

THE MUNICIPALITY OF CENTRAL ELGIN

DEVELOPMENT CHARGES

A growing municipality requires investment in growth related infrastructure to service new development. Development charges are fees that are paid by new development upon the issuance of a building permit to fund the capital cost of services constructed throughout the municipality.

Development charges play an important part in how growth infrastructure is financed in Central Elgin. Each new house, apartment, commercial building, etc. requires infrastructure and services in order to function efficiently and effectively.

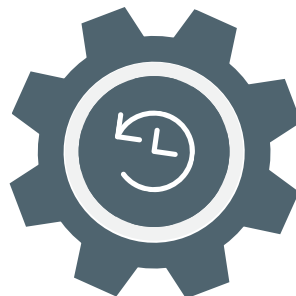
At least every five years, the Municipality conducts a development charges background study to forecast the municipality's future residential and non-residential growth to determine infrastructure needs and costs. This information is used to calculate the amount of money that new development needs to pay in order to cover new infrastructure and services.

GROWTH COSTS HELP TO



SUPPORTING GROWTH

Build new infrastructure that supports growth



PAYING DOWN

Pay down debt for past growth works



AVOID TAXING

Avoid taxpayers paying for the costs that serve in the new growth

IS MY PROJECT SUBJECT TO DEVELOPMENT CHARGES?

You may be required to pay development charges for land development or redevelopment projects, if you are:

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building


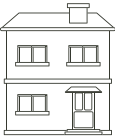


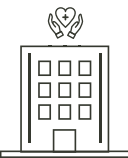

For a fulsome list of exemptions, reference should be made to By-law No. 2556 (located at centralelgin.org/dc.)

WHEN ARE THE CHARGES DUE?

Development charges imposed under the by-law are calculated, payable and collected on the date that a building permit under the Building Code Act, 1992 is issued in relation to a building or structure on the land to which the development charge applies. In some cases, agreements may change the payment timing. Where a development charge applies to land in relation to which a building permit is required, no building permit will be issued until the development charge has been paid in full.

2024 DEVELOPMENT CHARGE RATES EFFECTIVE MAY 1, 2023 TO MAY 30, 2024

SCHEDULE B-1

MUNICIPAL SERVICES							
	SERVICE / CLASS	SINGLE & SEMI DETACHED	MULTIPLES	APARTMENTS (BEDROOMS >2)	APARTMENTS (BEDROOMS <2)	SPECIAL CARE	NON-RESIDENTIAL (\$/M2)
	Service Related to a Highway	\$ 1,052	\$ 799	\$ 623	\$ 403	\$ 403	\$ 0.80
	Fire Protection Services	\$ 2,192	\$ 1,664	\$ 1,299	\$ 832	\$ 841	\$ 1.66
	Parks & Recreation Services	\$ 2,635	\$ 2,000	\$ 2,000	\$ 1,001	\$ 1,011	\$ 0.35
	Library Services	\$ 147	\$ 112	\$ 88	\$ 55	\$ 57	\$ 0.03
	Growth Studies	\$ 793	\$ 602	\$ 471	\$ 301	\$ 305	\$ 0.59
	Total Municipal Wide Services	\$ 6,820	\$ 5,176	\$ 4,044	\$ 2,589	\$ 2,616	\$ 3.43

Schedule B-1 totals from applicable areas to be added together to equal total development charges.

SCHEDULE B-2



SERVICE / CLASS	SINGLE & SEMI DETACHED	MULTIPLES	APARTMENTS (BEDROOMS >2)	APARTMENTS (BEDROOMS <2)	SPECIAL CARE	NON-RESIDENTIAL (\$/M2)
Urban Area Services Growth Studies - Urban	\$ 247	\$ 188	\$ 146	\$ 93	\$ 94	\$ 0.13
Total Municipal Wide Services	\$ 247	\$ 188	\$ 146	\$ 93	\$ 94	\$ 0.13

Note: Urban Areas are municipally serviced with water and/or wastewater

SERVICE / CLASS	SINGLE & SEMI DETACHED	MULTIPLES	APARTMENTS (BEDROOMS >2)	APARTMENTS (BEDROOMS <2)	SPECIAL CARE	NON-RESIDENTIAL (\$/M2)
Belmont Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Belmont Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15
Port Stanley Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Port Stanley Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15
Union Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Union Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15
Norman/Lyndale Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Norman/Lyndale Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15
Lynhurst Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Lynhurst Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15
Meadowgreen Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	-
Wastewater Services	-	-	-	-	-	-
Total Meadowgreen Area Specific Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0
Southblock Area Specific Services						
Water Services	\$ 996	\$ 756	\$ 590	\$ 378	\$ 382	\$ 0.57
Wastewater Services	\$ 7,619	\$ 5,780	\$ 4,516	\$ 2,893	\$ 2,922	\$ 6.58
Total Southblock Area Specific Services	\$ 8,615	\$ 6,536	\$ 5,105	\$ 3,271	\$ 3,304	\$ 7.15

This brochure provides general information about the charges under the current Municipality of Central Elgin Development Charges By-law. Under Section 15 of By-law No. 2556 it notes that the development charges set out in both Schedules B1 and B2 shall be adjusted annually as of May 1 of each year commencing May 1, 2021, without amendment to the by-law, in accordance with the most recent 12 month change in the Statistics Canada Quarterly, "Construction Price Statistics".

It should also be noted that this brochure content should not be considered to be an interpretation of the current by-law or a determination of charges, if any, that may apply to any specific application to a proposed development.