



DEVELOPMENT CHARGES BY-LAW

PURPOSE OF DEVELOPMENT CHARGES

The general purpose for which the municipality 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 municipality's financial requirements.

The Council of the Town of Carleton Place passed municipal-wide By-law No. 09-2025 on February 18th, 2025, under subsection 2 (1) of the Development Charges Act, 1997, as amended.

This pamphlet summarizes the Town of Carleton Place's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 09-2025 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection in the Clerk's Office on Mondays, Wednesdays and Thursdays, 8:00 a.m. to 4:30 p.m., Tuesdays, 8:00 a.m. to 6:00 p.m., and on Fridays from 8:00 a.m. to 12 noon, and on the Town's website at www.carletonplace.ca



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:

1. Development Charges By-law No. 09-2025 applies to all lands in the Town of Carleton Place. Charges relating to municipal water and sanitary sewer services apply only to developments receiving the respective services, based on provisions in the by-law.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Town of Carleton Place 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 Carleton Place for their review and may be reviewed by the public and is available on the Town's website.



Municipal-wide Development Charges Under By-Law 09-2025

Effective February 18th, 2025

A list of the municipal services and class of services for which municipal-wide development charges are imposed and the amount of the charge by development by type is as follows:

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	4,561	3,958	2,601	1,890	1,804	2.94	31.65
Fire Protection Services	2,056	1,784	1,172	852	813	1.15	12.38
Policing Services	1,411	1,224	805	585	558	0.78	8.40
Parks and Recreation Services	11,509	9,987	6,563	4,768	4,552	1.83	19.70
Library Services	1,174	1,019	669	486	464	0.19	2.04
Child Care and Early Years Programs	906	786	517	375	358	-	0.00
Provincial Offences Act including By-Law Enforcement	118	102	67	49	47	0.05	0.54
Waste Diversion	59	51	34	24	23	0.03	0.32
Growth-Related Studies	871	756	497	361	344	0.39	4.20
Total Municipal Wide Services/Class of Services	\$22,665	\$19,667	\$12,925	\$9,390	\$8,963	\$7.36	\$79.23
Urban Services							
Wastewater Services	8,112	7,040	4,626	3,361	3,208	5.09	54.79
Water Services	8,772	7,612	5,002	3,634	3,469	5.50	59.20
Total Urban Services	\$16,884	\$14,652	\$9,628	\$6,995	\$6,677	\$10.59	\$113.99
GRAND TOTAL RURAL AREA	\$22,665	\$19,667	\$12,925	\$9,390	\$8,963	\$7.36	\$79.23
GRAND TOTAL URBAN AREA	\$39,549	\$34,319	\$22,553	\$16,385	\$15,640	\$17.95	\$193.22



1. Development charges for services related to a Highway, Fire Protection, Policing, Parks and Recreation, Library, Childcare and Early Years Programs, Provincial Offences including By-law Enforcement, Waste Diversion, Growth-Related Studies, Wastewater & Water Services shall be calculated and payable on the date the first building permit is issued. However, with respect to the following, the timing shall be:

- Rental housing and institutional developments, development charges are payable in 6 equal payments, commencing the date of occupancy
- Where the development of land results from the approval of a site plan or zoning by-law amendment (i.e. per the Town's Development Permit By-law) received and approved between January 1st, 2020, and June 5th, 2024, and the approval of the application within 2 years of building permit issuance, the development charges shall be calculated based on the date the planning application was made, including interest at the prescribed rate.
- Where the development of land results from a site plan or zoning by-law amendment (i.e. per the Town's Development Permit By-law) received on or after January 1st, 2020, and approved after June 6th, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges shall be calculated based on the date the planning application was made, including interest at the prescribed rate.

2. The following uses are wholly exempt from development charges under the by-law:

- Lands owned by and used for purposes of a municipality, local board thereof, County of Lanark or a board of education;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building;
- Land vested in or leased to a publicly assisted university where it is intended to be occupied and used by the university that receives direct, regular, and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- Non-profit housing development;
- Inclusionary zoning residential units, that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the Planning Act;
- Affordable residential units; and Attainable residential units.
- A second and third residential unit in an existing or new detached house, semi-detached house, or rowhouse, one of which may be an ancillary unit.

3. A reduction in development charges under the by-laws 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 five years of the issuance of the demolition permit. No redevelopment credit shall be made in excess of the development charge payable for redevelopment.

A reduction for rental housing, where there are four or more residential units being developed, all of which are for rental purpose, a reduction based on the number of bedrooms is provided (i.e., for units with 3 or more bedrooms - 25% reduction, units with 2 bedrooms - 20% reduction, all other units - 15% reduction).

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

