

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD DEVELOPMENT CHARGES
By-laws No. 35-2023 - By-Law 41-2023
Effective March 1, 2024

This information 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. 35-2023 - By-Law 41-2023** and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-laws are available for inspection on the County's website at www.thecounty.ca or in person at 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.

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 the following: By-law No. 35-2023 - By-Law 41-2023 on February 28, 2023, passed uniform County-wide development charges.

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 apply 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:
 - An enlargement to an existing dwelling unit,
 - A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
 - One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one percent of the existing residential units;
 - A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all building and structures ancillary of the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
 - A third residential unit in a new detached house, semi-detached or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no

building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or

- One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units, and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
- No development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less;
- The County will refund the DC's paid for temporary buildings or structures when in the opinion of the Chief Building Official that the building or structure has been removed within eight months of the building permit issuance.
- The creation of residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act; and
- Non-profit housing development

County-wide Development Charges under By-law No. 35-2023 - By-Law 41-2023

EFFECTIVE MARCH 1, 2024

A list of the municipal services related to **By-law No. 35-2023 - By-Law 41-2023** is as follows:

FOR THE PERIOD MARCH 1, 2024 - FEBRUARY 28, 2025

Year 2 Index

100%

SERVICE	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 Trailers	Wind & Solar	Agricultural Buildings	Industrial, Commercial, & Institutional
Services Related to Highways	11,067	7,996	9,679	5,302	9,974	6,397	5,302	11,067	1.55	5.29
Fire Protection Services	2,332	1,684	2,039	1,118	2,101	1,348	1,118	2,332	0.33	1.12
Long Term Care Services	275	198	241	132	248	159		-	-	-
Parks and Recreation	1,596	1,153	1,395	764	1,439	922		-	0.04	0.16
Library	426	308	373	205	384	246		-	0.01	0.04
Ambulance Services	250	180	218	119	225	145		-	0.03	0.12
Waste Diversion	12	8	11	5	11	6		-	-	-
Total-County Wide	15,959	11,528	13,956	7,645	14,381	9,223	6,420	13,399	1.96	6.72

FOR THE PERIOD MARCH 1, 2024 - FEBRUARY 28, 2025

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85%

SERVICE	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 Trailers	Wind & Solar	Agricultural Buildings	Industrial, Commercial, & Institutional
Services Related to Highways	9,407	6,796	8,227	4,507	8,478	5,437	4,507	9,407	1.32	4.49
Fire Protection Services	1,983	1,432	1,733	950	1,786	1,146	950	1,983	0.28	0.95
Long Term Care Services	234	169	205	112	211	135		-	-	-
Parks and Recreation	1,356	980	1,186	650	1,223	784		-	0.03	0.13
Library	362	262	317	174	327	209		-	0.01	0.04
Ambulance Services	213	153	186	101	191	123		-	0.03	0.10
Waste Diversion	10	7	9	4	9	5		-	-	-
Total-County Wide	13,565	9,799	11,863	6,498	12,225	7,839	5,457	11,390	1.67	5.71