

# THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

## BY-LAW 2019-51

### A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

**WHEREAS** the Township of West Lincoln will experience growth through development and re-development;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of West Lincoln or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**AND WHEREAS** the *Development Charges Act, 1997* (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** a Development Charge Background Study dated April 10, 2019 has been completed in accordance with the Act;

**AND WHEREAS** the Council of The Corporation of the Township of West Lincoln has given notice of and held a public meeting on the day of in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:**

#### 1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

“**Act**” means the *Development Charges Act*, as amended, or any successor thereof;

“**accessory use**” means a use of land, building, or structures, which is incidental and subordinate to the principal use of the lands, buildings or structures;

“**agricultural use**” means use or intended use for bona fide farming purposes where the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs or be assessed in the Farmland Realty Tax Category by the Municipal Property Assessment Corporation;

a) including (but not limited to):

- (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
- (ii) agricultural raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
- (iii) animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;

b) but excluding:

- (i) retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;

- (ii) services related to grooming, boarding or breeding of household pets; and
- (iii) marijuana processing or production facilities.

“**apartment unit**” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor but does not include a special care/special need dwelling unit/room or, dormitories;

“**back to back townhouse dwelling**” means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall that do not have rear yards;

“**bedroom**” means a habitable room larger than eight square metres, including a den, study, or other similar area, but does not include a living room, dining room, kitchen or bathroom;

“**Board of Education**” has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“**Building Code Act**” means the Building Code Act, S.O. 1992, as amended, or any successor thereof;

“**calculation date**” means the date on which the first building permit is issued by the Township;

“**capital cost**” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
  - (i) furniture and equipment other than computer equipment, and
  - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
  - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“**commercial**” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial, institutional or agricultural uses as defined herein, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“**Council**” means the Council of the Township of West Lincoln;

“**development**” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

**“development charge”** means a charge imposed with respect to this By-law;

**“dwelling unit”** means any part of a building or structure used, designed or intended to be used by one or more persons as a residence which has access to culinary and sanitary facilities;

**“existing industrial building”** has the same meaning as in O. Reg. 82/98;

**“farm building”** means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

**“grade”** means the average level of finished ground adjoining a building or structure at all exterior walls;

**“granny flat”** means a one-unit detached, temporary residential structure, containing culinary and sanitary facilities that is ancillary to an existing residential structure and that is designed to be temporary;

**“gross floor area”** means the total area of all floors measured between the outside of exterior walls, virtual walls or between the outside surfaces of exterior walls or virtual walls and the centre line of party walls dividing the building from another building of all floors and mezzanines, above and below the average level of finished ground adjoining the building at its exterior walls;

**“industrial use”** means land, buildings, or structures used or designed for or in connection with manufacturing by:

- (i) manufacturing, producing or processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced or processed on site;
- (ii) research or development in connection with manufacturing, producing or processing of goods for a commercial purpose;
- (iii) storage of anything used or produced in manufacturing producing or processing by the manufacturer, producer or processor at the site where the manufacturing, producing or processing takes place;
- (iv) retail sales by a manufacturer producer or processor of goods they manufactured, produced or processed, if the retail sales are at a site where manufacturing, production or processing takes place;
- (v) office or administrative use if it
  - a. is carried out with respect to manufacturing, producing, processing, storage or distributing of something; and;
  - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

**“institutional use”** means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and offices where such uses are accessory to an institutional use;

**“live/work unit”** means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

**“Local Board”** has the same meaning as in the Act;

**“local services”** means those services, facilities or things which are under the jurisdiction of the Township of West Lincoln and are related to a plan of

subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“**mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;

“**multiple dwellings**” means all dwellings other than single-detached, semi-detached and apartment unit dwellings or a dwelling room, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, stacked townhouse dwelling, and the residential component of live/work units;

“**municipality**” means the Corporation of the Township of West Lincoln;

“**non-residential use**” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“**Official Plan**” means the Official Plan adopted for the Township, as amended and approved;

“**owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“**place of worship**” means that part of a building or structure owned by a church for religious organization that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“**regulation**” means any regulation made pursuant to the Act;

“**residential building**” means a building used exclusively for residential use, including but not limited to a single detached dwelling, a semi-detached dwelling, a row dwelling, stacked townhouse dwelling back-to-back townhouse dwelling, a multiplex dwelling, an apartment dwelling, a dwelling room; or the residential component of a live/work unit;

“**residential use**” means the use or intended use for human habitation and ancillary purposes, and includes such as related to agricultural use, but does not include a hotel/motel use; for purposes of this definition “ancillary purposes” includes (but is not limited to) vehicle storage and equipment storage;

