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Development Charge Pamphlet

Effective September 11, 2018 – September 11, 2023

This pamphlet summarizes the Township of Selwyn's policy with respect to development charges. By-law No. 2018-044 imposes Township-wide development charges for municipal services and area-specific charges for infrastructure services to develop the Lakefield South new development area.

The information contained herein is intended only as a guide. Applicants should review by-law No. 2018-044 and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-law No. 2018-044 is available for inspection in the Planning Department during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m. or via the Township Website at www.selwyntownship.ca.

Purpose of Development Charges

The general purpose for which development charges are imposed by the Township is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Township's financial requirement.

The Council of the Township of Selwyn passed By-law No. 2018-044 on June 26, 2018 under subsection 2(1) of the Development Charges Act, 1997 with an effective date of September 11, 2028. Area-specific development charges are payable in addition to the township-wide charge.

Purpose of the Township Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, and borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public in the office of the Finance Department during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.



Development Charge Rules

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

- Development Charge By-law No. 2018-044 applies to all lands in the Township of Selwyn; and in addition to
- all lands located within the Lakefield South new development area as defined in Schedule D to the By-law;

Development charges are payable prior to issuance of a Building Permit under By-law No. 2018-044, and upon registration of a plan of subdivision under By-law 2018-044 (Lakefield South area-specific charges).

The following uses are wholly exempt from development charges under the By-law:

- (a) Hospitals under the Public Hospitals Act
- (b) Non-residential farm buildings
- (c) Industrial Buildings
- (d) Not-for-profit housing
- (e) Lot levies paid prior to 1991, and where proof of payment can be verified
- (f) Stand-alone accessory dwelling units, separate from existing residential dwelling units on the same lot

The Schedule of development charges will be adjusted annually as of September 11th each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

For additional information please contact:

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Schedule "A" To By-Law 2018-044

Components of Services Designated In Subsection 2.1

100% Eligible Services

Roads and Related

Roads

Public Works Facilities

Rolling Stock

Fire Services

Fire Facilities

Fire Vehicles

Fire Fighter Equipment

Infrastructure Services (Lakefield South Development Area Only)

90% Eligible Services

Parks and Recreation Services

Parkland Development

Marinas

Recreation Facilities

Vehicles

Library Services

Library Facilities

Library Collection Materials

Administration Services

Growth Related Studies



Schedule "B" To By-Law 2018-044

Schedule of Development Charges

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Township Wide Services:					
Roads and Related	1,591	1,111	682	1,151	1.01
Fire Services	122	85	52	88	0.09
Parks and Recreation Services	778	543	334	563	0.15
Library Services	394	276	170	285	0.07
Administration Studies	167	116	72	121	0.10
Total Township Wide Services	3,052	2,131	1,310	2,208	1.42
Lakefield South Development Area:					
Sanitary Collection	2,916	2,035	1,251	2,110	1.66
Sanitary Treatment	442	309	189	320	0.25
Water Distribution	1,925	1,344	826	1,393	1.10
Water Treatment	2,540	1,773	1,089	1,838	1.46
Stormwater Facility	1,154	806	495	835	0.66
Collector Road	253	177	108	183	0.15
Administration Studies	153	107	66	110	0.08
Total Lakefield South Services	9,383	6,551	4,024	6,789	5.36
GRAND TOTAL - TOWNSHIP WIDE	3,052	2,131	1,310	2,208	1.42
GRAND TOTAL - LAKEFIELD SOUTH	12,435	8,682	5,334	8,997	6.78



Schedule "C" To By-Law 2018-044

Map of Lakefield South Development Area

