



 **Watson
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ECONOMISTS LTD.

2025 Development Charges Update Study

Township of Selwyn

For Public Circulation

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1. Introduction

1.1 Background

The Township of Selwyn (Township) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the Township's current residential and non-residential D.C.s is documented in the Township's "2023 Development Charges Background Study" dated June 9, 2023, as amended (2023 D.C. Background Study). The 2023 D.C. Background Study provides the supporting documentation for the following Township D.C. by-laws:

- By-law 2023-053 (Roads and Related), as amended;
- By-law 2023-054 (Fire Services), as amended;
- By-law 2023-055 (Parks and Recreation Services), as amended;
- By-law 2023-056 (Library Services), as amended;
- By-law 2023-057 (Emergency Preparedness);
- By-law 2023-058 (Lakefield South – Wastewater Services), as amended;
- By-law 2023-059 (Lakefield South – Water Services); and
- By-law 2023-060 (Lakefield South – Roads and Related).

The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force as of January 1, 2025.



Table 1-1
Township of Selwyn
Current (Indexed) Schedule of D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township-wide Services/Class of Service:					
Roads and Related	3,153	2,358	2,464	1,417	2.03
Fire Services	308	230	241	138	0.20
Parks and Recreation Services	2,054	1,536	1,605	922	0.36
Library Services	1,268	948	990	570	0.22
Emergency Preparedness	9	7	7	4	0.01
Growth-related Studies	140	105	110	64	0.09
Total Township-wide Services/Class of Services	6,932	5,184	5,417	3,115	2.91
Lakefield South Development Area:					
Sanitary Collection	4,916	3,677	3,841	2,209	2.53
Sanitary Treatment	485	363	380	218	0.26
Water Distribution	2,067	1,546	1,615	928	1.06
Water Treatment	3,557	2,660	2,779	1,597	1.84
Roads and Related	878	656	686	394	0.45
Growth-related Studies	95	71	74	42	0.05
Total Lakefield South Development Area	11,998	8,973	9,375	5,388	6.19
GRAND TOTAL - TOWNSHIP-WIDE	6,932	5,184	5,417	3,115	2.91
GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA	18,930	14,157	14,792	8,503	9.10



1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in the Township's D.C. by-laws, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 *Payment in any Particular Case*

In accordance with the D.C.A., subsection 2 (2), a D.C. shall be calculated, payable, and collected where the development requires one or more of the following:

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*;
- a consent under section 53 of the *Planning Act*;
- the approval of a description under section 50 of the *Condominium Act*; or
- the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

1.2.2 *Determination of the Amount of the Charge*

The calculation for residential development is generated on a per capita basis and imposed based on four housing types (i.e., single and semi-detached, two bedrooms and larger apartments, bachelor and one-bedroom apartments, and other multiples). The eligible D.C. cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the "gross" (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated and imposed on a per square foot (sq.ft.) of gross floor area (G.F.A.) basis.

1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

Where development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a redevelopment credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;



- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units;
- Full exemption for attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e. three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Non-statutory exemptions

- Hospitals under the *Public Hospitals Act*;
- Non-residential farm buildings; and
- Industrial buildings.

1.2.5 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into between the Township and an owner under section 27 of the D.C.A.

Rental housing and institutional developments pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval is determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application was deemed complete.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate imposed by the Township is governed by the Township's Development Charges Interest Rate Policy.



1.2.6 Indexing

Indexing of the D.C.s takes place annually on January 1, in accordance with the Statistics Canada Non-Residential Building Construction Price Index (currently Table 18-10-0289-01) for the most recent year-over-year period.

1.2.7 By-law Duration

The Township's D.C. by-laws will expire as per section 9 of the D.C.A. (currently at 12:01 AM on September 12, 2033), unless they are repealed by Council at an earlier date.

