



DEVELOPMENT CHARGE BY-LAWS PASSED

On July 7, 2008 the Council of the City of Peterborough adopted Development Charge By-laws 08-126 to 08-134, which impose Specific Residential Growth Area Rates that apply in eight (8) different growth areas of the City. The City-wide uniform residential and non-residential charge rates were not affected.

The residential growth area rates are shown on Schedule 1 in this pamphlet. Schedule 2 is a map of the City specifying the various growth areas.

BACKGROUND STUDY

The *Development Charges Act, 1997* and *Ontario Regulation 82/98 (O. Reg. 82/98)* require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- a forecast of the amount, type and location of future development anticipated in the City;
- a review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the City or its local boards to provide for the expected development, including the determination of the growth and non-growth-related components of the capital projects; and
- an examination of the long term capital and operating costs for the capital infrastructure required for each service to which the development charge by-law(s) would relate.

Such a study was prepared for the City by Hemson Consulting Ltd., entitled "Planning Area-Specific Development Charges Study, City of Peterborough" - dated June 2008. The study, as proposed in staff report CPFPRS08-013, was adopted by Council at its meeting held on July 7, 2008, and is the basis upon which the development charge rates shown in Schedule 1 are based.

SERVICES COVERED

The Growth Area Rates are being imposed for the following categories of Services:

- Sanitary sewage collection systems
- Storm water management facilities
- Planning studies

TERM OF BY-LAWS

By-laws 08-126 to 08-134 will be in effect August 2008 to July 31, 2013.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing January 1, 2009, without amendment to the by-laws, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

TIMING OF PAYMENT

The applicable growth area charge shall be calculated as of, and may be payable, at the option of the City, with respect to a final approval of a plan of subdivision or a severance under section 51 or 53 of the *Planning Act, R.S.O. 1990*, where such approval occurs after August 1, 2008. When no subdivision agreement or consent agreement is required, or where the development occurs on a lot which exists on or before August 1, 2008, the growth areas development charge for each building or structure shall be calculated as of the date of the complete building permit application, and shall be payable and collected as of the date the first building permit is issued in respect of the building or structure for which the development charge applies.

REDEVELOPMENT

Where there is redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished within the previous five years. Where an existing building is converted to another use under circumstances that do not require any approvals other than the issuance of a building permit, no charge will apply.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

TREASURER'S STATEMENT

Each year the Treasurer is required to produce a statement showing detailed information about each reserve fund established to account for development charge revenues. The

statement must 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. The City's annual statement will be presented to Council each year no later than April 30 of the following year, will be posted on the City's website at www.peterborough.ca and will be available from the Treasurer's Office (705-742-7777 Extension 1860), upon request.

ADDITIONAL INFORMATION

This pamphlet has been prepared to comply with the *Development Charges Act, 1997*, and Section 14 of *Ontario Regulation 82-98* and is intended to give an overview of Development Charges. For more complete information, reference should be made to By-laws 08-126 to 08-134, which are available on the City's website at www.peterborough.ca or in printed version from the City Clerk's office at 500 George Street North, Peterborough, Ontario (Phone 705-742-7777 Extension 1820).

Schedule 1

Development Charge Rates as of August 1, 2008

City of Peterborough											
Development Charge Rates as of August 1, 2008											
Planning Area		Residential Charge Per Unit									
		Residential A - Singles & Semi			Residential B - Other Multiples			Residential C - Apartments			
		Planning Area Charge	City-Wide Uniform Charge	Total Charge	Planning Area Charge	City-Wide Uniform Charge	Total Charge	Planning Area Charge	City-Wide Uniform Charge	Total Charge	
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	
1.	Jackson	\$2,855	\$8,359	\$11,214	\$2,461	\$7,206	\$9,667	\$1,673	\$4,902	\$6,575	
2.	Carnegie East	\$6,421	\$8,359	\$14,780	\$5,535	\$7,206	\$12,741	\$3,764	\$4,902	\$8,666	
3.	Carnegie West	\$3,585	\$8,359	\$11,944	\$3,091	\$7,206	\$10,297	\$2,102	\$4,902	\$7,004	
4.	Lily Lake	\$3,968	\$8,359	\$12,327	\$3,421	\$7,206	\$10,627	\$2,326	\$4,902	\$7,228	
5.	Chemong	\$2,331	\$8,359	\$10,690	\$2,009	\$7,206	\$9,215	\$1,366	\$4,902	\$6,268	
6.	Liftlock	\$7,278	\$8,359	\$15,637	\$6,274	\$7,206	\$13,480	\$4,266	\$4,902	\$9,168	
7.	Coldspring	\$1,870	\$8,359	\$10,229	\$1,612	\$7,206	\$8,818	\$1,096	\$4,902	\$5,998	
8.	City-Wide Dev. Area	\$807	\$8,359	\$9,166	\$696	\$7,206	\$7,902	\$473	\$4,902	\$5,375	
Total											
Average		\$3,639	\$8,359	\$11,998	\$3,137	\$7,206	\$10,343	\$2,133	\$4,902	\$7,035	
Non-Residential Development Charge											
All Areas of The City		Non-Residential Charge (\$/sq.m) (By-law 04-209)									
Total City-Wide Uniform Charge		\$43.89									

Schedule 2

Map of the City of Peterborough

Showing Growth Areas

