

EXEMPTIONS

The following types of development are exempted from development charges under the current by-law:

- Enlargement of an existing dwelling unit
- Second and third residential units in existing and new single detached, semi-detached, or row houses.
- Non-residential farm buildings constructed for bona fide farm uses
- Non-profit housing
- Industrial development enlargement by 50% or less
- Affordable residential units, as defined in the Act.
- Non-residential development within the East Ridge Business Park
- Institutional developments
- Rental housing developments, as defined in the By-law.

TERM OF THE DEVELOPMENT CHARGES BY-LAW

The Development Charges By-Law will remain in force for 10 years from the date of passage unless repealed at an earlier date.

STATEMENT OF THE TREASURER

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charges revenues

The statement documents the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that might have occurred, the amount spent on growth-related projects, and the portion of each project that is funded from the reserve fund the portion that is funded from other sources of financing.

The statement will be available at the Brockton Municipal Office for review by the public.

ADDITIONAL INFORMATION

This pamphlet provides an overview of Brockton's development charges. For further information on development charges, please view the Development Charges Background Study, and the Development Charges By-law, By-law No. 2024-096. These documents are available at the Brockton Municipal Office, Monday to Friday 8:30 AM – 4:30 PM, and on the municipal website: [Development Charges | Build Your Brockton](#)

For further information please contact:

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DEVELOPMENT CHARGES INFORMATION PAMPHLET

Municipality of Brockton

January 2026

For further information regarding Development Charges and their application, please contact the Treasury Department of the Municipality of Brockton

DEVELOPMENT CHARGES

PURPOSE OF DEVELOPMENT CHARGES

Development charges, as set out in the *Development Charges Act* 1997, are a tool that allows municipalities to finance increased capital costs associated with servicing new growth. Development charges are collected from new residential and non-residential developments as set out in By-law 2024-096. The by-law applies to all lands within the Municipality of Brockton as of January 14th, 2025.

Any development charges collected by the municipality must be used towards the services outlined in the Development Charges By-law.

LIST OF SERVICES

The capital costs of the following services are collected through development charges:

Municipal-wide charges:

- Fire
- Parks and Recreation
- Public Works

Service Area specific charges:

- Water

DEVELOPMENT CHARGE SERVICE AREAS

There are three development charge service areas: municipal-wide, Development area 2A, and 2B. A map showing Development Area 2A and 2B is included in Schedule B of By-law 2024-96.

TIME OF PAYMENT

Development charges are calculated and payable at the issuance of the building permit. Payment can alternatively be made at the issuance of an occupancy permit.

BROCKTON DEVELOPMENT CHARGES

Development Charges in Brockton are levied on new residential and non-residential development. Charges are calculated on a per unit basis for residential development and a per sq ft. basis for non-residential development.

RESIDENTIAL DEVELOPMENT CHARGES- MUNICIPAL WIDE

Development Charge	Total (per unit)
Single & Semi-Detached	\$4,811.95
Rows and Other Multis	\$3,102.03
Apartments 2 or more bedroom	\$2,869.66
Apartments, 1 bedroom/bachelor	\$2,350.75

RESIDENTIAL DEVELOPMENT CHARGES- SERVICE AREA 2A and 2B

Development Charge	Total (per unit)
Single & Semi-Detached	\$24,705.82
Rows and Other Multis	\$15,924.88
Apartments 2 or more bedroom	\$14,573.41
Apartments, 1 bedroom/bachelor	\$12,065.31

NON-RESIDENTIAL CHARGES

Development Charge	Total (per sq. ft)
Non-Residential (municipal-wide)	\$1.88
Development 2A and 2B	\$10.99

INDEXING OF DEVELOPMENT CHARGES

The development charges will automatically be adjusted annually on January 1, in accordance with the provisions of the *Development Charge Act, 1997*. The annual indexing of development charges is permitted under the Act and does not require an amendment to the by-law.