

APPLICATION

Development Charges are imposed against all lands to be developed, where the development requires:

- (1) Passing of a zoning by-law or of an amendment under the Planning Act;
- (2) The approval of a minor variance under the Planning Act;
- (3) A conveyance of land to which a by-law passed under the Planning Act applies;
- (4) Approval of a plan of subdivision under the Planning Act;
- (5) Approval of consent to sever land under the Planning Act;
- (6) Approval of condominium under the Condominium Act; or
- (7) Issuance of a building permit under the Building Code Act, in relation to a building or structure.

INDUSTRIAL EXPANSION

EXEMPTION (See by-law for full description)

If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the Development Charge that is payable is the following:

- (a) if the gross floor area is enlarged by 50% or less, the amount of the Development Charge is zero;
- (b) if the total floor area is enlarged by more than 50%, Development Charges are payable on the amount by which the enlargement exceeds 50% of the gross floor area before the enlargement.

EXEMPTIONS

The following types of development are exempted from any Development Charges under the current by-law:

- development which is or would be classified under the Assessment Act as exempt from taxation for realty taxes such as a place of worship;
- any development undertaken by the County, local board or board of Education;
- farm operation constructed for bona fide farm uses;
- the enlargement of an existing dwelling unit; or
- the creation of up to two additional dwelling units, as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings.

NOTE

If there is any discrepancy between this pamphlet and the Development Charges By-law, the Development Charges By-law shall prevail.



Development Charges

This pamphlet summarizes the “2014 Haldimand County Development Charges By-law”, as amended

Effective Date:

May 20, 2018

to

**passing of new
Development Charges
By-law**

The information contained herein is intended only as a guide. Interested parties should consult with Planning or Building Department staff to determine the applicable charges for specific development projects

RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE AND UNIT TYPE

PURPOSE OF DEVELOPMENT CHARGES

The Development Charges Act provides that the Council of a Municipality may pass By-laws for the imposition of Development Charges against land for increased cost required because of the need for services arising from development. These Development Charges assist in providing the infrastructure required by future development by establishing a viable capital funding source to meet the financial requirements.

Service	Residential			
	Singles/Semis - Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
Municipal-wide Services	\$8,199.57	\$5,605.15	\$3,865.27	\$7,109.96
Stormwater Drainage and Control Services	\$284.49	\$194.42	\$134.00	\$247.15
Wastewater Services	\$1,947.48	\$1,331.26	\$918.26	\$1,688.24
Water Services	\$1,693.73	\$1,157.72	\$798.53	\$1,468.57
Grand Total Urban Area	\$12,125.27	\$8,288.55	\$5,716.06	\$10,513.92

NON-RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE AND PER SQUARE METRE/SQUARE FOOT OF GFA

PAYMENT OF DEVELOPMENT CHARGES

Development Charges are payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies.

Service	Charge (per sq. ft)	Charge (per sq. m)
Municipal-wide Services	\$1.85	\$19.91
Stormwater Drainage and Control	\$0.10	\$1.08
Wastewater Services	\$0.60	\$6.46
Water Services	\$0.52	\$5.60
Total Charges Per Sq. Metre/Sq. Foot	\$3.07	\$33.05

DEVELOPMENT CHARGES

RELATED SERVICES

Municipal Wide Services

- Roads and Related
- Public Works – Buildings and Fleet
- Parking Spaces
- Fire Protection Services
- Leisure Services
- Library Board
- General Government
- Cemeteries
- Ambulance

Urban Services

- Stormwater Drainage and Control Services
- Wastewater Services
- Water Services

- Urban development pays both the Municipal-wide and the Urban services (Water, Wastewater and Stormwater Services Development Charge; if water, wastewater and stormwater services available)
- Rural development pays the Municipal-wide Development Charge only

INDEXING OF DEVELOPMENT CHARGES

The Development Charges By-law provides that Development Charges shall be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada Quarterly, Construction Price Statistics, Non-residential Index for the Institutional Building category in the Toronto area.

STATEMENT OF THE TREASURER

Each year, the Treasurer will document the continuity of each Development Charge Reserve Fund, inclusive of services covered, and any drawings, interest earnings, development charge collections, borrowing and landowner credit transactions. The annual statement of the Treasurer will be available by May 31st of the subsequent year.