



DEVELOPMENT CHARGES PAMPHLET

THE CORPORATION OF THE TOWNSHIP OF NORWICH

APRIL 1, 2018

Definition

A development charge is a charge imposed on the development of land in the Township of Norwich with respect to growth-related net capital cost of providing municipal services.

Rates

The development charges currently in effect in the Township of Norwich as established through By-law No. 37-2014 passed on the 8th day of July, 2014 are:

Single & Semi-Detached Family Dwelling	\$ 3,572.63
2 Bedrooms or Larger	\$ 1,887.30
Bachelor and 1 Bedroom	\$ 1,416.02
Rows and Other Multiples	\$ 2,595.86
Charge per Wind Turbine	\$ 2,846.39

These rates will be adjusted annually on April 1st, for inflation using the Statistics Canada Quarterly, "Construction Price Statistics".

Services

The services for which the development charges are imposed and the proportions allocated to them are as follows:

	<u>Residential</u>
Roadways	35.78%
Public Works	20.14%
Parks & Recreation	20.33%
Fire Services	22.27%
General Government	1.48%

Payment

The development charge is payable on the date the building permit is issued and shall be based on the development charge schedule in force on that date, except in the case of a severance application, the payment of the development charge at the time of severance shall be a condition of approval.

By written agreement the Township of Norwich may accept the provision of services in lieu of cash payment or establish an alternative payment date.

Exclusions and Exemptions

Land that is owned by and used for the purposes of a Board of Education, the County of Oxford or any local board or commission thereof and the Township of Norwich or any local board or commission thereof is exempt from development charges.

Previous payments of development charges, lot levies or similar payments will be deducted from the development charge payable.

Connections to municipal services and services within the land to be developed will be installed at the owner's expense, with no reduction in the development charge.

Where a residential redevelopment increases the number of dwelling units in a building or structure, a development charge shall only be payable for the increased number of units attributable to the development.