1.3 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Township's D.C. by-laws. The proposed amendments comprise the addition of a definition for park model trailers and clarifying which D.C. rate will apply to such developments, as well as updating the timing of payment provisions for developments proceeding through a Site Plan or Zoning By-law Amendment to align with recent changes to the D.C.A.

This D.C. background study and draft amending by-laws will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 4 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-laws

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A. – i.e., at least 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Township's website in accordance with provisions of the D.C.A. The statutory public meeting is planned to be held on March 25, 2025. A presentation will be made to the public regarding the



recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-laws after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the amending D.C. by-laws is April 22, 2025.

1.4 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e., rules) contained in the Township's D.C. by-laws remain unchanged by this process.

The proposed amendments to the Township's D.C. by-laws introduce a definition for Park Model Trailers and provide clarification on the rate that will apply to this type of development (i.e., the "Apartment – Bachelor and 1 Bedroom" rate). Additionally, the proposed amendments update the time of payment provisions for developments proceeding through a Site Plan or Zoning By-law Amendment to align those provisions with recent changes to the D.C.A. Chapter 3 presents the changes to the D.C. by-laws' policies and rules to reflect the proposed amendments.

2. Anticipated Development

It is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The growth forecast contained in Chapter 3 of the 2023 D.C. Background Study, as amended (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a ten-year period (mid-2023 to mid-2033) and a 28-year time horizon (mid-2023 to mid-2051).

The growth forecast contained in the 2023 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2023 D.C. Background Study remains unchanged.

Table 2-1
Township of Selwyn
2023 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Net Population ^A	Residential Units ^A	Employment ^B	Gross Floor Area (sq.ft.)
Mid-2023	21,855	8,686	4,320	
Mid-2033	23,178	9,406	4,576	
Mid-2051	25,288	10,811	4,841	
Incremental Growth				
10-year (2023-2033)	1,323	720	256	187,000
28-year (2023-2051)	3,433	2,125	521	385,000
Buildout (Lakefield South Development Area)	4,518	2,201	161	101,000

A Includes Seasonal Population/Dwellings

B Excludes Work at Home and No Fixed Place of Work



3. D.C. Policy Recommendations and D.C. By-law Rules

The Township's current D.C. by-laws provide for the uniform Township-wide and area-specific recovery of growth-related costs. D.C.s are imposed for each service through individual by-laws. The intent of the amendment does not alter the Township's policy for the imposition of Township-wide and area-specific D.C.s.

Other than those policy revisions identified in Section 3.1, all other rules and policies contained within the Township's D.C. by-laws remain unchanged.

3.1 Park Model Trailers

As noted in section 1.2.2 of this report, and in accordance with the D.C.A., the Township's development charge by-laws impose development charges on all development that requires the issuance of a building permit. In accordance with the Ontario Building Code, park model trailers require a building permit and therefore prompt the imposition of a development charge. Based on the definitions in the Township's development charge by-laws, park model trailers would be charged at the rate applicable to single- and semi-detached dwellings. However, park model trailers are anticipated to have occupancy levels similar to small apartment units and should be charged a similar rate.

Therefore, it was determined that a definition for park model trailers should be included in the Township's D.C. by-laws. Furthermore, it was determined that clarification should be added to the Township's D.C. by-laws to indicate which rate applies to this type of development. The following definition of Park Model Trailers is proposed:

- "Park model trailer" means any structure that is designed to be mobile and meets the following criteria:
 - built on a single chassis mounted on wheels;
 - designed to facilitate relocation from time to time;
 - designed to provide a permanent or seasonal residence for one or more persons;
 - designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and



- has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.

Additionally, for the purposes of Section 3.12 and determining the type of residential use applicable for a park model trailer, a new section will be added detailing that a park model trailer shall be charged at the Apartment – Bachelor and 1 Bedroom rate as set out in Schedule A of the by-law.

