

Development Charges Bylaw Information



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 109-24](#) as 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
 1. A board of education
 2. Any municipality or local board thereof
 3. A non-residential farm building
 4. A farm bunk house
 5. Land vested in or leased to a university that receives regular/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.

Review section 3(6) for the calculation of an enlargement of an existing industrial building.

Development Charge Bylaws

[Bylaw 109-24](#) effective November 1, 2024 to October 31, 2034.

The information contained herein is intended only as a guide. Applicants should review Bylaw 109-24 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 review on the County of Brant's website at brant.ca/DevelopmentCharges. These documents are also available at the County of Brant Customer Service Office located at 26 Park Avenue, Burford, Ontario, or the Paris Customer Service Office located at 66 Grand River Street N., Paris. These facilities are open Monday to Friday, 8:30 am to 4:30 pm.

For further information, contact:

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Development Charges for the County of Brant

Effective November 1, 2025

5.4% Index Rate

SERVICE	Residential	Residential	Residential	Residential	Residential	Non-Residential	Non-Residential
County-Wide Services	Single and Semi-Detached Dwelling	Multiples	Apartments (2 Bedrooms+)	Apartments (Bachelor and 1 Bedroom)	Retirement Homes & Assisted Living Facilities	Gross Floor Area (per sq. ft.)	Gross Floor Area (per m ²)
Services Related to a Highway	15,233	9,963	10,482	6,895	5,433	4.85	52.20
Fire Protection Services	2,663	1,742	1,833	1,206	950	0.84	9.04
Police Services	279	182	192	126	100	0.08	0.86
Parks and Recreation Services	12,468	8,154	8,579	5,644	4,447	0.55	5.92
Library Services	2,259	1,478	1,555	1,022	805	0.11	1.18
Long-term Care Services	1,062	695	731	481	379	0.11	1.18
Ambulance	335	219	231	152	119	0.03	0.32
Waste Diversion	269	176	184	121	96	0.01	0.11
Growth Studies	816	533	562	369	291	0.24	2.58
Total County-Wide Services	35,384	23,142	24,349	16,016	12,620	6.82	73.39

Urban Services¹

Stormwater Drainage and Control Services	431	281	296	195	154	0.13	1.40
Wastewater Services	16,615	10,867	11,433	7,521	5,927	5.02	54.03
Water Services	13,080	8,554	9,000	5,920	4,665	3.90	41.98
Total Urban Services	30,126	19,702	20,729	13,636	10,746	9.05	97.41
Grand Total County-Wide and Urban Services	65,510	42,844	45,078	29,652	23,366	15.87	170.80