



# Development Charges

## Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Township of Selwyn 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 Selwyn for their review and may be reviewed by the public at the municipal office during regular business hours at 1310 Centre Line, Selwyn Ontario K9J 6X5.

## Purpose 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 services for which development charges are imposed include:

### Municipal-Wide Services

- Roads and Related
- Fire Services
- Parks and Recreation
- Library Services
- Emergency Preparedness

### Area-Specific Services – Lakefield South

- Water and Wastewater
- Roads and Related

## Related By-laws and Rules

The information contained herein is intended only as a guide. Applicants should review the By-laws and consult with the Building Department to determine the applicable charges.

The main rules for determining if a development charge is payable and for determining the amount of the charge, are as follows:

1. Development Charges By-law Nos. 2023-053, 2023-054, 2023-055, 2023-056 and 2023-057 (as amended), apply to all lands in the Township. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the By-law.
2. Development Charges By-law Nos. 2023-058, 2023-059 and 2023-060 (as amended), apply to all lands in the Lakefield South Development Area in the Township. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the By-law.

## Reductions in Development Charges

A reduction in development charges under the By-law is allowed in the case of a demolition or redevelopment of a residential or non-residential 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 (5) years of the issuance of the demolition permit.

A 50% reduction for development charges is provided: for affordable rental housing apartments with a minimum of 6 units being built outside of the Central Business District

## Payment of Development Charges

A Development Charge shall be calculated and payable in full, pursuant to the Act or the applicable Selwyn By-laws, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.

## Index of Charges

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 Quarterly, "Construction Price Statistics."

### For further information, please contact:

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Selwyn DC - January 2025 Indexed

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)
<b>Township-wide Services/Class of Service:</b>					
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
<b>Total Township-wide Services/Class of Services</b>	<b>6,932</b>	<b>5,184</b>	<b>5,417</b>	<b>3,115</b>	<b>2.91</b>
<b>Lakefield South Development Area:</b>					
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
<b>Total Lakefield South Development Area</b>	<b>11,998</b>	<b>8,973</b>	<b>9,375</b>	<b>5,388</b>	<b>6.19</b>
<b>GRAND TOTAL - TOWNSHIP-WIDE</b>	<b>6,932</b>	<b>5,184</b>	<b>5,417</b>	<b>3,115</b>	<b>2.91</b>
<b>GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA</b>	<b>18,930</b>	<b>14,157</b>	<b>14,792</b>	<b>8,503</b>	<b>9.10</b>

This pamphlet provides an overview of development charges in the Township of Selwyn outlined in: By-law 2023-053 as amended, By-law 2023-054 as amended, By-law 2023-055 as amended, By-law 2023-056 as amended, By-law 2023-057 as amended, By-law 2023-058 as amended, By-law 2023-059 as amended, and By-law 2023-060 as amended.