

TOWN OF SHELBURNE
DEVELOPMENT CHARGES

This pamphlet summarizes the Development Charges imposed by the Town of Shelburne. The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult with the municipality in which the development approval is sought, to determine the applicable charges that may apply to specific development proposals.

For further information, please contact:

The Town of Shelburne
203 Main Street East
Shelburne, ON
L9V 3K7

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Fax: 519-925-6134

Revised May 25, 2018.



**DEVELOPMENT
CHARGES**

TOWN OF SHELBURNE

BY-LAW NO. 31-2015

The Development Charges Act, 1997, enables a municipality to pass by-laws for the imposition of development charges against development based on future capital needs. All land within the Town of Shelburne is affected by development charges. Additional area-specific charges are imposed on developments in the defined School Road Area and the Shelburne East Commercial/Industrial Area.

PURPOSE OF DEVELOPMENT CHARGES

The purpose of a Development Charge is to recover cost incurred as a result of new development by providing a mechanism for collecting funds for growth-related capital costs or improvements.

By passing a By-law under the Development Charges Act, the Town may impose Development Charges for new or expanding development. Such a charge ensures that funds are available so that existing development does not experience a decreased level of service and that new development pays for the capital expenditures for which it is responsible.

DEVELOPMENT CHARGES BY-LAW 31-2015

The Council of the Town of Shelburne passed By-law No. 31-2015 on May 25, 2015, under Section 13 of the Development Charges Act, S.O. 1997, c27.

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge in accordance with By-law No. 31-2015 are summarized in this pamphlet for information purposes.

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CHARGE FOR AREA SPECIFIC DEVELOPMENT

TYPE OF DEVELOPMENT	*CHARGE
School Road – Residential	
• Single and Semi-Detached	\$ 22,046 /unit
• Other Multiples	\$ 17,337 /unit
• Apartments - 2 Bedrooms +	\$ 12,523 /unit
• Apartment - Bachelor and 1 Bedroom	\$ 8,550 /unit
School Road - Non-Residential	\$ 82.43/sq.m of GFA
East Area Improvement - Non-Residential	\$ 95.74/sq.m of GFA

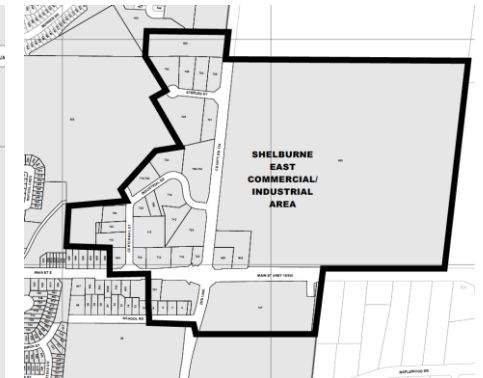
*CHARGE is calculated by adding area specific charges listed in Schedule C with the corresponding Residential or Non-Residential Development Charges listed in Schedules B.1 & B.2

SCHEDULE D



NTS

SCHEDULE E



NTS

COUNTY & EDUCATION DEVELOPMENT CHARGES

TYPE OF DEVELOPMENT	DEVELOPMENT CHARGE*	
	COUNTY	EDUCATION
Residential		\$832.00 per unit
- Single/Semi-Detached	\$ 2,670.00 per unit	
- Rows/Other Multiples	\$ 2,252.00 per unit	
- Apartments	\$ 2,001.70 per unit	
Non-Residential	\$6.29/m ² GFA	n/a
Wind Turbine	\$4,088.60	n/a

*Dufferin County and Upper Grand District School Board Development Charges are not set by the Town of Shelburne and are collected by the County. In the event of discrepancies between this pamphlet and County of Dufferin or School Board By-laws, the County and School Board By-laws shall govern.

NON-RESIDENTIAL DEVELOPMENT CHARGE

Non-Residential Development Charges include the following service categories and corresponding costs per unit of Gross Floor Area (GFA):

SERVICE	CHARGE (\$/sq.m)
Administrative Services	\$1.82
Fire Protection Services	\$1.48
Police Services	\$3.26
Public Works	\$4.52
Parking Services	\$0.84
General Services Charge Per sq.m.	\$11.92
Roads and Related	\$13.51
Engineering Services Charge Per sq.m.	\$13.51
TOTAL TOWN-WIDE NON-RESIDENTIAL CHARGE PER SQ.M	\$25.42

Wastewater Services	\$14.60
Water Services	\$14.02
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (Water and Wastewater)	\$28.63

Town-wide Charge	\$25.41
Water and Wastewater Services	\$28.63
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (FULLY SERVICED)	\$54.04

*Totals may not add due to rounding.

