



DEVELOPMENT CHARGES

TOWN OF SHELBURNE

DEVELOPMENT CHARGES BY-LAWS NOS.

20-2020, 21-2020, 46-2020, 45-2025 & 46-2025

The Development Charges Act, 1997, enables a municipality to pass by-laws for the imposition of development charges against development based on future capital needs. All land within the Town of Shelburne is affected by development charges. Additional area-specific charges are imposed on developments in the defined School Road Area, East Area and the West Area.

PURPOSE OF DEVELOPMENT CHARGES

The purpose of a Development Charge is to recover cost incurred as a result of new development by providing a mechanism for collecting funds for growth-related capital costs or improvements.

By passing a By-law under the Development Charges Act, the Town may impose Development Charges for new or expanding development. Such a charge ensures that funds are available so that existing development does not experience a decreased level of service and that new development pays for the capital expenditures for which it is responsible.

DEVELOPMENT CHARGES BY-LAWS

The Council of the Town of Shelburne passed By-law Nos. 20-2020 and 21-2020 on May 11, 2020, By-law No. 46-2020 on September 28, 2020, and By-law Nos. 45-2025 and 46-2026 on November 10, 2025, under Section 13 of the Development Charges Act, S.O. 1997, c27.

By-law 45-2025 establishes Town-wide charges for library services, parks and recreation services, protection services, development-related studies, services related to a highway (public works and roads and related), water services and wastewater services (collection systems). By-laws 20-2020, 21-2020 and 46-2020 establish area-specific charges for the School Road Area, East Area and West Area, respectively. By-law 46-2025 establishes Town-wide charges for wastewater facilities (plant and financing).

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge in accordance with the by-laws are summarized in this pamphlet for information purposes.

RULES FOR DEVELOPMENT CHARGES

Development Charges Imposed

- (1) Development Charges apply where development requires:
 - the passing of a zoning by-law or an amendment thereto;
 - the approval of a minor variance;
 - a conveyance of land to which a part lot control by-law applies;
 - the approval of a plan of subdivision;
 - a consent;
 - the approval of a condominium description; or
 - the issuing of a building permit.
- (2) Rule (1) does not apply in respect to local services installed or paid for by the owner as a condition of approval under Section 51 or 53 of the Planning Act.
- (3) Where two or more actions described in (1) are required before land can be developed, only one development charge shall be calculated and collected, provided that where two or more actions described in (1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional development charge shall be calculated and collected.

Applicable Lands

- (4) Development Charges apply to all lands in the municipality except the following categories of development:
 - development undertaken by a Board of Education;
 - development undertaken by any municipality or local board thereof;
 - development undertaken by a hospital under the Public Hospitals Act;
 - development of a place of worship exempt from taxation under the Assessment Act;
 - development of farm buildings;
 - Long-term care home development as defined in ss. 2 (1) of the Fixing Long-Term Care Home Act, 2021;
 - Affordable housing and attainable housing as defined in ss. 4.1 (1) of the Act, and Non-profit housing as defined by ss. 4.2 (1) of the Act.

Time of Payment

- (5) Except as otherwise provided by Sections 26.1 and 26.2 of the Development Charges Act or by an agreement, a development charge is calculated and payable on the date a building permit is issued.
- (6) Notwithstanding Rule (5), Development Charges with respect to development requiring approval of a Plan of Subdivision or a consent under the Planning Act shall be payable at the time prescribed in the subdivision agreement or consent agreement.

Interest Rates

- (7) Where Section 26.1(3) or 26.2 of the Development Charges Act applies, the municipality will charge interest on the development charge in accordance with the Act, the Development Charges By-law and the municipality's Development Charges Interest Rate Policy.

Calculation of Development Charges – Residential

- (8) For residential development or re-development or the residential portion of a mixed use development or redevelopment, the development charge payable shall be the sum of the product of the number of dwelling units of each type multiplied by the corresponding development charge rate for such dwelling unit type.

Rules with Respect to Re-Development

- (9) In the case of the demolition or conversion of all or part of a residential or non-residential building or structure:
- a credit shall be allowed, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued;
 - if a development or redevelopment involves the demolition and/or conversion of and replacement of a building or structure, a credit shall be allowed equivalent to the number of residential dwelling units and/or non-residential gross floor area demolished or converted multiplied by the applicable residential and non-residential development charge in place at the time the development charge is payable;
 - a credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt from development charges.

