



# Development Charges Pamphlet

By-law No. 25-100

To reflect rates effective September 3, 2025

This pamphlet summarizes the City of Peterborough's policy with respect to development charges (DCs). By-law No. 25-100 imposes City-wide development charges for municipal services related to the Development-Related Studies, Library Services, Fire Services, Police Services, Emergency Medical Services, Recreation, Parks, Transit, Waste Management, Long-Term Care, Services Related to a Highway and Sewage Services.

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

## **BACKGROUND**

The Council for the City of Peterborough enacted a new development charges By-law 25-100 on September 3, 2025.

This by-law imposes a charge on all lands developed within the City of Peterborough except for those with exemptions as provided under the *Development Charges Act, 1997* (DCA) and those outlined in By-law 25-100. A copy of the by-law is available on the municipal website and/or from the Clerk's Department.

## **PURPOSE OF DEVELOPMENT CHARGES**

Development charges are collected by the City for the purpose of financing the construction of new capital infrastructure, as a result of the growth from land development in the City of Peterborough.

## **INDEXING OF DEVELOPMENT CHARGES**

The development charges will be indexed annually commencing January 1, 2031 without amendment to the By-law. The adjustment to development charges on January 1, 2031 shall be based on the most recent twelve-month change in the Statistics Canada Quarterly, Construction Price Statistics. Annually thereafter, adjustments shall be made in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Construction Price Statistics as prescribed by the Act.

## **SERVICES INCLUDED**

Under By-law 25-100, DCs have been imposed for services related to Development-Related Studies, Library Services, Fire Services, Police Services, Emergency Medical Services, Recreation, Parks, Transit, Waste Management, Long-Term Care, Services Related to a Highway and Sewage Services in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development.

## **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-law and its 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 or on the City's website at [www.peterborough.ca](http://www.peterborough.ca).

## **CALCULATION OF CHARGE AND TIMING OF PAYMENT**

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.

Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies. Payment of a development charge may be deferred subject to terms and conditions set out by City policy.

## **EXEMPTIONS & INCENTIVES**

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

- buildings or structures used as hospitals
- a place of worship, or a cemetery or burial ground
- buildings or structures owned by and used for the purposes of applied arts and technology
- buildings or structures owned by and used for the purposes of a university
- non-residential agricultural buildings or structures
- affordable and attainable housing as defined by subsection 4.1 (1) of the DCA
- non-profit housing as defined by subsection 4.2 (1) of the DCA
- any part of a building or structure intended for use as a long-term care home, as defined by subsection 2 (1) of the Fixing Long Term Care Home Act, 2021

The following exemptions are also provided in the by-law but will expire on December 31, 2026:

- lands, buildings or structures located within the Downtown Core Area designation of the Central Area, as depicted on Schedule C of the City's Official Plan
- the redevelopment of any building or structure located within the Central Area as depicted on Schedule C of the City's Official Plan
- creating a minimum of fifteen apartment dwelling units located within the Central Area as depicted in the City's Official Plan
- mixed use development located within the Central Area as depicted in the City's Official Plan that contains a minimum of 15 apartment units and a minimum of 1,000 square metres of commercial building floor area based on the following rules:
  - the first 15 apartment units and the first 1,000 square metres of commercial building floor area will be exempt
  - each additional apartment unit beyond the first 15 units will be eligible for exemption
  - each additional 67 square metres of commercial building floor area beyond the initial 1,000 square metres must be matched with a residential unit to be eligible for exemption

## **REDEVELOPMENT**

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

Any reduction or credit applicable shall only apply provided that a building permit for the redevelopment is issued within five (5) years of the date of issuance of a permit for the demolition of any building or structure on the same lands.

## RESIDENTIAL DEVELOPMENT CHARGE RATES

| Development Charges Outside Planning Areas | Residential Charge by Unit Type  |                                  |                             |
|--------------------------------------------|----------------------------------|----------------------------------|-----------------------------|
|                                            | Residential A<br>Singles & Semis | Residential B<br>Other Multiples | Residential C<br>Apartments |
| City-wide Development Charges              | \$68,604                         | \$49,650                         | \$42,555                    |

| Development Charges Within Planning Areas | Residential Charge by Unit Type  |                                  |                             |
|-------------------------------------------|----------------------------------|----------------------------------|-----------------------------|
|                                           | Residential A<br>Singles & Semis | Residential B<br>Other Multiples | Residential C<br>Apartments |
| Jackson                                   | \$5,112                          | \$4,340                          | \$2,950                     |
| Carnegie East                             | \$14,330                         | \$12,144                         | \$8,258                     |
| Carnegie West                             | \$10,065                         | \$8,528                          | \$5,799                     |
| Lily Lake                                 | \$8,129                          | \$6,889                          | \$4,685                     |
| Chemong East                              | \$12,845                         | \$10,885                         | \$7,402                     |
| Chemong West                              | \$15,487                         | \$13,124                         | \$8,925                     |
| Liftlock                                  | \$13,958                         | \$11,830                         | \$8,044                     |
| Cold Springs                              | \$11,957                         | \$10,133                         | \$6,890                     |

## NON-RESIDENTIAL DEVELOPMENT CHARGE RATES

| Area                          | Non-Residential Charge per Square Metre |                  |          |
|-------------------------------|-----------------------------------------|------------------|----------|
|                               | Planning Area Charge                    | City-wide Charge | Total    |
| City-wide Development Charges | N/A                                     | \$257.29         | \$257.29 |
| Chemong West                  | \$58.32                                 | \$257.29         | \$302.33 |
| Coldsprings                   | \$45.04                                 | \$257.29         | \$257.29 |

## FURTHER INFORMATION

Please visit our website at <https://www.peterborough.ca/business-building-development/planning-building-and-development/planning-and-development-services/development-charges/> to obtain the most current development charges information as it is subject to change.

For further information, please contact Richard Freymond at:

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