

DEVELOPMENT CHARGES

2025 INFORMATION PAMPHLET



THE MUNICIPALITY OF
LAMBTON SHORES

lambtonshores.ca

Development Charge Information Pamphlet

The information contained in this pamphlet is intended as a guide and provided for convenience only. Reference should be made to Lambton Shores' Development Charge By-law # 4 of 2023 for full details and application of charges. The By-law is available on the municipal website at www.lambtonshores.ca or at the Administration Office.

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 the 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.

Background Study

The Development Charges Act, 1997, Ontario Regulation 82/98 and Bill 23 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type, and location of future development.
- The average service levels provided by the municipality over the 10 year period immediately preceding the preparation of the study.
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.
- Capital cost calculations for each eligible Development Charge service.

The Lambton Shores Development Charge Background Study was prepared by DFA Infrastructure International Inc. This study established the development charge rates for 2023 and forward.

Services Covered

Development charges have been imposed for the following categories of services provided by Lambton Shores:

- Growth-Related Studies
- Outdoor Recreation
- Indoor Recreation
- Fire
- Transportation (i.e., Roads)
- Storm Sewer
- Wastewater

Application

By-law 04 of 2023 applies to all lands located in Lambton Shores. Wastewater charges only apply to the Grand Bend area as outlined in Schedule C of the by-law. Development Charges will be imposed upon the issuance of a permit under the Building Code Act.

Exemptions

The by-law allows for some exemptions to the development charge fee. The charge is not applicable to a local board, school board or County of Lambton. Further, places of worship, cemeteries, hospitals or college and universities are also exempt. Temporary buildings and some industrial expansions may qualify for an exemption. Please refer to the by-law for full details.

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property, as per Sec. 3.13.

Unpaid Charges added to Tax Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

Indexing of Development Charges

The development charges will be adjusted annually on January 10th of each year, commencing January 10, 2024, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly "Construction Price Statistic".

Changes to Bill 185

Following changes to Bill 185 by the Province, the Municipality has removed the five year phase in of development charge fee calculations and added the costs for administrative studies into the Development Charges fee.

Statement of the Treasurer

An annual statement reporting the continuity of the Development Charges Reserve Fund including services covered, drawings, interest, collections, borrowing and landowner credit transactions shall be presented to Council and subsequently the Ministry of Municipal Affairs and Housing. This report will be available for public viewing on the municipal website or at the Administration office.

Municipal Inquiries:

Telephone: 519-243-1400 press 5
Toll Free: 1-866-943-1400 press 5
Municipal Administration Building
9577 Port Franks Road
Thedford, ON N0M 2N0



Service	Residential Charge (by Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - one bedroom or less	Apartment Units - two or more bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial / Institutional (per metre ² of gfa)	Industrial (per metre ² of gfa)
Municipal Wide Services							
Growth-Related Studies	\$ 113.89	\$ 60.62	\$ 80.66	\$ 95.53	\$ -	\$ 0.67	\$ 0.67
Outdoor Recreation	\$ 572.73	\$ 304.84	\$ 405.62	\$ 480.44	\$ -	\$ 0.51	\$ 0.51
Indoor Recreation	\$ 1,103.78	\$ 587.49	\$ 781.71	\$ 925.90	\$ -	\$ 0.99	\$ 0.99
Fire	\$ 394.95	\$ 210.21	\$ 279.71	\$ 331.30	\$ 394.95	\$ 2.32	\$ 2.32
Transportation	\$ 5,415.04	\$ 2,882.21	\$ 3,835.01	\$ 4,542.41	\$ 5,415.04	\$ 31.84	\$ 31.84
Storm Sewer	\$ 83.77	\$ 44.59	\$ 59.33	\$ 44.59	\$ 83.77	\$ 0.49	\$ 0.49
Municipal Wide Total	\$ 7,684.16	\$ 4,089.96	\$ 5,442.04	\$ 6,420.17	\$ 5,893.76	\$ 36.82	\$ 36.82
Wastewater (Grand Bend)	\$ 5,018.89	\$ 2,671.35	\$ 3,554.44	\$ 4,210.09	\$ -	\$ 29.35	\$ 29.35
Total Charge Per Fully Serviced Unit	\$ 12,703.05	\$ 6,761.31	\$ 8,996.48	\$ 10,630.26	\$ 5,893.76	\$ 66.17	\$ 66.17



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