

The information provided in this brochure is only a guide. Applicants should review the approved By-Law No. 2021-114 which imposes municipal-wide development charges for municipal services.

Bill 23, the More Homes Built Faster Act, received Royal Assent in November 2022 which amended the Development Charges Act 1997. Some of these changes are reflected within. Applicants should consult with the Manager of Development Services / 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

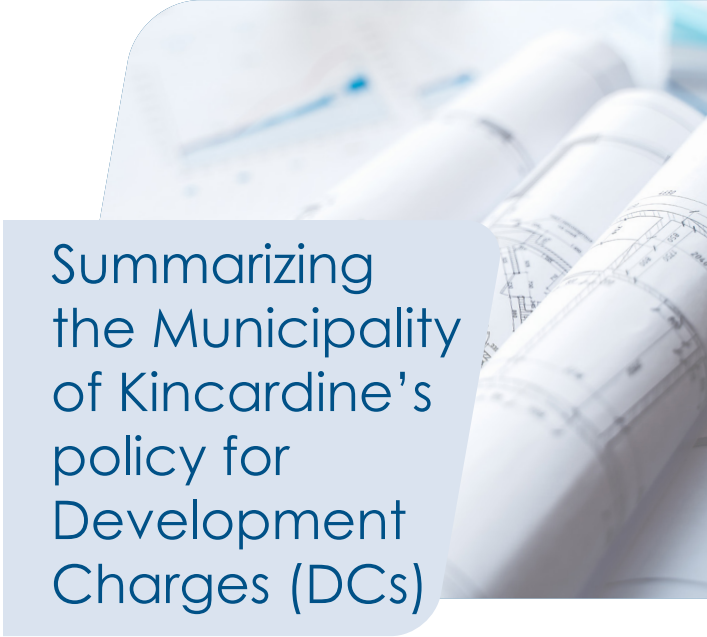
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LEGISLATIVE SERVICES GUIDE

Development Charges



Summarizing the Municipality of Kincardine's policy for Development Charges (DCs)

JANUARY 2025

When are DCs calculated and paid?

For development types subject to a Site Plan or Zoning By-Law amendments, the DC is calculated the day a complete application is received and frozen for a period of up to two years from Site Plan approval (Bill 108). If a building permit has not been issued within the two-year period, the DC rate will be the rate effective 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 By-Law or the Act provides an exemption which include:

- a board of education
- any municipality or local board
- the enlargement of an existing home
- additional residential units in existing homes/ residential lots (combination of no more than 3 units on the lot)
- additional units in new residential buildings (combination of no more than 3 units on the lot)
- additional residential units in existing rental residential buildings with more than 4 residential units (one unit or 1% of existing residential units)
- discount for rental housing development with 4 or more units, all intended for rental as below;
 - 3 or more bedrooms 25%
 - 2 bedrooms 20%
 - 1 bedroom or studio 15%
- certain affordable housing developments
- non-profit housing units
- inclusionary zoning units (affordable housing units required in a development)
- non-residential institutional development
- current developments with a Subdivision Agreement in place and are required to pay the capital and reserve charge for water and wastewater.
- non-residential farm buildings
- non-residential development zoned C1 smaller than 232 m² in gross floor area
- enlargement of an industrial buildings up to a maximum of 50% of the original gross floor area of the structure that existed before the date the Development Charges By-Law came into effect.

Municipal-wide Development Charges under By-Law 2021-114

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	\$ 3,085.60	\$ 2,155.09	\$ 1,616.67	12%	\$ -	0%
Fire Services	\$ 1,872.39	\$ 1,308.40	\$ 980.23	7%	\$ 10.77	8%
Waste Management	\$ 83.81	\$ 58.25	\$ 44.04	0%	\$ -	0%
Development Related Studies	\$ 501.48	\$ 350.89	\$ 262.82	2%	\$ 2.88	2%
Services Related to Highway						
• Public Works Municipal Fleet	\$ 2,834.15	\$ 1,980.35	\$ 1,484.55	11%	\$ 16.28	13%
• Roads and Related	\$ 2,648.05	\$ 1,849.65	\$ 1,387.95	10%	\$ 15.14	12%
Subtotal Municipal-wide Services	\$ 11,025.48	\$ 7,702.63	\$ 5,776.26	43%	\$ 45.07	35%
Water	\$ 4,840.07	\$ 3,381.09	\$ 2,535.82	19%	\$ 27.73	22%
Wastewater	\$ 9,815.10	\$ 6,855.94	\$ 5,141.24	38%	\$ 56.05	44%
Subtotal Water/Wastewater Services	\$ 14,655.17	\$ 10,237.03	\$ 7,677.06	57%	\$ 83.78	65%
Total Charge	\$ 25,680.65	\$ 17,939.66	\$ 13,453.32	100%	\$ 128.85	100%

Development charges shall be adjusted annually as of January 1, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics".