

Northumberland County Development Charges

- All County services with the exception of Waste Diversion – Curbside Collection apply on a County-wide basis
- Waste Diversion – Curbside Collection services apply in the benefiting service area only (outside of Port Hope Rural Ward II)

A development charge is calculated and collected at building permit issuance. Other requirements pertaining to the timing of calculation and collection are included in the by-law.

County services included:

- Roads and related
- Waste diversion services
- Long Term Care
- Social Housing
- Paramedic Services
- Related studies and interest

Exemptions

Exemptions to the charges include industrial and residential additions, municipal and educational facilities, farm buildings, places of worship, hospitals, and municipal housing facilities.

Redevelopment

If a development involves the demolition and replacement of a building or structure on the same site, a credit will be provided. Demolition credits are allowed only if the demolition permit was issued less than 5 years prior to the issuance of a building permit.

Indexing of Charges

The development charges will be subject to mandatory indexing annually on August 26, in accordance with provisions under the *Development Charges Act*.



Development Charges By-Law No. 25-2021

This brochure summarizes the Development Charge By-Law 2020-36 as amended August 25, 2021 under By-Law No. 25-2021

Please note this brochure is intended only as a guide. For more information, please review By-law No. 25-2021 and the 2021 Development Charges Background Study available at Northumberland.ca/DevelopmentCharges, or in printed version from the County Clerk's office during regular business hours at 555 Courthouse Road, Cobourg, Ontario K9A 5J6.

Purpose of Development Charges

The general purpose for which the County imposes development charges is to assist in providing the infrastructure required by future development in the County through the establishment of a viable capital funding source to meet the County's financial requirements.

Northumberland County Council passed By-law No. 25-2021 on August 25, 2021 under subsection 2(1) of the Development Charges Act, 1997. This by-law presents development charges for Northumberland County.

Northumberland County Planning or Finance Department

555 Courthouse Road, Cobourg, ON K9A 5J6

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Cost of Development Charges

The cost of applicable development charges is determined based on the average occupancy for residential units and Gross Floor Area for industrial, commercial and institutional facilities.

Development charges are payable upon issuance of a building permit for each dwelling unit, building, or structure.

Statement of the Treasurer

As required by the Development Charges Act, 1997, and Bill 73, the Treasurer for Northumberland County must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to Northumberland County Council for their review and may be reviewed by the public in the Clerk's office.

Charges Under Development Charges By-Law No. 25-2021 Effective August 25, 2021.

Countywide Service	Singles/Semis	Apartments - 2 bedrooms+	Apartments - Bachelor & 1 bedroom	Other multiples	Special Care/ Special Dwelling Units	Non-residential (per sq. ft. of Gross Floor Area)
Roads and Related	2,100	1,394	1,061	1,640	892	1.16
Growth-Related Studies	45	30	23	35	19	0.03
Homes for the Aged	309	205	156	241	131	0.17
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	95	63	48	74	40	0.05
Community Housing	632	419	319	494	269	-
Waste Diversion Services - Facilities	37	25	19	29	16	0.02
Total Countywide Services	3,218	2,136	1,626	2,513	1,367	1.43

Area-Specific Service - Excluding Port Hope Rural Ward II	Singles/Semis	Apartments - 2 bedrooms+	Apartments - Bachelor & 1 bedroom	Other multiples	Special Care/ Special Dwelling Units	Non-residential (per sq. ft. of Gross Floor Area)
Waste Diversion Services - Curbside Collection	70	46	35	55	30	0.04
Growth-Related Studies	1	1	1	1	-	-

Area-Specific Service - Excluding Port Hope Rural Ward II	Singles/Semis	Apartments - 2 bedrooms+	Apartments - Bachelor & 1 bedroom	Other multiples	Special Care/ Special Dwelling Units	Non-residential (per sq. ft. of Gross Floor Area)
Grand Total - Port Hope Rural Ward II	3,218	2,136	1,626	2,513	1,367	1.43
Grand Total - Outside of Port Hope Rural Ward II	3,289	2,183	1,662	2,569	1,397	1.47