

**NOTICE OF PASSING OF DEVELOPMENT CHARGES BY-LAW 1-2021
BY THE CORPORATION OF THE CITY OF WINDSOR**

TAKE NOTICE that the Council of The Corporation of the City of Windsor (City) passed Development Charges By-law 1-2021 (By-law) on January 18, 2021, under Section 2 of the *Development Charges Act, 1997* (Act).

AND TAKE NOTICE that any person or organization may appeal to the Local Planning Appeal Tribunal (LPAT) under section 14 of the Act, in respect of the By-Law, by filing with the Clerk of the City on or before Friday, February 26, 2021, a notice of appeal together with the applicable LPAT filing fee. The notice of appeal should set out the objections to the By-law and the reasons supporting the objections. Appeals filed with the Office of the Clerk 350 City Hall Square West, Room 530, Windsor ON, N9A 6S1, will be accepted on or before Friday, February 26, 2021. LPAT appeal forms and fees can be found on the LPAT website

Please note that due to the current COVID-19 Provincial lockdown, an appointment must be made to gain access to City Hall to file an appeal. Please call the Clerk's Office at 519-255-6100 ext. 6285 to make your appointment.

The development charges in the By-law will apply to all new residential and non-residential development, subject to the terms, conditions and limited exemptions identified in the By-law.

Development Charges By-law Number 1-2021

City-wide development charges are levied against new development to pay for the increased capital costs because of increased needs for services arising from development. These services are related to the provision of municipal services such as Library Services, Fire Services, Police Services, Indoor Recreation, Park Development, Transit, Waste Diversion, Services Related to a Highway (Roads & Related, Buildings & Fleet, and City-Wide Engineering Studies), Sewage Treatment, Sanitary Sewer, Storm Sewer & Municipal Drains and Water. The City-wide development charges are set out in Schedule 1 below.

A distinct development charge for development in the Sandwich South Planning District has been calculated as the needs attributable to development in this area are unique. Rates imposed for the Sandwich South Planning Districted are related to the provision of Roads & Related, Sanitary Sewer, Storm Sewer & Municipal Drains and Water. The area-specific charges for the Sandwich South Planning District are outlined in Schedule 2 below. Map 1 delineates the region in which the area-specific development charges apply.

The development charges are calculated on a "per unit" basis for residential development and on a "square metre" basis for non-residential development.

The development charges imposed under the By-law came into effect on the 18th day of January 2021. Copies of the complete Development Charges By-law are available for examination during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) in the offices of the City located at 350 City Hall Square West, Windsor ON, N9A 6S1 and on the website at www.citywindsor.ca

For further information, please contact the Clerk's Office at 519-255-6100 ext. 6285.

Dated at the City of Windsor, 23rd day of January 2021.

Steve Vlachodimos, Deputy City Clerk
City of Windsor
350 City Hall Square West,
Windsor ON, N9A 6S1

SCHEDULE 1 – Residential & Non-Residential Development Charges – City-wide

Service	Residential Charge By Unit Type			Non-Residential Charge Per Sq.M. of GFA			
	Single Detached	Semis, Rows	Other Residential	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m.	\$/sq.ft.	\$/sq.m.	\$/sq.ft.
Library Services	\$291	\$164	\$135	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$721	\$405	\$334	\$0.00	\$0.00	\$2.29	\$0.21
Police Services	\$374	\$210	\$173	\$0.00	\$0.00	\$1.19	\$0.11
Indoor Recreation	\$276	\$155	\$128	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$119	\$67	\$55	\$0.00	\$0.00	\$0.00	\$0.00
Transit	\$543	\$306	\$251	\$0.00	\$0.00	\$1.75	\$0.16
Waste Diversion	\$240	\$135	\$111	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total General Services Charge	\$2,564	\$1,442	\$1,187	\$0.00	\$0.00	\$5.23	\$0.48
Services Related To A Highway							
<i>Roads & Related</i>	\$21,194	\$11,917	\$9,807	\$0.00	\$0.00	\$108.25	\$10.06
<i>Buildings & Fleet</i>	\$259	\$146	\$120	\$0.00	\$0.00	\$0.85	\$0.08
<i>City-Wide Engineering Studies</i>	\$35	\$19	\$16	\$0.00	\$0.00	\$0.12	\$0.01
Sewage Treatment	\$989	\$556	\$458	\$0.00	\$0.00	\$4.36	\$0.41
Sanitary Sewer	\$610	\$343	\$282	\$0.00	\$0.00	\$3.38	\$0.31
Storm Sewer & Municipal Drains	\$1,093	\$614	\$506	\$0.00	\$0.00	\$5.57	\$0.52
Water	\$3,639	\$2,046	\$1,684	\$0.00	\$0.00	\$18.56	\$1.72
Sub-Total Engineered Services Charge	\$27,819	\$15,641	\$12,873	\$0.00	\$0.00	\$141.09	\$13.11
TOTAL DEVELOPMENT CHARGE	\$30,383	\$17,083	\$14,060	\$0.00	\$0.00	\$146.32	\$13.59
Parking Charge (By-Law 60-2015) ⁽²⁾	\$105	\$75	\$50	\$0.00	\$0.00	\$0.36	\$0.03
TOTAL DEVELOPMENT CHARGE (Including Parking Charge)	\$30,488	\$17,158	\$14,110	\$0	\$0	\$146.68	\$13.62

