



# THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

## DEVELOPMENT CHARGES

(Effective October 29, 2024)

This pamphlet and the information contained herein is intended **only as a guide**. Applicants should review the approved Development Charges (DC) By-law and consult with the Township of West Lincoln's Building Division to determine the applicable charges that may apply to a specific development project. A copy of the Development Charges By-law 2024-70, effective October 29, 2024, is available for inspection in the Township of West Lincoln's Office of the Clerk during regular business hours (weekdays from 9:00 a.m. to 4:30 p.m.) and on the Township's [website](#). For more information, please contact the Township's Building or Corporate Services Divisions.

### GENERAL PURPOSE

The Development Charges By-law 2024-70 imposes 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. The By-law applies to residential development based on the number and type of dwelling units and non-residential development based on gross floor area. A development charge shall not include a charge in respect of certain services where those services are not available and may be subject to adjustment depending on exemptions, demolitions, redevelopments, or other credits, as applicable. Payment timing of applicable development charges is outlined in the DC By-law. A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge, by development type, is as follows:

### SCHEDULE OF DEVELOPMENT CHARGES FOR TOWNSHIP-WIDE AND URBAN SERVICED AREA – Effective October 29, 2024

Service	RESIDENTIAL (per unit)					NON-RESIDENTIAL	
	Single & Semi-Detached Dwelling	Apartments - 2 Bedrooms or more	Apartments - Bachelor or 1 Bedroom	Multiple Dwellings	Special Care/ Special Dwelling Units	Wind Turbine (per unit)	Non-Residential (per ft <sup>2</sup> of Gross Floor Area)
<b>Township Wide Services</b>							
Services Related to a Highway	18,388	11,789	7,638	12,590	6,385	9,194	6.96
Fire Protection Services	2,241	1,437	931	1,534	778	2,241	0.86
Parks and Recreation Services	6,567	4,210	2,728	4,496	2,280		0.80
Library Services	1,073	688	446	735	373		0.13
Growth Studies	891	571	370	610	309	891	0.33
<b>Total Township Wide Services</b>	<b>29,160</b>	<b>18,695</b>	<b>12,113</b>	<b>19,965</b>	<b>10,125</b>	<b>12,326</b>	<b>9.08</b>
<b>Urban Service Area</b>							
Stormwater Services	22	14	9	15	8		0.01
Wastewater Services	5,356	3,434	2,225	3,667	1,860		1.97
Water Services	267	171	111	183	93		0.10
<b>Total Urban Area Services</b>	<b>5,645</b>	<b>3,619</b>	<b>2,345</b>	<b>3,865</b>	<b>1,961</b>	<b>-</b>	<b>2.08</b>
<b>Grand Total Rural Area</b>	<b>29,160</b>	<b>18,695</b>	<b>12,113</b>	<b>19,965</b>	<b>10,125</b>	<b>12,326</b>	<b>9.08</b>
<b>Grand Total Urban Area</b>	<b>34,805</b>	<b>22,314</b>	<b>14,458</b>	<b>23,830</b>	<b>12,086</b>	<b>12,326</b>	<b>11.16</b>

### APPLICATION OF CHARGES

Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- the passing of a zoning By-law or of an amendment thereto under Section 34 of the *Planning Act*;
- a consent under Section 53 of the *Planning Act*;
- the approval of a minor variance under Section 45 of the *Planning Act*;
- the approval of a description under Section 50 of the *Condominium Act*, R.S.O.1990 Chap. C26, as amended, or any successor thereof;
- the conveyance of land to which a By-law passed under subsection 50(7) of the *Planning Act*, applies;
- the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- the approval of a plan of subdivision under Section 51 of the *Planning Act*;

### INDEXING

In accordance with the Township's DC By-law, DCs are indexed annually on January 1 in accordance with the most recent 12-month change in the Statistics Canada Quarterly "Construction Price Statistics".

### PURPOSE OF MUNICIPAL TREASURER'S ANNUAL STATEMENT

The annual statement is to document the continuity of each Development Charge reserve fund, inclusive of services covered, collections, draws, amount and source of other monies used for development charge projects, interest earned, borrowings including amount and source of repayments, and credit transactions. The Treasurer's annual statement may be viewed in the Office of the Treasurer during regular business hours and on the Township's [website](#).