

SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES
FOR TOWNSHIP-WIDE AND URBAN SERVICED AREA

The Uniform development charge is applicable to all lands located within the West Lincoln municipal boundary.

SERVICE	RESIDENTIAL (per unit)				NON-RESIDENTIAL (per ft ² of Gross Floor Area)	
	Single & Semi Detached	Apartments 2 Bedrooms or more	Apartments Bachelor or 1 Bedroom	Multiple Dwellings	Wind Turbine per Unit	(per ft ² of Gross Floor Area)
Township Wide Services						
Roads and Related	6,306	4,013	2,484	4,204	6,306	2.38
Fire Protection	373	237	147	249	373	0.15
Outdoor Recreation	858	546	338	572		0.06
Indoor Recreation	2,548	1,621	1,004	1,698		0.20
Library Services	604	384	125	403		0.05
Administration	317	202		211	317	0.13
Total Township Wide Services	11,006	7,003	4,336	7,337	6,996	2.97
Urban Service Area						
Storm Sewer Services	716	456	282	477		0.25
Sanitary Sewer Services	927	590	365	618		0.33
Water Services	2,204	1,403	868	1,470		0.78
Total Urban Serviced Area	3,847	2,449	1,515	2,565		1.36
Grand Total Rural Area	11,006	7,003	4,336	7,337	6,996	2.97
Grand Total Urban Serviced Area	14,853	9,452	5,851	9,902	6,996	4.33

Purpose of Municipal Treasurer's Statement:

The general purpose of the statement from the Municipal Treasurer is to document annually the continuity of each Development Charge reserve fund, inclusive of services covered, draws, amount and source of other monies used for development charge projects, interest earnings, development charge collections, borrowings including amount and source of repayments, and landowners credit transactions. The Treasurer's annual statement may be viewed in the offices of the Treasurer during regular office hours.

For Further Information, please contact:

The Township of West Lincoln	Phone Number	905-957-3346
318 Canborough St. P.O. Box 400	Fax Number	905-957-3219
Smithville, ON. L0R 2A0	E-mail	jscime@westlincoln.ca

The Corporation of the Township of West Lincoln

DEVELOPMENT CHARGES

(Effective July 15, 2019)

This pamphlet summarizes the Township of West Lincoln Development Charges.

The information contained herein is intended **only as a guide**. Applicants should review the approved Development Charges By-law and consult with the Township of West Lincoln's Building Department to determine the applicable charges that may apply to a specific development proposal.

A complete copy of the Development Charges By-law 2019-51 is available for inspection in the Township of West Lincoln Clerk's Office during regular business hours (weekdays from 9:00 a.m. to 4:30 p.m.) excluding statutory holidays.

General Purpose:

The general purpose of Development Charges By-law 2019-51 is to impose development charges on lands located in the municipality under development/redevelopment to cover for increased capital costs for services arising from development in the area to which the By-law applies.

SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule B, which relate to the services set out in Schedule A (see By-law).
- (2) The development charges with respect to the use of any land, buildings or structures shall be calculated as follows:

(a) Residential

The development charges, set out in Schedule B shall be imposed on all residential development, including a dwelling unit accessory to a non-residential development and the residential component of a mixed-use building, including the residential component of a live/work unit, according to the number and type of dwelling unit and calculated with respect to each of the services according to the type of residential use.

(b) Non-Residential

For development for non-residential purposes as set out in Schedule B, development charges shall be imposed on all non-residential development and, in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a live/work unit, according to the type and gross floor area of the non-residential component.

- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule A (see By-law).
- (4) Notwithstanding subsection (1), the development of residential or non-residential lands within the areas defined as Schedules D and E respectively (see By-law), are subject to the charges set out in Schedule B.
- (5) This By-law does not provide for the phasing in of the rates in Schedule B.

APPLICABLE LANDS

- (1) Subject to subsections (2), (3) & (4), this By-law applies to all lands in the municipality, whether or not the lands or use is exempt from taxation under Section 3 of the *Assessment Act*, 1990, c.A.31.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) a non-residential farm building for agricultural use (bona fide farming);
 - (d) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
 - (e) that portion of the place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to the place of worship space;
 - (f) granny flats;
 - (g) canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles;
 - (h) lands and buildings used or intended to be used as municipal housing project facilities, as set out in section 110 of the Municipal Act, 2001, S.O. 2001 c.25, O.Reg. 603/06 under the Municipal Act 2001, and the Region's Municipal Housing Facility By-law, all as may be amended;
 - (i) lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region, provided that:
 - (ii) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing; and the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development
- (3) In the case of industrial expansions of "existing industrial buildings" no development charge is payable, if the gross floor area of an existing industrial building is enlarged by 50 per cent or less.
- (4) Notwithstanding, if the gross floor area of an existing industrial building is enlarged by more than 50 per cent, development charges shall be calculated and collected in accordance with

Schedule B on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.

- (a) this exemption only applies to the first enlargement of the gross floor area of an "existing industrial building".
- (5) That, where a conflict exists between the provisions of this By-law and any other agreement between the Township and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

APPLICATION OF CHARGES

- (1) Subject to subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this By-law on land to be developed for residential and non-residential use, where,
 - (a) the development requires,
 - (i) the passing of a zoning By-law or an amendment thereto under Section 34 of the *Planning Act*,
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*, 50(7)
 - (iii) a conveyance of land to which a By-law passed under subsection 49(7) of the *Planning Act*, applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
 - (v) a consent under Section 53 of the *Planning Act*;
 - (vi) the approval of a description under Section 50 of the *Condominium Act*, R.S.O.1990 Chap. C26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

LOCAL SERVICE INSTALLATION

Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 40, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision, and otherwise, as Council may require, that the owner pay for, or install local services within the area to which the plan relates.

TIME OF PAYMENT OF DEVELOPMENT CHARGES

- (1) The development charges under this By-law shall be calculated using the rate effective on the calculation date (date on which first building permit is issued by the Township with respect to such development and shall be payable on the issuance of the first building permit with respect to the structure.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

INDEXING

- (1) Development charges imposed pursuant to this By-law as set out in Schedule "B" shall be adjusted annually, without amendment to this By-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) as follows:
 - (a) The initial adjustment shall be January 1, 2020, and
 - (b) Thereafter, adjustment shall be made on January 1 of each year.