Calculation of Development Charges – Non-Residential

- (9) The development charge with respect to the uses of any land, building or structure for non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, shall be calculated as the sum of the product of the gross floor area multiplied by the corresponding development charge rate for such gross floor area.

Exemptions for Industrial Expansion

- (10) For the enlargement of the gross floor area of an existing industrial building, the amount of the development charge payable is as follows:
- if the initial gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect to the enlargement is zero; or
 - if the initial gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

RULES FOR DEVELOPMENT CHARGES

Development Charges Imposed

- (1) Development Charges apply where development requires:
- the passing of a zoning by-law or an amendment thereto;
 - the approval of a minor variance;
 - a conveyance of land to which a part lot control by-law applies;
 - the approval of a plan of subdivision;
 - a consent;
 - the approval of a condominium description; or
 - the issuing of a building permit.
- (2) Rule (1) does not apply in respect to local services installed or paid for by the owner as a condition of approval under Section 51 or 53 of the Planning Act.
- (3) Where two or more actions described in (1) are required before land can be developed, only one development charge shall be calculated and collected, provided that where two or more actions described in (1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional development charge shall be calculated and collected.

Applicable Lands

- (4) Development Charges apply to all lands in the municipality except land that is owned by and used for the purposes of:
- a Board of Education;
 - any municipality or local board thereof;
 - hospitals under the Public Hospitals Act;
 - places of worship exempt from taxation under the Assessment Act;
 - farm buildings.

Time of Payment

- (5) Unless otherwise provided by agreement, a development charge is calculated and payable on the date a building permit is issued.

Calculation of Development Charges – Residential

(6) The development charge with respect to the uses of any land, building or structure for residential development or re-development shall be calculated as the sum of the product of the number of dwelling units of each type multiplied by the corresponding development charge rate for such dwelling unit type.

Credits for Residential Re-Development

(7) In the case of the demolition of all or part of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issue. A credit cannot exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt from development charges.

Exemptions for Intensification of Existing Housing

- (8) No development charge shall be imposed with respect to:
- the enlargement of an existing residential dwelling unit;
 - the creation of one or two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.

RESIDENTIAL DEVELOPMENT CHARGE

Residential Development Charges include the following service categories and corresponding costs per capita:

Service	Charge By Unit Type			
	Single & Semi-Detached	Other Multiples	Apartments 2+ Bedrooms 2+	Apartments< 1 Bedroom
Administration	\$351	\$276	\$200	\$136
Library Services	\$269	\$212	\$152	\$104
Fire Protection Services	\$287	\$225	\$163	\$111
Police Services	\$634	\$499	\$359	\$245
Parks	\$2,669	\$2,099	\$1,517	\$1,035
Indoor Recreation	\$2,545	\$2,001	\$1,445	\$987
Public Works	\$877	\$690	\$498	\$340
Parking Services	\$161	\$126	\$92	\$64
Town-Wide General Services Charge Per Unit	\$7,793	\$6,128	\$4,427	\$3,021
Roads And Related	\$2,629	\$2,068	\$1,493	\$1,020
Town-Wide Engineered Services Charge Per Unit	\$2,629	\$2,068	\$1,493	\$1,020
TOTAL TOWN-WIDE RESIDENTIAL CHARGE BY UNIT TYPE	\$10,422	\$8,196	\$5,921	\$4,041

Wastewater Services	\$3,551	\$2,793	\$2,016	\$1,377
Water Services	\$3,590	\$2,822	\$2,040	\$1,392
TOTAL RESIDENTIAL CHARGE BY UNIT TYPE (Water and Wastewater)	\$7,142	\$5,616	\$4,056	\$2,769

Town-Wide Charge	\$10,422	\$8,196	\$5,922	\$4,041
Water and Wastewater Services	\$7,142	\$5,616	\$4,056	\$2,770
TOTAL RESIDENTIAL CHARGE BY UNIT TYPE (FULLY SERVICED)	\$17,564	\$13,812	\$9,977	\$6,811