

— TOWNSHIP OF —
ASHFIELD-COLBORNE-WAWANOSH

DEVELOPMENT CHARGES INFORMATION

BY-LAW 68-2022

January 2024

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the Township of Ashfield-Colborne-Wawanosh staff to determine the applicable charges that may apply to specific development proposals.

PURPOSE

Development charges help to finance capital projects required to meet the increased need for services resulting from growth and development. Development charges are fees and may only be used for the purpose for which they are collected.

BACKGROUND STUDY

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type and location of future development;
- The average service levels provided by the Township over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development;
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.

B.M. Ross and Associates Limited prepared the Development Charges Background Study for the Township. The study, dated July 6, 2022, served as the basis for the development charge rates approved by Township Council on September 20, 2022 through By-law No. 69-2022

TERMS OF THE BY-LAW

By-Law 68-2022 came into effect on the date of passage, September 20, 2022. This By-Law will expire at 12:01 a.m. on September 20, 2027 unless it is repealed by Council at an earlier date.

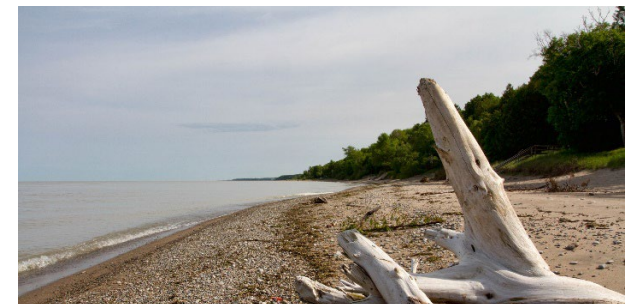
INDEXING OF DEVELOPMENT CHARGES

Development charges shall be adjusted annually, without amendment to the by-law, commencing on January 1, 2023 and annually thereafter, in accordance with the prescribed index in the Act.

SERVICES COVERED

Development charges have been imposed for the following categories of Township services in order to pay for the increased capital costs required as a result of increased needs for services arising from development.

- Administration
 - Growth-Related Studies
- Parks and Recreation
- Services Related to a Highway
 - Bridges, Culverts, Structures
 - Vehicles
 - Roads and Sidewalks
- Water



DEVELOPMENT CHARGE RATES

Municipal Wide	
Type of Development	Development Charge Rate January 1, 2024 to September 20, 2024
Residential (\$/unit)	
Single & Semi-Detached	\$8,091
Rows, Apartment (2 bedroom +) & Other Multiples	\$5,636
Apartment (1 bedroom bachelor), mobile unit, park model trailer	\$4,723

Saltford (Area Specific)	
Type of Development	Development Charge Rate January 1, 2024 to September 20, 2024
Residential (\$/unit)	
Single & Semi-Detached	\$9,182
Rows, Apartment (2 bedroom +) & Other Multiples	\$6,395
Apartment (1 bedroom bachelor), mobile unit, park model trailer	\$5,359

Non-Residential Development Charge Rate January 1, 2024 to September 20, 2024	
Non-Residential (\$/sq. ft)	
\$1.80	

ADDITIONAL DWELLING UNITS

Additional dwelling units in a basement, or as an addition to a home, or as a detached structure, MAY qualify for a development charge exemption under the Development Charges Act. See Section 3.5. Rules with Respect to Exemptions for Intensification of Existing Housing.

DEVELOPMENT CHARGES COLLECTION

Development charges are collected by the Township of Ashfield-Colborne-Wawanosh at the time of the issuance of the building permit.

UNPAID CHARGES

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

STATEMENT OF THE TREASURER

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenue.

The statement will document the continuity of each reserve fund, including the description of each 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.

ADDITIONAL INFORMATION

This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the Township's annual development charges statement, the Development Charges Background Study and By-law 68- 2022 which are available on the Township's website at www.acwtownship.ca or in printed version at the Municipal Office during regular business hours of 8:30 a.m. to 4:00 p.m., Monday to Friday. For further information please contact:

CONTACT US



82133 Council Line
Goderich, ON N7A 3Y2
(519) 524-4669
info@acwtownship.ca
www.acwtownship.ca