


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”.

The Treasurer for the Township must prepare and present to Council an annual financial statement relating to the Development Charges By-law(s) and reserve funds. The statement may be reviewed by the public in the Clerk’s Department during regular office hours



The information contained herein is intended only as a guide. Applicants should review By-Law No. 2019-69 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Additional Development Charges for the County of Peterborough may also apply. For further information regarding their Development Charges, contact:



Peterborough County
Our History - Your Future

County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3
Phone: 705-743-0380

The Township of Cavan Monaghan Development Charges By-Law is available for inspection in the Finance Department, the Planning/ Building Departments, and the Clerk’s Office during regular office hours of operation.

For further information, please contact:

Kyle Phillips
CBO/By-law Enforcement Officer
705-932-9319
kphillips@cavanmonaghan.net

Frick Heilingbrunner
Plans Examiner
705-932-9331
fheilingbrunner@cavanmonaghan.net



Township of Cavan Monaghan Development Charges

By-Law No. 2019-69
2022 Fee Schedule

Information Pamphlet

Hours of Operation:
Monday to Friday 8:30 a.m. - 4:30 p.m.
988 County Road 10
Millbrook, Ontario L0A 1G0



Tel: 705-932-2929
www.cavanmonaghan.net



Purpose of Development Charges

Development charges provide for the recovery of growth-related capital expenditures for services related to public works, fire protection, police, indoor and outdoor recreation, library and administration services for engineering and community benefit growth related studies.

The Council of the Township of Cavan Monaghan passed By-law No. 2019-69 on October 21, 2019 under the *Development Charges Act, 1997*.



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 No. 2019-69 applies to all lands in the Township of Cavan Monaghan. Charges relating to municipal water and sanitary sewer services apply only to (Millbrook Area) development receiving the respective services, based on provisions in the by-law.
- 2. Development Charges are calculated, payable, and collected upon issuance of a building permit for the development. Council may, from time to time, enter into agreements providing for all or any

part of a development charge to be paid before or after it would otherwise be payable.

- 3. 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;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - One or more enlargements of an existing industrial building up to a maximum of 50 percent of the gross floor area of the building as it existed prior to the first enlargement;
 - Lands, buildings or structures used or to be used for a cemetery or burial ground exempt from taxation under the Assessment Act;
 - A public hospital receiving aid under the Public Hospitals Act;
 - A non-residential farm building for a bona fide farm use, which qualifies as a farm business where specific conditions are met;
 - A non-profit organization; and
 - Affordable housing.
- 4. A reduction in development charges is allowed in the case of 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.

A list of the municipal services for which Development Charges are imposed and the amount of the charge type is provided on the next pages.

By-Law 2019-69
Summary of Development Charges (Indexed) effective January 1, 2022

Service	RESIDENTIAL				INDUSTRIAL	NON-RESIDENTIAL	Wind Turbines/Telecommunications Towers (per Towers)	Solar Farms (per sq.ft. of Gross Floor Area of Panels)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)		
Township-wide Services:								
Services Related to a Highway	3,832	2,598	2,424	1,489	1,442	Motion R/21/10/19/21	1.45	1.45
Fire Protection Services	1,753	1,189	1,108	681	660		0.66	0.66
Police Services	84	57	52	33	32		0.03	0.03
Indoor & Outdoor Recreation Services	6,241	4,230	3,945	2,424	2,349		0.55	-
Library Services	1,083	734	684	420	406		0.09	-
Administration Studies - Engineering-related	323	219	204	124	121		0.13	0.13
Administration Studies - Community Benefit	181	122	114	69	68		0.07	0.07
Total Township-wide Services	13,497	9,149	8,531	5,240	5,078		2.98	2.34
Millbrook Area-specific Services								
Wastewater Services - Treatment	3,422	2,319	2,163	1,328	1,288	0.77	0.77	-
Wastewater Services - Sewers	2,466	1,673	1,560	958	929	1.02	1.02	-
Water Services	2,499	1,693	1,580	970	940	1.04	1.04	-
Total Millbrook Area-specific Services	8,387	5,685	5,303	3,256	3,157	2.83	2.83	-
GRAND TOTAL RURAL AREA	13,497	9,149	8,531	5,240	5,078		2.98	2.34
GRAND TOTAL MILLBROOK AREA	21,884	14,834	13,834	8,496	8,235	2.83	5.81	2.34

Building construction price indexes, Toronto, ON - Statistics Canada Q3 2021 is 11.6% over Q3 2020

As per Motion R/21/10/19/21 of Council on October 21, 2019 the percentage to be imposed was modified, per Section 3.12.2 of By-law No. 2019-69, to reduce the Industrial Non-residential Charges Township Wide Services from 100% to 0%.