



TOWNSHIP OF SMITH-ENNISMORE-LAKEFIELD

DEVELOPMENT CHARGES PAMPHLET

EFFECTIVE SEPTEMBER 10, 2008 TO SEPTEMBER 9, 2013

This pamphlet summarizes the Township of Smith-Ennismore-Lakefield's policy with respect to development charges. By-Law No. 2008-072 imposes Township-wide development charges for municipal services, and By-Law No. 2008-071 imposes area-specific charges for services to develop the Lakefield South new development area.

The information contained herein is intended only as a guide. Applicants should review By-Law Nos. 2008-071 and 2008-072 and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-law Nos. 2008-071 and 2008-072 are available for inspection in the Planning Department during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m. Or via the Township Website at:

www.smithennismorelakefield.on.ca

Purpose of Development Charges

The general purpose for which development charges are imposed by the Township is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Township's financial requirement.

The Council of the Township of Smith-Ennismore-Lakefield passed By-Law Nos. 2008-071 (area specific charges applicable within the Lakefield South new development area) and 2008-072 (uniform Township-wide charges) on September 9, 2008 under subsection 2(1) of the *Development Charges Act, 1997*. Area-specific development charges are payable in addition to the township-wide charge.

Purpose of the Township Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, and borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public in the office of the Finance Department during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

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. Development Charge By-Law No. 2008-072 applies to all lands in the Township of Smith-Ennismore-Lakefield. Development Charge By-Law No. 2008-071 applies to all lands located within the Lakefield South new development area as defined in Schedule C to the By-Law.
2. Development charges are payable prior to issuance of a Building Permit under By-Law No. 2008-072 (uniform charges), and upon registration of a plan of subdivision under By-Law 2003-071 (Lakefield South area-specific charges). (An exception has been provided for Lakefield South Phase 1A lands, such that charges are payable prior to issuance of a Building Permit).
3. The following uses are wholly exempt from development charges under both By-Laws:
 - lands owned by and used for the purpose of a municipality, local board thereof, or board of education;
 - the addition of one or two additional dwelling units to an existing structure;
 - the enlargement of the gross floor area of an existing industrial building by 50% or less;
 - a public hospital under the *Public Hospitals Act*;
 - non-residential land uses.
4. A credit against development charges will be provided under By-Law No. 2008-072 (uniform charges) where development or redevelopment does not result in the creation of an additional dwelling unit in comparison with the land at any time during the previous five years.
5. The Schedule of development charges will be adjusted annually as of September 10th each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

For additional information please contact:

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Township-wide Development Charges – under By-Law No. 2008-072

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

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

SCHEDULE "B-1"
BY-LAW NO. 2008-072

SCHEDULE OF TOWNSHIP-WIDE DEVELOPMENT CHARGES
(UPDATES FOR 2009 INDEX)

| SERVICE | Residential | | | | Retirement / Long Term Care Facility (per ft ² of Gross Floor Area) |
|--|---|-------------------------|---------------------------------|--------------------|---|
| | Single-Detached Dwelling & Semi-Detached Dwelling | Apartments 2 Bedrooms + | Apartments Bachelor & 1 Bedroom | Multiple Dwellings | |
| Township- Wide Services | | | | | |
| Roads & Related | 1,626.30 | 1,010.10 | 660.08 | 1,080.30 | 2.07 |
| Fire Protection Services | 254.48 | 157.95 | 103.35 | 169.65 | 0.12 |
| Outdoor Recreation Services | 418.28 | 259.35 | 169.65 | 277.88 | 0.11 |
| Indoor Recreation Services | 191.10 | 117.98 | 77.03 | 126.75 | 0.05 |
| Library Services | 365.63 | 227.18 | 148.20 | 242.78 | 0.09 |
| Administration | 297.38 | 184.28 | 120.90 | 197.93 | 0.43 |
| Total Township-Wide Services | 3,153.17 | 1,956.84 | 1,279.21 | 2,095.29 | 2.87 |
| Area-Specific (Lakefield East) Services: | | | | | |
| Storm Water Drainage and Control Services | 268.13 | 166.73 | 109.20 | 178.43 | 0.18 |
| Total Lakefield East Area-Specific Services | 268.13 | 166.73 | 109.20 | 178.43 | 0.18 |
| GRAND TOTAL ALL SERVICES | 3,421.30 | 2,123.57 | 1,388.41 | 2,273.72 | 3.05 |

