

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD DEVELOPMENT CHARGES**  
By-laws No. 35-2023 - By-Law 41-2023  
Effective January 1, 2026

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 through By-Law 41-2023, as amended, 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](http://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 through By-law 41-2023 on February 28, 2023, passed uniform County-wide development charges. Subsequently, these by-laws were amended by By-law No. 111-2024 through By-law 117-2024 on August 27, 2024.

**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 January 1, 2026

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

FOR THE PERIOD JANUARY 1, 2026 - DECEMBER 31, 2026										100%
RESIDENTIAL								NON-RESIDENTIAL		
SERVICE	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	11,993	8,665	10,489	5,746	10,808	6,932	5,746	11,993	1.68	5.73
Fire Protection Services	2,528	1,825	2,210	1,211	2,277	1,461	1,211	2,528	0.35	1.21
Long Term Care Services	299	215	261	143	269	173	-	-	-	-
Parks and Recreation	1,729	1,249	1,512	828	1,559	1,000	-	-	0.05	0.17
Library	462	334	404	222	416	266	-	-	0.01	0.05
Ambulance Services	271	196	237	129	244	157	-	-	0.03	0.13
Waste Diversion	13	9	11	6	11	7	-	-	-	-
<b>Total-County Wide</b>	<b>17,294</b>	<b>12,493</b>	<b>15,123</b>	<b>8,285</b>	<b>15,584</b>	<b>9,995</b>	<b>6,957</b>	<b>14,521</b>	<b>2.13</b>	<b>7.29</b>