

MUNICIPALITY OF TRENT LAKES DEVELOPMENT CHARGES

1. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works 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 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 January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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By-law 2019-041 - Indexing Adjustment for 2021

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

The information contained herein is intended only as a guide. Applicants should review By-law No. 2019-041 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development Charges By-laws are available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 a.m. to 4:30p.m and on the Town's website at www.trentlakes.ca

For further information, please contact:
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Municipal-wide Development Charges under By-law No. 2019-041
EFFECTIVE APRIL 17th, 2019 - Indexed Schedule 2021

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

JANUARY 1, 2021 - DECEMBER 31, 2021

Service	RESIDENTIAL (\$)			NON-RESIDENTIAL (\$)		
	Single and Semi-Detached Dwelling	Multiples	Apartments	(per sq.m. of Gross Floor Area)		Per 500kW Nameplate Generating Capacity (Green Energy Developments)
				Excl. Aggregate Developments	Aggregate Developments	
Municipal Wide Services:						
Roads and Related	3,017	2,132	1,311	8.18	36.02	3,166
Fire Services	990	700	430	2.68	11.82	1,039
Parks and Recreation	185	131	81	0.27	1.18	-
Library Services	53	37	23	0.08	0.34	-
Administration Studies	380	269	165	1.03	4.54	399
Municipal Parking	13	9	6	0.04	0.16	-
Total Municipal Wide Services	4,639	3,278	2,015	12.27	54.06	4,604

The residential charge is being phased in annually under provisions of the By-law. Commencing with the passage of By-law 2019-041 the residential development charge are as follows and subject to annual indexing:

Service	Residential Dwelling (\$ per unit)		
	Single and Semi-Detached Dwelling	Multiples	Apartments
April 16 2019 - December 31 2019	4085	2887	1775
January 1 2020 - December 31 2020	4310	3046	1873
January 1 2021 - December 31 2021	4639	3278	2015
January 1 2022 - December 31 2022	4869	3441	2115

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-law No. 2019-041 on April 16th 2019 under subsection 2(1) of the Development Charges Act, 1997, as amended. The phased in Development Charge is subject to annual indexing.

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:

Development Charge By-law No. 2019-041 apply to all lands in the Municipality of Trent Lakes. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.

Statement of the Treasurer

As required by the Development Charges Act, 1997, and Bill 73, 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 may be reviewed by the Public in the Clerk's Department during regular business hours at 760 Peterborough County Road #36 Trent Lakes, Ontario, K0M 1A0.