NOTE: refer to Section 2(3, 3.1, 3.2 and 3.3) of the Development Charges Act for rules with respect to the enlargement of an existing dwelling unit and the creation of additional dwelling units in residential buildings.

RESIDENTIAL DEVELOPMENT CHARGE

Residential Development Charges include the following service categories and corresponding costs per capita:

SERVICE	CHARGE BY UNIT TYPE (1)			
	SINGLE & SEMI-DETACHED	MULTIPLE DWELLING	APARTMENTS 2+ BEDROOMS	APARTMENTS ≤ 1 BEDROOM
Library Services	\$332	\$250	\$196	\$128
Parks and Recreation	\$14,839	\$11,200	\$8,789	\$5,732
Protection Services	\$1,115	\$842	\$661	\$431
Development-Related Studies	\$463	\$349	\$274	\$179
Public Works	\$779	\$588	\$461	\$301
Roads and Related	\$2,795	\$2,110	\$1,656	\$1,080
TOTAL TOWN-WIDE RESIDENTIAL CHARGE BY UNIT TYPE	\$20,323	\$15,339	\$12,037	\$7,851

Water Services	\$7,509	\$5,668	\$4,448	\$2,901
Wastewater Services	\$2,780	\$2,099	\$1,647	\$1,074
TOTAL RESIDENTIAL CHARGE BY UNIT TYPE (Water and Wastewater)	\$10,289	\$7,767	\$6,095	\$3,975

Town-Wide Charge	\$20,323	\$15,339	\$12,037	\$7,851
Water and Wastewater Services	\$10,289	\$7,767	\$6,095	\$3,975
Wastewater Facilities (Plant)	\$20,866	\$15,750	\$12,359	\$8,060
Wastewater Facilities (Financing)	\$7,184	\$5,423	\$4,255	\$2,775
TOTAL RESIDENTIAL CHARGE BY UNIT TYPE (FULLY SERVICED) WITHOUT FINANCING CHARGE FOR WASTEWATER FACILITIES	\$51,480	\$38,856	\$30,491	\$19,886
TOTAL RESIDENTIAL CHARGE BY UNIT TYPE (FULLY SERVICED) WITH FINANCING CHARGE FOR WASTEWATER FACILITIES	\$58,662	\$44,279	\$34,746	\$22,661

*Totals may not add due to rounding.

NON-RESIDENTIAL DEVELOPMENT CHARGE

Non-Residential Development Charges include the following service categories and corresponding costs per unit of Gross Floor Area (GFA):

SERVICE	CHARGE (\$/sq.m.)
Protection Services	\$4.27
Development -Related Studies	\$1.77
Town-Wide General Services Charge Per sq.m.	\$6.04
Public Works	\$2.97
Roads and Related	\$10.76
Town-Wide Services Related to a Highway - Charge Per sq.m.	\$13.73
TOTAL TOWN-WIDE NON-RESIDENTIAL CHARGE PER SQ.M	\$19.77

Water Supply and Distribution Services	\$28.65
Wastewater Services – Collection Systems	\$10.64
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (Water and Wastewater)	\$39.29

Town-Wide Charge	\$19.77
Water and Wastewater Services	\$39.29
Wastewater Facilities (Plant)	\$80.76
Wastewater Facilities (Financing)	\$27.80
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (FULLY SERVICED) WITHOUT FINANCING CHARGE FOR WASTEWATER FACILITIES	\$139.83
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (FULLY SERVICED) WITH FINANCING CHARGE FOR WASTEWATER FACILITIES	\$167.63

Totals may not add due to rounding.

Calculation of Development Charges – Non-Residential

- (9) For non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, the development charge payable shall be the sum of the product of the gross floor area multiplied by the corresponding development charge rate for such gross floor area.

