

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
- Retention/Detention ponds
- Waste diversion services
- Long Term Care
- Social Housing
- Provincial Offences Act
- Ambulance
- 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 October 1, in accordance with provisions under the *Development Charges Act*.

Repealed By-law 2018-23

As a result of By-law 2020-36 (a countywide Development Charge on the County of Northumberland) coming into effect, By-law 2018-23 (a by-law for the imposition of an area-specific development charge on the Cobourg East Community) was repealed on October 1, 2020.



Development Charges By-Law No. 2020-36

This brochure summarizes the Development Charge By-Law effective October 1, 2020

Please note this brochure is intended only as a guide. For more information, please review By-law No. 2020-36 and the 2020 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 2020-36 on August 26, 2020 under subsection 2(1) of the Development Charges Act, 1997. This by-law presents development charges for Northumberland County.

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. 2020-36 Effective October 1, 2020.

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
Administration Studies	42	28	21	33	18	0.02
Homes for the Aged	273	181	138	213	116	0.16
Provincial Offences Act	-	-	-	-	-	-
Paramedic Services	86	57	43	67	37	0.05
Community Housing	396	263	200	309	168	-
Waste Diversion Services - Facilities	34	23	17	27	14	0.02
Total Countywide Services	2,931	1,946	1,480	2,289	1,245	1.41

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	63	42	32	49	27	0.04

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	2,931	1,946	1,480	2,289	1,245	1.41
Grand Total - Outside of Port Hope Rural Ward II	2,994	1,988	1,512	2,338	1,272	1.45