RESIDENTIAL CHARGES

SERVICE	Development Charge (Per Capita)	Charge by Unit Type			
		Single and Semi-Detached	Other Multiples	Apartments 2 + Bedrooms	Apartments Bach. & 1 Bedroom
Library Board	$ 160	$ 439	$ 257	$ 191	$ 160
Fire Protection	384	1,062	620	462	384
Recreation	480	1,323	774	576	480
Ambulance Services	23	62	37	27	23
Marinas	140	386	227	169	140
General Government	51	139	81	61	51
Roads and Related	482	1,331	778	579	482
Total – County-Wide Services	**$ 1,720**	**$ 4,742**	**$ 2,774**	**$ 2,065**	**$ 1,720**
Water	$ 1,194	$ 3,294	$ 1,925	$ 1,434	$ 1,194
Wastewater	2,038	5,619	3,286	2,446	2,038
Total Water & Wastewater Services	**$ 3,232**	**$ 8,913**	**$ 5,211**	**$ 3,880**	**$ 3,232**
TOTAL DEVELOPMENT CHARGE	**$ 4,952**	**$13,655**	**$7,985**	**$ 5,945**	**$ 4,952**

NON-RESIDENTIAL CHARGES

SERVICE	Development Charge ($/sq.m)
Fire Protection	5.29
Ambulance Services	0.32
General Government	0.70
Roads and Related	5.46
Total – County-Wide Services	**$ 11.77**
Water	17.24
Wastewater	31.55
Total Water & Wastewater Services	**$ 48.79**
TOTAL DEVELOPMENT CHARGE	**$ 60.56**

Norfolk COUNTY

Development Charges

Approved Under
By-law 2014-105

Effective Date:

January 1, 2017
to
December 31, 2017

50 Colborne St. South
Simcoe ON N3Y 4H3

Phone (519) 426-5870
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DEVELOPMENT CHARGES

1. By-law #2014-105, being a by-law respecting Development Charges on land within the Corporation of Norfolk County, is consistent with the Development Charges Act, 1997 (DCA) to recover the maximum allowable portions of growth-related capital costs.

2. A Development Charge is a fee charged to new development to finance the cost of new growth-related capital facilities and infrastructure.

3. Development Charges provide a major source of funding for growth-related capital expenditures – Development Charges help to protect existing taxpayers from the burden of financing growth related capital expenditures.

The Treasurer of a municipality shall present to Council an annual statement relating to the individual Reserve Funds established through the Development Charges By-law as outlined in O. Reg. 82/98, s. 12. The purpose of the annual statement is to provide Council and the public with a comprehensive review of the activity as it relates to these funds.

This statement must include:

- A description of the service for which the fund was established
- A summary of:
  - Opening and closing balances of the reserve funds
  - Major revenues sources and expenditures
  - Year over year transactions for the credits in relation to the service or service category broken down by individual credit holder.
  - Any money borrowed from or repaid to the fund.
  - Source of funding for each project financed, in whole or in part, by development charges.

Development Charge Eligibility	Exempt	Institutional	Commercial	Residential
Location				
Within Designated Central Business District	x			
By Development Type				
Hospitals		x		
Nursing Homes		x		
Homes for Aged		x		
Retirement Homes				x
Industrial Development	x			
Other Institutional		x		
Commercial Development			x	
Roofed Accommodation	x			
Temporary Structures-less than one year	x			
Temporary Structures-Garden Suite (Apt. Rate)				x
Farm Help House Development	x			
Farming Business Development	x			
Greenhouses-Farm	x			
Greenhouses-Industrial	x			
Greenhouses-Commercial			x	
Affordable Housing-Publicly Funded	x			
Parking Garage	x			
Place of Worship	x			
Designated Brownfield Development	x			
Single detached dwellings				x
Semi-detached, or row dwellings				x
Other residential buildings / facilities				x
By Property Ownership				
Education Boards	x			
County	x			
Local Boards of the County	x			

Exemptions for intensification of an existing dwelling unit

Single detached dwelling	Up to 2 additional units
Semi-detached-row dwellings-duplex	1 additional unit
Other residential buildings	1 additional unit

Certain conditions apply – see Development Charges By-Law

Credits for Existing Structures or Structures Demolished within 10 years of the Applications

A) The credit is equal to what the development charge would be on the existing or demolished property if the development was proposed today using the new Development Charges.
B) The credit, as calculated above, cannot exceed the Development Charges on the proposed new development.

Questions on Development Charges

For questions on rates for Development Charges, eligible credits, exemptions, etc. contact the County Treasurer.