



DEVELOPMENT CHARGES

By-law 1675/24 is effective as of July 9, 2024.

This pamphlet summarizes the Town of Petawawa's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law 1675/24, 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 at the Town of Petawawa Municipal Office or the Town's website at petawawa.ca.

For further information, please contact:

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Town Development Charges under By-law No. 1675/24, effective July 9, 2024

The Council of the Town of Petawawa passed By-law 1675/24, being a By-law to impose development charges on the 8th day of July 2024 under Section 2 (1) of the *Development Charges Act, 1997, S.O., 1997 c. 27*, as amended.

A list of the municipal services for which Town development charges are imposed and the amount of the charge by development type is as follows (**in 2024\$**):

Service/Class of Service	RESIDENTIAL				NON RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples and Mobile Homes	Apartments -2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	\$2,305.00	\$1,637.00	\$1,239.00	\$910.00	\$ 1.67
Fire Protection Services	\$652.00	\$463.00	\$350.00	\$257.00	\$ 0.47
Parks and Recreation Services	\$753.00	\$535.00	\$405.00	\$297.00	\$ 0.05
Library Services	\$1,152.00	\$818.00	\$619.00	\$455.00	\$ 0.08
Growth-Related Studies	\$374.00	\$266.00	\$201.00	\$148.00	\$ 0.19
Total Municipal Wide Services	5,236.00	\$3,719.00	\$2,814.00	\$2,067.00	\$ 2.46
Urban Services					
Wastewater Services	\$3,727.00	\$2,647.00	\$2,003.00	\$1,471.00	\$ 2.18
Water Services	\$1,895.00	\$1,346.00	\$1,018.00	\$748.00	\$ 1.27
Total Urban Services	\$5,622.00	\$3,993.00	\$3,021.00	\$2,219.00	\$ 3.45
GRAND TOTAL RURAL AREA	\$5,236.00	\$3,719.00	\$2,814.00	\$2,067.00	\$ 2.46
GRAND TOTAL URBAN AREA - WATER ONLY	\$7,131.00	\$5,065.00	\$3,832.00	\$2,815.00	\$ 3.73
GRAND TOTAL URBAN AREA	\$10,858.00	\$7,712.00	\$5,835.00	\$4,286.00	\$ 5.91

Purpose of Development Charges

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

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 Charge By-law 1675/24, applies to all lands in the Town of Petawawa. Charges relating to municipal water and wastewater services apply only to development receiving the respective services, based on provisions in the bylaw.
2. Development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Development Charge Interest Policy (By-law 1474/22)
3. Where the development of lands results from the approval of a Site Plan or Zoning By-law Amendment and the approval of the application occurs within 2 years of the building permit issuance, development charges shall be calculated based upon rates set out on the date the complete planning application was made – interest charges shall apply in accordance with the Town's Development Charge Interest Policy (By-law 1474/22).

Exemptions

Development charges do not apply to the following:

- An enlargement to an existing dwelling unit
- Additional residential units to existing detached houses, semi-detached houses, or rowhouse
- Industrial enlargement, if the gross floor area is enlarged by 50% or less
- Affordable residential units and attainable residential units, that meet the criteria set out in subsection 4.1 of the Development Charges Act

Reductions/Credits

Development Charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction
- Two bedrooms – 20% reduction
- All other bedroom quantities – 15% reduction

Statement of the Treasurer & Annual Adjustments

As required by the *Development Charges Act, 1997*, and Bill 73, the Treasurer for the Town of Petawawa 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 Town of Petawawa for their review and may be reviewed by the public at the Town of Petawawa Municipal Office, 1111 Victoria Street, Petawawa, ON K8H 2E6, during regular business hours.

The schedule of development charges shall be indexed annually as of January 1st each year, in accordance with provisions under the Development Charges Act, 1997. The indexed charges are made available on the Town's website at Petawawa.ca