



## **Town of Wasaga Beach**

### **DEVELOPMENT CHARGES**

#### **BY-LAW**

#### **BY-LAW #2010-106**

*Effective November 10, 2010*

### **Information Pamphlet**

This pamphlet summarizes the Town of Wasaga Beach Policy with respect to Development Charges.

The information contained herein is intended only as a guide. Applicants should review By-Law #2010-106 and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-Law #2010-106 is available for inspection at the Office of the Clerk during regular working hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

## **Purpose of Development Charges**

The Development Charges Act provides that the Council of a Municipality may pass By-Laws for the imposition of Development Charges against land for increased capital costs required because of the need for services arising from development. These Development Charges assist in providing the infrastructure required by future development by establishing a viable capital funding source to meet the Town's financial requirements.

## **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:-

1. The Development Charge By-Law applies to all lands within the Town of Wasaga Beach.
2. Development Charges are payable prior to issuance of a building permit, however, Council may, by resolution, approve the payment of a Development Charge at a different point other than when the first building permit is issued.
3. The following uses are exempt from Development Charges under this By- Law.
  - \* lands owned by and used for purposes of a Municipality, Local Board thereof, or Board of Education
  - \* the enlargement of an existing residential dwelling unit
  - \* the creation of one or two additional residential dwelling units within 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. However, if the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit, Development Charges are payable
  - \* the creation of one additional dwelling unit within any other existing residential building provided that the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building. However, where the additional dwelling unit has a residential gross floor area greater than, (a) in the case of semi-detached or multiple dwelling, the gross floor area of the existing dwelling unit, and (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit, then Development Charges are payable.
4. Council may authorize "Services In Lieu" with an owner through an Agreement to substitute such part of the Development Charges applicable and such services in lieu shall form a credit against the Development Charges payable.
5. The schedule of Development Charges will be adjusted commencing January 1, 2012, without amendment to the By-Law, in accordance with the most recent twelve (12) month change in the Statistics Canada Quarterly "Construction Price Statistics".
6. Development Charges received are maintained in separate reserve funds and are used only in accordance with the provisions of Section 35 of the Development Charges Act.



**SCHEDULE "B-1" TO BY-LAW NO. 2010-106**

**DEVELOPMENT CHARGES IN EFFECT NOVEMBER 10, 2010 – JANUARY 14, 2011**

In accordance with Section 3 (1) of the Development Charges By-Law # 2010-106, the residential Development Charges imposed are being phased-in in accordance with Schedules “B-1 to B-5” of the By-law.

**SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES**

**TOWN-WIDE RESIDENTIAL CHARGES**

Services	Charge By Unit Type (\$/Unit)				
	Singles & Semis	Rows & Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$198	\$167	\$145	\$145	\$72
Fire and Emergency Services	\$546	\$463	\$400	\$400	\$199
Parks and Recreation	\$2,296	\$1,943	\$1,679	\$840	\$419
Public Works (Buildings, Fleet & Equipment)	\$329	\$279	\$240	\$240	\$121
Growth Related Studies	\$50	\$41	\$36	\$36	\$18
<b>SUB-TOTAL GENERAL SERVICES</b>	<b>\$3,420</b>	<b>\$2,893</b>	<b>\$2,500</b>	<b>\$1,662</b>	<b>\$829</b>
Roads	\$6,370	\$5,390	\$4,655	\$4,655	\$2,327
Waterworks	\$912	\$772	\$666	\$666	\$334
Sanitary Sewer	\$267	\$225	\$194	\$194	\$97
Stormwater	\$752	\$635	\$550	\$550	\$275
<b>SUB-TOTAL ENGINEERING SERVICES</b>	<b>\$8,301</b>	<b>\$7,022</b>	<b>\$6,064</b>	<b>\$6,064</b>	<b>\$3,033</b>
<b>TOTAL RESIDENTIAL CHARGE</b>	<b>\$11,721</b>	<b>\$9,915</b>	<b>\$8,565</b>	<b>\$7,726</b>	<b>\$3,862</b>

Note: Seasonal Park Model Trailers are considered as non-residential development for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

**SCHEDULE "C-1" TO BY-LAW NO. 2010-106**

**DEVELOPMENT CHARGES IN EFFECT NOVEMBER 10, 2010 – JANUARY 14, 2011**

In accordance with Section 3 (1) of the Development Charges By-Law # 2010-106, the residential Development Charges imposed are being phased-in in accordance with Schedules "C-1 to C-5" of the By-law and the annual adjustments do not commence until January 1, 2012.

**SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>TOWN-WIDE NON-RESIDENTIAL CHARGES</b>		
<b>Services</b>	<b>Charge per Square Metre</b>	<b>Seasonal Park Model Trailers (charge by unit)</b>
Library Service	\$0.00	\$72
Fire and Emergency Services	\$2.76	\$199
Parks and Recreation	\$0.00	\$419
Public Works (Buildings, Fleet & Equipment)	\$1.66	\$121
Growth Related Studies	\$0.25	\$18
<b>SUB-TOTAL GENERAL SERVICES</b>	<b>\$4.68</b>	<b>\$829</b>
Roads	\$35.49	\$2,327
Waterworks	\$5.08	\$334
Sanitary Sewer	\$1.57	\$97
Stormwater	\$4.19	\$275
<b>SUB-TOTAL ENGINEERING SERVICES</b>	<b>\$46.33</b>	<b>\$3,033</b>
<b>TOTAL NON-RESIDENTIAL CHARGE</b>	<b>\$51.02</b>	<b>\$3,862</b>

**SCHEDULE "B-2" TO BY-LAW NO. 2010-106**

**DEVELOPMENT CHARGES IN EFFECT JANUARY 15, 2011 – DECEMBER 31, 2011**

In accordance with Section 3 (1) of the Development Charges By-Law # 2010-106, the residential Development Charges imposed are being phased-in in accordance with Schedules "B-1 to B-5" of the By-law.

**SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES**

**TOWN-WIDE RESIDENTIAL CHARGES**

Services	Charge By Unit Type (\$/Unit)				
	Singles & Semis	Rows & Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$210	\$175	\$150	\$150	\$75
Fire and Emergency Services	\$571	\$477	\$408	\$408	\$203
Parks and Recreation	\$2,311	\$1,932	\$1,653	\$827	\$413
Public Works (Buildings, Fleet & Equipment)	\$357	\$298	\$254	\$254	\$128
Growth Related Studies	\$64	\$52	\$45	\$45	\$23
<b>SUB-TOTAL GENERAL SERVICES</b>	<b>\$3,513</b>	<b>\$2,934</b>	<b>\$2,510</b>	<b>\$1,684</b>	<b>\$842</b>
Roads	\$6,457	\$5,396	\$4,615	\$4,615	\$2,306
Waterworks	\$1,312	\$1,085	\$920	\$920	\$461
Sanitary Sewer	\$398	\$328	\$278	\$278	\$139
Stormwater	\$929	\$770	\$657	\$657	\$328
<b>SUB-TOTAL ENGINEERING SERVICES</b>	<b>\$9,096</b>	<b>\$7,579</b>	<b>\$6,470</b>	<b>\$6,470</b>	<b>\$3,234</b>
<b>TOTAL RESIDENTIAL CHARGE</b>	<b>\$12,609</b>	<b>\$10,513</b>	<b>\$8,980</b>	<b>\$8,154</b>	<b>\$4,076</b>

Note: Seasonal Park Model Trailers are considered as non-residential development for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

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**SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>TOWN-WIDE NON-RESIDENTIAL CHARGES</b>		
<b>Services</b>	<b>Charge per Square Metre</b>	<b>Seasonal Park Model Trailers (charge by unit)</b>
Library Service	\$0.00	\$75
Fire and Emergency Services	\$2.81	\$203
Parks and Recreation	\$0.00	\$413
Public Works (Buildings, Fleet & Equipment)	\$1.71	\$128
Growth Related Studies	\$0.27	\$23
<b>SUB-TOTAL GENERAL SERVICES</b>	<b>\$4.79</b>	<b>\$842</b>
Roads	\$36.01	\$2,306
Waterworks	\$5.67	\$461
Sanitary Sewer	\$1.76	\$139
Stormwater	\$4.47	\$328
<b>SUB-TOTAL ENGINEERING SERVICES</b>	<b>\$47.91</b>	<b>\$3,234</b>
<b>TOTAL NON-RESIDENTIAL CHARGE</b>	<b>\$52.70</b>	<b>\$4,076</b>