

Purpose of Development Charges:

The general purpose for which the County of Brant imposes development charges is to assist in providing the infrastructure required for future development by establishing a viable capital funding source to meet the County's financial requirements.

Development Charge Rules:

The main rules for determining if a development charge is payable, and for determining the amount of that charge, are as follows:

- Development Charge Bylaw 100-19 as amended by Bylaw 121-21 applies to all lands within the County of Brant

Charges relating to municipal water services, wastewater services, and stormwater services apply only to development receiving the respective services, based on the provisions of these bylaws.

Development charges for municipal services shall be calculated and payable at the availability of a building permit or as specified in an agreement entered into between the owner and the municipality.

The following uses are wholly exempt from development charges under these bylaws:

- a) Land that is owned by and used for the purposes of
 - i. A board of education;
 - ii. Any municipality or local board thereof;
 - iii. A non-residential farm building;
 - iv. A farm bunk house;
 - v. Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education
- b) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing detached house where the total residential gross floor area of the dwelling units created does not exceed the residential gross floor area of the existing dwelling unit prior to the enlargement;
- c) the creation of one additional dwelling unit in any other existing residential building, provided the residential gross floor area of the additional dwelling unit does not exceed the residential gross floor area of the smallest existing dwelling unit in the case of a semi-detached house, or row house, or does not exceed the residential gross floor area of the smallest existing dwelling unit contained in any other residential building

A credit for development charges under this bylaw shall be allowed in the case of the demolition or conversion of all or part of a residential or non-residential building, provided that the building permit for the development or redevelopment is issued within five (5) years from when the demolition permit is issued.

Please see Bylaw 100-19 section 3(6) for the calculation of an enlargement of an existing industrial building.

Development applications are subject to interest charges per the [Development Charges Interest Rate Policy](#) referencing Sections 26.1 and 26.2 of the [Development Charges Act](#), with Section 26.3 setting the maximum interest rate.

**County of Brant
Development Charge Bylaws**

Bylaw 100-19 effective September 1, 2019 amended by Bylaw 121-21 effective December 22, 2021, and amended by Bylaw 066-24 effective July 24, 2024.

This pamphlet summarizes the County of Brant's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review Bylaw 100-19 and Bylaw 121-21, and consult with officials in the Development Services Department to determine the applicable charges that may apply to specific development proposals.

Development charge bylaws are available for inspection on the County of Brant's website at www.Brant.ca. These documents are also available at the County of Brant Administration Building at 26 Park Avenue, Burford, Ontario, or the Development Services Building at 66 Grand River Street North, Paris, Ontario; these facilities are open Monday to Friday, 8:30am to 4:30pm.

For further information, please contact:

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DEVELOPMENT CHARGES BYLAW INFORMATION PAMPHLET

**Development Charges for the County of Brant
Effective September 1, 2024**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assisted Living Facilities	(per sq.ft. of Gross Floor Area)	(per m ² of Gross Floor Area)
County-Wide Services:							
Services Related to a Highway	13,172	8,486	8,740	5,113	4,679	4.30	46.28
Fire Protection Services	1,702	1,097	1,130	660	605	0.56	6.03
Police Services	264	170	173	102	94	0.09	0.97
Parks and Recreation Services	9,799	6,312	6,502	3,804	3,479	0.29	3.12
Library Services	1,547	996	1,027	601	548	0.04	0.43
Administration Studies	390	250	260	151	138	0.14	1.51
Ambulance	218	139	143	84	79	0.01	0.11
Waste Diversion	193	124	127	74	69	0.01	0.11
Total County-Wide Services	27,285	17,574	18,102	10,589	9,691	5.44	58.56
Urban Services¹:							
Stormwater Drainage and Control Services	213	138	141	84	75	0.05	0.54
Wastewater Services	8,550	5,507	5,674	3,318	3,036	2.53	27.23
Water Services	11,026	7,103	7,316	4,280	3,916	3.23	34.77
Total Urban Services	19,789	12,748	13,131	7,682	7,027	5.81	62.54
Grand Total County-Wide + Urban Services	47,074	30,322	31,233	18,271	16,718	11.25	121.10

¹ The Urban Area as defined by the County's Official Plan