



MUNICIPALITY OF NORTH PERTH DEVELOPMENT CHARGES PAMPHLET

By-laws No. 53-2024 & 74-2024

This pamphlet summarizes the Municipality of North Perth policy with respect to development charges (DCs). By-laws No. 53-2024 & 74-2024 imposes Municipal-wide and area-specific development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with municipal staff to determine the charges that may apply to specific development proposals.

BACKGROUND

The Council for the Municipality of North Perth enacted a new development charges by-laws 53-2024 & 74-2024. This by-law imposes a charge on all lands developed within the Municipality of North Perth except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in the By-law 74-2024. Furthermore, by-law 53-2024 imposes charges in the North East Master Plan area.

A copy of these by-laws are available on the municipal website and/or from the Clerk's Department.

PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected by the Municipality for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Municipality of North Perth.

INDEXING AND PHASE-IN OF DEVELOPMENT CHARGES

The development charges shall be indexed annually commencing January 1, 2025 without amendment to the by-laws, in accordance with the prescribed index in the Act. Municipal-wide DCs are being phased-in over a 2-year period commencing on January 1, 2025.

MUNICIPAL-WIDE SERVICES INCLUDED

Municipal-wide DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- Library Services;
- Indoor Recreation Services;
- Outdoor Recreation Services;
- Child Care Services;
- Administration Services
- Fire Protection Services;
- Police Services;

- Public Works; and
- Roads and Related.

AREA-SPECIFIC SERVICES INCLUDED

Area-specific DCs have been imposed for the following services in the following areas:

- Stormwater Services (Listowel South East Drainage Area);
- Water Services (Listowel, Atwood, Wallace Ward, and wherever service is available);
- Wastewater Services (Listowel, Atwood, and wherever service is available; and

TREASURER'S STATEMENT

The Treasurer for the Municipality of North Perth shall present before Council each year a financial statement relating to the development charges by-law and its reserve funds. The statement must 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 Municipality's office upon request during regular office hours, Monday to Friday between 8:30 am to 4:30 pm, at:

330 Wallace Avenue North,
Listowel, ON N4W 1L3

This pamphlet was updated December 4, 2025 to reflect rates effective January 1, 2026.

TIMING AND CALCULATION OF PAYMENT

In most cases, a development charge shall be calculated and payable in full on the date a building permit is issued. A building permit will not be issued until all development charges have been paid. Payment of a development charge may be deferred subject to terms and conditions set out by Municipal policy.

EXEMPTIONS & INCENTIVES

DCs are payable on all new residential and non-residential development unless the By-law or the *Act* provides an exemption. Exemptions provided in the By-law and/or the *Act* include:

- The municipality, Corporation of the County of Perth or a local board thereof;
- A board of education;
- A place of worship; or
- Public hospitals.

For a complete list of exemptions, please review the Development Charges Act, Municipal DC by-laws or contact Municipal staff.

FURTHER INFORMATION

Please visit our website at www.northperth.ca to obtain the most current development charges information. For more information, please contact the Treasurer at 519-292-2045.

MUNICIPAL-WIDE RESIDENTIAL DC RATES (JANUARY 1, 2026 – DECEMBER 31, 2026)

	Single & Semi-Detached	Rows & Multiples	Apartments 2BR +	Apartments 1BR & Less	Special Care
Library Services	\$1,358	\$889	\$785	\$526	\$435
Parks & Recreation Services	\$11,469	\$7,510	\$6,622	\$4,439	\$3,700
Child Care Services	\$512	\$335	\$296	\$198	\$165
Administration Services	\$220	\$144	\$127	\$85	\$71
Fire Protection Services	\$1,226	\$803	\$708	\$475	\$396
Police Services	\$375	\$245	\$216	\$145	\$121
Public Works	\$520	\$341	\$300	\$201	\$168
Roads & Related	\$8,044	\$5,268	\$4,645	\$3,114	\$2,595
Municipal-Wide Total	\$23,724	\$15,535	\$13,699	\$9,184	\$7,653

Urban Area-Specific Services					
Stormwater Services (Listowel South East Drainage Area)	\$1,974	\$1,293	\$1,140	\$764	\$636
Water Services (where service is available)	\$2,392	\$1,566	\$1,381	\$926	\$772
Wastewater Services (where service is available)	\$6,428	\$4,209	\$3,711	\$2,489	\$2,073

MUNICIPAL-WIDE NON-RESIDENTIAL DC RATES (JANUARY 1, 2026 – DECEMBER 31, 2026)

	All Non-Residential (\$ / sq.m)	Urban Area-Specific Services All Non-Residential	(\$ / sq.m)
Library Services	\$0	Stormwater Services (Listowel South East Drainage Area)	\$9.10
Parks & Recreation Services	\$0		
Child Care Services	\$0	Water Services (where service is available)	\$10.49
Administration Services	\$1.03		
Fire Protection Services	\$5.70	Wastewater Services (where service is available)	\$16.54
Police Services	\$1.75		
Public Works	\$2.42		
Roads & Related	\$37.54		
Municipal-Wide Services Total	\$48.44		

NORTH EAST MASTER PLAN SPECIAL AREA DC RATES (JANUARY 1, 2026 – DECEMBER 31, 2026)

Residential	Single & Semi-Detached	Rows & Multiples	Apartments 2BR +	Apartments 1BR & Less	Special Care
Northeast Master Plan Area	\$26,648	\$17,450	\$15,387	\$10,315	\$8,596
Non-Residential	(\$/sq.m)				
Northeast Master Plan Area	\$159.43				