



DEVELOPMENT CHARGES PAMPHLET

By-law No. 2026-02

PURPOSE

This pamphlet sets out the County of Essex's development charges (DCs) imposed by by-law as of February 4, 2026.

The information contained herein is intended only as a guide. Interested parties should review the by-laws, the Development Charges Act, and consult with County staff to determine the exact development charges that apply to specific development proposals.

BACKGROUND

The County of Essex's by-law imposes charges on all lands in the County except for those that are exempt under the *Development Charge Act, 1997* and as identified in the by-law. A copy of the DC By-law is available from the Clerk's Department and at:

www.countyofessex.ca/doing-business/planning-and-development/development-charges-initiative/

GENERAL PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected to pay for increased capital costs required because of increased needs for services arising from development. The charges in By-law 2026-02 apply uniformly across the entire County.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually on January 1st, beginning on January 1, 2028, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

County-wide development charges are imposed for the following services:

- Library Services
- Ambulance Services
- Waste Diversion
- Development-Related Studies

- Land Acquisition
- Services Related to a Highway

TREASURER’S STATEMENT

The Treasurer for the County will present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement will include, for each reserve fund, a description of the 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.

A copy of the Treasurer’s statement can be viewed by the public at the County’s offices upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

COUNTY-WIDE DEVELOPMENT CHARGES

County-wide charges are levied on a per residential unit basis and per square metre of non-residential building space as follows:

Rates Effective February 4, 2026 – December 31, 2027

Service	Phase-In (%)	Residential Charge by Dwelling Unit Type			Non-Residential Charge per Square Metre of Gross Floor Area
		Singles & Semis	Rows and Other Multiples	Apartments	
Library Services	0%	\$0	\$0	\$0	\$0.00
Ambulance Services	0%	\$0	\$0	\$0	\$0.00
Waste Diversion	0%	\$0	\$0	\$0	\$0.00
Development-Related Studies	0%	\$0	\$0	\$0	\$0.00
Land Acquisition	0%	\$0	\$0	\$0	\$0.00
Services Related To A Highway	0%	\$0	\$0	\$0	\$0.00
TOTAL CHARGE		\$0	\$0	\$0	\$0.00

CALCULATION OF CHARGE

The development charge payable is the charge that would be determined under the by-law, with applicable interest, on:

- the day of application for site plan control; or, if not applicable
- the day of application for rezoning; or, if both not applicable
- the day set out in the by-law.

TIMING OF PAYMENT

Development charges are payable, with applicable interest, in equal annual installments for rental housing and institutional development. The installments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter. Development charges for residential development, excluding rental housing, shall be payable in full on the earlier of the day a building permit is issued authorizing occupation of the building and the day the building is first occupied.

For all other development, the default timing of payment is the day the date the first building permit is issued for the development. Council may enter into an agreement with any person who has negotiated to pay a development charge providing for all or part of the development charge to be paid before or after the time it would otherwise be payable.

EXEMPTIONS & DISCOUNTS

Development charges are payable on all new residential and non-residential development and redevelopment unless the By-law or the *Act* provides an exemption. Exemptions include:

- when an existing dwelling unit is enlarged
- additional residential units in existing homes/residential lots (combination of no more than 3 units on the lot) in accordance with section 2 (3.2) of the Development Charges Act
- additional units in new residential buildings (combination of no more than 3 units on the lot) in accordance with section 2 (3.3) of the Development Charges Act
- additional residential units in existing rental residential buildings with more than 4 residential units (one unit or 1% of existing residential units) in accordance with section 2 (3.1) of the Development Charges Act
- discount for rental housing development with 4 or more units, all intended for rental based on the number of bedrooms:
 - 3 or more bedrooms 25% discount
 - 2 bedrooms 20% discount
 - 1 bedroom or studio 15% discount
- enlargement of existing industrial buildings up to a maximum of 50% the original gross floor area of the structure that existed before the date the Development Charges By-law took effect
- long-term care homes
- hospitals
- places of worship, cemetery or burial ground
- buildings or structures owned by and used for the purposes of a college of applied arts and technology
- buildings or structures owned by and used for the purposes of a university
- farm buildings that are part of a bona fide farm operation
- affordable residential units
- attainable residential units

- not-profit housing development
- any institutional use
- temporary buildings or structures, with conditions

For a complete list of exemptions and discounts please review the Development Charges Act and associated Regulations (which do change from time to time), the By-law or contact County staff.

FURTHER INFORMATION

Please visit our website at www.countyofessex.ca/dci to obtain the most current development charges information as it is subject to change.

For further information, please email coeinfo@countyofessex.ca.