

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	\$ 155	\$ 426	\$ 249	\$ 185	\$ 155
Fire Protection	373	1,030	602	448	373
Recreation	466	1,284	751	559	466
Parking	0	0	0	0	0
Ambulance Services	22	60	36	26	22
Marinas	136	375	220	164	136
General Government	49	135	79	59	49
Roads and Related	468	1,291	755	562	468
Total – County-Wide Services	\$ 1,669	\$ 4,601	\$ 2,692	\$ 2,003	\$ 1,669
Water	\$ 1,159	\$ 3,196	\$ 1,868	\$ 1,391	\$ 1,159
Wastewater	1,977	5,452	3,188	2,373	1,977
Total Water & Wastewater Services	\$ 3,136	\$ 8,648	\$ 5,056	\$ 3,764	\$ 3,136
TOTAL DEVELOPMENT CHARGE	\$ 4,805	\$13,249	\$7,748	\$ 5,767	\$ 4,805

NON-RESIDENTIAL CHARGES

SERVICE	Development Charge (\$/sq.m)
Library Board	\$ 0.00
Fire Protection	5.13
Recreation	0.00
Parking	0.00
Ambulance Services	0.31
Marinas	0.00
General Government	0.68
Roads and Related	5.30
Total – County-Wide Services	\$ 11.42
Water	16.73
Wastewater	30.61
Total Water & Wastewater Services	\$ 47.34
TOTAL DEVELOPMENT CHARGE	\$ 58.76



Development Charges

Approved Under
By-law 2014-105

Effective Date:

**January 1, 2016
to
December 31, 2016**

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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.