



DEVELOPMENT CHARGES
BY-LAW #2007-81
Effective January 1, 2009

Information Pamphlet

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

The information contained herein is intended only as a guide. Applicants should review By-Law #2007-81 and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-Law #2007-81 is available for inspection at the Office of the Clerk during regular business 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.
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 units. 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 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 1st, 2009, 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" TO BY-LAW NO. 2007-81

TOWN-WIDE RESIDENTIAL CHARGES 2009

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	\$209	\$176	\$153	\$153	\$76
Fire and Emergency Services	\$576	\$488	\$422	\$422	\$210
Parks and Recreation	\$2,419	\$2,048	\$1,769	\$885	\$442
Public Works (Buildings, Fleet & Equipment)	\$347	\$294	\$253	\$253	\$127
Growth Related Studies	\$52	\$44	\$38	\$38	\$19
SUB-TOTAL GENERAL SERVICES	\$3,604	\$3,049	\$2,635	\$1,751	\$874
Roads	\$6,713	\$5,679	\$4,905	\$4,905	\$2,452
Waterworks	\$961	\$814	\$702	\$702	\$352
Sanitary Sewer	\$281	\$237	\$204	\$204	\$103
Stormwater	\$792	\$670	\$579	\$579	\$290
SUB-TOTAL ENGINEERING SERVICES	\$8,747	\$7,399	\$6,390	\$6,390	\$3,196
TOTAL RESIDENTIAL CHARGE	\$12,351	\$10,448	\$9,025	\$8,141	\$4,070

Note: Seasonal Park Model Trailers are considered as non-residential development for the purposes of this By-Law.

SCHEDULE "C" TO BY-LAW NO. 2007-81

Town-wide Non-Residential Charges

In accordance with Section 17 (2) of the Development Charges By-Law #2007-81, the development charge for Non-Residential development shall be phased-in from January 2008 to January 2010.

As such, the Town-wide Non-Residential Charge is summarized below:

TOWN-WIDE NON-RESIDENTIAL CHARGES 2009

Services	Phase-In of the Non-Residential Charge			
	\$/square metre of gross floor area			
	Until December 31, 2007 Per Sq.M	January 1, 2008 to December 31, 2008	January 1, 2009 to December 31, 2009	From January 1, 2010
Library Service	\$0.00	\$0.00	\$0.00	\$0.00
Fire and Emergency Services	\$0.00	\$0.87	\$1.94	\$2.91
Parks and Recreation	\$0.00	\$0.00	\$0.00	\$0.00
Public Works (Buildings, Fleet & Equipment)	\$0.00	\$0.52	\$1.17	\$1.75
Growth Related Studies	\$0.00	\$0.08	\$0.18	\$0.27
SUB-TOTAL GENERAL SERVICES	\$0.00	\$1.47	\$3.29	\$4.93
Roads	\$0.00	\$11.17	\$24.93	\$37.40
Waterworks	\$0.00	\$1.60	\$3.57	\$5.36
Sanitary Sewer	\$0.00	\$0.49	\$1.10	\$1.65
Stormwater	\$0.00	\$1.32	\$2.95	\$4.42
SUB-TOTAL ENGINEERING SERVICES	\$0.00	\$14.58	\$32.55	\$48.83
TOTAL NON-RESIDENTIAL CHARGE	\$0.00	\$16.05	\$35.85	\$53.76