

Overview of Costs for Developers in the BMLAP

The following table itemizes the known costs that developers will need to consider for developments in the BMLAP. Whether or not this is “affordable” largely depends on market conditions that are outside of the Municipality’s control (e.g., construction costs and potential revenues). However, we can support the development community by providing the best available information as early as possible in the process.

This table does not include costs of providing frontage improvements, utility connection fees, planning and building fees etc. which are specific to each development and typical costs that developers will factor into their pro forma.

These costs are all approximate and current as of September 2024. The final costs will likely be different.

Item	Example amount per unit*	Basis of Example amount per unit
Bell McKinnon Specific: Latecomer Charges related to the off-site improvements being constructed by the hospital.	\$ 1,500	\$150,000 / gross hectare (\$50,000 / gross hectare each for roads, sanitary sewer, water)
Development Cost Charges	\$ 5,233	In accordance with the DCC Bylaw.
Bell McKinnon Specific: Public Land Contribution	\$ 5,187	In accordance with the draft BMLAP Land Acquisition CAC Policy. 21% of land at \$1 million dollars per acre (\$2.47 million per ha). Assuming all cash if no land is provided.
Short Term Infrastructure Fund	\$ 15,699	In accordance with the draft Interim CAC Policy (3X DCCs)
Affordable Housing Fund	\$ 1,000	In accordance with draft Interim CAC Policy
Total	\$ 28,619	

***Calculated considering an apartment style multi-family development at a density of 100 units per gross ha.**