



Development Charges

By-law 70-2005 / By-law 43-2008 /
By-law 101-2010 / By-law 15-2011

Effective January 1, 2006
Updated January 1, 2007
Updated January 1, 2008
Updated August 25, 2008
Effective January 1, 2011
Updated February 7, 2011

By-Law 94 of 2011
Updated December 14, 2011

This pamphlet is prepared as a result of Council adopting the Development Charges Study prepared by Watson and Associates Economists Ltd. and subsequently passing By-law 94 of 2011 as well as to comply with the Development Charges Act, 1997 and applicable Ontario regulations.

Further information on By-law 94 of 2011 and the Development Charges Study is available at any of the Lambton Shores offices.

Forest
7883 Amtelecom Pwky
Forest, On
N0N 1J0
(P) 786-2335
(F) 786-2135

Grand Bend
4 Ontario St. N
PO Box 340
Grand Bend, ON
NOM 1T0
(P) 238-8461
(F) 238-8577

Northville
9575 Port Franks
R.R.#1
Thedford
NOM 2N0
(P) 243-1400
(F) 243-3500

Purpose of Development Charges

The Municipality of Lambton Shores is a fast growing community. To ensure there are sufficient funds to provide the infrastructure and services for our increasing population, Lambton Shores has established a Development Charge. The charge is designed to ensure new development pays for the new or improved infrastructure required to service that growth. A development charge is a viable source of funding for these capital costs.

Application

By-Law 101 of 2010 applies to all lands located in the Municipality. Water charges will be imposed within the water service area only and the wastewater charges will only be imposed within the defined areas shown in Schedule C of the by-law.

If there is a property that previously paid a water or wastewater connection fee, the service is considered paid in full and no additional charge would apply for the identified service; however, all other applicable charges would apply. Any previous agreement or development agreement that specifies the amount of the fee or timing of the fee would supersede this by-law.

Development charges will be imposed upon the issuing of a permit under the *Building Code Act* in relation to a building or structure.

Exemptions

The following is a summary listing of the exemptions to the charge; please see By-law 101 of 2010 for a full listing. The charge shall not apply to properties owned by the municipality or a local board, board of education, and County of Lambton.

The charge shall not apply to properties for places of worship, cemeteries, hospitals, university or colleges.

The charge shall not apply to a temporary building (under 1 year) and non-residential farm buildings.

The charge is not applicable to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

Statement of the Treasurer

An annual statement reporting the continuity of the Development Charges Reserve Funds including services covered drawings, interest, collections, borrowing and landowner credit transactions shall be presented to Council and subsequently to the Ministry of Municipal Affairs and Housing. This report will be available for public viewing at the municipal offices in conjunction with the annual financial statements.

Further Information / Clarification Building / Planning

7883 Amtelecom Pwky Forest, ON N0N 1J0
519-786-2335 1-877-786-2335

| DEVELOPMENT CHARGES EFFECTIVE JANUARY 1, 2012 | | | | | | |
|---|---|-------------------------|---------------------------------|-------------------|---|--|
| Service | RESIDENTIAL | | | Other Multiples | NON-RESIDENTIAL | |
| | Single-Detached Dwelling & Semi-Detached Dwelling | Apartments 2 Bedrooms + | Apartments Bachelor & 1 Bedroom | | Greenhouse Users (per m ² of Gross Floor Area) | All Other Non-Residential Users (per m ² of Gross Floor Area) |
| Municipal Wide Services | | | | | | |
| Roads and Related | 1,545.00 | 983.00 | 696.00 | 1,329.00 | 20.86 | 20.86 |
| Fire Protection | 7.00 | 5.00 | 3.00 | 7.00 | - | - |
| Municipal Parking | 97.00 | 62.00 | 43.00 | 83.00 | 1.23 | 1.23 |
| Outdoor Recreation | 573.00 | 365.00 | 258.00 | 493.00 | 0.74 | 0.74 |
| Indoor Recreation | 804.00 | 512.00 | 362.00 | 692.00 | 0.98 | 0.98 |
| Library | - | - | - | - | - | - |
| Administration | 58.00 | 38.00 | 26.00 | 50.00 | 0.74 | 0.74 |
| Total Municipal Wide Services | 3,084.00 | 1,965.00 | 1,388.00 | 2,604.00 | 24.55 | 24.55 |
| Water and Waste-water Service Areas | | | | | | |
| Water | 1,940.00 | 1,237.00 | 874.00 | 1,670.00 | 6.88 | 9.77 |
| Wastewater | 4,961.00 | 3,163.00 | 2,234.00 | 4,269.00 | 17.68 | 24.92 |
| Total Water and Wastewater Service | 6,901.00 | 4,400.00 | 3,108.00 | 5,939.00 | 24.56 | 34.69 |
| GRAND TOTAL | \$9,985.00 | \$6,365.00 | \$4,496.00 | \$8,593.00 | \$49.11 | \$59.24 |