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# Development Charges Pamphlet

Effective September 12, 2023 – September 12, 2028

1. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
2. The following uses are wholly exempt from development charges under the by-law:
  - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
  - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
  - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
  - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
  - A public hospital exempt from taxation under section 3 of the *Assessment Act*;
  - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."



## Township of Selwyn Development Charges

By-law 2023-053 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-054 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-055 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-056 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-057 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-058 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-059 (as amended) effective September 12, 2023, to September 12, 2028

By-law 2023-060 (as amended) effective September 12, 2023, to September 12, 2028

### Amended Rates

Effective Until September 12, 2028

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**This pamphlet summarizes the Township of Selwyn's policy with respect to development charges.**

**The information contained herein is intended only as a guide. Applicants should review By-law No. 2023-053 (as amended), By-law No. 2023-054 (as amended), By-law No. 2023-055 (as amended), By-law No. 2023-056 (as amended), By-law No. 2023-057 (as amended), By-law No. 2023-058 (as amended), By-law No. 2023-059 (as amended), and By-law No. 2023-060 (as amended), and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.**

**Development charges by-laws are available for inspection at the municipal office, Monday to Friday, 8:30 AM to 4:30 PM and on the municipality's website at <http://www.selwyntownship.ca>.**

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**For further information, please contact:**

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**Municipal-wide Development Charges under By-law No. 2023-053, By-law No. 2023-054, By-law No. 2023-055, By-law No. 2023-056, and By-law No. 2023-057 - Effective September 12, 2023**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows.

For current rates, please contact the Building & Planning Department at 705-292-9507 ext. 214.

Note: the rates below are fully phased in and prior to annual CPI adjustment.

<b>Service</b>	<b>Residential Single and Semi- Detached Dwelling</b>	<b>Residential Other Multiples</b>	<b>Residential Apartments – 2 Bedrooms +</b>	<b>Residential Apartments – Bachelor And 1 Bedroom</b>	<b>Non-Residential (Per Sq. Ft. Of Gross Floor Area)</b>
Roads and Related (refer to By-law 2023-053)	\$ 2,861	\$ 2,139	\$ 2,235	\$ 1,285	\$ 1.83
Fire Services (refer to By-law 2023-054)	\$ 242	\$ 181	\$ 189	\$ 109	\$ 0.16
Parks and Recreation Services (refer to By-law 2023-055)	\$ 1,802	\$ 1,347	\$ 1,408	\$ 810	\$ 0.32
Library Services (refer to By-law 2023-056)	\$ 1,108	\$ 829	\$ 866	\$ 498	\$ 0.20
Emergency Preparedness (refer to By-law 2023-057)	\$ 9	\$ 7	\$ 7	\$ 4	\$ 0.01



**Lakefield South Development Area Development Charges under By-law No. 2023-058, By-law No. 2023-059, and By-law No. 2023-060 - Effective September 12, 2023**

A list of the municipal services for which Lakefield South Development Area development charges are imposed and the amount of the charge by development type is as follows:

For current rates, please contact the Building & Planning Department at 705-292-9507 ext. 214.

Note: the rates below are fully phased in and prior to annual CPI adjustment.

Service		Residential Single and Semi-Detached Dwelling	Residential Other Multiples	Residential Apartments – 2 Bedrooms +	Residential Apartments – Bachelor And 1 Bedroom	Non-Residential (Per Sq. Ft. Of Gross Floor Area)
Wastewater Services (refer to By-law 2023-058)	Sanitary Collection	\$ 4,468	\$ 3,341	\$ 3,491	\$ 2,007	\$ 2.30
	Sanitary Treatment	\$ 441	\$ 330	\$ 345	\$ 198	\$ 0.23
Water Services (refer to By-law 2023-059)	Water Distribution	\$ 1,879	\$ 1,405	\$ 1,468	\$ 844	\$ 0.97
	Water Treatment	\$ 3,232	\$ 2,417	\$ 2,525	\$ 1,452	\$ 1.67



Service		Residential Single and Semi-Detached Dwelling	Residential Other Multiples	Residential Apartments – 2 Bedrooms +	Residential Apartments – Bachelor And 1 Bedroom	Non-Residential (Per Sq. Ft. Of Gross Floor Area)
Roads and Related (refer to By-law 2023-060)	Water Distribution	\$ 1,879	\$ 1,405	\$ 1,468	\$ 844	\$ 0.97
	Water Treatment	\$ 3,232	\$ 2,417	\$ 2,525	\$ 1,452	\$ 1.67



## **Purpose of Development Charges**

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The Council of the Township of Selwyn passed By-law No. 2023-053 on August 8, 2023, to update the development charges for Roads and Related services.

The Council of the Township of Selwyn passed By-law No. 2023-054 on August 8, 2023, to update the development charges for Fire Services.

The Council of the Township of Selwyn passed By-law No. 2023-055 on August 8, 2023, to update the development charges for Parks and Recreation services.

The Council of the Township of Selwyn passed By-law No. 2023-056 on August 8, 2023, to update the development charges for Library Services.

The Council of the Township of Selwyn passed By-law No. 2023-057 on August 8, 2023, to update the development charges for Emergency Preparedness.

The Council of the Township of Selwyn passed By-law No. 2023-058 on August 8, 2023, to update the development charges for Wastewater Services in the Lakefield South Development Area.

The Council of the Township of Selwyn passed By-law No. 2023-059 on August 8, 2023, to update the development charges for Water Services in the Lakefield South Development Area.

The Council of the Township of Selwyn passed By-law No. 2023-060 on August 8, 2023, to update the development charges for Roads and Related Services in the Lakefield South Development Area.

## **Development Charge Rules**

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charges By-law No. 2023-053 (as amended), By-law No. 2023-054 (as amended), By-law No. 2023-055 (as amended), By-law No. 2023-056 (as amended), and By-law No. 2023-057 (as amended), apply to all lands in the Township of Selwyn. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.



2. Development Charges By-law No. 2023-058 (as amended), By-law No. 2023-059 (as amended), and By-law No. 2023-060 (as amended), apply to all lands in the Lakefield South Development Area in the Township of Selwyn. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.

### **Statement of the Treasurer**

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Township of Selwyn must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of Selwyn for their review and may be reviewed by the public at the municipal office during regular business hours at 1310 Centre Line, Selwyn Ontario K9J 6X5.