



This guide summarizes the Municipality of Kincardine's policy with respect to Development Charges (DC). The information contained herein is intended only as a guide. Applicants should review the approved By-law No. 2021-114 which comes into force on July 1, 2021 and imposes municipal-wide development charges for municipal services and should consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Purpose of Development Charges

The purpose for the imposition of DCs is to meet the increase in need for growth-related servicing arising from future development in the Municipality of Kincardine.

Municipal Services

The categories of services for which DCs are imposed in the Municipality include:

- Parks and Recreation
- Public Works & Municipal Fleet
- Roads & Related
- Fire Services
- Waste Management
- Development-Related Studies
- Water
- Wastewater

When are DCs calculated and paid?

For development types subject to a Site Plan or Zoning By-law amendment, the DC is calculated the day a complete application is received and is frozen for a period of up to two years. If a building permit has not been issued within the two-year frozen period, the DC rate will revert back to the rate in effect on the date the building permit is issued. There are also deferred payment schedules for rental housing, certain institutional and non-profit developments. For all other development types, the DC is calculated and collected on the date a building permit is issued.

Exemptions

DCs are payable on all new residential and non-residential development unless the Bylaw or the Act provides an exemption. Exemptions provided in the By-law and/or the Act include:

- a board of education
- any municipality or local board
- non-residential development zoned C1 that is smaller than 232 m² in gross floor area
- certain affordable housing developments
- any non-residential institutional development
- non-residential farm buildings
- current developments with a Subdivision Agreement in place and are required to pay the capital and reserve charge for water and wastewater

Indexing of DCs

The development charges shall be adjusted annually, as of January 1, 2022, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics", Catalogue Number 62-007.

Municipal-wide Development Charges under By-law 2021-114, Effective July 1, 2021

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

Service	Residential Charge By Unit Type			Percentage of Charge	Non-Residential Charge per Square Metre	Percentage of Charge
	Singles & Semis	Rows & Other Multiples	Apartments			
Parks And Recreation	\$2,423.95	\$1,692.97	\$1,270.01	12.0%	\$0.00	0.0%
Fire Services	\$1,470.89	\$1,027.84	\$770.04	7.3%	\$8.46	8.4%
Waste Management	\$65.84	\$45.76	\$34.60	0.3%	\$0.00	0.0%
Development Related Studies	\$393.95	\$275.65	\$206.46	2.0%	\$2.26	2.2%
Services Related to a Highway						
Public Works & Municipal Fleet	\$2,226.42	\$1,555.70	\$1,166.22	11.0%	\$12.79	12.6%
Roads And Related	\$2,080.23	\$1,453.03	\$1,090.33	10.3%	\$11.89	11.7%
Subtotal Town-wide Services	\$8,661.28	\$6,050.95	\$4,537.66	42.9%	\$35.40	35.0%
Water	\$3,802.21	\$2,656.08	\$1,992.06	18.8%	\$21.78	21.5%
Wastewater	\$7,710.44	\$5,385.82	\$4,038.80	38.2%	\$44.03	43.5%
Subtotal Water/Wastewater Services	\$11,512.65	\$8,041.90	\$6,030.86	57.1%	\$65.81	65.0%
TOTAL CHARGE	\$20,173.93	\$14,092.85	\$10,568.52	100.0%	\$101.21	100.0%