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 (services related to a highway, fire protection services, police services, parks and recreation services, library services, long-term care services, ambulance services, waster diversion services, growth studies, stormwater services, wastewater services, and water 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.

The Development charge bylaw is available for review on the County of Brant's website at brant.ca/DevelopmentCharges. This document is 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.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Regulation 82/98 the Treasurer for the County of Brant must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the County of Brant for their review and is available on the County's website.

For further information, contact:

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Development Charges for the County of Brant
Effective November 1, 2026 - 6.1% 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 m²)**
Services Related to a Highway	16,162	10,571	11,121	7,316	5,764	5.15	55.43
Fire Protection Services	2,825	1,848	1,945	1,280	1,008	0.89	9.58
Police Services	296	193	204	134	106	0.08	0.86
Parks and Recreation Services	13,229	8,651	9,102	5,988	4,718	0.58	6.24
Library Services	2,397	1,568	1,650	1,084	854	0.12	1.29
Long-term Care Services	1,127	737	776	510	402	0.12	1.29
Ambulance	355	232	245	161	126	0.03	0.32
Waste Diversion	285	187	195	128	102	0.01	0.11
Growth Studies	866	566	596	392	309	0.25	2.69
Total County-Wide Services	**37,542**	**24,553**	**25,834**	**16,993**	**13,389**	**7.23**	**77.81**
Urban Services[1]							
Stormwater Drainage and Control Services	457	298	314	207	163	0.14	1.51
Wastewater Services	17,629	11,530	12,130	7,980	6,289	5.29	56.94
Water Services	13,878	9,076	9,549	6,281	4,950	4.11	44.24
Total Urban Services	**31,964**	**20,904**	**21,993**	**14,468**	**11,402**	**9.54**	**102.69**
Grand Total County-Wide and Urban Services	**69,506**	**45,457**	**47,827**	**31,461**	**24,791**	**16.77**	**180.50**