



Township of Brock Interoffice Memorandum

To: Mayor and Member of Council
From: Trena DeBruijn
Subject: Indexation of Development Charge By-Law for 2023
Date: Tuesday, May 23, 2023

The Township of Brock's Development Charge By-Laws (2880-2019-PL and 2881-2019-PL) state the Development Charges shall be adjusted without requiring an amendment to the By-law, annually on July 1st of each year. This indexing is based on the Statistics Canada Quarterly, Construction Price Index, based on the 12-month period ending March 31st.

The indexing is applicable to all residential and non-residential development charge rates.

The Statistics Canada Quarterly, Construction Price Index has increased by 12.3% in 2023. The indexing percentage is derived by calculating the percentage change between the first quarter of 2022 and the first quarter of 2023 and represents the cost increase for the period April 1, 2022, to March 31, 2023.

Based on the above, the new indexed rates which will come into effect on July 1, 2023 will be as follows:

Township of Brock Development Charges

Type of Dwelling	Current Rate	Indexed Rate	Increase
Single & Semi Detached	\$24,889	\$27,950	\$3,061
Row Dwellings & Other Multiples	\$20,259	\$22,751	\$2,492
Apartment/Garden Suite	\$14,734	\$16,546	\$1,812
Non-Residential (per m ²)	\$51.58	\$57.92	\$6.34

Indexing the Development Charges will result in increased development charges being collected, as a result of increasing costs of construction. It is important for the Township to increase development charges to capture the increased costs of construction to ensure appropriate funding in the capital budget and future forecast.

Staff will update the Township of Brock's Development Charge Pamphlet and website accordingly.

End of Memorandum

Respectfully submitted,

Trena DeBruijn

Director of Finance/Treasurer