



TOWN OF AMHERSTBURG DEVELOPMENT CHARGES

By-law 2024-085 effective January 01, 2025

This pamphlet summarizes the Town of Amherstburg's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2024-085 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection in the Planning Department and the Clerk's office, Monday to Friday, 8:30 a.m. to 4:30p.m and on the Town's website at www.amherstburg.ca/planning

For further information, please contact: Planning Department
3295 Meloche Road Amherstburg, ON N9V 2V8
T: (519) 736-5408

Town-wide Development Charges under By-law No.2024-085
EFFECTIVE JANUARY 01, 2025

A list of the municipal services for which Town-wide development charges are imposed and the amount of the charge by development type is as follows:

	Residential				
Town wide services/class of services	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Special Care/ Special Dwelling Units
Services Related to Highway	\$4,356.00	\$3,044.00	\$2,945.00	\$2,069.00	\$1,620.00
Public Works (Facilities and Fleet	\$2,095.00	\$1,464.00	\$1,416.00	\$995.00	\$779.00
Fire Protection Services	\$2,950.00	\$2,061.00	\$1,995.00	\$1,401.00	\$1,097.00
Policing Services	\$832.00	\$581.00	\$563.00	\$395.00	\$309.00
Parks and Recreation Services	\$5,157.00	\$3,604.00	\$3,487.00	\$2,449.00	\$1,918.00
Growth Studies	\$533.00	\$372.00	\$360.00	\$253.00	\$198.00
Water Services	\$6,470.00	\$4,521.00	\$4,375.00	\$3,073.00	\$2,406.00
Total Town-Wide Services/Class Services	\$22,393.00	\$15,647.00	\$15,141.00	\$10,635.00	\$8,327.00
Wastewater Service Area Services: Water Water Services	\$12,351.00	\$8,631.00	\$8,351.00	\$5,867.00	\$4,593.00
Total Wastewater Serviced Area Services	\$12,351.00	\$8,631.00	\$8,351.00	\$5,867.00	\$4,593.00
TOTAL TOWN-WIDE	\$22,393.00	\$15,647.00	\$15,141.00	\$10,635.00	\$8,327.00
TOTAL WASTEWATER SERVICED AREAS	\$34,744.00	\$24,278.00	\$23,492.00	\$16,502.00	\$12,920.00

	Non-Residential		
Town wide services/class of services	(per sq. ft of Gross Floor Area)	Wind Turbines & Telecommunicaiton Towers	Solar Farms (per sq. ft.)
Services Related to Highway	\$1.16	\$4,356.00	\$1.16
Public Works (Facilities and Fleet	\$0.55	\$2,095.00	\$0.55
Fire Protection Services	\$0.78	\$2,950.00	\$0.78
Policing Services	\$0.22	\$832.00	\$0.22
Parks and Recreation Services	\$0.22	\$0.00	\$0.00
Growth Studies	\$0.12	\$533.00	\$0.12
Water Services	\$1.72	\$0.00	\$0.00
Total Town-Wide Services/Class Services	\$4.77	\$10,766.00	\$2.83
Wastewater Service Area Services: Water Water Services	\$6.52	\$0.00	\$0.00
Total Wastewater Serviced Area Services	\$6.52	\$0.00	\$0.00
TOTAL TOWN-WIDE	\$4.77	\$10,766.00	\$2.83
TOTAL WASTEWATER SERVICED AREAS	\$11.29	\$10,766.00	\$2.83

Purpose of Development Charges

The general purpose for which the Town imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the Town's financial requirements.

The Council of the Town of Amherstburg passed uniform Town-wide By-law No. 2024-085 on November 25, 2024 under subsection 2(1) of the *Development Charges Act, 1997*.

Development Charge Rules

The main 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. Development Charge By-law No. **2024-085** applies to all lands in the Town of Amherstburg. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.
2. Development Charges for all services shall be calculated and be payable on the date the first building permit is issued.
3. The following uses are wholly exempt from development charges under the by-law:
 - 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 50 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; and
 - A building or structure used for a community use owned by a non-profit corporation.
4. 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 60 months outside the downtown area and within 36 months inside the downtown area months of the issuance of the demolition permit.

5. The schedule of development charges shall be adjusted annually as of January 1st each year, in accordance with the most recent twelve- month change in the Statistics Canada Quarterly, "Construction Price Statistics".
6. Property roll numbers assessed a charge under the Malden Sewage Project shall have the respective DC Charge reduced by \$1,422.28 for one dwelling unit per lot.
7. The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
 - Three (3) or more bedrooms – 25% reduction;
 - Two (2) bedrooms -20% reduction; and
 - Fewer than two (2) bedrooms – 15% reduction.