



THE MUNICIPALITY OF
LAMBTON SHORES

2018 Development Charges

By-law 01-2018

This pamphlet is prepared as a result of Council adopting the Development Charges Study prepared by B.M. Ross and Associates Limited and subsequently passing By-law 1 of 2018 as well as to comply with the Development Charges Act, 1997 and applicable Ontario regulations.

Further information on By-law 1 of 2018 and the Development Charges Study is available online or at any municipal office.

Municipal Inquires: Telephone: 519-243-1400 press 5
Toll Free: 1-866-943-1400 press 5

Forest

7883 Amtelecom Pwky
Forest On
NON 1J0

Grand Bend

4 Ontario St N
PO Box 340
Grand Bend ON
NOM 1T0

Northville

9575 Port Franks Rd
RR 1
Thedford ON
NOM 2N0

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 1 of 2018 applies to all lands located in the Municipality. Water Charges will be imposed within the water serviced areas and the wastewater charges will be imposed to the serviced areas as well as the expansion areas defined 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 1 of 2018 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.

Greenhouse

Agricultural processing establishments and Greenhouse - farm large scale buildings are not subject to development charges, they are exempt from the charges for all services.

Greenhouse - commercial buildings, the area accessible to the public will be subject to the Commercial/Institutional charge whereas all other building areas are exempt from the charges

Thedford / Arkona

For residential and non-residential developments within the boundaries of Thedford and Arkona (Schedule E), the charges are set at 50% of the calculated rate.

Phase-in

There will be a two-year phase-in of the maximum calculated charge. 50% of any increase will be implemented in 2018 and the remaining 50% in 2019.

Wind Turbine

A 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 electrical utility or other intermediaries.

Core Business Area Reductions

For residential development in the core business areas of Grand Bend, Forest, Thedford and Arkona (Schedules D), charges at 33.4% of the amounts set out in schedule B will be imposed.

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.

B-2: RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES FOR AREAS WITHIN LAMBTON SHORES EXCLUDING THEDFORD AND ARKONA – Effective January 1, 2018 to December 31, 2018

Service Category	Residential Charge (per unit)				Non-Residential		
	Single & Semi-Detached	Apartments -2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per sqm of gross floor area)	Industrial (per sqm of gross floor area)
Municipal Wide Services							
Administration	\$90.13	\$63.93	\$48.54	\$79.72	\$90.13	\$0.43	\$0.43
Indoor Recreation	\$411.17	\$291.63	\$221.42	\$363.66	\$0.00	\$0.82	\$0.82
Outdoor Recreation	\$1420.00	\$1,007.18	\$764.69	\$1,255.93	\$0.00	\$2.85	\$2.85
Transportation	\$2,423.86	\$1,719.20	\$1,305.29	\$2,143.80	\$2,423.86	\$8.38	\$8.38
Municipal Wide Total	\$4,345.16	\$3,081.94	\$2,339.94	\$3,843.11	\$2,513.99	\$12.48	\$12.48
Wastewater – Forest Service Area ¹	\$468.00	\$332.00	\$252.00	\$414.00	\$0.00	\$1.16	\$1.16
Wastewater - Grand Bend, West Bosanquet Service Area ²	\$2,041.35	\$1,448.13	\$1,099.19	\$1,805.81	\$0.00	\$5.08	\$5.08
Water Service Area	\$5,062.43	\$3,591.37	\$2,725.84	\$4,478.53	\$0.00	\$12.95	\$12.95

^{1,2} Serviced areas and expansion areas as noted in Schedule C-1, C-2, and C-3

B-1: RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES FOR THEDFORD AND ARKONA – Effective January 1, 2018 to December 31, 2022

Service Category	Residential Charge (per unit)				Non-Residential		
	Single & Semi-Detached	Apartments -2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per sqm of gross floor area)	Industrial (per sqm of gross floor area)
Municipal Wide Services							
Administration	\$61.40	\$43.56	\$33.06	\$54.32	\$90.13	\$0.43	\$0.43
Indoor Recreation	\$280.11	\$198.71	\$150.83	\$247.79	\$0.00	\$0.82	\$0.82
Outdoor Recreation	\$967.38	\$686.26	\$520.90	\$855.76	\$0.00	\$2.85	\$2.85
Transportation	\$1,651.27	\$1,171.41	\$889.14	\$1,460.74	\$2,423.86	\$8.38	\$8.38
Municipal Wide Total	\$2,960.16	\$2,099.94	\$1,593.93	\$2,618.60	\$2,513.99	\$12.48	\$12.48
Water Service Area	\$2,603.43	\$1,846.87	\$1,401.84	\$2,303.03	\$0.00	\$12.95	\$12.95