

**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	6,414	4,082	2,527	4,275	6,414	2.39
Fire Protection	432	275	170	289	432	0.17
Services						
Parks and Recreation Services	5,099	3,245	2,008	3,399		0.37
Library Services	917	584	361	610		0.06
Growth Studies	376	239	148	250	376	0.15
Total Township Wide Services	13,238	8,425	5,214	8,823	7,222	3.14
Urban Service Area						
Storm Sewer Services	80	50	31	54		0.02
Sanitary Sewer Services	497	315	197	331		0.17
Water Services	1,214	772	479	808		0.43
Total Urban Serviced Area	1,791	1,137	707	1,193		0.63
Grand Total Rural Area	13,238	8,425	5,214	8,823	7,222	3.14
Grand Total Urban Serviced Area	15,029	9,562	5,921	10,016	7,222	3.77

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:

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**The Corporation of the Township of West Lincoln
DEVELOPMENT CHARGES
(Effective November 28, 2023)**

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 (as amended) effective September 26, 2022 to July 15, 2024 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 and on the Township’s website at www.westlincoln.ca

On November 28, 2022, Royal Assent was given to Bill 23, the *More Homes Built Faster Act, 2022*. The Act introduced a five year phase-in period for development charge increases to by-laws passed after January 1, 2022. The phase-in begins with a 20% reduction in the first year, with the reduction decreasing by 5% each year until after year five when the full new rate applies.

General Purpose:

The general purpose of Development Charges By-law 2019-51(as amended) 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.

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, municipality or local board thereof;
 - (b) land vested or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education;
 - (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.
- (3) Development Charges shall not be imposed with respect to the issuance of a building permit in accordance with Section 2(3) of the Act if the only effect of the action is to permit the creation of a second dwelling unit in prescribed classes or proposed new residential buildings including residential dwelling structures ancillary to dwellings, as outlined in the By-law.
- (4) (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) 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) 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.
- (5) 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.
- (6) 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".

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:

- (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.

TIME OF PAYMENT OF DEVELOPMENT CHARGES

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, except as follows:

For profit rental housing or institutional development where DCs will be due and payable in 6 equal annual instalment payments installments, commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter

For Non-profit Housing Developments DCs are due and payable in 21 equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.

The DC amount for all developments occurring within 2 years of a Site Plan or Zoning By-Law Amendment planning approval shall be determined based on the DC in effect as of the date of receipt of a complete application, including interest, for Site Plan or Zoning By-law Amendment.

INDEXING

In accordance with the Township's By-law, DCs are indexed annually on January 1st per the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007)