

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. 4172-2018 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; this exemption will expire September 30, 2019
 - 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. 4172-2018).
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. 4172-2018).

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".



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THE CORPORATION OF THE COUNTY OF PRINCE EDWARD DEVELOPMENT CHARGES

By-law No. 4172-2018
Effective March 6, 2018

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. 4217-2018 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: October 02, 2019

County-wide Development Charges under By-law No. 4217-2018

EFFECTIVE MARCH 6, 2019

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)	Park Model Trailer	Per ft ² of Gross Floor Area
Related to Highways	\$3,533	\$ 2,483	\$ 2,367	\$ 1,633	\$ 1,977	\$ 1,563	\$1,633	2.23
Fire Protection	945	664	633	436	528	417	436	0.59
Parks and Recreation	1,423	999	953	658	797	630	-	0.32
Municipal Parking	76	54	51	35	42	29	-	0.05
Library	235	165	157	109	131	104	-	0.05
Administration	347	243	232	161	193	153	-	0.23
Marinas and Boat Launches	120	85	80	56	68	53	-	0.07
Homes for the Aged	386	270	259	179	216	170	-	-
Waste Diversion	-	-	-	-	-	-	-	-
Total County-wide	\$ 7,065	\$ 4,963	\$ 4,732	\$ 3,267	\$ 3,952	\$ 3,119	\$2,069	\$ 3.54

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	\$ 3,533	\$ 7,066	\$ 10,599
Fire Protection Services	945	1,890	2,835
Administration (Studies)	347	694	1,041
Total	\$ 4,825	\$ 9,650	\$ 19,300

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. 4217-2018 on March 1, 2018 passed uniform County-wide development charges.

REDUCTION OF DEVELOPMENT CHARGES TO ENCOURAGE GROWTH

The development charges will be reduced by 50% until September 30, 2019 for:

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

Exemption for Park Model Trailers

- The exemption for park model trailers will expire September 30, 2019