
MEMORANDUM

Subject: Regional Development Charges Annual Indexing
Date: November 5, 2021
To: Local Area Municipalities
From: Todd Harrison, Commissioner/Treasurer, Corporate Services

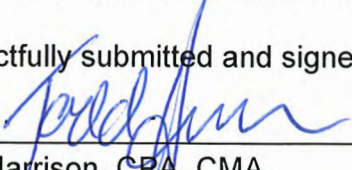
Pursuant to section 20 & 21 of the Regional Development Charge (RDC) By-Law 2017-98, RDC rates are indexed annually on January 1 of each year using the most recently published Statistics Canada quarterly construction price index (non-residential building – Table 18-10-0135-01). This adjustment is required to align RDC revenues with the increasing construction costs and to improve the sustainability of the RDC reserves for funding the Region's growth related capital projects/programs.

The most recent construction price index (Toronto series) available is the third quarter 2021, which equates to an increase of 11.62%. The Q3 index value was used for indexing all 2021 RDC rates. As such, the indexing will be applied to the rates effective for the period of January 1, 2022 to August 31, 2022 as noted in the enclosed attachment. As per By-law 2017-98, any permit issued on or after January 1, 2022 will be subject to these indexed rates regardless of the application date (unless section 26.2 of the Development Charge Act, 1997 applies). Please note, the indexed rate as per the enclosed are effective to August 31, 2022. After this date, the rates will be replaced with the new rates as determined in the updated RDC Background Study and By-law to be effective September 1, 2022.

As per past practices the revised rates are distributed to the Chief Building Officials, posted on the Regional website, and circulated to known local development associations in an effort to provide the broadest possible notice of the change.

Please note, that the Region will not be providing any prepayment agreement prior to the effective date of the indexed rates.

Respectfully submitted and signed by



Todd Harrison, CPA, CMA
Commissioner/Treasurer
Corporate Services

Attached: Indexed Regional Development Charges Effective January 1, 2022

Regional Development Charge Rates Table - with 11.62% Annual Indexation

January 1, 2022 to August 31, 2022

Rates per unit and Square Foot

Category of Service	Residential					Non-Residential			
	Per Dwelling Unit					Per Square Foot			Per Unit
	Single/Semi Detached	Apartment 2+ bedrooms	Apartment 1 Bedroom	Other multiple/Duplex	Special care/Special Dwelling	Commercial	Industrial	Institutional	Wind Turbines
Services Related to a Highway	\$8,046	\$5,585	\$3,317	\$5,861	\$3,041	\$5.68	\$2.39	\$4.06	\$8,047
Police Services	\$482	\$335	\$199	\$352	\$183	\$0.35	\$0.15	\$0.27	\$482
General Government	\$271	\$188	\$111	\$198	\$103	\$0.26	\$0.09	\$0.16	\$271
Long Term Care	\$1,548	\$1,075	\$640	\$1,130	\$585	\$0.44	\$0.17	\$0.32	\$0
Provincial Offences Act	\$61	\$42	\$27	\$45	\$23	\$0.06	\$0.02	\$0.03	\$0
Health	\$189	\$133	\$78	\$138	\$71	\$0.04	\$0.02	\$0.03	\$0
EMS	\$212	\$147	\$87	\$154	\$80	\$0.04	\$0.02	\$0.03	\$212
Social Housing	\$1,533	\$1,063	\$632	\$1,115	\$579	\$0.00	\$0.00	\$0.00	\$0
Waste Diversion	\$462	\$320	\$190	\$336	\$175	\$0.40	\$0.15	\$0.29	\$0
Sub Total	\$12,804	\$8,888	\$5,281	\$9,329	\$ 4,840	\$7.27	\$3.01	\$5.19	\$9,012
Wastewater (if available)	\$5,647	\$3,921	\$2,330	\$4,114	\$2,135	\$4.05	\$1.69	\$2.90	\$0
Water (if available)	\$3,998	\$2,776	\$1,649	\$2,913	\$1,511	\$2.88	\$1.19	\$2.05	\$0
Total Region Services	\$22,449	\$15,585	\$9,260	\$16,356	\$ 8,486	\$14.20	\$5.89	\$10.14	\$9,012

	Per Square Metre		
Price for Metric no W/WW	\$ 78.254	\$ 32.399	\$ 55.865
Wastewater	\$ 43.594	\$ 18.191	\$ 31.215
Water	\$ 31.000	\$ 12.809	\$ 22.066
Total W/WW	\$ 74.594	\$ 31.000	\$ 53.281
Total for Metric with W/WW	\$ 152.848	\$ 63.399	\$ 109.146