

Rules for Development Charges

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charges By-Law No. 3205-2013 applies to all lands in The Corporation of the County of Prince Edward.
2. Development Charges shall be calculated and be payable on the date the building permit is issued.
3. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - A public hospital exempt from taxation under Section 3 of the Assessment Act;
 - A non-residential farm building;
 - A place of worship;
 - New industrial development;
 - Park Model Trailers conforming to Nation Standard of Canada CAN CSA-Z241.0-92, or similar standard, up to a maximum size of 50 square meters;
 - A temporary building or structure.
4. A reduction in development charges is allowed as a result of the redevelopment of land for a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment (refer to Section 3.14 of By-law No. 3205-2013).
5. A reduction in development charges is also allowed for affordable housing, as defined in the by-law, for any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Prince Edward and for any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario (refer to Section 3.14.1 of By-law No. 3205-2013).

The schedule of development charges will be adjusted annually in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics, Non-residential building price index".



The County
PRINCE EDWARD COUNTY • ONTARIO

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD DEVELOPMENT CHARGES

By-law No. 3205-2013
Effective March 6, 2013
Indexed effective March 5, 2017

This pamphlet summarizes The Corporation of the County of Prince Edward's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 3205-2013 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection in the Clerk's Office at Shire Hall, 332 Main Street, Picton, Ontario, K0K 2T0, Monday to Friday 8:30 a.m. to 5:00 p.m. and on the County's website at www.thecounty.ca.

For further information, please contact:

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Revised: July 10, 2017

County-wide Development Charges under By-law No. 3205-2013

EFFECTIVE MARCH 6, 2013

Indexed effective March 6, 2017

A list of the municipal services of for which County-wide development charges are imposed and the amount of the charge by development is as follows:

SERVICES	RESIDENTIAL						NON-RESIDENTIAL
	Single and Semi-Detached Dwelling (>2 bedrooms)	Single and Semi-Detached Dwelling (= <2 bedrooms)	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Other Multiples (> 2 Bedrooms)	Other Multiples (= <2 Bedrooms)	Per ft ² of Gross Floor Area
Related to Highways	\$ 2,971	\$ 2,087	\$ 2,385	\$ 1,645	\$ 2,641	\$ 2,087	\$ 2.46
Fire Protection	401	282	323	223	356	282	0.33
Outdoor Recreation	338	238	271	187	300	238	0.05
Indoor Recreation	1,224	861	983	678	1,087	861	0.18
Library	231	162	186	128	205	162	0.03
Administration	828	582	665	459	736	582	0.79
Marinas and Boat Launches	53	37	42	29	47	37	0.05
Homes for the Aged	350	245	281	194	311	245	-
Total County-wide	\$ 6,396	\$ 4,494	\$ 5,136	\$ 3,543	\$ 5,683	\$ 4,494	\$ 3.89

WIND AND SOLAR FACILITIES^{1,2}
FOR THE PERIOD March 6, 2017 to March 5, 2018

Service	Kilowatts		
	Up to 500	501 to 1,000	1,001 to 1,500
Service Related to Highways	\$ 2,971	\$ 5,942	\$ 8,913
Fire Protection Services	401	802	1,203
Administration	828	1,656	2,484
Total	\$ 4,200	\$ 8,400	\$ 12,600

¹ for wind energy facilities with a combined nameplate generating capacity of greater than 500 kilowatts

² for solar energy facilities with a combined nameplate generating capacity of greater than 10 kilowatts

Purpose of Development Charges

The general purpose for which the County imposes development charges is to assist in meeting the County's financial requirements in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source.

The Council of the Corporation of the County of Prince Edward via By-law No. 3205-2013 on March 5, 2013 passed uniform County-wide development charges.

An appeal to this bylaw was dismissed on December 16, 2013 by the Ontario Municipal Board.

REDUCTION OF DEVELOPMENT CHARGES TO ENCOURAGE GROWTH

The development charges will be reduced by 50% until March 5, 2018 for:

- Residential development occurring within the fully or partially serviced areas; and
- All non-residential developments.