| SERVICE | NON-RESIDENTIAL (per ft ² of Gross Floor Area) | LAKEFIELD SOUTH NON-RESIDENTIAL (PER FT ² OF Gross Floor Area) | | | |
|--|---|---|---------------|----------------|--|
| | | Sept. 10, 2008 | Sept 10, 2009 | Sept. 10, 2010 | |
| | | Sept. 9, 2009 | Sept. 9, 2010 | Sept. 10, 2013 | |
| Township- Wide Services | | | | | |
| Roads & Related | 2.07 | - | 0.55 | 2.07 | |
| Fire Protection Services | 0.12 | - | 0.03 | 0.12 | |
| Outdoor Recreation Services | 0.11 | - | 0.03 | 0.11 | |
| Indoor Recreation Services | 0.05 | - | 0.01 | 0.05 | |
| Library Services | 0.09 | - | 0.02 | 0.09 | |
| Administration | 0.43 | - | 0.12 | 0.43 | |
| Total Township-Wide Services | 2.87 | - | 0.76 | 2.87 | |
| Area-Specific (Lakefield East) Services: | | | | | |
| Storm Water Drainage and Control Services | 0.18 | - | - | - | |
| Total Lakefield East Area-Specific Services | 0.18 | - | - | - | |
| GRAND TOTAL ALL SERVICES | 3.05 | - | 0.76 | 2.87 | |

SCHEDULE "B-2"
BY-LAW NO. 2008-071

SCHEDULE OF LAKEFIELD SOUTH DEVELOPMENT CHARGES

i) Development Charge Rates (effective September 10, 2008 - September 9, 2009):

| | Residential | | | | Retirement/Long Term Care Facility (per ft ² of GFA) | Non-Retirement (per ft ² of GFA) |
|----------------------------------|---|--------------|-------------------------|-----------------------|---|--|
| | Single- Detached Dwelling & Semi- Detached Dwelling | Apartments | | Multiple Dwellings | | |
| | | 2 Bedrooms + | Bachelor & 1 Bedroom | | | |
| Area-Specific Development Charge | 7,139 | 4,586 | 2,999 | 4,908 | 4.48 | 3.10 |

ii) Prepaid Development Charge Rates* (effective September 10, 2008 - September 9, 2009):

| | Residential | | | | Retirement/Long Term Care Facility (per ft ² of GFA) | Non-Retirement (per ft ² of GFA) |
|----------------------------------|---|--------------|-------------------------|-----------------------|---|--|
| | Single- Detached Dwelling & Semi- Detached Dwelling | Apartments | | Multiple Dwellings | | |
| | | 2 Bedrooms + | Bachelor & 1 Bedroom | | | |
| Area-Specific Development Charge | 6,918 | 4,444 | 2,906 | 4,756 | 4.48 | 3.10 |

* Prepaid development charge rates are applicable when an agreement has been entered into with the Township in accordance with subsection 2 (2) of the by-law

i) Development Charge Rates (effective September 10, 2009 - September 10 (UPDATED FOR 2009 INDEX))

| | Residential | | | | Retirement/Long Term Care Facility (per ft ² of GFA) | Non-Retirement (per ft ² of GFA) |
|----------------------------------|---|--------------|-------------------------|-----------------------|---|--|
| | Single- Detached Dwelling & Semi- Detached Dwelling | Apartments | | Multiple Dwellings | | |
| | | 2 Bedrooms + | Bachelor & 1 Bedroom | | | |
| Area-Specific Development Charge | 6,960.53 | 4,471.35 | 2,924.03 | 4,785.30 | 4.37 | 4.37 |

ii) Prepaid Development Charge Rates* (effective September 10, 2009 - Sept (UPDATED FOR 2009 INDEX))

| | Residential | | | | Retirement/Long Term Care Facility (per ft ² of GFA) | Non-Retirement (per ft ² of GFA) |
|----------------------------------|---|--------------|-------------------------|-----------------------|---|--|
| | Single- Detached Dwelling & Semi- Detached Dwelling | Apartments | | Multiple Dwellings | | |
| | | 2 Bedrooms + | Bachelor & 1 Bedroom | | | |
| Area-Specific Development Charge | 6,745.05 | 4,332.90 | 2,833.35 | 4,637.10 | 4.37 | 4.37 |

* Prepaid development charge rates are applicable when an agreement has been entered into with the Township in accordance with subsection 2 (2)

The Township Wide Services charges apply to the entire Township. The area specific Lakefield East charges spoken to in By-law 2008-072 apply to an area within the Lakefield Ward defined in the map below. The Area specific Development charges referenced in By-law 2008-071 apply within the Lakefield South Development Area as defined in the Map below.

