



# THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

## DEVELOPMENT CHARGES

(Effective January 1, 2025)

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 January 1, 2025, 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 January 1, 2025

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	18,988	12,173	7,887	13,001	6,593	9,494	7.19
Fire Protection Services	2,314	1,484	961	1,584	803	2,314	0.89
Parks and Recreation Services	6,781	4,347	2,817	4,643	2,354		0.83
Library Services	1,108	711	461	759	385		0.13
Growth Studies	920	590	382	630	319	920	0.34
<b>Total Township Wide Services</b>	<b>30,111</b>	<b>19,305</b>	<b>12,508</b>	<b>20,617</b>	<b>10,454</b>	<b>12,728</b>	<b>9.38</b>
<b>Urban Service Area</b>							
Stormwater Services	23	15	9	16	8		0.01
Wastewater Services	5,531	3,546	2,298	3,787	1,921		2.03
Water Services	276	177	115	189	96		0.10
<b>Total Urban Area Services</b>	<b>5,830</b>	<b>3,738</b>	<b>2,422</b>	<b>3,992</b>	<b>2,025</b>	-	<b>2.14</b>
<b>Grand Total Rural Area</b>	<b>30,111</b>	<b>19,305</b>	<b>12,508</b>	<b>20,617</b>	<b>10,454</b>	<b>12,728</b>	<b>9.38</b>
<b>Grand Total Urban Area</b>	<b>35,941</b>	<b>23,043</b>	<b>14,930</b>	<b>24,609</b>	<b>12,479</b>	<b>12,728</b>	<b>11.52</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*;
- the approval of a minor variance under Section 45 of the *Planning Act*;
- the conveyance of land to which a By-law passed under subsection 50(7) of the *Planning Act*, applies;
- the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- a consent under Section 53 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 issuing of a permit under the *Building Code Act*, in relation to a building or structure.

### 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](#).