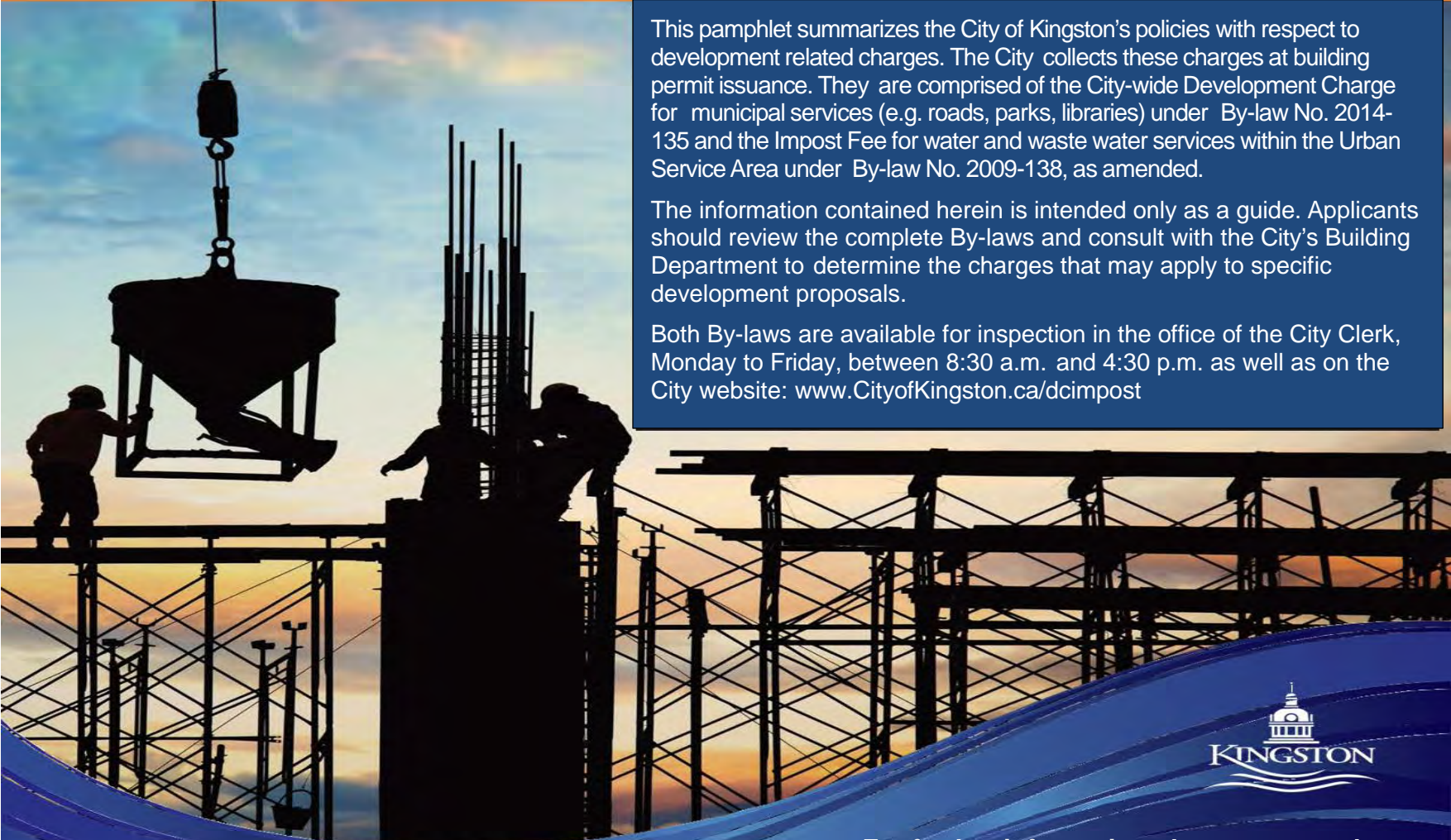


# City of Kingston

## Development Related Charges

(Development Charges and Impost Fees)

