

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

Additional Dwelling Units

Additional dwelling units in a basement, or as an addition to a home, or as a detached structure, may qualify for a development charge exemption under the Development Charges Act.

Development Charge Collection

Development charges are collected by the City of Stratford at the issuance of the building permit.

Unpaid Charges added to Tax Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

Statement of the Treasurer

The City 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 reserve fund, including the description 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 portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Development Charge Deferrals and Conditional Exemptions

Purpose-built rental housing developments and developments that have been approved for a Community Improvement Plan Incentive may qualify for a deferral and conditional exemption of City Development Charges. If you are planning to develop these types of uses, please contact the city for further information.

Additional Information

This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the City's annual development charges statement, the Development Charges Background Study and By-law 41-2022 which is available on the City's website at www.stratford.ca or in printed version in the Clerk's office during regular office hours of 8:30 am – 4:30 pm, Mon-Fri.

For further information please contact:

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Development Charges Information

By-Law 41-2022

This pamphlet summarizes the Development Charge By-Law for the City of Stratford

January 8, 2025

The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult the City of Stratford staff to determine the applicable charges that may apply to specific development proposals.

Purpose of Development Charges

Development charges help to finance capital projects required to meet the increased need for services resulting from growth and development. Development charges are fees and may only be used for the purpose for which they are collected.

Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type, and location of future development.
- The average service levels provided by the city over the 10-year period immediately preceding the preparation of the background study.
- Capital cost calculations for each eligible development charge service.
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.

Watson & Associates Economists Ltd. prepared the Development Charges Background Study for the City. The study, dated February 4, 2022, served as the basis for the development charge rates approved by City Council on April 6, 2022, through By-law-41-2022. The by-law came into effect on April 6, 2022.

Term of By-laws

By-law No. 41-2022 will remain in force until April 6, 2027.

Indexing of Development Charges

The development charges will be adjusted annually on January 1st of each year, commencing in 2023, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics."

Services Covered

Development charges have been imposed for the following categories of City services to pay for the increased capital costs required because of increased needs for services arising from development:

- Public Works
- Fire Protection Services
- Policing Services
- Parks and Recreation Services (Indoor and Outdoor)
- Library Services
- Growth Studies (Administration)
- Waste Diversion
- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Management (specific to projects in the Riverbend Areas)

Development Charge Rates Residential (\$/unit) (excluding Area Specific)

Type of Development	Development Charge Rate January 1, 2025 to April 5, 2025
Single Detached & Semi-Detached Unit	\$15,771
Rows & Other Multiples	\$12,340
Apartments-2 bdrm+	\$9,135
Apartments-bach/1bdrm	\$6,792
Special Units	\$6,279

Non-Residential (\$/sq. ft) (excluding Area Specific)

Type of Development	Development Charge Rate January 1, 2025 to April 5, 2025
Non-Residential Development	\$2.76

The amount of each development charge per residential equivalent unit is allocated by City service as follows (see by-laws for percent of charge per service for non-residential):

Designated Service	% Of Charge
Public Works	5.11%
Fire Protection	2.42%
Policing	3.48%
Parks and Recreation	23.72%
Library	4.41%
Growth Studies	1.93%
Waste Diversion	4.60%
Services Related to a Highway	24.51%
Water Services	2.47%
Wastewater Services	27.35%
Total Residential Development Charge (excluding area-specific)	100.00%