

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



Photo Credit: Maria David, 2019

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:



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



Photo Credit: Maria David, 2019

Township of Cavan Monaghan Development Charges

By-Law No. 2019-69
2020 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 2019 Development Charges (Indexed) effective January 1, 2020

Service	RESIDENTIAL					INDUSTRIAL (per sq.ft. of Gross Floor Area)	NON- RESIDENTIAL (Institutional & Commercial) (per sq.ft. of Gross Floor Area)	Wind Turbines/ Telecommu- nications Towers (per Tower)	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				
Township-wide Services:	3,357	2,276	2,123	1,304	1,263	-	1.27	3,357	1.27
Services Related to a Highway	1,536	1,041	971	596	578	-	0.58	1,536	0.58
Fire Protection Services	73	50	46	29	28	-	0.03	73	0.03
Police Services	5,467	3,705	3,456	2,123	2,058	-	0.48	-	-
Indoor & Outdoor Recreation Services	948	643	599	368	356	-	0.08	-	-
Library Services	283	192	179	109	106	-	0.11	283	0.11
Administration Studies - Engineering-related	158	107	100	61	60	-	0.06	158	0.06
Administration Studies - Community Benefit									
Total Township-wide Services	11,822	8,014	7,474	4,590	4,449	-	2.61	5,407	2.06
Millbrook Area-specific Services									
Wastewater Services - Treatment	2,997	2,031	1,895	1,163	1,128	0.67	0.67	-	-
Wastewater Services - Sewers	2,161	1,465	1,367	839	813	0.89	0.89	-	-
Water Services	2,189	1,483	1,384	850	823	0.91	0.91	-	-
Total Millbrook Area-specific Services	7,347	4,979	4,646	2,852	2,764	2.47	2.47	-	-
GRAND TOTAL RURAL AREA	11,822	8,014	7,474	4,590	4,449	-	2.61	5,407	2.06
GRAND TOTAL MILLBROOK AREA	19,169	12,993	12,120	7,442	7,213	2.47	5.08	5,407	2.06