Rates effective January 1, 2016 to December 31, 2016



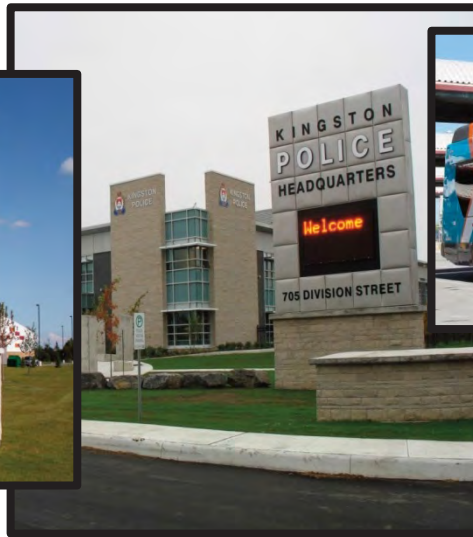
This pamphlet summarizes the City of Kingston's policies with respect to development related charges. The City collects these charges at building permit issuance. They are comprised of the City-wide Development Charge for municipal services (e.g. roads, parks, libraries) under By-law No. 2014-135 and the Impost Fee for water and waste water services within the Urban Service Area under By-law No. 2009-138, as amended.

The information contained herein is intended only as a guide. Applicants should review the complete By-laws and consult with the City's Building Department to determine the charges that may apply to specific development proposals.

Both By-laws are available for inspection in the office of the City Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m. as well as on the City website: [www.CityofKingston.ca/dcimpost](http://www.CityofKingston.ca/dcimpost)



For further information please contact the  
City's Building Department:  
Telephone: 613-546-4291, extension 3280  
Email: [buildingdepartment@cityofkingston.ca](mailto:buildingdepartment@cityofkingston.ca)



## Purpose of Development Related Charges

Development related charges are imposed by the City in order to provide a viable capital funding source for infrastructure that is required to support future development in the municipality.

- a) The City of Kingston collects development related charges pursuant to two By-laws: By-law No. 2014- 135, authorized by subsection 2(1) of the Development Charges Act, 1997 (uniform city-wide charges); and By-law No. 2009-138, as amended, which imposes water and waste water fees under the Municipal Act, 2001 within the Urban Service Area. These charges are collected as one payment at the time of building permit issuance.

## By-Law Rules and Provisions

Rules with respect to the applicability and collection of development related charges are summarized below. Applicants should consult By-law No. 2014- 135 and By-law No. 2009-138, as amended, for further detail.

- Development Charges apply to all lands in the City of Kingston. Impost Fees for water and waste water are applicable within the Urban Service Area only.
- Development related charges are payable under the respective By-law(s) prior to issuance of a building permit. Impost Fees are payable upon connection to the water or waste water system if a building permit is not applicable.
- Exemptions:
  - a) The following uses are wholly exempt from the City-wide Development Charges only, under By-law No. 2014-135 (water and waste water fees still apply, if applicable):
    - lands owned by and used for the purposes of a municipality or a local board thereof, or a board of education;
    - a place of worship classified as exempt from taxation under Section 3 of the Assessment Act;
    - an agricultural use;

- a seasonal structure;
  - a temporary venue, and;
  - expansion of an existing industrial building where the gross floor area is enlarged by 50% or less.
- b) The following uses may be exempt from all charges under By-law No. 2014-135 and By-law No. 2009-138, as amended:
- industrial and research facility land uses (in accordance with terms of the By-laws);
  - lands designated as part of a Community Improvement Area (subject to the provisions of the City's Brownfields Program);
  - an interior alteration to an existing building or structure which does not change or intensify the use of land;
  - the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified conditions are met;
  - the second unit within a new dwelling, where the new dwelling is purpose-built to contain a second residential unit, provided that specified conditions are met;
  - a canopy;
  - a seasonal air supported structure, save and except any portion that is permanent;
  - a temporary building or structure where specified conditions are met;
  - a speculative building where specified conditions are met.
- Every building permit applicant that seeks an exemption to By-law No. 2014-135 or By-law No. 2009-138, as amended, shall make an application by fully completing the Application for Development Charge Exemption found on the City's website.
  - A reduction in development related charges under the By-law(s) 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 within the prior five years or a demolition permit has been issued within five years prior to the issuance of a building permit for redevelopment of the lands.
  - The schedule of development related charges is adjusted annually on January 1 in accordance with the most recent twelve month change in the Statistics Canada Quarterly "Construction Price Statistics" (Ottawa Region). For the indexing on January 1, 2016 only, the charges shall be pro-rated to cover the period from September 29th, 2014 to December 31, 2015.
  - Water works and waste water rates are being phased in over a three year period. The rates shown in the following table will be in effect from January 1, 2016 to December 31, 2016. By-law No. 2009-138, as amended, should be consulted for the rates that will be in effect as of January 1, 2016 and January 1, 2017.

