



PETERBOROUGH UTILITIES COMMISSION

DEVELOPMENT CHARGES PAMPHLET

By-law No. 24-050

This pamphlet summarizes the City of Peterborough's to development charges for the Peterborough Utilities Commission. By-law 24-050 imposes a City-wide development charge on non-residential development, as well as Growth Area-specific charges on residential development. Development charges under this by-law are levied subject to certain terms, conditions and limited exemptions as identified therein. By-law 24-050 imposes area-specific development charges for municipal services and took effect on June 24th, 2024.

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

Pamphlet updated July 10th, 2024.
To reflect rates effective June 24th, 2024.

BACKGROUND

The Council for the City of Peterborough enacted a new development charges By-law 24-050 on June 24th, 2024.

The by-law imposes development charges on all lands developed in the City except for lands subject to exemptions under the *Development Charge Act, 1997* and in the by-laws. A key map showing the areas subject to the growth area-specific charges is provided in Schedule D of the by-law. A copy of the by-law is available from the Clerk's Department and at:

[Peterborough Utilities Commission – DC By-law No. 24-050](#)

GENERAL PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected to pay for increased capital costs required because of increased needs for services arising from development.

SERVICES INCLUDED

City-wide development charges are imposed for Water Services.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing January 1st, 2025, 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).

TREASURER'S STATEMENT

The Treasurer for the City will present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement will 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 offices upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

RESIDENTIAL DEVELOPMENT CHARGES

Water Services Planning Area	Residential Charge by Unit Type		
	Res. A Singles & Semis	Res. B Other Multiples	Res. C Apartments
Auburn North	\$3,706	\$2,695	\$2,358
Jackson	\$6,784	\$4,934	\$4,317
Carnegie West	\$3,584	\$2,607	\$2,281
Chemong West	\$3,181	\$2,313	\$2,024
Lily Lake	\$6,187	\$4,500	\$3,937
Liftlock	\$3,107	\$2,260	\$1,977
Coldsprings	\$3,724	\$2,709	\$2,370
Outside Planning Areas	\$2,351	\$1,710	\$1,496
Carnegie East	\$1,163	\$846	\$740
Chemong East	\$1,163	\$846	\$740

NON-RESIDENTIAL DEVELOPMENT CHARGES

Water Services Planning Area	Non-Residential Charge per Square Metre
Auburn North	\$10.58
Jackson	\$10.58
Carnegie West	\$10.58
Chemong West	\$18.73
Lily Lake	\$10.58
Liftlock	\$10.58
Coldsprings	\$20.93
Outside Planning Areas	\$10.58
Carnegie East	\$10.58
Chemong East	\$10.58

EXEMPTIONS & INCENTIVES

The following exemptions to development charges apply:

- Public hospitals;
- Places of worship, cemeteries, and burial grounds;
- Farm buildings;
- Affordable housing;
- Non-profit housing;
- Residential intensification pursuant to section 19 of the by-law; and
- Temporary buildings or structures.

Development charges for rental housing development are now discounted based on the number of bedrooms proposed pursuant to Section 19 of the by-law.

For a complete list of exemptions and discounts, please review the by-law or contact City staff.

CALCULATION OF CHARGE

The development charge payable is the charge that would be determined under the by-law, 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-law.

TIMING OF PAYMENT

Development charges are payable, with applicable interest, in equal annual installments for rental and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years.

For all other development, the default timing of payment is building permit issuance. Council may enter into an agreement with any person who has negotiated to pay a development charge providing for all or part of the development charge to be paid before or after the time it would otherwise be payable.

FURTHER INFORMATION

Please visit www.peterborough.ca 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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