3.2 Timing of Payment

On June 6, 2024 the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) received Royal Assent and introduced changes to the D.C.A. Among the amendments was a change to the D.C. rate freeze applicability timeline for developments proceeding through Site Plan or Zoning By-law Amendment applications. Prior to Bill 185, for developments that were subject to a Site Plan or Zoning By-law Amendment application, D.C.s were ‘frozen’ at the rates that were in effect on the date the application was submitted, provided the building permit was issued within two (2) years of application approval. The rate freeze applicability timeline has been reduced to 18 months through Bill 185. Note that the two-year timeline will still apply to applications approved between January 1, 2020, and prior to Bill 185 receiving Royal Assent (i.e., June 6, 2024).

Therefore, section 3.19 of the Township’s D.C. by-laws is proposed to be amended to the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township’s Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township’s Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

4. Process for Adoption of the Amending Development Charges By-laws

If approved, the changes provided herein will form part of the 2023 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft amending D.C. by-laws being presented for Council's consideration. The D.C. Update Study and draft amending D.C. by-laws will be presented to the public at a public meeting of Council to solicit public input on the proposed amending D.C. by-laws.

It is anticipated that Council will consider for adoption the proposed amending by-laws at a subsequent meeting of Council on April 22, 2025, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the amending D.C. by-laws. It is proposed that the amending D.C. by-laws will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. by-Laws, it is recommended that Council:

“Approve the Development Charges Update Study dated February 12, 2025, subject to further annual review during the capital budget process;”

“Determine that no further public meeting is required;” and

“Approve the Amending Development Charge By-laws as set out herein.”

Appendices



Appendix A

Draft Amending D.C. By-laws



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-053

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-053 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-053 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-054

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-054 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-054 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-055

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-055 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-055 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-056

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-056 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-056 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-057

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-057 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-057 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-058

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-058 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-058 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-059

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-059 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-059 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk



The Corporation of the Township of Selwyn

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2023-060

WHEREAS the Council of the Corporation of the Township of Selwyn (the "Council") anticipates that the Corporation of the Township of Selwyn (the "Township") will experience additional development, including redevelopment throughout the Township and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS subsection 19 (1.2) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed;

AND WHEREAS the Council of the Township of Selwyn passed By-law 2023-060 on August 8, 2023.

Now Therefore the Council of the Corporation of the Township of Selwyn Enacts as follows:

1. By-law 2023-060 is hereby amended as follows:
 - 1.1 The definition of "Park model trailer" be added to section 1.1 of the By-law, as follows:

"Park model trailer" means any structure that is designed to be mobile and meets the following criteria:

 - (a) built on a single chassis mounted on wheels;
 - (b) designed to facilitate relocation from time to time;
 - (c) designed to provide a permanent or seasonal residence for one or more persons;
 - (d) designed as living quarters and may be connected to those utilities necessary for installed fixtures and appliances; and
 - (e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft²) when in the set up mode and having a width greater than 2.6 m (8.53 ft) when in the transit mode.



1.2 The following be added as section 3.12.1:

Park model trailers shall be charged at the “Apartment – Bachelor and 1 Bedroom” rate as set out in Schedule “A” of this by-law.

1.3 Section 3.14 be deleted and replaced with the following:

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use;
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of redevelopment of land that contained one or more park model trailers, the amount of the credit will be calculated by multiplying the applicable “Apartment – Bachelor and 1 Bedroom” rate by the number of park model trailers that have been or will be demolished or removed from the site, provided that:
 - (i) the owner provides such documentary evidence as is satisfactory to the Chief Building Official that the park model trailers existed on the same land within 5 years prior to the date of payment of development charges and that the park model trailers were approved through an issued building permit;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



1.4 Section 3.19 be deleted and replaced with the following:

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.16 and 3.18 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy. Where both planning applications apply, Development Charges under sections 3.16 and 3.18 shall be calculated based on the rates, including interest as provided in the Township's Council approved Development Charge Interest Rate Policy, set out in Schedule "A" on the date of the later planning application.

2. This by-law shall come into force and effect on the day it is passed.

Passed this 22nd day of April 2025.

Mayor

Clerk