



Township of Drummond/North Elmsley Development Charges By-law Pamphlet (Effective January 1, 2026)

By-law No. 2024-036 effective December 1, 2024 to December 1, 2034.

This pamphlet summarizes the Township of Drummond/North Elmsley policy with respect to Development Charges.

The information contained herein is intended only as a guide. Applicants should review By-law 2024-036 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges by-law is available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the Township's website at:

<https://www.dnetownship.ca/component/edocman/?task=document.viewdocument&id=10>

For further information, please contact:

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Township of Drummond/North Elmsley

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1. By-law No. 2024-036 includes the Development Charges for Services Related to a Highway, Fire Protection Services, Policing Service, Parks and Recreation Services, Library Services, Waste Diversion, and Growth-Related Studies (class of services).
2. Development Charges By-law No. 2024-036 applies to all lands in the Township of Drummond/North Elmsley.
3. A discount for Rental Housing Developments with four or more units, all of which are for Rental purposes, are based on the number of bedrooms in each unit as follows:
 - 3 or more bedrooms – 25% reduction;
 - 2 bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
4. A reduction of development charges for redevelopment/conversion is provided for residential, non-residential, and mixed-use developments, given that the existing building or structure to be redeveloped/converted exists on the same land within three (3) years prior to the date of the payment of Development Charges.

5. The following uses are wholly exempt from development charges under the by-law:

- Lands owned by and used for purposes of a Municipality, County, or local board thereof;
- Board of Education;
- The portion of a Place of Worship that is for worship;
- Buildings or structures with a cemetery or burial ground;
- Greenhouses;
- Bona Fide Farm Uses;
- The first 3,000 square feet of gross floor area of any Non-Residential Development;
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area;
- Affordable Residential Units;
- Attainable Residential Units;
- Affordable Inclusionary Zoning Residential Units;
- Non-Profit Housing Units; and
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met.

6. Timing of Calculation and Payment

- Except as noted below, Development Charges shall be calculated and payable on the date that the first building permit is issued. A building permit shall not be issued until the Development Charge has been paid in full.
 - If an application for Site Plan or Zoning By-law amendment was made on or after January 1, 2020 and approved prior to June 6, 2024, then the Development Charge is frozen at the rate in effect on the date of application (plus interest at the maximum prescribed rate). The frozen rate is applicable as long as the building permit is issued within 2 years of the approval date.
 - If an application for Site Plan or Zoning By-law amendment was made on or after January 1, 2020 and approved on or after June 6, 2024, then the Development Charge is frozen at the rate in effect on the date of application (plus interest at the maximum prescribed rate). The frozen rate is applicable as long as the building permit is issued within 18 months of the approval date.
 - Development Charges for Rental Housing and Institutional Developments are due and payable in 6 equal instalments, with the first instalment payable on the date of occupancy permit. Subsequent instalments, including interest at the maximum prescribed rate, are payable annually on the anniversary date of the occupancy permit.
 - Council has entered into an alternative payment agreement in accordance with section 27 of the *Development Charges Act, 1997*.
- A building permit shall not be issued until the Development Charge has been paid in full where a complete building permit has been submitted.

7. The schedule of development charges may be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Construction Price Statistics.

Township of Drummond/North Elmsley - Development Charges under By-law No. 2024-036

EFFECTIVE January 1, 2026

A list of the services/class of services for which Township-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Green Energy (per 500kW generating capacity)	Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Other Multiples	Apartments - 2- Bedroom+	Apartments - Bachelor & 1-Bedroom	Special Care/Special Dwelling Units		
Township-wide Services:							
Services Related to a Highway	4,076	3,071	2,327	1,666	1,571	4,076	1.93
Fire Protection Services	106	80	60	44	40	106	0.05
Policing Services	4	3	2	2	2	4	0
Parks and Recreation Services	858	646	442	350	330	0	0.15
Library Services	728	548	415	297	281	0	0.12
Waste Diversion	174	132	99	71	68	0	0.08
Township-Wide Class of Services:							
Growth-Related Studies	409	308	233	167	157	409	0.16
Total	\$6,355	\$4,788	\$3,578	\$2,597	\$2,449	\$4,595	\$2.49

Purpose of Development Charges

The general purpose for which the Township imposes development charges is to assist in providing the capital infrastructure required to service future development in the Township through the establishment of a viable capital funding source to assist in meeting the Township's financial requirements.

The Council of the Township of Drummond/North Elmsley passed uniform Township-wide By-law No. 2024-036 on December 1, 2024, under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Regulation 82/98 the Treasurer for the Township of Drummond/North Elmsley 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 Council of the Township of Drummond/North Elmsley for their review and is available on the Township's website.

