

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	
Township Wide Services					
Roads and Related	2,606	1,393	916	1,587	1.30
Fire Protection	615	329	217	375	0.24
Services					
Outdoor Recreation	716	383	251	436	0.03
Services					
Indoor Recreation	1,223	653	430	745	0.06
Services					
Library Services	410	219	145	250	0.02
Administration	455	243	160	278	0.23
Total Township Wide Services	6,025	3,220	2,119	3,671	1.88
Urban Service Area					
Storm Sewer Services	-	-	-	-	0.18
Sanitary Sewer Services	799	427	281	487	0.39
Water Services	32	18	11	21	0.10
Total Urban Serviced Area	831	445	292	508	0.67
Grand Total Rural Area	6,025	3,220	2,119	3,671	1.88
Grand Total Urban Serviced Area	6,856	3,665	2,411	4,179	2.55

SMITHVILLE INDUSTRIAL PARK AREA-AREA-SPECIFIC DEVELOPMENT CHARGE

Per Acre: Sanitary Sewer \$ 2,989 Storm Sewer \$ 4,435

* Development Charges are calculated and payable when the Building Permit is issued.

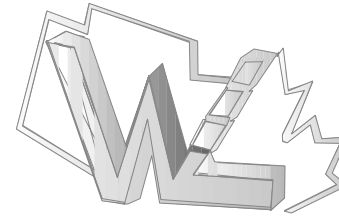
Purpose of Municipal Treasurer's Statement:

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
 318 Canborough St. P.O. Box 400
 Smithville, ON. L0R 2A0

Phone Number 905-957-3346
 Fax Number 905-957-3219
 E-mail clangley@westlincoln.ca



**The Corporation of the Township
of West Lincoln**

DEVELOPMENT CHARGES
(Effective September 1, 2011)



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 2009-63 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 2009-63 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) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total gross floor area of such development.
- (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 a residential or non-residential building is exempt from that portion of the development charges calculated for any particular service, if it is located outside of the boundaries applicable to such service, as shown on Schedule C (see By-law).

- (5) 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.
- (6) 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) a place of worship; and,
 - (e) buildings and structures owned by and used in connection with and for the purposes of a seminary of learning maintained for philanthropic, religious or educational purposes, the whole profits from which are devoted or applied to such purposes.
- (3) This By-law shall not apply to the creation of additional units in existing residential dwellings as follows:
- (a) one or two additional units in an existing single dwelling unit where the total residential gross floor area of the additional one or two dwelling units is less than the total gross floor area of the existing dwelling unit;
 - (b) one additional unit in existing dwellings (other than single dwellings) where the additional dwelling unit has a residential gross floor area less than:
 - (i) in the case of a semi-detached house or row-house, the gross floor area of the existing smallest dwelling unit, and
 - (ii) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit contained in the residential unit.
- (4) 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.
- (5) 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*, 1983, S.O. 1983, c.1;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*, 1990, c.P.13;
 - (iii) a conveyance of land to which a By-law passed under subsection 49(7) of the *Planning Act*, R.S.O. 1990, c.P.13 applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (v) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (vi) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1980, c.84; or
 - (vii) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
- (a) local services installed at the expense of the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13.

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.

For additional information on Multiple Charges, Services in Lieu, Development Charge Credits, Timing of Calculation & Payment, By-law Registration, Reserve Funds, By-law Amendment or Repeal, Indexing, Administration and Maps, Schedules etc. see the By-law.