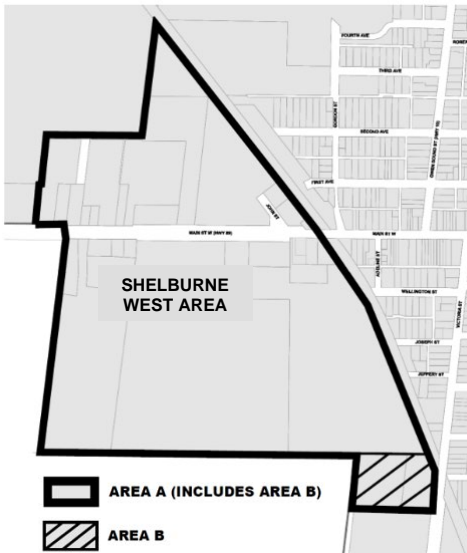
Exemptions for Industrial Expansion

- (10) For the enlargement of the gross floor area of an existing industrial building, the amount of the development charge payable is as follows:
- if the initial gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect to the enlargement is zero; or
 - if the initial gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

CHARGE FOR AREA SPECIFIC DEVELOPMENT

	TYPE OF DEVELOPMENT	CHARGE
School Road Residential	Single and Semi-Detached	\$ 7,318 /unit
	Other Multiples	\$ 5,856 /unit
	Apartments - 2 Bedrooms +	\$ 4,147 /unit
	Apartment - Bachelor and 1 Bedroom	\$ 2,842 /unit
	School Road - Non-Residential	\$ 38.59/sq. m of GFA
East Area Improvement Residential	Single and Semi-Detached	\$ 13,016 /unit
	Other Multiples	\$ 10,418 /unit
	Apartments - 2 Bedrooms +	\$ 7,375 /unit
	Apartment - Bachelor and 1 Bedroom	\$ 5,054 /unit
	East Area Improvement - Non-Residential	\$ 68.87/sq. m of GFA
West Area A	Single and Semi-Detached	\$ 2,348 /unit
	Other Multiples	\$ 1,880 /unit
	Apartments - 2 Bedrooms +	\$ 1,331 /unit
	Apartment - Bachelor and 1 Bedroom	\$ 912 /unit
	West Area A - Non-Residential	\$ 6.25/sq. m of GFA
West Area B	Single and Semi-Detached	\$ 6,190 /unit
	Other Multiples	\$ 4,954 /unit
	Apartments - 2 Bedrooms +	\$ 3,508 /unit
	Apartment - Bachelor and 1 Bedroom	\$ 2,406 /unit
	West Area B - Non-Residential	\$ 27.70/sq. m of GFA

*CHARGE is calculated by adding applicable area specific charges listed in Schedules B.1 and B.2 of By-laws 20-2020, 21-2020 and 46-2020 with the corresponding Town-Wide Residential or Non-Residential Development Charges listed in Schedules B.1 and B.2 (or C.1. and C.2) of By-law Nos. 45-2025 and 46-2025. East Area Improvement charges as adjusted by OLT Order dated June 7, 2023.



BY-LAW 46-2020 - SCHEDULE C



BY-LAW 21-2020 - SCHEDULE C



BY-LAW 20-2020 - SCHEDULE C

TOWN OF SHELBURNE DEVELOPMENT CHARGES

This pamphlet summarizes the Development Charges imposed by the Town of Shelburne. The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult with the municipality in which the development approval is sought, to determine the applicable charges that may apply to specific development proposals.

For further information, please contact:

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COUNTY & EDUCATION DEVELOPMENT CHARGES

TYPE OF DEVELOPMENT	DEVELOPMENT CHARGE*	
	COUNTY	EDUCATION
Residential		\$2,932 per unit
- Single/Semi-Detached	\$ 3,692.77 per unit	
- Other Multiples	\$ 2,835.90 per unit	
- Stacked Townhouses	\$ 1,752.21 per unit	
- Apartments 2 bedrooms+	\$ 1,752.21 per unit	
- Apartments – Bachelor and 1 bedroom	\$ 1,265.41 per unit	
Non-Residential	\$ 12.27 /m ² GFA	n/a

*Dufferin County and Upper Grand District School Board (UGDSB) Development Charges are not set by the Town of Shelburne and are collected by the County. In the event of discrepancies between this pamphlet and County of Dufferin or UGDSB By-laws, the County and UGDSB By-laws shall govern.

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