## **City Treasurer's Statement**

A financial statement is presented annually by the City Treasurer reflecting the activity of Development Charge and Impost Fee Reserve Funds, including expenditures, development related charge collections, interest earnings, funding transfers, borrowing, and landowner credit transactions.

The City Treasurer's annual statement is available through the office of the City Clerk and on the City's website:  
[www.CityofKingston.ca](http://www.CityofKingston.ca).

City Development Charges are imposed under By-law No. 2014-135 (under the authority of the Development Charges Act, 1997) for City services other than water and waste water and under By-law No. 2009-138, as amended (under the authority of the Municipal Act) for water and waste water services. The total increase in the impost fees is being phased in over three years.

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

### 2016 Development Charges and Impost Fees

Service	Residential					Non-residential (per sq. ft. of Gross Floor Area)		
	Single and Semi-Detached Dwelling	Apartments		Other Multiple Dwellings		Industrial <sup>(2)</sup>	Non-Industrial	Long Term Care Nursing Homes
		2 + Bed-rooms	Bachelor and 1 Bedroom	2 + Bed-rooms	Dwelling <750 sq. ft. with 1 Bedroom			
<b>City-Wide (Development Charges)</b>								
Roads & Related	\$ 7,384	\$ 4,724	\$ 3,278	\$ 5,654	\$ 2,581	\$ 2.33	\$ 4.76	\$ 4.76
Protection Services	533	342	237	409	187	0.16	0.33	0.33
Transit	345	221	153	264	121	0.10	0.21	0.21
Parks & Recreation	1,918	1,228	852	1,469	671	0.11	0.11	0.11
Library Services	555	355	246	425	194	0.03	0.03	0.03
Administration - Studies	86	55	39	66	30	0.03	0.05	0.05
Affordable Housing	67	43	29	52	23	-	-	-
Sub-Total	\$ 10,888	\$ 6,967	\$ 4,834	\$ 8,338	\$ 3,807	\$ 2.77	\$ 5.50	\$ 5.50
<b>Urban Service Area (Impost Fees)</b>								
Sanitary (Waste Water)	\$ 4,786	\$ 3,062	\$ 2,125	\$ 3,665	\$ 2,125	\$ 3.26	\$ 6.50	\$ 4.55
Water Works	3,025	1,936	1,343	2,316	1,343	1.80	3.93	2.75
Sub-Total	\$ 7,810	\$ 4,998	\$ 3,469	\$ 5,981	\$ 3,469	\$ 5.07	\$ 10.43	\$ 7.30
<b>Total Development Related Charges <sup>(1)</sup></b>	<b>\$ 18,698</b>	<b>\$ 11,965</b>	<b>\$ 8,303</b>	<b>\$ 14,319</b>	<b>\$ 7,276</b>	<b>\$ 7.84</b>	<b>\$ 15.93</b>	<b>\$ 12.80</b>

Notes: (1) Does not include education Development Charges that may apply.

(2) Industrial uses located in industrial zones are exempt from the charges shown and the exempted amounts are paid into the respective DC and Impost Fee Reserve Funds in accordance with City policy.

(3) All charges in the table above are subject to annual indexing on January 1st in accordance with respective By-law provisions.