



DEVELOPMENT CHARGES PAMPHLET

THE CORPORATION OF THE TOWNSHIP OF NORWICH

APRIL 1, 2024

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. 34-2019 as amended By-Law No. 19-2021 passed on the 23rd day of March, 2021 are:

Single & Semi-Detached Family Dwelling	\$ 10,895.98
2 Bedrooms or Larger	\$ 5,809.23
Bachelor and 1 Bedroom	\$ 3,929.60
Rows and Other Multiples	\$ 6,844.50
Charge per Wind Turbine	\$ 7,553.76

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 & Public Works	25.61%
Fire Services	40.54%
Parks & Recreation	28.54%
General Government	5.31%

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 Site Plan or Zoning By-Law Amendment, the payment of the development charge is based the rates in effect the day the application is made subject to limits within the By-Law. For rental and non-profit housing please refer to the By-Law for the equal annual payment provision.

Exclusions and Exemptions

Statutory exemptions include 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 are exempt from development charges. Non-statutory exemptions approved by Council from development charges include places of worship, hospitals, farm buildings, non-residential, long-term care homes, temporary and affordable housing.

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

Each year, the Treasurer will document the continuity of each Development Charge Reserve Fund, inclusive of services covered, and any drawings, interest earnings, development charge collections, borrowing and landowner credit transactions. The annual statement of the Treasurer will be available by March 31st of the subsequent year via a report to Council which are posted to the Township website.

If there is any discrepancy between this pamphlet and the Development Charges By-Law, the Development Charges By-Law shall prevail.