



**PLANNING SERVICES DEPARTMENT**

Location:  
**280 Main Street, 2<sup>nd</sup> Floor**  
Mailing Address:  
**332 Main Street**  
**Picton, Ontario K0K 2T0**  
Phone: **(613) 476-2148**  
Fax: **(613) 471-2051**

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## **INFORMATION GUIDE – DEVELOPMENT CHARGES**

### **Purposes of Development Charges**

Development Charge are the fees levied on residential and non residential buildings when a building permit is issued. They help finance a portion of the cost associated with new infrastructure and municipal service expansion needed to support growth. Development charges funds are used solely for the purpose for which they are collected.

### **Background Study**

Prior to passing the **Development Charge By-law No. 2149-2008** a Development Charge Background Study was prepared that includes:

- A forecast into the anticipated future development in the County of Prince Edward
- The average capital service levels provided in the County over the 10 year period immediately preceding preparation of the background study
- A review of capital works in progress and anticipated future capital projects
- An examination of the long term capital and operating costs for the capital infrastructure required for each service.

### **Services**

The By-law imposes development charges in order to pay for the increase need for the following services:

- Public Works – Roads, vehicles, facilities
- Fire – vehicles, equipment, facilities
- Parks and Recreation – vehicles and facilities
- Library – facilities and collection materials
- Marinas and Boat Launches
- Homes for Aged – facilities
- Growth Related Studies

### **Imposition and Exemptions to Development Charges**

Development Charges are imposed on all new dwelling units and non-residential uses at the building permit stage, save and except for the following exemptions:

- An enlargement or expansion to an existing dwelling
- An additional dwelling unit in a multi-residential building
- Industrial development
- Non-residential farm buildings
- Places of worship

## Development Charge Rates

Effective March 11, 2010 – March 10, 2013

Service	County-wide charge
Single-detached Dwelling & Semi-Detached Dwelling (>2 bedrooms)	\$7,076.
Single-detached Dwelling & Semi-Detached Dwelling (<=2 bedrooms)	\$4,235.
Apartments 2 bedrooms +	\$3,629.
Apartments Bachelor & 1 bedroom	\$2,948.
Other Multiples	\$5,239.
Non-Residential (per sq. ft. of Gross Floor Area)	\$2.40

The rates are subject to indexing and are adjusted annually on March 10 in accordance with the prescribed index in the Development Charges Act.

### Treasurer's Annual Statement

An annual statement identifying opening and closing balances of the reserve funds and the yearly transactions relating to the funds will be provided and available for review in the Clerk's office during regular business hours.

### Additional Information and Interpretation

This information is intended only as a guide. Applicants should view the approved By-law and consult with the County of Prince Edward Building Department to determine the applicable charges that may apply to specific development proposals.

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