

## 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.

## Additional Dwelling Units

Additional dwelling units in a basement, or as an addition to a home, or as a detached structure, may qualify for a development charge exemption under the Development Charges Act.

## Development Charge Collection

Development charges are collected by the area municipalities in the County of Grey and remitted monthly to the County. Effective November 3, 2025, Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025) has made changes to the timing of the collection of development charges. For homeowners and builders, development charges are required to be paid in full before the occupancy permit can be issued and before the building is first occupied.

Non-rental residential development charges are now payable at occupancy rather than at building permit issuance, unless the builder or homeowner elects to pay them earlier.

## 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 documents 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.

## Development Charge Deferrals and Conditional Exemptions

Purpose-built rental housing developments and developments that have been approved for a Community Improvement Plan Incentive may qualify for a deferral and conditional exemption of County Development Charges. If you are planning to develop these types of uses, please contact the local municipality or the County for further information.

## Additional Information

This pamphlet gives an overview of development charges. For more information, refer to the County's annual development charges statement, the Development Charges Background Study and By-laws 5127-22 and 5128-22 which are available on the County's website at [www.grey.ca](http://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 5127-22 and 5128-22

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

January 2026

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 to 15-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 October 8, 2021, served as the basis for the development charge rates approved by County Council on December 9, 2021 through By-laws No. 5127-22 and No. 5128-22. The by-laws came into effect on January 1, 2022.

## Term of By-laws

By-laws No. 5127-22 and No. 5128-22 will remain in force until January 1, 2027.

## Indexing of Development Charges

The development charges will be adjusted annually on January 1st of each year, commencing in 2023, without amendment to the by-laws, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Non-Residential Building 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
- Children's Services
- Provincial Offences
- Parks Services - Trails
- Public Health Unit
- Long-Term Care
- Development-Related Studies
- Roads & Related Works
- Public Works

\*Bill 23, *More Homes Built Faster Act, 2022* received Royal Assent November 28, 2022. This resulted in the removal of Development Charges for Social Housing.

## Development Charge Rates

Type of Development	Development Charge Rate January 1, 2026 to December 31, 2026
<b>Residential (\$/unit)</b>	
Single Detached & Semi-Detached Unit	\$10,537
Rows & Other Multiples	\$7,276
Apartments	\$6,058
<b>Non-Residential (\$/sq m)</b>	
Non-Residential Development	\$41.48 per square metre

The amount of each development charge per residential equivalent unit is allocated by County service as follows (see by-laws for percent of charge per service for non-residential):

Designated Service	% of Charge
Land Ambulance	2.97%
Social Housing	0.00%
Children's Services	0.10%
Provincial Offences	0.06%
Parks Services - Trails	0.48%
Public Health Unit	0.00%
Long-Term Care	16.40%
Development-Related Studies	0.04%
Roads, Public Works and Related Works	79.95%
<b>Total Percentage of Residential Development Charge</b>	<b>100.00%</b>

\* Note: the non-residential development charge is being phased in over 4 years with 25% being charged in 2023, increasing 25% each year with full charge being applied in 2026 of \$31.28 sq metre subject to indexing. In 2026, 100% of the charge plus annual indexing is being applied.