

RESIDENTIAL CHARGES

SERVICE	Development Charge (Per Capita)	Charge by Unit Type			
		Single and Semi-Detached	Other multiples	Apartments 2 + Bedrooms	Apartments Bach. & 1 Bedroom
General Government	\$ 94	\$ 252	\$ 158	\$ 107	\$ 94
Library	218	592	370	251	218
Fire Protection	92	250	157	107	92
Recreation	223	605	377	257	223
Parking	133	361	224	154	133
Roads & Related Services	364	985	614	418	364
Total – County-Wide Services	\$ 1,124	\$ 3,045	\$ 1,900	\$ 1,294	\$ 1,124
Water	\$ 402	\$ 1,090	\$ 680	\$ 463	\$ 402
Wastewater	1,868	5,061	3,156	2,148	1,868
Total Water & Wastewater Services	\$ 2,270	\$ 6,151	\$ 3,836	\$ 2,611	\$ 2,270
Total Development Charge	\$ 3,394	\$ 9,196	\$ 5,736	\$ 3,905	\$ 3,394

NON-RESIDENTIAL CHARGES

SERVICE	Development Charge (\$/sq.m)
General Government	\$ 0.45
Library	0.00
Fire Protection	0.45
Recreation	0.00
Parking	0.68
Roads & Related Services	1.92
Total – County-Wide Services	\$ 3.50
Water	\$ 2.68
Wastewater	12.45
Total Water & Wastewater Services	\$ 15.13
Total Development Charge	\$ 18.63



Development Charges

Approved Under
By-law 2009-165

Effective Date:

**September 1, 2011 to
August 31, 2012**

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DEVELOPMENT CHARGES

1. By-law #2009-165, 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 over the planning period 2009 – 2016.

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		
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				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.