



MUNICIPALITY OF CENTRE HASTINGS DEVELOPMENT CHARGES

This pamphlet summarizes the Municipality of Centre Hastings policy with respect to development charges (DCs). By-law No. 2020-67 imposes Municipal-wide development charges for municipal services.

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

BACKGROUND

The Council for the Municipality of Centre Hastings enacted a new development charges By-law 2020-67 on December 16, 2020.

This By-law imposes a charge on all lands developed within the Municipality of Centre

Hastings except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in the By-law 2020-67. 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 Municipality for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Municipality of Centre Hastings.

INDEXING OF DEVELOPMENT CHARGES

Development charges will be indexed annually commencing January 1, 2022, without amendment to the By-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

Rural and Urban Services:

- Library Services

- Parks and Recreation
- Development Related Studies
- Services Related to a Highway:
 - o Public Works
 - o Roads & Related

Urban Services:

- Water Services
- Wastewater Services

TREASURER'S STATEMENT

The Treasurer for the Municipality of Centre Hastings 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 Municipal Office upon request during regular office hours, Monday to Thursday, between 8:30am to 4:00pm.

TIMING AND CALCULATION OF PAYMENT

Development charges shall be calculated and payable in accordance with Sections

26.1 and 26.2 of the DCA. A building permit will not be issued until all development charges have been paid unless otherwise stated in the *DCA*.

Payment of a development charge may be deferred subject to terms and conditions set out by Municipal policy.

EXEMPTIONS & INCENTIVES

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

For a complete list of exemptions and specific incentives, please review the DC By-law or contact Municipal staff.

FURTHER INFORMATION

Please visit our website at www.centrehastings.com to obtain the most current development charges information as it is subject to change.

For further information, please contact:
Finance Department
613-473-4030

NON-RESIDENTIAL DEVELOPMENT CHARGE RATES

Service Area	Non-Residential Charge (\$/sq.m)
Rural	\$13.32
Urban	\$30.00

*Pamphlet updated February 2, 2021
To reflect rates effective December 16, 2020

RESIDENTIAL DEVELOPMENT CHARGE RATES

Rural Rates

Year	Charge By Unit Type		
	Single & Semi-Detached	Multiples	Apartments
December 16, 2020 - December 31, 2021	\$4,366	\$3,013	\$2,008
January 1, 2022 - December 31, 2022	\$4,795	\$3,309	\$2,206
January 1, 2023 - December 31, 2023	\$5,223	\$3,606	\$2,404
January 1, 2024 - December 31, 2024	\$5,653	\$3,900	\$2,601
January 1, 2025 - Expiry of By-law	\$5,803	\$4,004	\$2,670

RESIDENTIAL DEVELOPMENT CHARGE RATES

Urban Rates

Year	Charge By Unit Type		
	Single & Semi-Detached	Multiples	Apartments
December 16, 2020 - December 31, 2021	\$6,820	\$4,706	\$3,138
January 1, 2022 - December 31, 2022	\$7,490	\$5,169	\$3,446
January 1, 2023 - December 31, 2023	\$8,160	\$5,631	\$3,755
January 1, 2024 - December 31, 2024	\$8,830	\$6,093	\$4,063
January 1, 2025 - Expiry of By-law	\$9,500	\$6,556	\$4,371