

## Development Charges

By-law 70-2005 / By-law 43-2008

Effective January 1, 2006

Updated January 1, 2007

Updated January 1, 2008

Updated August 25, 2008

This pamphlet is prepared as a result of Council adopting the Development Charges Study prepared by C.N. Watson and Associates Ltd. and subsequently passing By-law 70-2005 and 43-2008 as well as in compliance with the Development Charges Act, 1997 and applicable Ontario regulations.

For further information By-law 70-2005, 43-2008, and the Development Charges Study are available at any of the Lambton Shores offices.

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### 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.

### Implementation

The Municipality of Lambton Shores has elected to phase in the development charge over a 3 year period. The allocations were as follows:

Jan. 1/06 – 100% Water & Wastewater Services, 0% Municipal Wide Services

Jan. 1/07 – 100% Water & Wastewater Services, 50% Municipal Wide Services

Jan. 1/08 – 100% Water & Wastewater Services, 100% Municipal Wide Services

### Application

By-Law 70-2005 and 43-2008 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 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 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 70-2005 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.

DEVELOPMENT CHARGES EFFECTIVE AUGUST 25, 2008						
Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Other Multiples	Greenhouse Users (per m <sup>2</sup> of Gross Floor Area)	All Other Non-Residential Users (per m <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services</b>						
Roads and Related	1,545	983	696	1,329	20.86	20.87
Fire Protection Services	7	5	3	7	-	-
Municipal Parking Spaces	97	62	43	83	1.23	1.23
Outdoor Recreation Services	573	365	258	493	0.74	0.74
Indoor Recreation Services	804	512	362	692	0.98	0.98
Library Services	-	-	-	-	-	-
Administration	58	38	26	50	0.74	0.74
<b>Total Municipal Wide Services</b>	<b>3,084</b>	<b>1,965</b>	<b>1,388</b>	<b>2,654</b>	<b>24.55</b>	<b>24.55</b>
<b>Urban Area Services<sup>2</sup></b>						
Water Services	1,940	1,237	874	1,670	6.88	9.77
Wastewater Services	4,961	3,163	2,234	4,269	17.68	24.92
<b>Total Urban Area Services</b>	<b>6,901</b>	<b>4,400</b>	<b>3,108</b>	<b>5,939</b>	<b>24.56</b>	<b>34.69</b>

The above development charges are as per the study and By-laws 70-2005 and 43-2008. These values have been indexed for 2008 and will be indexed annually in accordance with the Act, without amendment to the by-law.

### Further Information / Clarification

#### Building / Planning

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