

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;
 - A temporary building or structure.
4. 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: March 09, 2020

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

EFFECTIVE MARCH 6, 2020

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	\$ 3,639	\$ 2,557	\$2,438	\$ 1,683	\$ 2,036	\$1,610	\$ 1,683	\$ 2.30
Fire Protection	973	683	652	449	544	430	449	0.61
Parks and Recreation	1,466	1,030	982	678	821	649	-	0.33
Municipal Parking	78	56	52	36	44	29	-	0.05
Library	242	170	162	112	135	107	-	0.05
Administration	357	250	239	165	199	158	-	0.23
Marinas and Boat Launches	124	87	83	58	70	54	-	0.08
Homes for the Aged	397	879	267	184	222	175	-	-
Waste Diversion	-	-	-	-	-	-	-	-
Total County-wide	\$ 7,276	\$ 5,712	\$ 4,875	\$ 3,365	\$ 4,071	\$3,212	\$ 2,132	3.65

WIND AND SOLAR FACILITIES^{1,2}
FOR THE PERIOD March 6, 2020 to March 5, 2021

Service	Kilowatts		
	Up to 500	501 to 1,000	1,001 to 1,500
Service Related to Highways	\$ 3,639	\$ 7,278	\$ 10,917
Fire Protection Services	973	1,946	2,919
Administration (Studies)	357	714	1,071
Total	\$ 4,969	\$ 9,938	\$ 14,907

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.