



Development Charges Pamphlet

Approved Under
By-law 2019-100 on October 15, 2019

Effective Date:
January 1st, 2024 to December 31st, 2024

OVERVIEW

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 and Wastewater

TREASURER'S STATEMENT

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.



CURRENT CHARGES

Residential Charges (Charge per Unit Type Unless Specified Otherwise)

SERVICE	Dev. Charge (Per Capita)	Single and Semi-Detached	Other Multiples	Apartment 2 + Bedrooms	Apartment Bach. & 1 Bedroom
Library	481	1,276	891	817	539
Fire Protection	345	918	642	587	387
Parks and Recreation	897	2,382	1,665	1,525	1,005
Parking	76	201	141	129	85
Ambulance Services	69	180	127	116	78
General Government (Administration)	46	124	85	79	50
Roads and Related	960	2,550	1,782	1,633	1,076
Total – County-Wide Services	\$2,874	\$7,631	\$5,333	\$4,886	\$3,220
Water	3,843	10,192	7,120	6,524	4,305
Wastewater	2,286	6,059	4,233	3,880	2,560
Total Water & Wastewater Services	\$6,129	\$16,251	\$11,353	\$10,404	\$6,865
TOTAL DEVELOPMENT CHARGE	\$9,003	\$23,882	\$16,686	\$15,290	\$10,085

Non-Residential Charges

SERVICE	Development Charge (\$/sq.m)
Fire Protection	8.94
Parking	1.89
Ambulance Services	1.71
General Government (Administration)	1.19
Roads and Related	24.29
Total – County-Wide Services	\$38.02
Water	75.24
Wastewater	44.84
Total Water & Wastewater Services	\$120.08
TOTAL DEVELOPMENT CHARGE	\$158.10

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



EXEMPTIONS AND ELIGIBILITY

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			

Intensification Exemption Category	Units Exempt
Single detached dwelling	Up to 2 additional units
Semi-detached-row dwellings-duplex	1 additional unit
Other residential buildings	1 additional unit

Credits for Existing Structures or Structures Demolished within 10 years of the Applications	<p>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.</p> <p>B) The credit, as calculated above, cannot exceed the Development Charges on the proposed new development.</p>
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QUESTIONS ON DEVELOPMENT CHARGES

The information contained in this pamphlet is intended only as a guide, please consult By-law 2019-100 for additional detail and information. For questions on rates for Development Charges, eligible credits, exemptions, etc. please refer to By-law 2019-100 or contact the County Treasurer.