



TOWN OF DEEP RIVER DEVELOPMENT CHARGES

By-law 40-2022 effective July 19th, 2022 to July 18th, 2027

Amended Rates - Effective January 1st, 2026

This pamphlet summarizes the Town of Deep River's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 40-2022 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 AM to 4:30 PM and on the municipality's website at <http://www.deepriver.ca>.

For further information, please contact:

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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 Deep River passed uniform municipal-wide By-law No. 40-2022 on July 19th, 2022 to establish the development charges for Wastewater services 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 Charges By-law No. 40-2022 (as amended), apply to all lands in the Town of Deep River. Charges relating to municipal wastewater 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*, as amended, and Bill 73, the Treasurer for the Town of Deep River 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 Deep River for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 100 Deep River Road, Deep River Ontario, K0J1P0

Municipal-wide Development Charges under By-law No. 40- 2022

EFFECTIVE JULY 19th, 2022

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:

Amended Rates for January 1, 2026 to December 31, 2026

Service	Residential (per unit)				Non-Residential
	Single / semi-detached dwelling	Apartment: 2 bedrooms +	Apartment: bachelor / 1 bedroom	Other Multiples and Mobile Homes	(per sq.ft of Gross Floor Area)
Wastewater	\$4,560	\$2,717	\$1,689	\$3,338	\$3.07
Total Wastewater serviced Area	\$4,560	\$2,717	\$1,689	\$3,338	\$3.07

1. 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 Non-residential Building Construction Price Index for Ottawa-Gatineau.
2. Unless otherwise specified by the Development Charges Act, 1997, development charges for Wastewater Services shall be calculated and payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent, or on the date the first building permit is issued.
3. The following uses are wholly exempt from development charges under the by-law:
 - a. Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - b. An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - c. The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;

- d. 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;
 - e. A public hospital exempt from taxation under section 3 of the Assessment Act;
 - 4. 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.
 - 5. **Note that mandatory development charge rebates may apply for certain types of development. Refer to the Development Charges Act, 1997 for the most up to date information.**
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