

1. Development Charges for Highway Services, Fire Protection Services, Parks and Recreation Services and Library Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.

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, or 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 prior to the first expansion;
 - A public hospital exempt from taxation under section 3 of the *Assessment Act*;
 - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.

3. A reduction in development charges under the by-laws is allowed 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.

The schedule of development charges will be adjusted annually as of April 2nd each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Building Construction Price Indexes (non-residential)."

**MUNICIPALITY OF TRENT LAKES
DEVELOPMENT CHARGES**

By-law B2024-025 effective April 2, 2024 to April 1, 2034

By-law B2024-026 effective April 2, 2024 to April 1, 2034

By-law B2024-027 effective April 2, 2024 to April 1, 2034

By-law B2024-028 effective April 2, 2024 to April 1, 2034

This pamphlet summarizes the Municipality of Trent Lakes policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-laws B2024-025, B2024-026, B2024-027 and B2024-028 and consult with the Building & Planning Department to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection at the Municipal Office, Monday to Friday, 8:30am to 4:30pm and on the Municipality's website at www.trentlakes.ca

For further information, please contact:

Donna Teggart, CAO/Treasurer
Municipality of Trent Lakes
760 County Road 36
Trent Lakes, Ontario
K0M 1A0

Tel: 705-738-3800 or 1-800-374-4009
Fax: 705-738-3801

Municipal-wide Development Charges under By-laws B2024-025, B2024-026,
B2024-067 and B2024-028

EFFECTIVE APRIL 2, 2024

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

| Service | RESIDENTIAL (\$) | | | | | NON-RESIDENTIAL (\$) | | |
|--------------------------------------|-----------------------------------|-----------------|--------------------------|-------------------------------------|---------------------|-------------------------------|------------------------|--|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments – 2 Bedrooms+ | Apartments - Bachelor and 1 Bedroom | Park Model Trailers | Per sq.m. of Gross Floor Area | | Per 500kW Nameplate Generating Capacity (Green Energy Developments) |
| | | | | | | Non-Aggregate Developments | Aggregate Developments | |
| Highway | 5,130 | 4,351 | 4,276 | 2,492 | 2,492 | 20.45 | 31.38 | 5,130 |
| Fire Protection | 1,820 | 1,544 | 1,517 | 884 | 884 | 7.25 | 11.13 | 1,820 |
| Parks and Recreation | 579 | 491 | 483 | 281 | - | 0.27 | 0.41 | - |
| Library | 55 | 47 | 46 | 27 | 27 | 0.03 | 0.04 | - |
| Total Municipal Wide Services | 7,584 | 6,433 | 6,322 | 3,684 | 3,403 | 28 | 42.96 | 6,950 |
| 80% Municipal Wide Services | 6,067 | 5,146 | 5,5048 | 2,947 | 2,722 | N/A | 34.37 | 5,560 |

The development charges shown above are being phased-in as required in the Development Charges Act. April 2, 2024 – April 2, 2025, **80%** of the Total Municipal Wide Services to be collected, except for Non-Aggregate Developments which is below 80% of the Non-Residential Charge. Annual indexing will occur on April 2nd of each year.

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 Municipality of Trent Lakes passed uniform Municipal-Wide By-laws B2024-025, B2024-026, B2024-027 and B2024-028 on April 2nd, 2024 under subsection 2(1) of the Development Charges Act, 1997, as amended.

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 Charge By-law B2024-025, B2024-026, B2024-027 and B2024-028 apply to all lands in the Municipality of Trent Lakes.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Regulation 82/98, the Treasurer for the Municipality of Trent Lakes 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 Municipality of Trent Lakes for their review and is available on the Municipality's website.