



DEVELOPMENT CHARGES

This information sheet summarizes the “2021 Haldimand County Development Charges By-law”

Effective Date

From: May 14, 2021
To: May 13, 2022

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

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.

Residential Development Charges By Services and Unit Type

Service	Residential				
	Singles/Semi Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units
Municipal Wide Services	\$12,619	\$9,413	\$6,057	\$10,587	\$4,797
Stormwater Drainage and Control Services	\$128	\$95	\$61	\$108	\$49
Wastewater Services	\$6,255	\$4,665	\$3,003	\$5,248	\$2,377
Water Services	\$2,074	\$1,546	\$996	\$1,740	\$788
Grand Total Urban Services	\$21,076	\$15,719	\$10,117	\$17,683	\$8,011

**Non- Residential Development Charges
by Service & Per Square Foot/Square Metre of GFA**

Service	NON-RESIDENTIAL	
	Proposed Charge (per ft ² of Gross Floor Area)	Proposed Charge (per m ² of Gross Floor Area)
Municipal Wide Services	\$2.05	\$22.26
Stormwater Drainage and Control Services	\$0.05	\$0.57
Wastewater Services	\$2.40	\$25.78
Water Services	\$0.80	\$8.63
Total Charges Per Sq.Foot/Sq. Metre	\$5.30	\$57.24

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.

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.

Development Charges Related Services

MUNICIPAL WIDE SERVICES	URBAN SERVICES
Engineering Related Services Related to a Highway Public Works Fire Protection Services Waste Diversion Administration – Engineering-related	Stormwater Drainage and Control Services Wastewater Services Water Services
Community Benefit Related Parking Services Indoor & Outdoor Recreation Services Library Services Administration – Community Benefit-related Cemeteries Ambulance	

- 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, Non-Residential Building Construction Price Index in the Toronto area.

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.