



# Development Charges Pamphlet

By-law No. 2019-083

This pamphlet summarizes the Town of Amherstburg's policy and by-law with respect to Development Charges (DCs). By-law No. 2019-083 imposes Town-wide development charges for municipal services.

The information contained herein is intended only as a guide and summarizes various sections of By-law No. 2019-083. The By-law shall supersede any discrepancies or inconsistencies that may be found in this pamphlet. Interested parties should review the approved By-law No. 2019-083 and consult with Town of Amherstburg staff to determine the applicable Development Charges that may apply to specific development proposals.

This pamphlet does not include Development Charge information for the School Boards.

## Background

The Council for the Town of Amherstburg enacted a new Development Charges By-law No. 2019-083 on October 4, 2019, with new DC rates in effect January 1, 2021.

This By-law imposes a charge on all lands developed within the Town of Amherstburg except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in By-law No. 2019-083.

## Purpose of Development Charges

The general purpose for which the municipality imposes Development Charges is to assist in providing Town infrastructure required to support future growth (e.g. population and employment growth) in the municipality, through the establishment of a viable capital funding source to meet the municipality's financial requirements.

## Services Included

Development Charges are imposed due to increased demand for services arising from development. For the Town, those services are:

- Water Services
- Services Related to a Highway
- Fire Protection Services
- Policing Services
- Administration Studies - Engineering and Protection Services
- Wastewater Services
- Parks and Recreation Services
- Administration Studies - Community Based Services

## Residential Development Charges\*

Dwelling Unit Type	Charge/Unit
Single and Semi-Detached Dwelling	\$16,658 T \$ 9,499 EW
Apartments - Bach/1Bed	\$ 7,164 T \$ 4,051 EW
Apartments - 2Beds+	\$ 9,268 T \$ 5,240 EW
Other Res - Multiples	\$10,658 T \$ 6,027 EW
Special Care/Special Dwelling Units	\$ 5,923 T \$ 3,349 EW

T - All Services EW- No Wastewater Service

## Non- Residential Development Charges\*

Non-Residential Type	Charge/Unit
Non-Residential	\$8.66/ft <sup>2</sup> T \$4.27/ ft <sup>2</sup> EW
Wind Turbines/ Telecomm Towers	\$ 5,157
Solar Farms	\$2.95/ ft <sup>2</sup>

T - All Services EW- No Wastewater Service

## This Pamphlet reflects DC rates effective January 1, 2021.

Applicable Development Charges related to School Boards respective DC By-laws are in addition to the rates noted above.

## Indexing of Development Charges

Development Charges are indexed annually on January 1<sup>st</sup> each year, without amendment to the By-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

## Calculation and Timing of Payment

A Development Charge shall be calculated and payable in full at the rates applicable on the date a building permit is issued. A building permit will not be issued until all Development Charges have been paid.

## Exemptions

Development Charges are payable on new residential and non-residential development unless the By-law or the Act provides an exemption. Town of Amherstburg DC Exemptions include the following:

### **Full Exemptions**

- Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by fifty percent or less of the original gross floor area of the industrial building prior to the first expansion;

- Buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act;
- The development of non-residential farm buildings constructed for bona fide farm uses;
- A building or structure used for a community use and owned by a non-profit corporation.

A reduction in Development Charges under the By-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed use building or structure, provided that the building or

structure was occupied, and a building permit for the redevelopment of the land was issued within the following timeframes of issuance of the demolition permit: within 60 months outside the downtown area and within 36 months inside the downtown area

Conditions and eligibility criteria that apply to the above exemptions and reductions are included in By-law No. 2019-083.

## Treasurer's Statement

As required by the *Development Charges Act, 1997*, as amended, the Treasurer for the Town of Amherstburg shall present before Council each year, a financial statement relating to the Development Charges By-law and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing

from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the Treasurer's Statement and By-law No. 2019-083 may be reviewed by the public in the Clerk's Office during regular office hours, Monday to Friday, between 8:30 am and 4:30 pm at 271 Sandwich St. South, Amherstburg, Ontario N9V 2A5, or on the Town's website at [www.amherstburg.ca](http://www.amherstburg.ca)

## Further Information

Please visit <https://www.amherstburg.ca> to obtain current Development Charges rates and other Development Charges information.

Contact Information:

For further information, please contact:

Planning, Development and Legislative Services Department  
3295 Meloche Road  
Amherstburg, ON N9V 2V8  
T: (519) 736-5408

OR

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