

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	349	926	647	593	391
Fire Protection	250	665	465	426	281
Parks and Recreation	651	1,728	1,207	1,106	729
Parking	55	146	102	94	62
Ambulance	50	131	92	84	56
General Government (Administration)	33	89	62	57	37
Roads and Related	697	1,849	1,292	1,184	781
Total – County-Wide Services	\$2,085	\$5,534	\$3,867	\$3,544	\$2,337
Water	2,788	7,392	5,165	4,733	3,122
Wastewater	1,658	4,395	3,070	2,814	1,857
Total Water & Wastewater Services	\$4,446	\$11,787	\$8,235	\$7,547	\$4,979
TOTAL DEVELOPMENT CHARGE	\$6,531	\$17,321	\$12,102	\$11,091	\$7,316

NON-RESIDENTIAL CHARGES

SERVICE	Development Charge (\$/sq.m)
General Government (Administration)	0.87
Fire Protection	6.48
Parking	1.37
Ambulance	1.23
Roads & Related	17.62
Total - County Wide Services	\$27.57
Water	54.57
Wastewater	32.52
Total Water & Wastewater Services	\$87.09
TOTAL DEVELOPMENT CHARGE	\$114.66

The schedules of development charges noted above will be adjusted annually as of January 1st in each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics", Table 18-10-0135-01



Development Charges

Approved Under
By-law 2019-100
on Oct. 15th, 2019

Effective Date:

**January 1st, 2021
to
December 31st, 2021**

50 Colborne St. South
Simcoe ON N3Y 4H3

Phone (519) 426-5870
Fax (519) 426-8573

DEVELOPMENT CHARGES

1. By-law #2019-100, 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, and are payable at the time of building permit issuance, unless eligible for deferred payments (Affordable and Rental Housing, and Institutional development), in which case the first installment is due at the time of occupancy

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.

4. Development Charges for Norfolk County are collected to finance investments in infrastructure for the following services:

- Roads and Related
- Fire Protection
- Parking
- Parks and Recreation
- Library
- General Government (Administration)
- Ambulatory
- Water
- Wastewater

**The information contained in this pamphlet is intended only as a guide, please consult By-law 2019-100 for additional detail and information.

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, including interest earned or paid on fund balances.
 - 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, including the reason for borrowing.
 - Source of funding for each project financed, in whole or in part, by development charges.
- Upon review and approval by Council, the statement will be posted for public viewing on the Norfolk County website.

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			
Garden Suite (Apt. Rate)				x
Farm Help House Development	x			
Farming Business Development	x			
Cannabis Production Facility			x	
Affordable Housing – County SH Prog. 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
Tiny Homes (100 m ² usable area or less)				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 2019-100 (Schedule D)	

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. please refer to By-law 2019-100 or contact the County Treasurer.