

Purpose of Development Charges

The general purpose for the imposition of development charges is to establish a viable capital funding source to meet the Town of Grand Valley's financial requirements in providing future infrastructure development.

The Town Council passed uniform municipal-wide By-law No. 2024-33 on July 16, 2024, under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

- 1) Development Charges By-law No. 2024-33 applies to all lands in the Town, as specified on Schedule B of the by-law.
- 2) Development charges imposed under this by-law are calculated, payable and collected upon issuance of municipal approval with respect to each dwelling unit, building or structure.
- 3) In addition to the mandatory exemptions under the Development Charges Act, 1997, the following uses are exempt under By-law 2024-33:
 - An accessory use not exceeding 15 square metres;
 - Non-residential farm buildings;
 - Places of worship including lands associated with church yards, cemeteries and burial grounds; and
 - Affordable residential units required pursuant to the Planning Act.
- 4) A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within thirty-six (36) months of the issuance of the demolition permit.

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Town Treasurer 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 Town Council for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 5 Main Street North, Grand Valley, Ontario.

This pamphlet summarizes the Town's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-law No. 2024-33 and consult with Planning Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection in the municipal office, Monday to Friday, 8:30 AM to 4:30 PM and on the municipality's website at www.townofgrandvalley.ca.



GRAND VALLEY

Development Charges

*Effective
August 2026*



**Town of Grand Valley
5 Main Street North
Grand Valley, ON
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**519-928-5652
www.townofgrandvalley.ca**

Municipal-wide Development Charges under By-law 2024-33, EFFECTIVE AUGUST 7, 2026

The municipal services for which development charges are imposed and the amount of the charge by development type:



Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	11,920	10,383	7,786	3,870	4.56
Fire Protection Services	4,073	3,548	2,660	1,322	1.56
Parks and Recreation Services	3,361	2,928	2,195	1,091	0.54
Library Services	2,975	2,592	1,943	966	0.47
Growth Related Studies	453	395	296	147	0.19
Total Municipal Wide Services	22,781	19,845	14,881	7,396	7.32
Urban Services					
Water Services	9,021	7,858	5,892	2,929	1.03
Wastewater Services	49,649	43,248	32,431	16,119	5.36
Total Urban Services	58,669	51,106	38,323	19,048	6.39
Rural Services					
Septage Services	351	306	230	114	0.00
Total Rural Services	351	306	230	114	0.00
GRAND TOTAL URBAN AREA	81,451	70,951	53,204	26,444	13.72
GRAND TOTAL RURAL AREA	23,133	20,151	15,111	7,510	7.32

The schedule of development charges will be adjusted annually on the anniversary date of the by-law, in accordance with the prescribed index in the *Development Charges Act, 1997*

If you are building a single house in the **rural** areas of Town, on a private well and with private septic, your Development Charge, due at the time of municipal approval for your building permit, is **\$23,133.00**, plus County and School Board Development Charges

If you are building a single house in the **urban** area of Town, on municipal services, your Development Charge, due at the time of municipal approval for your building permit, is **\$81,451.00**, plus County and School Board Development Charges.