



For release: March 11, 2008

NEWS RELEASE

Prince Edward County Adopts Development Charges By-law

Picton ON – Effective March 11, 2008 the County of Prince Edward will impose a uniform development charge on lands within its boundaries, payable upon the issuance of a Building Permit. At its meeting of March 10, the Council adopted Development Charge By-law No. 2149-2008. The funds from the new charges will be placed in reserve funds to assist in paying for capital costs associated with growth and development within the County of Prince Edward.

In preparation for the implementation of development charges, the County:

- Prepared a background study which forecasted growth, established service levels over the past ten years, reviewed capital works in progress and determined long term capital and operating costs for future infrastructure and services;
- Met with the Prince Edward County Builders Association in November to gather input and answer questions;
- Posted the background study and intention to pass the by-law in the Clerks Department and on the County website; and
- Held an Open House and Public Meeting on February 20, 2008.

In response to implementation concerns raised by the development community, the charges will be phased in until March 11, 2009 at which time the full applicable development charge will take effect. To address concerns with the availability of affordable housing in the County a grant program will be developed to offset the development charge for new single detached dwellings of 2 bedrooms or less.

"This is good news for the current County residents and businesses, who up to now have had to bear the full burden of infrastructure and service improvements through their taxes," said Mayor Leo P. Finnegan. "New development will now help us to build the reserves we need to help fund our future needs."

A backgrounder has been attached showing details of the by-law. By-law No. 2149-2008 is available for viewing on the County website and in the Clerk's Department.

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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

Backgrounder

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Development Charge Rates

Effective March 11, 2008 – March 10, 2009

Service	County-wide charge
Single-detached Dwelling & Semi-Detached Dwelling (>2 bedrooms)	\$3,691.
Single-detached Dwelling & Semi-Detached Dwelling (<=2 bedrooms)	\$2,209.
Apartments 2 bedrooms +	\$1,893.
Apartments Bachelor & 1 bedroom	\$1,538.
Other Multiples	\$2,733.
Non-Residential (per sq. ft. of Gross Floor Area)	\$2.50

Effective March 11, 2009 – March 10, 2013

Service	County-wide charge
Single-detached Dwelling & Semi-Detached Dwelling (>2 bedrooms)	\$7,382.
Single-detached Dwelling & Semi-Detached Dwelling (<=2 bedrooms)	\$4,418.
Apartments 2 bedrooms +	\$3,786.
Apartments Bachelor & 1 bedroom	\$3,076.
Other Multiples	\$5,466.
Non-Residential (per sq. ft. of Gross Floor Area)	\$2.50

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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