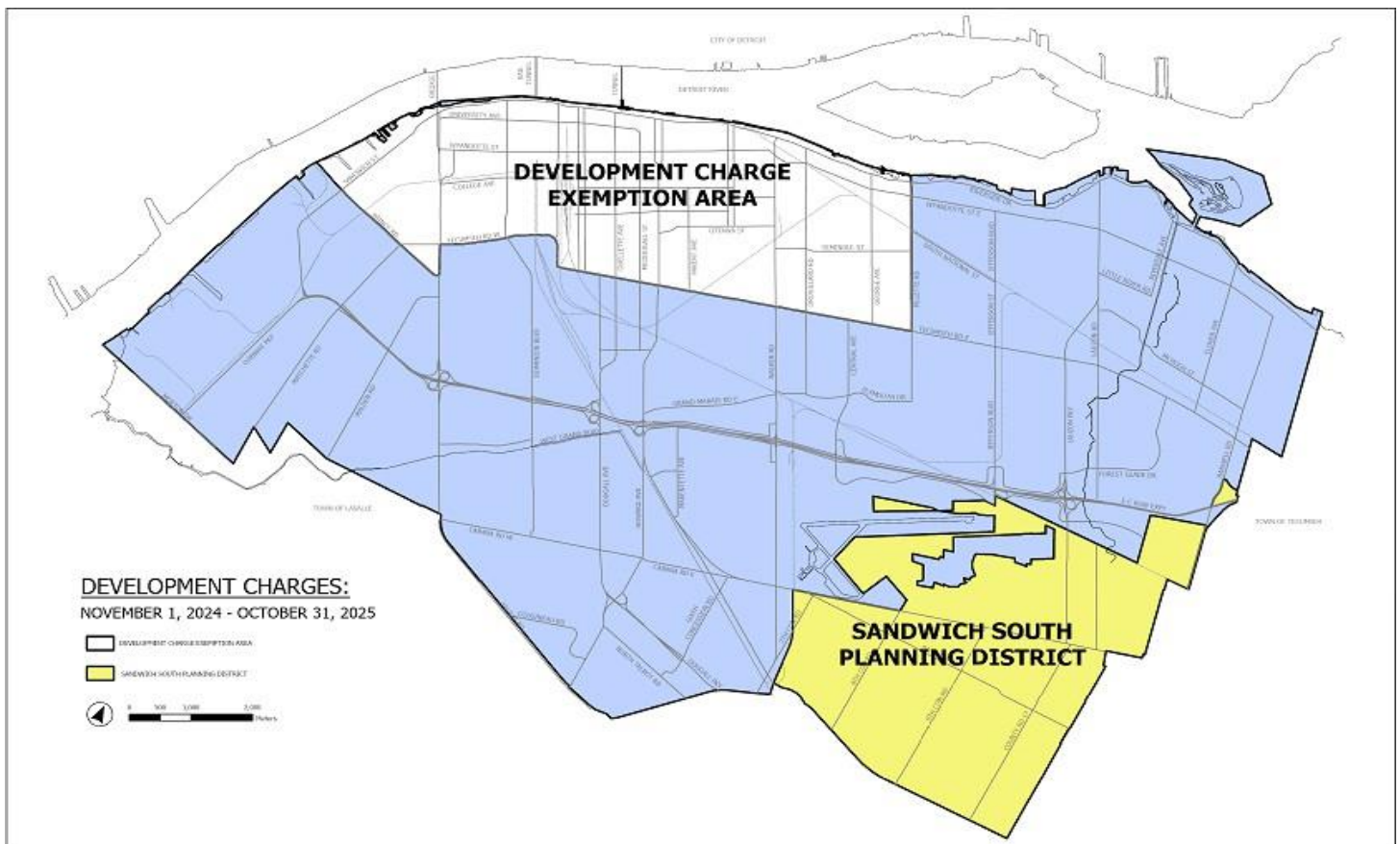


The City of Windsor applies development charges on land to help pay for the capital costs of the services and infrastructure that result from growth and development. On January 18th, 2021, City of Windsor Council passed and brought into effect the Development Charges By-law 1-2021 ("the By-law") in accordance with the *Development Charges Act, 1997*. This By-law replaces the previous Development Charges By-law 60-2015.

Following a "growth pays for growth" model, the City performs periodic Development Charges Background Studies to assess anticipated costs to service new construction. Initial development charges are calculated using this study and will increase each year based on inflation. The date at which the development charge is assessed and payable is dependent on the type of development. As per the City of Windsor's Development Charge By-Law and without amendment to that by-law, rates shall be adjusted annually on November 1, and on each anniversary date thereafter, in accordance with the most recent annual change in the Statistics Canada Non-residential Building Construction Price Index for Toronto.



For more information on development charges and how they may apply to your project, please contact us Monday to Friday between 8:30am and 4:30pm at:

Development Services

350 City Hall Square W, Suite 210
Windsor, ON N9A 6S1
(519) 255-6267

The information contained herein is intended only as a guide. Applicants should review By-law 1-2021 and consult with **Development Services** to determine the process for calculating and applying development charges to their respective projects. If there is a discrepancy between this pamphlet and the By-law, the By-law shall prevail.

