



DEVELOPMENT CHARGES

Information Pamphlet

TOWNSHIP OF WELLINGTON NORTH BY-LAW NO. 027-22

This pamphlet summarizes the Township of Wellington North's (the Township) policies and charges related to development within the Township from April 1, 2022 to March 31, 2027.

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the Township to determine the charges that may apply to specific development proposals.

Legislative Authority

The Development Charges Act, 1997 (DCA) enables municipalities to pass by-laws for the imposition of development charges against residential and non-residential development based on current programs and future capital needs related to growth. All lands within the Township are subject to development charges except land owned by and used for the purpose of:

- A municipality or local board thereof;
- A board of education;
- the Corporation of the County of Wellington or a local board thereof; and
- North Wellington Healthcare Corporation.

Why are Development Charges Required?

Development charges allow the Township to recover the cost of growth-related capital expenditures from new development. These charges are calculated by the Township every 5 years to ensure that new developments pay for their fair share of the capital expenditures for services they will receive.

What are the Services to which Development Charges Apply?

Under By-law 027-22 development charges apply to the following services:

- Admin-Studies
- Parks
- Recreation
- By-Law Enforcement
- Fire Protection
- Roads and Related
- Water
- Wastewater

Water and Wastewater development charges will apply only to lands where these services are available.

What Does the Development Charges Act Require?

The DCA requires the Township to:

1. Identify amount, type, and location of growth;
2. Identify servicing needs to accommodate growth;
3. Identify capital costs to provide services to meet the needs;
4. Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 10 years historic service calculation; and
 - Development charges (DC) reserve fund (where applicable).
5. Net costs then allocated between residential and non-residential benefit; and
6. Calculate the development charge for residential and non-residential development by dividing the respective net costs for each service by the respective residential and non-residential growth.

The DCA also requires the Township to:

- maintain separate reserve funds for each service;
- facilitate public comments prior to approving the development charges by-law;
- pass a by-law approving the development charges and setting rules on how they apply; and
- produce a Treasurer's statement that includes for each reserve opening and closing balances, and all transactions related thereto. Parties interested in reviewing the Treasurer's statement should contact the Township.

When are Development Charges Paid?

The development charge is payable in full upon issuance of building permit.

- Certain type of rental housing and non-profit housing are eligible to defer payment of the charge.
- The Township is responsible for collecting development charges for County of Wellington and applicable school boards.

Unpaid Charges To Be 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.

What are the Primary Rules related to the Development Charges?

By-law 027-22 provides for full or partial exemptions under certain conditions. Please refer to the By-law for details. Exemptions may be made in the following circumstances:

- Intensification of existing housing through expansion of the number of units;
- Enlargement of an existing dwelling unit;
- Industrial expansion;
- Redevelopment of residential and non-residential properties;
- Enlargement of an existing dwelling unit;
- Development related to places of worship;
- Development related to farm buildings;
- Buildings and structures ancillary to a residential use;
- Purpose-built rental housing; and
- Development occurring within the Township's Built Boundaries and Central Intensification Corridors.

What are the Development Charges?

Tables 1 and 2 summarizes the development charges that are payable effective April 1, 2022. These amounts may be subject to annual adjustments on January 1 of each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics for non-residential construction".

TABLE 1: Residential Development Charges

Service	RESIDENTIAL			
	Single/Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments-Bachelor and 1 bedroom	Other Multiples
Municipal Wide Services				
Administration - Studies	\$ 87.77	\$ 56.96	\$ 41.55	\$ 69.34
Parks Services	\$ 630.11	\$ 408.88	\$ 298.26	\$ 497.76
Recreation Services	\$ 1,557.31	\$ 1,010.54	\$ 737.16	\$ 1,230.23
By-Law Enforcement	\$ 1.35	\$ 0.88	\$ 0.64	\$ 1.07
Fire Protection Services	\$ 86.81	\$ 56.33	\$ 41.09	\$ 68.58
Roads and Related	\$ 2,277.58	\$ 1,477.93	\$ 1,078.10	\$ 1,799.21
Total Municipal Wide Services	\$ 4,640.93	\$ 3,011.51	\$ 2,196.80	\$ 3,666.19
Urban Services				
Wastewater Services	\$ 11,174.93	\$ 7,251.44	\$ 5,289.70	\$ 8,827.85
Water Services	\$ 3,610.15	\$ 2,342.63	\$ 1,708.88	\$ 2,851.90
Total Urban Services	\$ 14,785.08	\$ 9,594.08	\$ 6,998.58	\$ 11,679.75
GRAND TOTAL RURAL AREA	\$ 4,640.93	\$ 3,011.51	\$ 2,196.80	\$ 3,666.19
GRAND TOTAL URBAN AREA	\$ 19,426.01	\$ 12,605.59	\$ 9,195.38	\$ 15,345.94

TABLE 2: Non-Residential Development Charges

Service	NON-RESIDENTIAL			
	Commercial/Institutional (per ft ² of Gross Floor Area)	Industrial		
		Industrial (per ft ² of Gross Floor Area)	Warehouse (per ft ² of Gross Floor Area)	Wind Turbine
Municipal Wide Services				
Administration - Studies	\$ 0.03	\$ 0.02	\$ 0.01	\$ 87.77
Parks Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 630.11
Recreation Services	\$ 0.08	\$ 0.04	\$ 0.02	\$ 1,557.31
By-Law Enforcement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1.35
Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 86.81
Roads and Related	\$ 1.11	\$ 0.55	\$ 0.28	\$ 2,277.58
Total Municipal Wide Services	\$ 1.29	\$ 0.64	\$ 0.32	\$ 4,640.93
Urban Services				
Wastewater Services	\$ 4.37	\$ 2.19	\$ 1.09	\$ -
Water Services	\$ 1.41	\$ 0.71	\$ 0.35	\$ -
Total Urban Services	\$ 5.78	\$ 2.89	\$ 1.45	\$ -
GRAND TOTAL RURAL AREA	\$ 1.29	\$ 0.64	\$ 0.32	\$ 4,640.93
GRAND TOTAL URBAN AREA	\$ 7.07	\$ 3.54	\$ 1.77	\$ 4,640.93

Other Municipal Charges

Over and above development charges, development projects are often subject to other applicable charges, not limited to but potentially including:

- Planning and building permit related fees;
- Parkland dedication fees;
- Peer review and other professional fees;
- Utility service connection fees; and
- Other agency fees.