



Township of Wainfleet

“Wainfleet - find your country side!”

TOWNSHIP DEVELOPMENT CHARGES

Purpose of Township Development Charges

The purpose of Township Development Charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development. The Council of the Township of Wainfleet passed Bylaw No. 050-2016 on August 2, 2016 under subsection 2(1) of the *Development Charges Act, 1997*.

Development Charge Rules

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

1. The development charge by-law applies to all lands in the geographic area of the Township of Wainfleet except for lands that are owned by and used for the purposes of:
 - the Township of Wainfleet or a local board thereof;
 - a board as defined in Section 1(1) of the *Education Act*;
 - the Region of Niagara or a local board thereof.
2. The following uses are exempt from development charges under this bylaw:
 - A place of worship exempt from taxation under the Assessment Act;
 - Bona fide farm (non-residential) buildings;
 - A development by a university, other post secondary school offering a degree or diploma recognized by the Province of Ontario or a not-for-profit private elementary or secondary school operated in compliance with Section 16 of the Education Act, as amended, where such development is used for the academic or teaching purposes of the university or school
3. An application for a residential or non residential building permit, but not a wind turbine, for a building or structure on an existing lot of record (existing as of August 2, 2016) will have the development charges reduced by 50%.

Services

The services for which residential and non-residential development charges are imposed in the Township of Wainfleet are as follows:

- | | |
|------------------------------|--------------------------------|
| a) | |
| b) Roads and Related; | e) Indoor recreation services; |
| c) Fire protection services; | f) Library services; and |
| d) Outdoor recreation; | g) Administration |

Payment of Development Charges

Development charges are payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies. Please consult with your Local Building Official regarding Building Permit Application and payment of development charges.

Statement of the Treasurer

The Township Treasurer will document the continuity of each Development Charge Reserve Fund on an annual basis, including services covered, development charge collections, draws, interest earnings, money borrowed from a fund and for what purpose, and credit transactions. The Treasurer's Annual Statement may be viewed by the public upon request at the Township Municipal Office.

Effective August 30, 2017 to August 3, 2018

Charges for New Lots Created After August 2, 2016 and Wind Turbines

| Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|--------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|-------------------------------------|---|-----------------------|
| | Single and Semi-Detached Dwelling | Apartments – 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Special Care/Special Dwelling Units | (per ft ² of Gross Floor Area) | Wind Turbine Per Unit |
| Municipal Wide Services: | | | | | | | |
| Roads and Related | \$ 3,740 | \$ 2,156 | \$ 1,515 | \$ 2,237 | \$ 1,262 | \$ 2.15 | \$ 3,740 |
| Fire Protection Services | 939 | 541 | 381 | 561 | 317 | 0.53 | 939 |
| Outdoor Recreation Services | 211 | 122 | 86 | 127 | 71 | 0.05 | - |
| Indoor Recreation Services | 1,022 | 590 | 414 | 611 | 345 | 0.25 | - |
| Library Services | 354 | 204 | 144 | 211 | 119 | 0.10 | - |
| Administration | 212 | 123 | 86 | 127 | 72 | 0.13 | 212 |
| Total Municipal Wide Services | 6,478 | 3,736 | 2,626 | 3,874 | 2,186 | 3.21 | 4,891 |

Charges for Lots of Record (Existed as of August 2, 2016)

| Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|--------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|-------------------------------------|---|-----------------------|
| | Single and Semi-Detached Dwelling | Apartments – 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Special Care/Special Dwelling Units | (per ft ² of Gross Floor Area) | Wind Turbine Per Unit |
| Municipal Wide Services: | | | | | | | |
| Roads and Related | \$ 1,870 | \$ 1,078 | \$ 758 | \$ 1,119 | \$ 631 | \$ 1.08 | \$ 1,870 |
| Fire Protection Services | 470 | 271 | 191 | 281 | 159 | 0.27 | 470 |
| Outdoor Recreation Services | 106 | 61 | 43 | 64 | 36 | 0.03 | - |
| Indoor Recreation Services | 511 | 295 | 207 | 306 | 173 | 0.13 | - |
| Library Services | 177 | 102 | 72 | 106 | 60 | 0.05 | - |
| Administration | 106 | 62 | 43 | 64 | 36 | 0.07 | 106 |
| Total Municipal Wide Services | 3,240 | 1,869 | 1,314 | 1,940 | 1,095 | 1.63 | 2,446 |

The schedule of development charges shall be adjusted annually as of August 3 each year, without amendment to the bylaw, in accordance with the most recent change index in for the Statistics Canada Quarterly, Residential Building Construction Price Statistics.



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FOR MORE INFORMATION PLEASE CALL THE TOWNSHIP AT (905) 899-3463 OR VISIT OUR WEBSITE

This summary is provided for general information only, and is not a guarantee of the total development charges applicable by all agencies on any building. Final confirmation of amounts will be determined following review of plans in support of a building permit application. For Township, Education and Regional charges, the applicable rate is determined by the date of permit issuance and payment is required at that time.