

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

Development Charge Collection

Development charges are collected by the area municipalities in the County of Grey at the issuance of the building permit.

Development charges are payable to the area municipality and are remitted to the County on a monthly basis.

Unpaid Charges added to Tax

Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

Statement of the Treasurer

The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances,

details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Additional Information

This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the County's annual development charges statement, the Development Charges Background Study and By-laws 4949-16 and 4950-16 which are available on the County's website at www.grey.ca or in printed version in the County Clerk's office during regular office hours of 8:30 am – 4:30 pm, Mon-Fri.

For further information please contact:

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Development Charges Information

By-Laws 4949-16 and 4950-16

This pamphlet summarizes the
Development Charge By-Laws for the
County of Grey

January 2017

The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult the County of Grey staff to determine the applicable charges that may apply to specific development proposals.

Purpose of Development Charges

Development charges help to finance capital projects required to meet the increased need for services resulting from growth and development. Development charges are fees and may only be used for the purpose for which they are collected.

Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type and location of future development;
- The average service levels provided by the County over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development;
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County. The study, dated August 3, 2016 (consolidated November 17, 2016), served as the basis for the development charge rates approved by the County Council on October 4, 2016 through By-laws No. 4949-16 and No.

4950-16. These by-laws come into effect on January 1, 2017.

Term of By-laws

By-laws No. 4949-16 and No. 4950-16 will remain in force until January 1, 2022.

Indexing of Development

Charges

The development charges will be adjusted annually on January 1st of each year, commencing in 2018, without amendment to the by-laws, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics."

Services Covered

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Land Ambulance
- Provincial Offences
- General Government
- Trails
- Health Unit
- Roads & Related Works

Development Charge Rates

Type of Development	Development Charge Rate January 1, 2017 to December 31, 2017
Residential (\$/unit)	
Single & Semi-Detached Unit	\$5,425
Rows & Other Multiples	\$3,778
Apartments	\$3,207
Non-Residential	
Wind Turbine Charge Per Turbine	\$2,345.72
Non-Residential Development	No Charge

Rates will be adjusted on January 1, 2018 to reflect the fully calculated rates as shown in the Background Study.

The amount of each development charge per residential equivalent unit is allocated by County service as follows:

Designated Service	% of Charge
Land Ambulance	2.6%
Provincial Offences	0.4%
General Government	3.0%
Trails	0.1%
Health Unit	2.6%
Roads and Related Works	91.3%
Total Residential Development Charge	100.00%