

Development Charge Information

By-law 2023-048 and 2024-069

This bulletin summarizes the Development Charge By-law effective November 16, 2023 and revised December 5, 2024. The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult staff to determine the applicable charges that may apply to specific development proposals.

Purpose of Development Charges

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected as outlined in the Development Charge Background Study.

Application of Charges

The development charges are levied County-wide. There are no area charges.

Annual Adjustments

The development charges will be adjusted annually on January 1 of each year without amendment to the by-law in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

Matching of Local Development Charge Exemptions

The County shall match local municipal DC exemptions as they exist in the local municipal DC by-law only, as amended from time to time.

Statement of the Treasurer

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues. The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Additional Information

This bulletin is intended to give an overview of development charges. For more complete information, refer to the Development Charges Background Study, by-law 2023-048, by-law 2024-069 and the County's annual DC Statement. This information is available in the County's Administration Centre during regular office hours or online at www.brucecounty.on.ca/development-charges.

If you require additional information not available from your local municipal staff or have any comments or concerns please contact the County. Contact information is at the end of this bulletin.



Development Charge Information By-law 2023-048 and 2024-069



Fees in effect January 1, 2026 - December 31, 2026

Year: 2026 Phase-in: 55%

County-wide Services/Class of Service	Residential Single and Semi Detached Dwelling	Residential Other Multiples	Residential Apartments: 2 Bedrooms +	Residential Apartments: Studio and 1 Bedroom	Residential Special Care/ Special Dwelling Units	Non-Residential (per sq. ft. of Gross Floor Area)
Services Related to a Highway	3,977.10	2,542.01	2,507.30	1,687.52	1,642.71	1.74
Fleet	20.83	13.25	13.25	8.84	8.84	0.01
Parks and Recreation Services	60.58	38.50	38.50	25.87	25.24	0.01
Long-term Care Services	574.29	367.29	362.24	243.60	237.29	0.08
Child Care and Early Years Programs	36.60	23.35	23.35	15.78	15.15	0.00
Ambulance Services	167.87	107.28	106.02	71.31	69.42	0.03
Growth Studies	172.29	109.81	108.55	73.21	71.31	0.08
Total	5,009.56	3,201.49	3,159.21	2,126.13	2,069.96	1.95

Non-Statutory Exemptions or Reductions to DCs

Other discounts and exemptions may apply as according to Provincial legislation or County by-law or through matching the exemptions in local municipal DC by-laws. A full list of the County exemptions is available in the County DC by-law. Below is an abbreviated list of discretionary exemptions - full terms and conditions are expanded upon in the by-law.

- Affordable and attainable housing as according to County policy or Provincial legislation,
- Rental housing,
- Agricultural use,
- Hospital, school, place of worship, cemetery, temporary use buildings,
- Matching of exemptions provided under local municipal DC by-laws,
- Certain additional dwelling units as outlined in the by-law,
- Enlargement of the total floor area of an existing industrial building where the total floor area is enlarged by 50% or less (one-time only), subject to conditions.

Phase-In of Development Charges

As of 2026, the County DC is only charging 55% of the full DC charge as part of their multi-year phase-in of DCs.

The phase in will be as follows:

- 0% (2023)
- 25% (2024)
- 40% (2025)
- 55% (2026)
- 65% (2027)
- 75% (2028)
- 85% (2029)
- 95% (2030)
- 100% (2031)

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