



DEVELOPMENT CHARGES

**By-law 1280/19 effective July 16, 2019 to July 15, 2024
As amended by By-law 1473/22**

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, as amended by By-law 1473/22, and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development Charge By-law 1280/19, as amended by By-law 1473/22, 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-wide Development Charges under
By-law No. 1280/19, as amended by By-law No. 1473/22,
Charges effective January 17, 2022 to December 31, 2022**

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*. This By-law was later amended by By-law 1473/22 passed on January 17, 2022.

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 (**in 2022\$**):

RVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples And Mobile Homes	(per sq. ft. of Gross Floor Area)
Municipal Wide Services:					
Transportation Services	1627	876	610	1263	1.40
Fire Protection Services	187	100	70	145	0.15
Parks and Recreation Services	1750	943	657	1359	0.14
Library Services	277	149	104	215	0.02
Growth-related Studies	202	109	76	157	0.18
Total Municipal Wide Services	4043	2177	1517	3139	1.89
Urban Services					
Wastewater Services	2948	1588	1107	2289	2.04
Water Services	826	445	310	641	0.55
Total Urban Services	3774	2033	1417	2930	2.59
GRAND TOTAL RURAL AREA	4043	2177	1517	3139	1.89
GRAND TOTAL RURAL AREA – WATER ONLY	4869	2622	1827	3780	2.44
GRAND TOTAL URBAN AREA	7817	4210	2934	6069	4.48

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:

- Development Charge By-law 1280/19, as amended by By-law 1473/22, 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. Development charges for the following types of developments are eligible to be paid in installments:
 - Rental (6 annual installments commencing at occupancy with subsequent payments subject to interest in accordance with the Town's Development Charge Interest Policy)
 - Institutional (6 annual installments commencing at occupancy with subsequent payments subject to interest in accordance with the Town's Development Charge Interest Policy)
 - Non-Profit Housing (21 annual installments commencing at occupancy with subsequent payments subject to interest in accordance with the Town's Development Charge Interest Policy)

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.

- 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 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.