



CITY OF PETERBOROUGH DEVELOPMENT CHARGES PAMPHLET

By-laws No. 19-095 & 19-096

This pamphlet summarizes the City of Peterborough's policy with respect to development charges. By-laws No. 19-095 & 19-096 impose City-wide development charges for municipal services.

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

Pamphlet updated January 15, 2020

To reflect rates effective January 1, 2020

BACKGROUND

The Council for the City of Peterborough passed new development charge By-laws 19-095 & 19-096 on November 25, 2019. Copies of the by-laws are available on the City's website and/or from the Clerk's Department.

The by-laws impose development charges on all lands developed in the City except for lands subject to exemptions under the *Development Charge Act, 1997* and in the by-laws.

PURPOSE OF DEVELOPMENT CHARGES

Development charges are imposed by the City to pay for new capital infrastructure and facilities required to meet the increased need for services arising from development in Peterborough.

TREASURER'S STATEMENT

The Treasurer for the City of Peterborough shall present before Council each year a financial statement relating to the development charges by-laws and their reserve funds. 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.

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

SERVICES INCLUDED

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

Discounted Services

- General Government;
- Library Services;
- Recreation;
- Parks;
- Parking;
- Affordable Housing;

Non-Discounted Services

- Fire Services;
- Police Services;
- Public Works;
- Transit Services;
- Waste Management;
- Roads & Other City-wide Engineering; and
- Sewage Treatment.

In addition to the City-wide development charges, the City imposes area-specific development charges for some sanitary trunk sewers, stormwater facilities, and servicing and planning studies in specific planning areas through By-laws No. 17-072 to 17-079.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing January 1, 2020, without amendment to the by-laws, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

RESIDENTIAL DEVELOPMENT CHARGES

Development Charges Outside Planning Areas	Residential Charge by Unit Type		
	Res. A Singles & Semis	Res. B Other Multiples	Res. C Apartments
Discounted Services	\$23,490	\$14,844	\$13,305
Non-Discounted Services	\$6,987	\$4,416	\$3,958
Total	\$30,477	\$19,259	\$17,263

Development Charges Within Planning Areas	Residential Charge by Unit Type		
	Res. A Singles & Semis	Res. B Other Multiples	Res. C Apartments
Jackson	\$33,784	\$22,108	\$19,202
Carnegie East	\$36,450	\$24,409	\$20,766
Carnegie West	\$34,819	\$23,002	\$19,809
Lily Lake	\$37,789	\$25,561	\$21,549
Chemong East	\$38,274	\$25,981	\$21,835
Chemong West	\$41,400	\$28,676	\$23,666
Liftlock	\$38,309	\$26,011	\$21,855
Coldsprings	\$34,426	\$22,664	\$19,578

NON-RESIDENTIAL DEVELOPMENT CHARGES

City-Wide Development Charges	Non-Residential Charge per Square Metre
Discounted Services	\$121.91
Non-Discounted Services	\$5.73
Total	\$127.64

EXEMPTIONS & INCENTIVES

The following discounts and exemptions to development charges apply:

- Public hospitals;
- Places of worship, cemeteries, and burial grounds;
- Trent University or Sir Sandford Fleming College;
- Farm buildings;
- Development in the Commercial Core Sub-Area and Waterfront Commercial Sub-Area of the Central Area, as depicted in the City's Official Plan;
- Redevelopment in the Central Area as depicted in the Official Plan, and which exists as of January 1, 2005;
- Creating a minimum of 15 apartments, which are located within the Central Area set out in the Official Plan;
- Mixed-use development in the Central Area, as depicted in the Official Plan, that contains a minimum of 15 apartments and a minimum of 1,000 sq.m. of commercial gross floor area based on the following rules:
 - The first 15 apartments and 1,000 sq.m. of commercial gross floor area is exempt;
 - Each additional apartment beyond the first 15 units is eligible for exemption; and
 - Each additional 67 sq.m. of commercial gross floor area beyond the 1,000 sq.m. must be matched with a residential unit to be eligible.

For a complete list of exemptions and incentives, please review the by-laws or contact City staff.

CALCULATION OF CHARGE

As a result of the enactment of Bill 138 in December 2019, 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 and non-profit housing, and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years for rental housing and institutional development and 20 years for non-profit housing.

For development within Planning Areas subject to a plan of subdivision approval, payment of the Area-Specific DC is due upon registration of the plan of subdivision.

For all other development the default timing of payment is building permit issuance. Payment of a development charge may be deferred subject to City policy.

FURTHER INFORMATION

Please visit www.peterborough.ca to obtain the most current development charges information as it is subject to change. For further information, please contact Richard Freymond at: (705) 742-7777 ext. 1863
rfreymond@peterborough.ca