“**row dwelling**” means a residential building containing three or more attached dwelling units separated by vertical division, each of which units has a separate entrance to grade;

“**rural area**” means those areas within the municipality not shown as being within the urban boundary in schedule C of this by-law;

“**semi-detached dwelling**” means a dwelling unit in a residential building consisting of two dwelling units separated by vertical division each of which units has a separate entrance to grade;

“**service**” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“**servicing agreement**” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“**single detached dwelling unit**” means a residential building containing one dwelling unit and not attached to another structure. Where it is attached to another structure by footings or below grade walls only, it shall be considered a single detached dwelling for the purposes of this By-law;

“**stacked townhouse dwelling**” means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

“**Township**” means the area within the geographic limits of the Township of West Lincoln; and

“**urban serviced area**” means the area within the municipality shown as being within the urban boundary in Schedule C of this by-law;

“**wind turbine**” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary, where there is a rated output of more than 3 kilowatts;

“**Zoning By-Law**” means the Zoning By-Law of the Township of West Lincoln or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

## 2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Roads and Related;
- (b) Fire Protection Services;
- (c) Outdoor Recreation Services;
- (d) Indoor Recreation Services;
- (e) Library Services;
- (f) Administration Services;
- (g) Storm Sewer Services (urban serviced area);
- (h) Sanitary Sewer Services (urban serviced area);
- (i) Water Services (urban serviced area)

2.2 The components of the services designated in section 2.1 are described in Schedule A to this By-law.

## 3. APPLICATION OF DEVELOPMENT CHARGES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of West Lincoln whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a Board of Education;
- (c) the Regional Municipality of Niagara or a local board thereof.

### Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(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. C.26, 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.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

- 3.5 (a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (i) an enlargement of an existing dwelling unit;
  - (ii) the creation of the first two additional dwelling units in an existing single detached dwelling; or
  - (iii) the creation of the first additional dwelling unit in any other existing residential building;
- (b) Despite Subsection 3.5(a), development charges shall be imposed if the total gross floor area of the additional one or two dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (c) Despite Subsection 3.5(a), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (i) in the case of a semi-detached dwelling or multiple dwelling, the gross floor area of the existing dwelling unit; and
  - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the existing residential building.

### 3.6 Exemption for Industrial Expansion

- 3.6.1 Pursuant to the Act, and notwithstanding any other provisions of this By-law, there shall be an exemption from the payment of development charges for one or more enlargements of existing industrial buildings on a site, up to a maximum of fifty percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. The development need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land. Development charges shall be imposed in accordance with this By-law with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building on the site being increased by greater than fifty percent of the gross floor area of all existing industrial buildings on the site.
- 3.6.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (ii) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.6.3 For the purpose of section 3.6 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

### 3.7 Other Exemptions

Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) 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*;
- (b) 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;
- (c) agricultural uses;
- (d) granny flats;
- (e) canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles;
- (f) 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;
- (g) 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:
  - (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing; and
  - (ii) 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 charges exempted under this section shall become due and payable. The owner shall be required to enter into an agreement with the Town under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands.

### **3.8 Reduction of Development Charges for Redevelopment**

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge in place at the time the development charge is payable by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges in place at the time the development charge is payable by the gross floor area that has been or will be demolished or converted to another principal use;

A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-law.

### **3.9 Amount of Charges**

#### **3.9.1 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.

#### **3.9.2 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.

#### **3.9.3 Wind Turbines**

The development charges described in Schedule B to this by-law shall be imposed on industrial wind turbines, and calculated at the single-detached and



semi-detached dwelling rate with respect to roads and related, fire protection and administration services.

#### **4. TIME OF PAYMENT OF DEVELOPMENT CHARGES**

- 4.1 The development charges under this By-law shall be calculated using the rate effective on the calculation date with respect to such development and shall be payable on the issuance of the first building permit with respect to the structure.
- 4.2 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.
- 4.3 Where any Development Charge, or part thereof, remain unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in like manner as taxes.

#### **5. SERVICES IN LIEU**

- 5.1 Council may authorize an owner, through an agreement under s.38 of the Act to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of s.39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- 5.2 In any agreement under Section 7(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- 5.3 The credit provided for in Subsection (2) shall not be charged to any development charge reserve fund prescribed in this by-law.

#### **6. LOCAL SERVICE INSTALLATION**

- 6.1 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.

#### **7. RESERVE FUNDS**

- 7.1 Development charge payments received by the Municipality pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 8 of Subsection 5(1) of the Act.
- 7.2 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

- 7.3 Where any unpaid development charges are collected as taxes under subsection (6.4), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (6.1).
- 7.4 The Treasurer of the Municipality shall furnish to Council an annual statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.