Notes:

- (1) As per section 13 of the by-law, industrial land uses are exempt from the payment of these charges.
- (2) Parking development charges rates as per By-law 60-2015 to continue to apply in addition to these developments charges rates, until the earlier of September 18, 2022 or adoption of a Community Benefits Charge By-law.

SCHEDULE 2 – Residential & Non-Residential Development Charges – Sandwich South Planning District

Service	Residential Charge By Unit Type			Non-Residential Charge Per Sq.M. of GFA			
	Single Detached	Semis, Rows	Other Residential	Industrial ⁽¹⁾		Non-Industrial	
	\$/unit	\$/unit	\$/unit	\$/sq.m.	\$/sq.ft.	\$/sq.m.	\$/sq.ft.
Library Services	\$291	\$164	\$135	\$0.00	\$0.00	\$0.00	\$0.00
Fire Services	\$721	\$405	\$334	\$0.00	\$0.00	\$2.29	\$0.21
Police Services	\$374	\$210	\$173	\$0.00	\$0.00	\$1.19	\$0.11
Indoor Recreation	\$276	\$155	\$128	\$0.00	\$0.00	\$0.00	\$0.00
Park Development	\$119	\$67	\$55	\$0.00	\$0.00	\$0.00	\$0.00
Transit	\$543	\$306	\$251	\$0.00	\$0.00	\$1.75	\$0.16
Waste Diversion	\$240	\$135	\$111	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total General Services Charge	\$2,564	\$1,442	\$1,187	\$0.00	\$0.00	\$5.23	\$0.48
Services Related To A Highway							
<i>Roads & Related</i>	\$29,181	\$16,408	\$13,503	\$0.00	\$0.00	\$133.88	\$12.44
<i>Buildings & Fleet</i>	\$259	\$146	\$120	\$0.00	\$0.00	\$0.85	\$0.08
<i>City-Wide Engineering Studies</i>	\$35	\$19	\$16	\$0.00	\$0.00	\$0.12	\$0.01
Sewage Treatment	\$989	\$556	\$458	\$0.00	\$0.00	\$4.36	\$0.41
Sanitary Sewer	\$2,515	\$1,414	\$1,164	\$0.00	\$0.00	\$11.35	\$1.05
Storm Sewer & Municipal Drains	\$9,464	\$5,321	\$4,379	\$0.00	\$0.00	\$44.45	\$4.13
Water	\$2,623	\$1,475	\$1,214	\$0.00	\$0.00	\$11.50	\$1.07
Sub-Total Engineered Services Charge	\$45,066	\$25,339	\$20,854	\$0.00	\$0.00	\$206.51	\$19.19
TOTAL DEVELOPMENT CHARGE	\$47,630	\$26,781	\$22,041	\$0.00	\$0.00	\$211.74	\$19.67
Parking Charge (By-Law 60-2015) ⁽²⁾	\$105	\$75	\$50	\$0.00	\$0.00	\$0.36	\$0.03
TOTAL DEVELOPMENT CHARGE (Including Parking Charge)	\$47,735	\$26,856	\$22,091	\$0	\$0	\$212.10	\$19.70

Notes:

- (1) As per section 13 of the by-law, industrial land uses are exempt from the payment of these charges.
- (2) Parking development charges rates as per By-law 60-2015 to continue to apply in addition to these developments charges rates, until the earlier of September 18, 2022 or adoption of a Community Benefits Charge By-law.

MAP 1 – Service Area Map (Sandwich South Planning District)

