



# 2026 Development Charges

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

## What are Development Charges? (DCs)

A fee collected by the municipality to recover capital costs associated with residential and non-residential growth. Development charges do not pay for operating costs or infrastructure renewal.

## Who pays?

The owner of the land that develops or redevelops the land, or any building or structure on the land.

## Growth costs are recovered to:



build new infrastructure supporting growth



pay down existing debt for past growth works



limit taxpayers paying for costs that serve growth

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. They may only be used for the purpose for which they are collected.

## When are DCs calculated and paid?

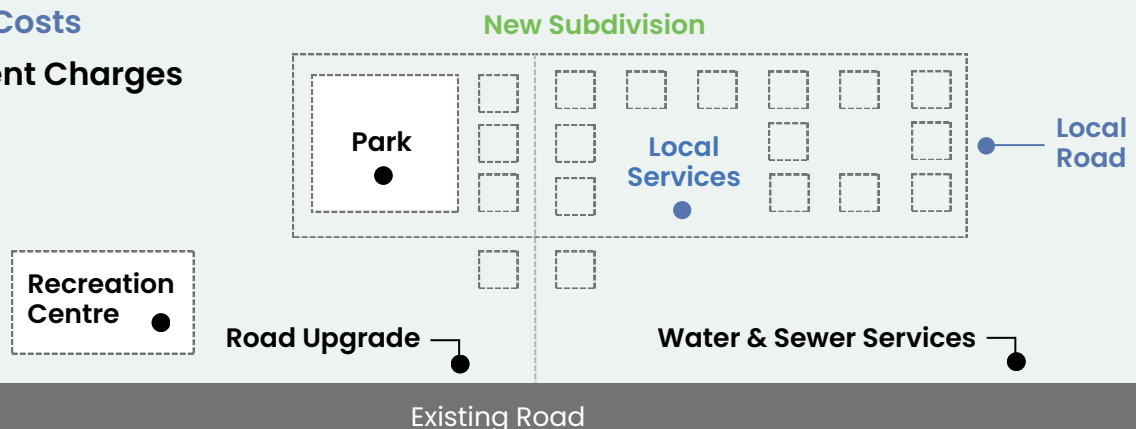
For development types subject to Site Plan or Zoning By-law Amendments, the DCs are calculated the day a complete application is received and frozen from the date of application approval for a period of up to eighteen months. If a building permit has been issued within the frozen period, the DCs are subject to a lower calculation, being either the frozen DC rate or the current DC rate at the time of building permit issuance. If the building permit has not been issued within the frozen period, the DCs are recalculated on the date the first building permit is issued. For all other development types, DCs are calculated on the date the first building permit is issued.

For deferred development types (all residential and certain institutional), DCs are collected post first building permit issuance in accordance with section 26.1 of the Development Charges Act. For all other development types, DCs are collected on the date the first building permit is issued. For more information, please contact us.