## **8. FRONT ENDING AGREEMENTS**

- 8.1 The Municipality may enter into agreements with an owner or owners of land in accordance with Section 44 of the *Act*.

## **9. BY-LAW AMENDMENT OR REPEAL**

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- 9.2 Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- 9.3 Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
- (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
  - (b) the refund shall include the interest owed under this section;
  - (c) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

## **10. INDEXING**

- 10.1 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.
- 10.2 For greater certainty, on January 1 of each year, the annual indexation adjustment shall be applied to the development charge as set out in Schedule "B" plus the accumulated annual indexation adjustment from previous years if any.

## **11. SCHEDULES**

- 11.1 The following schedules shall form part of this By-law:
- Schedule A - Components of Services Designated in section 2.1
  - Schedule B - Residential and Non-Residential Development Charges
  - Schedule C - Urban Serviced Area

## **12. CONFLICTS**

- 12.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

12.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

**13. SEVERABILITY**

13.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

**14. DATE BY-LAW IN FORCE**

14.1 This By-law shall come into force on July 15<sup>th</sup>, 2019.

**15. DATE BY-LAW EXPIRES**

15.1 This By-law will expire five years from date of passage unless it is repealed by Council at an earlier date.

**16. EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL**

16.1 By-law 2014-61 is hereby repealed as of the date and time of this by-law coming into effect.

**17. CORRECTIONS**

17.1 The Clerk of the Township is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

**READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS  
24<sup>th</sup> DAY OF JUNE 24, 2019.**

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**MAYOR DAVE BYLSMA**

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**JOANNE SCIME, CLERK**

**SCHEDULE "A" TO BY-LAW 2019-51**

**COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

**TOWNSHIP-WIDE SERVICES**

**100% Eligible Services**

Roads and Related

Roads (incl. streetlights, sidewalks, bridges and culverts)

Depots and Domes

Public Works Rolling Stock

Fire Protection Services

Fire Facilities

Fire Vehicles

Fire Small Equipment and Gear

**90% Eligible Services**

Outdoor Recreation Services

Parkland Development, Amenities & Trails

Parks Vehicles and Equipment

Indoor Recreation Services

Recreation Facilities

Library Services

Library Facilities

Library Materials

Administration Services

Growth Related Studies

**URBAN SERVICED AREA SERVICES**

Storm Water Drainage and Control Services

Storm Sewers

Wastewater Services

Sanitary Sewers

Water Services

Distribution Systems

SCHEDULE “B” TO BY-LAW 2019-51

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

Proposed - Service	Residential Unit Type				Wind Turbines	Non-Residential per sq.ft
	Single / Semi-Detached / Duplex	Rows & Other Multiples	Apartments - One Bedroom or Less	Apartments - Two or More Bedrooms		
Roads and Related	\$ 6,306	\$ 4,204	\$ 2,484	\$ 4,013	\$ 6,306	\$ 2.38
Fire Protection Services	\$ 373	\$ 249	\$ 147	\$ 237	\$ 373	\$ 0.15
Outdoor Recreation Services	\$ 858	\$ 572	\$ 338	\$ 546	\$ -	\$ 0.06
Indoor Recreation Services	\$ 2,548	\$ 1,698	\$ 1,004	\$ 1,621	\$ -	\$ 0.20
Library Services	\$ 604	\$ 403	\$ 238	\$ 384	\$ -	\$ 0.05
Administration	\$ 317	\$ 211	\$ 125	\$ 202	\$ 317	\$ 0.13
<b>Total Township Wide Services</b>	<b>\$ 11,006</b>	<b>\$ 7,337</b>	<b>\$ 4,336</b>	<b>\$ 7,004</b>	<b>\$ 6,996</b>	<b>\$ 2.97</b>
Urban Services						
Storm Sewer Services	\$ 716	\$ 477	\$ 282	\$ 456	\$ -	\$ 0.25
Sanitary Sewer Services	\$ 927	\$ 618	\$ 365	\$ 590	\$ -	\$ 0.33
Water Services	\$ 2,204	\$ 1,470	\$ 868	\$ 1,403	\$ -	\$ 0.78
<b>Total Urban Services</b>	<b>\$ 3,848</b>	<b>\$ 2,565</b>	<b>\$ 1,516</b>	<b>\$ 2,449</b>	<b>\$ -</b>	<b>\$ 1.36</b>
<b>Grand Total Rural Area</b>	<b>\$ 11,006</b>	<b>\$ 7,337</b>	<b>\$ 4,336</b>	<b>\$ 7,004</b>	<b>\$ 6,996</b>	<b>\$ 2.97</b>
<b>Grand Total Urban Area</b>	<b>\$ 14,853</b>	<b>\$ 9,902</b>	<b>\$ 5,851</b>	<b>\$ 9,452</b>	<b>\$ 6,996</b>	<b>\$ 4.33</b>

