

Town of Cobourg Development Charges

All Town services with the exception of Water, Wastewater and Storm Water apply on a Town-wide basis. Water, Wastewater and Storm Water charges are calculated separately for the Existing Urban Service Area (EUSA) and the Cobourg East Community (CEC).

A development charge is calculated and collected at building permit issuance. Other requirements pertaining to the timing of calculation, as required by legislation, are included in the by-law.

Town Services Included:

- Fire services
- Police services
- Transportation services
- Transit services
- Parks and Recreation services
- Library services
- Growth-related studies
- Water services
- Wastewater services
- Storm water services

Exemptions to the Development Charges Include:

- Enlargement to an existing dwelling unit
- New industrial construction within the EUSA
- Enlargement of an existing industrial structure not exceeding 50% of the square footage of the existing structure
- Municipal and educational facilities
- Places of worship
- Hospitals
- Municipal housing facilities

Please refer to By-Law 2022 -001 for the details of these exemptions.

Redevelopment

If a development involves the demolition and replacement of a building on the same site, a credit will be provided based on the characteristics of the structure being replaced. The credit will only be allowed if the demolition permit was issued less than 5 years prior to the issuance of the new building permit.

Indexation of Charges

The development charges by-law will be subject to mandatory indexing annually on January 1, in accordance with the provisions of the *Development Charges Act, 1997* and Town of Cobourg By-Law 2022 - 001.



This brochure summarizes the Developments Charges By-Law 2022 - 001 as passed by Council on January 3, 2022 and effective that same date.

This brochure is intended only as a guide. For more information, please review By-Law 2022 - 001 and the 2021 Development Charges Background Study available at cobourg.ca/developmentcharges, or in printed version from the Municipal Treasurer's office during regular business hours at 55 King Street West, Cobourg, Ontario K9A 2M2.

Purpose of Development Charges

The general purpose for which the Town imposes development charges is to assist in funding the growth related cost of infrastructure required to support future development in the Town of Cobourg through the establishment of a viable capital funding source to meet the Town's financial requirements.

Cobourg Municipal Council passed By-Law 2022 - 001 on January 3, 2022 in accordance with the requirements of the *Development Charges Act, 1997*.

This by-law presents development charges for the Town of Cobourg only and a separate by-law passed by the County of Northumberland provides for an additional charge imposed by the County.

Calculation of Development Charges

Development charges are calculated in accordance with the provisions of the *Development Charges Act, 1997*. For an understanding of the calculation please refer to the 2021 Development Charges Background Study which can be obtained from the municipal website cobourg.ca/developmentcharges or by contacting the Municipal Treasurer's office.

Annual Treasurer's Statement

As required by the *Development Charges Act, 1997*, the Municipal Treasurer must prepare an annual financial statement reporting on the status and transactions relating to the development charges reserve funds for the previous year. This statement is presented to the Town of Cobourg Municipal Council for their review and is available to the public upon request to the Treasurer's office.

Charges Under Development Charges By-Law 2022 - 001

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Fire Services	785	627	546	401	357	0.46
Police Services	870	694	606	445	396	0.51
Transportation Services	8,347	6,663	5,811	4,268	3,796	4.94
Transit Services	-	-	-	-	-	-
Parking Services	-	-	-	-	-	-
Parks and Recreation	7,140	5,700	4,971	3,651	3,247	1.00
Marinas	-	-	-	-	-	-
Library Services	1,398	1,116	973	715	636	0.20
Growth-Related Studies	44	35	31	23	20	0.05
Total Municipal Wide Services/Class of Services	18,584	14,835	12,937	9,503	8,451	7.16
Existing Urban Serviced Area						
Wastewater Services - Existing Urban Serviced Area	1,214	969	845	621	552	0.78
Water Services - Existing Urban Serviced Area	2,454	1,959	1,708	1,255	1,116	1.57
Growth-Related Studies	8	6	6	4	4	0.01
Total Existing Urban Serviced Area	3,676	2,934	2,559	1,880	1,672	2.36
Cobourg East Community Serviced Area						
Stormwater - Cobourg East Community Serviced Area	3,383	2,701	2,355	1,730	1,538	1.86
Wastewater Services - Cobourg East Community Serviced Area	5,852	4,671	4,074	2,993	2,661	3.22
Water Services - Cobourg East Community Serviced Area	3,990	3,185	2,778	2,040	1,814	2.20
Growth-Related Studies	31	25	22	16	14	0.02
Total Cobourg East Community Serviced Area	13,256	10,582	9,228	6,779	6,028	7.30
Total Municipal Wide and Existing Urban Serviced Area	22,260	17,769	15,496	11,383	10,122	9.52
Total Municipal Wide and Cobourg East Community Serviced Area	31,840	25,417	22,166	16,282	14,479	14.46