## How We Pay for a Growing Municipality

### ● Developer Costs











### ● Development Charges



# Residential

## 2026 Development Charge Rates

Effective January 1, 2026 to December 31, 2026

Service Component	 Single & Semi Detached (per dwelling unit)	 Multiples / Row Housing (per dwelling unit)	 Apartments with 2+ Bedrooms (per dwelling unit)	 Apartments with 1 & less Bedrooms (per dwelling unit)	 Special Care (per dwelling unit)	
<b>City Services</b>	Library	\$1,358	\$889	\$785	\$526	\$435
	Parks & Rec	\$11,469	\$7,510	\$6,622	\$4,439	\$3,700
	Child Care Services	\$512	\$335	\$296	\$198	\$165
	Administration	\$220	\$144	\$127	\$85	\$71
	Fire Protection	\$1,226	\$803	\$708	\$475	\$396
	Police	\$375	\$245	\$216	\$145	\$121
	Public Works	\$520	\$341	\$300	\$201	\$168
	Roads & Related	\$8,044	\$5,268	\$4,645	\$3,114	\$2,595
	<b>Municipal Wide Total</b>	<b>\$23,724</b>	<b>\$15,535</b>	<b>\$13,699</b>	<b>\$9,184</b>	<b>\$7,653</b>
<b>Urban Area-Specific Services</b>	Stormwater Services (Listowel SE Drain Area)	\$1,974	\$1,293	\$1,140	\$764	\$636
	Water Services (where available)	\$2,392	\$1,566	\$1,381	\$926	\$772
	Wastewater Services (where available)	\$6,428	\$4,209	\$3,711	\$2,489	\$2,073
<b>Residential North East Master Plan (Area Specific)</b>	 Single & Semi Detached (per dwelling unit)	 Multiples / Row Housing (per dwelling unit)	 Apartments with 2+ Bedrooms (per dwelling unit)	 Apartments with 1 & less Bedrooms (per dwelling unit)	 Special Care (per dwelling unit)	
	<b>Area Specific Total</b>	<b>\$26,648</b>	<b>\$17,450</b>	<b>\$15,387</b>	<b>\$10,315</b>	<b>\$8,596</b>

### Area Specific Rates

The Area-Specific Rate for the NEMP is applied in addition to the standard Municipal-Wide rate (and any applicable urban area-specific services). Properties within the NEMP benefit from infrastructure and services tailored to that area, which results in additional costs. As a result, developments in this area are required to contribute to both the Municipal-Wide charges and the NEMP Area-Specific rate.

# Non-Residential

## 2026 Development Charge Rates

Effective January 1, 2026 to December 31, 2026



### Service Component



### All Non-residential (\$/m<sup>2</sup>)

Service Component	All Non-residential (\$/m <sup>2</sup> )
Library	\$0
Parks & Rec	\$0
Child Care Services	\$0
Administration	\$1.03
Fire Protection	\$5.70
Police	\$1.75
Public Works	\$2.42
Roads & Related	\$37.54
<b>Municipal Wide Total</b>	<b>\$48.44</b>

Urban Area-Specific Services	Rate (\$/m <sup>2</sup> )
Stormwater Services (Listowel SE Drain Area)	\$9.10
Water Services (where available)	\$10.49
Wastewater Services (where available)	\$16.54

**Non-Residential**  
North East  
Master Plan  
(Area Specific)



### All Non-residential (\$/m<sup>2</sup>)

**Area Specific Total**

**\$159.43**

## Exemptions and 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.

## Special Note

Non-Residential development charge rates are based on Gross Floor Area space (\$/m<sup>2</sup>). Under Section 43 (1) of the Development Charges Act, 1997, the treasurer of a municipality shall provide Council with an annual financial statement relating to the Development Charge By-law(s) and reserve funds.

Please note: Brochure content is for information purposes and should not be considered to be an interpretation of the Development Charges Act, North Perth's current DC By-law or a determination of charges, if any, that may apply to any specific application to a proposed development.

## Annual 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.

Indexing development charges helps mitigate the impact of inflation on future growth-related capital costs, as indexing is intended to reflect changes in construction costs. This will help ensure that the originally planned infrastructure timing is maintained and new development can proceed without delay.

### How to obtain a copy of the By-law

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

The By-law is available at [www.northperth.ca/dc](http://www.northperth.ca/dc) or can be obtained from:

North Perth Municipal Office  
330 Wallace Ave N.,  
Listowel, ON N4W 1L3

The North East Master Plan Area Development Charges Study and 2024 Development Charges Background Study were completed by Hemson Consulting Ltd., and they were approved by Council on August 26, 2024, with the Municipal-Wide coming into force January 1, 2025, and the North East Master Plan Area coming into force August 26, 2024. Notice of passing can be found at [www.northperth.ca/news](http://www.northperth.ca/news)



### Contact:

#### Finance Department

519-292-2045

[finance@northperth.ca](mailto:finance@northperth.ca)

#### North Perth Building Department

519-291-2950

[building@northperth.ca](mailto:building@northperth.ca)

