



Municipality of
Leamington
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Municipality of Leamington Development Charges

Rates effective July 27, 2022 to July 27, 2027
leamington.ca/DevelopmentCharges

This pamphlet summarizes the Municipality of Leamington's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-law 49-22 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

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 Council of the Municipality of Leamington passed uniform municipal-wide By-law 49-22 on July 26, 2022 under subsection 2 (1) of the Development Charges Act, 1997, as amended.

Development Charge Rules and Provisions

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

1. Development Charges By-law 49-22 apply to all lands in the Municipality of Leamington. Charges relating to wastewater services apply only to development receiving the respective services, based on provisions in the by-law.
2. Development charges for Water Distribution Services, Wastewater Treatment Services, Roads Services, Public Works, Fire Projection Services, Policing Services, Parks and Recreation Services as well as Growth Studies shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.

Exemptions

The following uses are wholly exempt from development charges under the by-law:

- Lands owned by and used for purposes of the Municipality of Leamington, local board thereof, County of Essex or Board of Education;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific 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 of the original gross floor area of the industrial building prior to the first expansion;
- A public hospital exempt from taxation under section 3 of the Assessment Act;
- Residential accessory buildings if a service connection already exists for the lot but excludes bunk houses;
- Private schools;
- Agricultural buildings excluding bunk houses and greenhouse uses;
- Land vested in or leased to a university.

Reductions

A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use 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 years of the issuance of the demolition permit.

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."

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By-law 49-22 effective July 27, 2022 to July 27, 2027

The schedule of development charges imposed by By-law 49-22, with rates effective as of June 7, 2024, is as follows:

Service/Class of Service	Residential					Non-Residential		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	On-Farm Bunk Houses (per capita)	Industrial, Commercial & Institutional (per sq.ft. of Gross Floor Area)	Greenhouse (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:	2026	2026	2026	2026	2026	2026	2026	2026
Services Related to a Highway	4,984.71	2,903.56	2,530.82	1,956.45	1,634.16	1,485.60	2.072	0.084
Public Works	253.35	147.23	128.66	99.48	83.57	75.61	0.104	0.003
Fire Protection Services	586.27	342.21	297.12	229.48	192.33	175.09	0.244	0.009
Policing Services	95.50	55.71	49.07	37.15	31.83	27.85	0.040	0.001
Parks and Recreation Services	2,565.31	1,494.88	1,302.54	1,006.76	840.95	765.34	0.074	0.003
Growth Studies	494.76	287.83	250.71	193.67	161.83	147.23	0.214	0.010
Total Municipal Wide Services/Class of Services	8,979.90	5,231.42	4,558.92	3,522.99	2,944.67	2,676.72	2.748	0.110
Municipal-Wide Water Serviced Area Water Services	3,252.40	1,895.47	1,651.41	1,276.01	1,066.44	738.82	1.390	0.528
Total Water Serviced Area	12,232.30	7,126.89	6,210.33	4,799.00	4,011.11	3,415.54	4.138	0.638
Urban Wastewater Serviced Area Wastewater Services	797.18	464.25	404.56	313.04	261.31	-	0.327	-
Total Urban Water and Wastewater Serviced Area	13,029.48	7,591.14	6,614.89	5,112.04	4,272.42	3,415.54	4.465	0.638

A copy of the By-law is available for review online at leamington.ca/developmentcharges or in person at the Leamington Municipal Building, 111 Erie Street North, Leamington, ON N8H 2Z9 during regular business hours (weekdays from 8:30 AM to 4:30 PM) excluding statutory holidays.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Municipality of Leamington 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 Municipality of Leamington for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 111 Erie Street North, Leamington, Ontario N8H 2Z9.