

SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES
FOR TOWNSHIP-WIDE AND URBAN SERVICED AREA

The Corporation of the
Township of Mapleton

DEVELOPMENT CHARGES
(Effective September 29, 2009)

A list of the municipal services for which development charges are imposed and the amount of the charge by development type is as follows: *(Effective January 1, 2010)*

This pamphlet summarizes the Township of Mapleton Development Charges.

The information contained herein is intended **only as a guide**. Applicants should review the approved Development Charges By-law and consult with the Township of Mapleton Clerk's Office to determine the applicable charges that may apply to a specific development proposal.

A complete copy of the Development Charges By-law 2009-060 is available for inspection in the Township of Mapleton Clerk's Office during regular business hours (weekdays from 8:00 a.m. to 5:00 p.m.) excluding statutory holidays.

Service	RESIDENTIAL (per Unit)				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single & Semi Detached Dwellings	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	EXEMPTION - properties serviced with water and wastewater
Township Wide Services					
Roads and Related	1,554	860	591	1,107	0.98
Fire Protection Services	114	63	44	81	0.07
Outdoor Recreation Services	304	168	116	216	0.02
Indoor Recreation Services	1,257	696	478	895	0.09
Administration	345	191	131	246	0.18
Total Township Wide Services	3,574	1,978	1,360	2,545	1.34
Urban Service Area					
Wastewater Services	1,741	963	662	1,239	0.95
Water Services	1,318	729	501	939	0.72
Total Urban Serviced Area	3,059	1,692	1,163	2,178	1.67
Grand Total Rural Area	3,574	1,978	1,360	2,545	1.34
Grand Total - Urban Area (Drayton)	6,633	3,670	2,523	4,723	3.01
Grand Total - Urban Area (Moorefield)	5,315	2,941	2,022	3,784	2.29

General Purpose:

The general purpose of Development Charges By-law 2009-060 is to impose development charges on lands located in the municipality under development/redevelopment to cover for increased capital costs for services arising from development in the area to which the By-law applies.

SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule B, which relate to the services set out in Schedule A (see By-law).
- (2) The development charges with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total gross floor area of such development.
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule A (see By-law).
- (4) Notwithstanding, the development of a residential or non-residential building is exempt from that portion of the development charges calculated for any particular service, if it is located outside of the boundaries applicable to such service.
- (5) This By-law does not provide for the phasing in of the rates in Schedule B.

Indexing:

Development Charge shall be adjusted annually, without amendment to this By-law, on January 1st of each year, in accordance with the prescribed index in the Act.

Time of Payment:

Development Charges are calculated and payable when the Building Permit is issued.

Purpose of Municipal Treasurer's Statement:

The general purpose of the statement to the Municipal Treasurer is to document annually the continuity of each Development Charge reserve fund, inclusive of services covered, draws, amount and source of other monies used for development charge projects, interest earnings, development charge collections, borrowings including amount and source of repayments, and landowners credit transactions. The Treasurer's annual statement may be viewed in the offices of the Treasurer during regular office hours.

Additional Information:

For further information, please contact:

The Township of Mapleton	Phone Number:	519-638-3313
7275 Sideroad 16	Fax Number:	519-638-5113
Drayton, ON, N0G 1P0	Web site :	www.mapleton.ca

APPLICABLE LANDS

- (1) This By-law applies to all lands in the municipality, whether or not the lands or use is exempt from taxation under Section 13 of the *Assessment Act*, 1990, c.A.31.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) the Township or a local board thereof;
 - (b) a board of education;
 - (c) the County of Wellington or any local board thereof;
 - (d) a temporary use permitted under a zoning by-law enacted under section 39 of the *Planning Act*;
 - (e) an accessory use;
 - (f) a home business;
 - (g) an agricultural use;
 - (h) an institutional use;
 - (i) a place of worship;
 - (j) a non-residential development in areas that are currently serviced for water and wastewater services; and
 - (k) temporary erection of a building without foundation as defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site which development charges or lot levies have previously been paid.
- (3) This By-law shall not apply to the enlargement or creation of additional units in existing residential dwellings as follows:
 - (a) one or two additional units in an existing single detached dwelling unit where the total residential gross floor area of the additional one or two dwelling units is less than the total gross floor area of the existing dwelling unit;
 - (b) one additional unit in any other existing residential building where the additional dwelling unit has a residential gross floor area less than:
 - (i) in the case of a semi-detached house or row-house, the gross floor area of the existing dwelling unit, and
 - (ii) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit contained in the residential building.
- (4) In the case of an enlargement of and "existing industrial building" no development charge is payable, if the gross floor area is enlarged by 50 per cent or less.
- (5) Notwithstanding, if the gross floor area of an "existing industrial building" is enlarged by more than 50 per cent, development charges shall be calculated and collected in accordance with Schedule B on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.

- (6) Where a conflict exists between the provisions of this By-law and any other agreement between the Township and the owner, with respect to land to be charged under this By-law, the provisions of such agreement prevail to the extent of the conflict.

APPROVALS FOR DEVELOPMENT

- (1) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (2) No more than one development charge for each service shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described above are required before the lands, buildings or structures can be developed.
- (3) Despite subsection (2), if two or more of the actions described above occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

REDUCTION OF DEVELOPMENT CHARGES FOR REDEVELOPMENT

- (1) If a development involves the demolition of 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 credit equivalent to:
 - (a) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
 - (b) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition 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 three years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.