



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
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Town of Kingsville Development Charges Pamphlet

This pamphlet summarizes the Town of Kingsville's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review the relevant By-law and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charge Background Study and By-law No. 1-2018 is available for inspection in the office of the Town Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m. and on the Town's website: www.kingsville.ca

(This pamphlet does not include Development Charge information for the Local School Boards or their policies on development charges)

Purpose of Development Charges

Development charges are levies against new development imposed to assist in financing the infrastructure required to meet the increased need for services resulting from growth and development. Development charges help protect existing taxpayers by having growth pay for growth.

The Town of Kingsville's Council passed By-law No. 1-2018 on January 29, 2018 under section 2 of the *Development Charges Act, 1997, as amended*. This by-law establishes Town-wide and Urban-area development charges.

Council decided that the calculated charges be phased-in, as provided in Schedule B of the By-law. This results in the development charge rates shown in this pamphlet.

Development Charges Rules

1. Development Charge By-law No. 1- 2018 applies to all lands in the Town of Kingsville.
2. Development Charges are payable under the By-law on the date a building permit is issued.
3. The following uses are wholly exempt from Development Charges under the By-law:
 - lands owned by and used for the purposes of a municipality, local board thereof, or board of education;
 - the growing area of a greenhouse
 - a place of worship;



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- a bona fide farm building;
 - the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified conditions are met;
 - the enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
4. A reduction in development charges under By-law No. 1-2018 is allowed in the case of a redevelopment of a building, provided that the building existed on the same land within 5 years prior to the date of payment of development charges.
 5. The schedule of development charges shall be adjusted annually on January 1 in accordance with the Non-residential Building Construction Price Index.

Services to Which Development Charges Relate

- Administration—Growth related studies
- Non-administration facilities
- Library Services
- Fire Services
- Police Services
- Indoor and Outdoor Recreation
- Services Related to a Highway
- Stormwater Services
- Water Services
- Wastewater Services

Treasurer's Statement

Every year, the Treasurer prepares a statement to document the continuity of each development charge reserve fund. The Treasurer's Statement shall provide a description of each service for which a fund was established, the opening and closing balances of the reserve funds and of the transactions relating to the funds, the sources of funding including the manner in which capital costs not funded under the by-law was or will be funded.

The Treasurer's Annual Statement may be viewed by the public at the office of the Town Clerk during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.



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Schedule of Development Charges

Town Wide (No access to Municipal Water, Wastewater or Stormwater services)	Effective Jan 30, 2018**	Effective Mar 1, 2018	Effective Jan 1, 2019*	Effective Jan 1, 2020*	Effective Jan 1, 2021*	Effective Jan 1, 2022*
Residential						
Single and Semi-Detached Dwelling	\$7,411	\$7,411	\$7,411	\$7,411	\$7,411	\$7,411
Apartments - Bachelor and 1 Bedroom (per unit)	\$3,569	\$3,569	\$3,569	\$3,569	\$3,569	\$3,569
Apartments - 2 Bedrooms + (per unit)	\$4,391	\$4,391	\$4,391	\$4,391	\$4,391	\$4,391
Other Multiples (per unit)	\$5,116	\$5,116	\$5,116	\$5,116	\$5,116	\$5,116
Bunk Houses (per capita - max. 10x)	\$ -	\$499	\$998	\$1,497	\$1,996	\$2,495
Non Residential						
Gross Floor Area (per sq ft)	\$0.37	\$0.42	\$0.47	\$0.52	\$0.57	\$0.59
Greenhouses - Non-growing Area (per sq ft)	\$ -	\$0.11	\$0.22	\$0.33	\$0.44	\$0.54
Wind Turbine (per unit)	\$ -	\$1,109	\$2,218	\$3,327	\$4,436	\$5,545

Town Wide (with access to Municipal Water only)	Effective Jan 30, 2018**	Effective Mar 1, 2018	Effective Jan 1, 2019*	Effective Jan 1, 2020*	Effective Jan 1, 2021*	Effective Jan 1, 2022*
Residential						
Single and Semi-Detached Dwelling	\$8,246	\$8,795	\$9,344	\$9,893	\$10,442	\$10,991
Apartments - Bachelor and 1 Bedroom (per unit)	\$3,752	\$4,060	\$4,368	\$4,676	\$4,984	\$5,293
Apartments - 2 Bedrooms + (per unit)	\$4,844	\$5,178	\$5,512	\$5,846	\$6,180	\$6,512
Other Multiples (per unit)	\$6,018	\$6,333	\$6,648	\$6,963	\$7,278	\$7,587
Bunk Houses (per capita - max. 10x)	\$ -	\$740	\$1,480	\$2,220	\$2,960	\$3,700



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Urban (access to Municipal Water, Wastewater and Stormwater services)	Effective Jan 30, 2018**	Effective Mar 1, 2018	Effective Jan 1, 2019*	Effective Jan 1, 2020*	Effective Jan 1, 2021*	Effective Jan 1, 2022*
Residential						
Single and Semi-Detached Dwelling	\$8,943	\$9,801	\$10,659	\$11,517	\$12,375	\$13,234
Apartments - Bachelor and 1 Bedroom (per unit)	\$4,069	\$4,530	\$4,991	\$5,452	\$5,913	\$6,373
Apartments - 2 Bedrooms + (per unit)	\$5,253	\$5,771	\$6,289	\$6,807	\$7,325	\$7,841
Other Multiples (per unit)	\$6,526	\$7,048	\$7,570	\$8,092	\$8,614	\$9,136
Bunk Houses (per capita - max. 10x)	\$ -	\$891	\$1,782	\$2,673	\$3,564	\$4,456
Non Residential						
Gross Floor Area (per sq ft)	\$0.71	\$1.03	\$1.35	\$1.67	\$1.99	\$2.33
Greenhouses - Non-growing Area (per sq ft)	\$ -	\$0.11	\$0.22	\$0.33	\$0.44	\$0.54
Wind Turbine (per unit)	\$ -	\$1,109	\$2,218	\$3,327	\$4,436	\$5,545

* Subject to annual indexation in accordance with the bylaw

** Rates effective from Jan 30 - March 1st, 2018 reflect the lesser of: existing 2017 rates and 2018 phased-in rates

Additional Information: This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the *Development Charges Act, 1997*, the Background Study and By-law 1-2018.