



This pamphlet summarizes Loyalist Township's policy with respect to development charges (DCs). [By-law No. 2021-066](#) imposes Township-wide development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with Township staff to determine the charges that may apply to specific development proposals.

Pamphlet updated December 15, 2021

To reflect rates effective January 1, 2022

BACKGROUND

The Council for Loyalist Township enacted a new development charges By-law 2021-066 on October 25, 2021.

This by-law imposes a charge on all lands developed within Loyalist Township except for those exemptions as provided under the [Development Charge Act, 1997](#) (DCA) and those outlined in the By-law 2021-066. A copy of the by-law is available on the Township website and/or from the Clerk's Department.

PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected by the Township for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in Loyalist Township.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing January 1, 2023, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- Emergency Services;
- Parks & Recreation;
- Development-Related Studies;
- Services Related to a Highway: Roads & Related;
- Services Related to a Highway: Public Works – Buildings & Fleet; and
- Stormwater Management.

TREASURER'S STATEMENT

The Treasurer for Loyalist Township shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the Treasurer's statement can be viewed by the public at the Township's office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30.

RESIDENTIAL DEVELOPMENT CHARGE RATES

Service	Residential Charge by Unit Type		
	Singles/ Semis	Multiple Dwelling	Apart- ments
Emergency Services	\$1,366	\$1,060	\$828
Parks & Recreation	\$3,349	\$2,600	\$2,031
Development-Related Studies	\$335	\$260	\$203
Services Related to a Highway			
<i>Roads & Related</i>	\$1,435	\$1,114	\$871
<i>Public Works – Buildings & Fleet</i>	\$1,801	\$1,398	\$1,092
Stormwater Management	\$671	\$521	\$407
Total	\$8,957	\$6,953	\$5,432

NON-RESIDENTIAL DEVELOPMENT CHARGE RATES

Service	Industrial Charge (\$/m ²)	Non-Industrial Charge (\$/m ²)
Emergency Services	\$10.85	\$10.85
Parks & Recreation	\$0.00	\$0.00
Development-Related Studies	\$2.67	\$2.67
Services Related to a Highway		
<i>Roads & Related</i>	\$5.27	\$22.92
<i>Public Works – Buildings & Fleet</i>	\$14.31	\$14.31
Stormwater Management	\$5.34	\$5.34
Total	\$38.44	\$56.09

TIMING AND CALCULATION OF PAYMENT

A development charge shall be calculated and payable pursuant to the by-law, in accordance with Section 26, Section 26.1 and Section 26.2 of the Act.

A building permit will not be issued until all development charges have been paid unless otherwise stated in the DCA.

Payment of a development charge may be deferred subject to terms and conditions set out by Township policy.

EXEMPTIONS & INCENTIVES

DCs are payable on all new residential and non-residential development unless the By-law or the Act provides an exemption. Exemptions provided in the By-law and/or the Act include:

- A board of education;
- Any municipality or local board thereof;
- A place of worship classified as exempt from taxation under Section 3 of the Assessment Act;
- A non-residential farm building;
- Land used as public hospitals;
- Land owned by a college or university and used only for the purposes of a college or university;
- Lands deeded for highway purposes to the Ontario Ministry of Transportation;
- Land owned by an agricultural society and used only for the purposes of an agricultural society; and
- The development of land by the installation of a mobile temporary sales trailer.

For a complete list of exemptions and specific incentives, please review the DC by-law or contact Township staff.

FURTHER INFORMATION

Please visit our website at www.loyalist.ca to obtain the most current development charges information as it is subject to change.

For further information, please contact the Township's Building Division:

Telephone: (613) 386-7351 extension 174
Email: info@loyalist.ca