The City Treasurer presents a financial statement annually reflecting Development Charge activity (including revenues, expenses, and transfers to capital projects) as part of the Year End Operating Budget Variance Report. This report is available through the Office of the City Clerk and on the City's website.

CITY WIDE except 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 | \$415 | \$234 | \$193 | \$0 | \$0 | \$0 | \$0 |
| Fire Services | \$1029 | \$578 | \$477 | \$0 | \$0 | \$3.26 | \$0.30 |
| Police Services | \$534 | \$300 | \$247 | \$0 | \$0 | \$1.70 | \$0.16 |
| Indoor Recreation | \$394 | \$221 | \$183 | \$0 | \$0 | \$0 | \$0 |
| Park Development | \$170 | \$96 | \$78 | \$0 | \$0 | \$0 | \$0 |
| Transit | \$775 | \$437 | \$358 | \$0 | \$0 | \$2.50 | \$0.23 |
| Waste Diversion | \$343 | \$193 | \$158 | \$0 | \$0 | \$0 | \$0 |
| Sub-Total General Services Charge | \$3,660 | \$2,059 | \$1,694 | \$0 | \$0 | \$7.46 | \$0.69 |
| Services Related To A Highway: | | | | | | | |
| • Roads & Related | \$30,255 | \$17,012 | \$14,000 | \$0 | \$0 | \$154.53 | \$14.35 |
| • Buildings & Fleet | \$370 | \$208 | \$171 | \$0 | \$0 | \$1.21 | \$0.11 |
| • City-Wide Engineering | \$50 | \$27 | \$23 | \$0 | \$0 | \$0.17 | \$0.01 |
| Sewage Treatment | \$1,412 | \$794 | \$654 | \$0 | \$0 | \$6.22 | \$0.58 |
| Sanitary Sewer | \$871 | \$490 | \$403 | \$0 | \$0 | \$4.83 | \$0.45 |
| Storm Sewer & Municipal Drains | \$1,560 | \$876 | \$722 | \$0 | \$0 | \$7.95 | \$0.74 |
| Water | \$5,194 | \$2,921 | \$2,404 | \$0 | \$0 | \$26.50 | \$2.46 |
| Sub-Total Engineered Services | \$39,712 | \$22,328 | \$18,377 | \$0 | \$0 | \$201.41 | \$18.70 |
| TOTAL DEVELOPMENT CHARGE | \$43,372 | \$24,387 | \$20,071 | \$0 | \$0 | \$208.87 | \$19.39 |

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 | \$415 | \$234 | \$193 | \$0 | \$0 | \$0 | \$0 |
| Fire Services | \$1029 | \$578 | \$477 | \$0 | \$0 | \$3.26 | \$0.30 |
| Police Services | \$534 | \$300 | \$247 | \$0 | \$0 | \$1.70 | \$0.16 |
| Indoor Recreation | \$394 | \$221 | \$183 | \$0 | \$0 | \$0 | \$0 |
| Park Development | \$170 | \$96 | \$78 | \$0 | \$0 | \$0 | \$0 |
| Transit | \$775 | \$437 | \$358 | \$0 | \$0 | \$2.50 | \$0.23 |
| Waste Diversion | \$343 | \$193 | \$158 | \$0 | \$0 | \$0 | \$0 |
| Sub-Total General Services Charge | \$3,660 | \$2,059 | \$1,694 | \$0 | \$0 | \$7.46 | \$0.69 |
| Services Related To A Highway: | | | | | | | |
| • Roads & Related | \$41,657 | \$23,423 | \$19,276 | \$0 | \$0 | \$191.12 | \$17.75 |
| • Buildings & Fleet | \$370 | \$208 | \$171 | \$0 | \$0 | \$1.21 | \$0.11 |
| • City-Wide Engineering | \$50 | \$27 | \$23 | \$0 | \$0 | \$0.17 | \$0.01 |
| Sewage Treatment | \$1,412 | \$794 | \$654 | \$0 | \$0 | \$6.22 | \$0.58 |
| Sanitary Sewer | \$3,590 | \$2,018 | \$1,662 | \$0 | \$0 | \$16.20 | \$1.51 |
| Storm Sewer & Municipal Drains | \$13,511 | \$7,596 | \$6,251 | \$0 | \$0 | \$63.45 | \$5.89 |
| Water | \$3,744 | \$2,106 | \$1,733 | \$0 | \$0 | \$16.42 | \$1.53 |
| Sub-Total Engineered Services | \$64,334 | \$36,172 | \$29,770 | \$0 | \$0 | \$294.79 | \$27.38 |
| TOTAL DEVELOPMENT CHARGE | \$67,994 | \$38,231 | \$31,464 | \$0 | \$0 | \$302.25 | \$28.07 |

Note:

(1) As per section 13 of the by-law, industrial land uses are exempt from the payment of these charges.