



Township of Southwold

Development Charges By-law 2020-70

2023 Development Charges Pamphlet

Purpose and Application of Development Charges

The general purpose for which the municipality 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 municipality's financial requirements.

The Council of the Township of Southwold passed By-law 2020-70 on December 14, 2020. There were not any appeals of the By-law.

Development Charges By-law 2020-70 applies to all lands in the Township of Southwold.

Development charges are imposed for Roads and Related Services, Fire Services, Parks and Recreation Services and Growth Related Studies. Development Charges are generally collected at the time of Building Permit Application.

Exemptions

The following lands and uses are wholly exempt from development charges under the by-law:

- a) a board of education;
- b) any municipality or local board thereof;
- c) an industrial use
- d) a place of worship;

- e) an agricultural use
- f) vacant properties created through Consent approval under Section 35 of the Planning Act before April 1, 2021 for which a complete building permit application is submitted within one-year of Consent approval;
- g) lots of record that exist on the date of by-law passage for which a complete building permit application is submitted prior to January 1, 2022;
- h) properties outside of registered plans of subdivision that have submitted a complete Building Permit application before April 1, 2021;
- i) Developments proceeding from plans of subdivision that are registered prior to passage of this by-law will be exempt from development charges. Notwithstanding the foregoing, Blocks within the registered plan of subdivision that will be subject to further development agreements will not be exempt from the payment of development charges;
- j) Development proceeding from Development Agreements entered into prior to the passage of this by-law that provide for a maximum capital charge for new development will be exempt from development charges;

Redevelopment

A reduction in development charges under the by-laws 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 five years of the issuance of the demolition permit.

Development Charges

2023 Full Calculated Charge					
Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq. ft. of Gross Floor Area)
Roads and Related Services	\$4,301	\$2,339	\$1,498	\$2,993	\$2.16
Fire Services	\$1,681	\$913	\$586	\$1,170	\$0.86
Parks and Recreation Services	\$2,021	\$1,098	\$703	\$1,406	\$0.25
Library Services	\$0	\$0	\$0	\$0	\$0.00
Growth Studies	\$262	\$142	\$91	\$181	\$0.13
Total Municipal Wide Services/Classes	\$8,265	\$4,492	\$2,878	\$5,750	\$3.40

Phase-in

The Full Calculated Development Charge is being phased-in over a 5 year period, as follows:

2021 – 50%

2022 – 62.5%

2023 – 75%

Service/Class	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq. ft. of Gross Floor Area)
Roads and Related Services	\$2,326	\$1,264	\$810	\$1,618	\$1.17
Fire Services	\$909	\$494	\$317	\$633	\$0.46
Parks and Recreation Services	\$1,093	\$594	\$380	\$760	\$0.14
Library Services	\$0	\$0	\$0	\$0	\$0.00
Growth Studies	\$142	\$77	\$49	\$98	\$0.07
Total Municipal Wide Services/Classes	\$4,470	\$2,429	\$1,556	\$3,109	\$1.84

2024 – 87.5%

2025 – 100%

Indexing

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Non-Residential Building Construction Price Index for Toronto.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Township of Southwold must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of Southwold for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 35663 Fingal Line, Fingal ON N0L 1K0.

General

This pamphlet summarizes the Township of Southwold's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law 2020-70 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-laws is available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:00 AM to 5:00 PM and on the municipality's website at <http://www.southold.ca>.

For further information, please contact:

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