



Facts Sheet

June 19, 2024

TOWNSHIP OF ZORRA DEVELOPMENT CHARGES-NEW RATES ACCORDING TO BY-LAW 30-24

BACKGROUND

Development Charges are used to finance capital works required for new housing and non-residential development. The Zorra by-law applies to most new residential and some forms of non-residential development on lands within the boundaries of Zorra. Development Charges generated from the Zorra wide charge go toward growth-related costs associated with growth-related studies, fire, roads, parks and recreation services. The development charges related to the County of Oxford are highlighted in the document issued by the County and can be viewed on their website.

Watson & Associates Economists Ltd prepared the Development Charges Background Study for the Township dated April 5, 2024, and amended June 11, 2024. The study served as the basis for the development charge rates approved by the Township of June 19, 2024, through By-law 30-24.

EXEMPTIONS

Several exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 30-24.

TOWNSHIP DEVELOPMENT CHARGE RATES SCHEDULE-RESIDENTIAL AND NON-RESIDENTIAL EFFECTIVE JUNE 20, 2024

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	2,518	1,854	1,485	943	11.06	2,518
Fire Protection Services	1,782	1,312	1,051	667	7.83	1,782
Parks and Recreation Services	4,521	3,328	2,666	1,692	10.57	
Growth-Related Studies	12	9	7	5	0.04	12
Total Municipal Wide Services/Class of Services	8,834	6,503	5,209	3,307	29.50	4,313

STATEMENT OF TREASURER

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues. The statement will document the continuity of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portions of each project that is funded from reserve fund and the portion funded from other sources of funding.

The annual statement will be available by April 30 of the subsequent year. This statement may be viewed by the public at the Township Office (163 Brock St, Thamesford) during the regular business hours (weekdays from 8:00 a.m. to 5:00 p.m. excluding statutory holidays) or by email request to dlarder@zorra.ca.

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This information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with Township of Zorra staff to determine the applicable charges that may apply to specific development proposals.