# SCHEDULE "C" TO BY-LAW 2019-51

## URBAN BOUNDARY AREA: Smithville

### Legend

#### Water Bodies

— Rivers

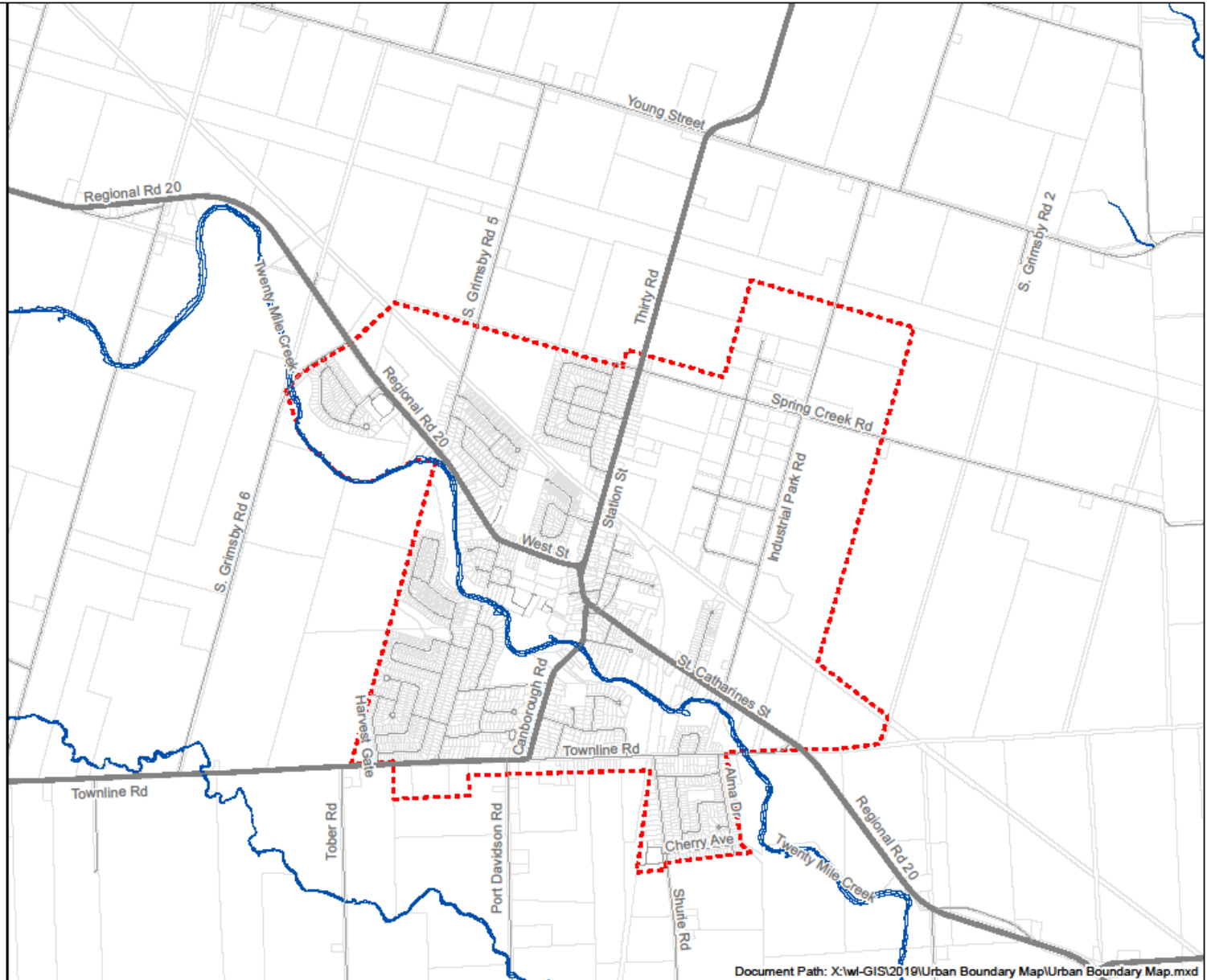
#### Roads

##### Owner

— Regional Road

— Municipal Road

— Urban Boundary



**West Lincoln**  
Your Future Naturally

0 125 250 500 750 1,000  
Meters

March 2019

Document Path: X:\wl-GIS\2019\Urban Boundary Map\Urban Boundary Map.mxd