



DEVELOPMENT CHARGES PAMPHLET

By-law No. 2021-114

By-law No. 2025-2034

By-law No. 2025-084

PURPOSE

This pamphlet sets out the Municipality of Kincardine's development charges (DCs) imposed by by-law as of January 1, 2026.

The information contained herein is intended only as a guide. Interested parties should review the by-laws and consult with municipal staff to determine the exact development charges that apply to specific development proposals.

BACKGROUND

The Municipality of Kincardine by-laws impose charges on all lands in the Municipality except for those that are exempt under the *Development Charge Act, 1997* and as identified in the by-laws. A copy of the DC By-laws are available from the Clerk's Department and at:

<https://www.kincardine.ca/build-invest-and-grow/development-planning-and-zoning/development-charges/>

GENERAL PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected to pay for increased capital costs required because of increased needs for services arising from development. The charges in By-law 2021-114 apply uniformly across the entire Municipality. Charges in By-law 2025-2034 apply to the Highway 9/21 Business Park Lands and charges in By-law 2025-084 apply to the Gary Street Lands.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually on January 1st, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

Municipal-wide development charges are imposed for the following services:

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

Area-specific development charges are imposed on the Highway 9/21 Business Park Lands and the Gary Street Lands for the following services:

- Storm Water
- Wastewater Infrastructure
- Water Infrastructure
- Services Related to a Highway: Roads & Related Infrastructure

TREASURER'S STATEMENT

The Treasurer for the Municipality will present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement will include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the Treasurer's statement can be viewed by the public at the Municipality's offices upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

MUNICIPAL-WIDE DEVELOPMENT CHARGES

Municipal-wide charges are levied on a per residential unit basis and per square metre of non-residential building space as follows:

DC Service	Residential Charge Per Unit			Non-Residential Charge per Square Metre
	Singles & Semi-Detached	Rows & Other Multiples	Apartments	
Parks and Recreation	\$3,215.19	\$2,245.60	\$1,684.57	\$0.0
Fire Services	\$1,951.03	\$1,363.35	\$1,021.40	\$11.22
Waste Management	\$87.33	\$60.70	\$45.89	\$0.0
Development-Related Studies	\$522.55	\$365.63	\$273.85	\$3.00
Services Related to a Highway: Public Works	\$2,953.18	\$2,063.52	\$1,546.90	\$16.96
Services Related to a Highway: Roads and Related	\$2,759.27	\$1,927.34	\$1,446.24	\$15.77
Subtotal- Municipal-wide Services	\$11,488.55	\$8,026.14	\$6,018.85	\$46.95
Water	\$5,043.35	\$3,523.09	\$2,642.32	\$28.89
Wastewater	\$10,227.33	\$7,143.89	\$5,357.17	\$58.40
Subtotal	\$15,270.68	\$10,666.99	\$7,999.49	\$87.29
TOTAL	\$26,759.23	\$18,693.12	\$14,018.34	\$134.24

AREA-SPECIFIC DEVELOPMENT CHARGES – HIGHWAY 9/21 LANDS

Area specific charges in the Highway 9/21 Business Park Lands are charged on a per hectare basis as follows:

- \$246,069.34 per net developable hectare

A key map showing the area subject to the Highway 9/21 Business Park Lands area-specific development charges can be found in the By-law.

AREA-SPECIFIC DEVELOPMENT CHARGES – GARY STREET LANDS

Area specific charges in the Gary Street Lands are charged on a per hectare basis as follows:

- \$79,759.89 per net developable hectare

A key map showing the area subject to the Gary Street Lands area-specific development charges can be found in the By-law.

CALCULATION OF CHARGE

The development charge payable is the charge that would be determined under the by-laws, with applicable interest, on:

- the day of application for site plan control; or, if not applicable
- the day of application for rezoning; or, if both not applicable
- the day set out in the by-laws.

TIMING OF PAYMENT

Development charges are payable, with applicable interest, in equal annual installments for rental housing and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years.

For all other development, the default timing of payment is building permit issuance. Council may enter into an agreement with any person who has negotiated to pay a development charge providing for all or part of the development charge to be paid before or after the time it would otherwise be payable.

EXEMPTIONS & DISCOUNTS

Development charges are payable on all new residential and non-residential development and redevelopment unless the By-law or the *Act* provides an exemption. Exemptions include:

- a board of education
- any municipality or local board

- additional residential units in existing homes/residential lots (combination of no more than 3 units on the lot) in accordance with section 2 (3.2) of the *Development Charges Act*
- additional units in new residential buildings (combination of no more than 3 units on the lot) in accordance with section 2 (3.3) of the *Development Charges Act*
- additional residential units in existing rental residential buildings with more than 4 residential units (one unit or 1% of existing residential units) in accordance with section 2 (3.1) of the *Development Charges Act*
- discount for rental housing development with 4 or more units, all intended for rental based on the number of bedrooms:
 - 3 or more bedrooms 25% discount
 - 2 bedrooms 20% discount
 - 1 bedroom or studio 15% discount
- 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
- enlargement of an existing industrial buildings up to a maximum of 50% the original gross floor area of the structure that existed before the date the Development Charges By-law took effect

For a complete list of exemptions and discounts please review the By-law or contact Municipal staff.

FURTHER INFORMATION

Please visit our website at www.kincardine.ca to obtain the most current development charges information as it is subject to change.

For further information, please contact:

Development Services
The Municipality of Kincardine
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T: 519-396-3468 x2