



DEVELOPMENT CHARGES PAMPHLET

THE CORPORATION OF THE TOWNSHIP OF NORWICH

July 9, 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. 32-2024 as amended By-Law No. 37-2024 passed on the 9th day of July, 2024 are:

Single & Semi-Detached Family Dwelling	\$ 9,738.00
Other Multiples	\$ 6,707.00
2 Bedrooms or Larger	\$ 5,372.00
Bachelor and 1 Bedroom	\$ 3,411.00
Charge per Wind Turbine	\$ 8,000.00
Non-Residential Per M ²	\$ 32.16

These rates will be adjusted annually on June 13th, 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>
Highway	50.17%
Fire Protection	30.72%
Parks & Recreation	17.86%
Growth Related Studies	1.25%

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, 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 presented to Council of the subsequent year via a report to Council which is 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.