CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES PAMPHLET – 2026

Charges effective January 1, 2026

******Issued June 23, 2026******

This pamphlet provides a summary of the Town of Erin's development charges policy. It is intended to help applicants, property owners, developers, and members of the public understand when development charges may apply and where to find additional information.

The information in this pamphlet is provided as a guide only. Applicants should review By-law No. 24-35 and consult with the Building Department to confirm the development charges that may apply to a specific development proposal.

Development charge by-laws are available at the Municipal Office during regular office hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m., and on the Town's website at www.erin.ca.

CORPORATION OF THE TOWN OF ERIN

DEVELOPMENT CHARGES

Purpose of Development Charges

Development charges help the Town fund the infrastructure and municipal services needed to support future growth. These charges provide a capital funding source to help meet the Town's long-term financial requirements related to development.

Town of Erin Council passed By-law No. 24-35 on July 18, 2024, under subsection 2(1) of the *Development Charges Act, 1997*. The by-law came into effect at 12:01 a.m. on July 19, 2024. It identifies the applicable Town-wide services and water supply services and includes a schedule of rates for residential and non-residential development. These rates are indexed annually on January 1.

By-law No. 19-32 and amending By-laws No. 20-40 and No. 23-08 were repealed when By-law No. 24-35 came into effect.

Development Charge Rules

The following rules summarize when development charges may be payable and how the amount of the charge is determined:

1. By-law No. 24-35 applies to all lands in the Town of Erin. Development charges for municipal water and sanitary sewer services apply only to development that receives those respective services, in accordance with the provisions of the by-law.

2. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services, and Public Works Services are calculated and payable when a subdivision agreement is executed or when an agreement is entered into as a condition of consent. Development charges for all other services are calculated and payable on the date the first building permit is issued.

3. The following uses are wholly exempt from development charges under the by-law:
   - Lands owned by and used for the purposes of a municipality, local board, or board of education;
   - Interior alterations to an existing building or structure that do not change or intensify the use of the land;
   - The enlargement of an existing residential dwelling unit, or the creation of additional dwelling units equal to the greater of one dwelling unit or 1% of the existing dwelling units, where specific conditions are met;
   - The enlargement of the gross floor area of an existing industrial building where the expansion is 50% or less of the original gross floor area of the industrial building prior to the first expansion;
   - A public hospital that is exempt from taxation under section 3 of the *Assessment Act*;
   - A non-residential farm building, except for the gross floor area of a greenhouse used for retail sales; and
   - Lands, buildings, or structures used, or to be used, as a place of worship, cemetery, or burial ground that is exempt from taxation under the *Assessment Act*.

For the complete list of exemptions and related rules, refer to By-law No. 24-35, section 3, subsections 3.5 to 3.10.

4. A reduction in development charges may be allowed for the demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied and the building permit for redevelopment is issued within five years of the demolition permit.

Municipal-Wide Development Charges Effective January 1, 2026

The following section lists the municipal services for which the Town of Erin imposes development charges in 2026, along with the applicable development charge rates.

SCHEDULE "B"

BY-LAW NO. 24-35

SCHEDULE OF DEVELOPMENT CHARGES

RATES EFFECTIVE > January 1, 2026 per OLT 24-000973

	RESIDENTIAL					
SERVICE	**SINGLE and SEMI-DETACHED DWELLING**	**MULTIPLES**	**APARTMENTS 2 BEDROOMS +**	**APARTMENTS BACHELOR and 1 BEDROOM**	**SPECIAL CARE/SPECIAL DWELLING UNITS**	**NON-RESIDENTIAL per sq ft of Gross Floor Area**
	Annual Indexing 4.21%	**Annual Indexing 4.21%**	**Annual Indexing 4.21%**	**Annual Indexing 4.21%**	**Annual Indexing 4.21%**	**Annual Indexing 4.21%**
Municipal Wide Services:						
Transportation Services	$ 6,062	$ 4,548	$ 3,683	$ 2,690	$ 2,073	$ 2.27
Fire Protection Services	$ 597	$ 448	$ 363	$ 265	$ 205	$ 0.23
Parks and Recreation Services	$ 10,434	$ 7,829	$ 6,339	$ 4,630	$ 3,569	$ 1.85
Administration - Studies	$ 665	$ 499	$ 404	$ 295	$ 227	$ 0.25
Total Municipal Wide Services	**$ 17,758**	**$ 13,324**	**$ 10,789**	**$ 7,880**	**$ 6,074**	**$ 4.60**
Urban Services:						
Water Services	$ 17,980	$ 13,491	$ 10,924	$ 7,978	$ 6,150	$ 6.49
Wastewater Services						
Wastewater Treatment	$ 21,970	$ 15,922	$ 11,132	$ 9,460	$ 7,569	$ 7.00
Wastewater Collection	$ 10,998	$ 7,970	$ 5,574	$ 4,735	$ 3,789	$ 3.00
Total Urban Services	**$ 50,948**	**$ 37,383**	**$ 27,630**	**$ 22,173**	**$ 17,508**	**$ 16.49**
GRAND TOTAL - RURAL AREA	**$ 17,758**	**$ 13,324**	**$ 10,789**	**$ 7,880**	**$ 6,074**	**$ 4.60**
GRAND TOTAL - URBAN SERVICED AREA	**$ 68,706**	**$ 50,707**	**$ 38,419**	**$ 30,053**	**$ 23,582**	**$ 21.09**

Annual Statement and Indexing

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Town of Erin's Director of Finance and Treasurer prepares an annual financial statement on the status and transactions of the development charge reserve funds for the previous year. The statement is presented to Town Council for review and may be reviewed by the public through the Clerk's Department during regular business hours.

Development charges imposed under this by-law are adjusted annually on January 1, based on the Non-Residential Construction Price Index for the third quarter of the previous year.

For Further Information, please contact:

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