



DEVELOPMENT CHARGES

By-law 1280/19 effective July 16, 2019 to July 15, 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 1280/19 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development Charge By-law 1280/19 is available for inspection at the Town of Petawawa Municipal Office, 1111 Victoria Street, Petawawa, ON K8H 2E6 during regular business hours, Monday to Friday, from 8:30 a.m. to 4:30 p.m. (excluding statutory holidays) and on the Town's website at www.petawawa.ca.

For further information, please contact:

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Town of Petawawa
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**Town-wide Development Charges under
By-law No. 1280/19
EFFECTIVE JULY 16, 2019**

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

Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples and Mobile Homes	
Municipal Wide Services:					
Transportation Services	\$ 1,359	\$ 732	\$ 510	\$ 1,055	\$ 1.17
Fire Protection Services	\$ 156	\$ 84	\$ 59	\$ 121	\$ 0.13
Parks and Recreation	\$ 1,264	\$ 681	\$ 475	\$ 981	\$ 0.10
Library Services	\$ 213	\$ 115	\$ 80	\$ 165	\$ 0.02
Administration - Studies	\$ 151	\$ 81	\$ 57	\$ 117	\$ 0.13
Total Municipal Wide Services	\$ 3,143	\$ 1,693	\$ 1,181	\$ 2,439	\$ 1.55
Urban Services					
Wastewater Services	\$ 1,914	\$ 1,031	\$ 719	\$ 1,486	\$ 1.33
Water Services	\$ 468	\$ 252	\$ 176	\$ 363	\$ 0.31
Total Urban Services	\$ 2,382	\$ 1,283	\$ 895	\$ 1,849	\$ 1.64
GRAND TOTAL RURAL AREA	\$ 3,143	\$ 1,693	\$ 1,181	\$ 2,439	\$ 1.55
GRAND TOTAL URBAN AREA	\$ 5,525	\$ 2,976	\$ 2,076	\$ 4,288	\$ 3.19

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.

The Council of the Town of Petawawa passed Town-wide By-law 1280/19 on July 15, 2019 under subsection 2(1) of the *Development Charges Act, 1997*.

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:

- Development Charge By-law 1280/19 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.
- Development charges for all services shall be calculated and be payable on the date the first building permit is issued.
- The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - Lands owned by and used for purposes of Garrison Petawawa;
 - Lands, buildings or structures used or to be used for a place of worship or for the purpose of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
 - The development of non-residential farm buildings constructed for bona-fide farm uses.
- A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within 24 months of the issuance of the demolition permit.
- The schedule of development charges shall be adjusted annually as of January 1st each year, in accordance with provisions under the *Development Charges Act, 1997*.

Statement of the Treasurer

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 Municipal Office, 1111 Victoria Street, Petawawa, ON K8H 2E6, during regular business hours.