

The Corporation of the Municipality of Chatham-Kent
Water & Wastewater Development Charges
By-law Information

2023

Summary of Chatham-Kent's policy with respect to Development Charges:

1. Development charges for water system supply, water distribution services, sanitary sewer services and wastewater treatment services shall be calculated and be payable at the time of an agreement entered into as a condition of consent.

The development charges for the other services shall be calculated and be payable on the date the first building permit is issued or payable as part of the assessing by-law for a new water or sanitary service or when a CK PUC permit is issued for a new water or sanitary connection.

2. 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
- An interior alteration to an existing building or structure which does not change or intensify the use of the land
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met
- 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
- A public hospital exempt from taxation under Section 3 of the Assessment Act
- A place of worship, a college or university and student accommodation related directly to the college or university
- A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales

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.

**Municipal-wide Development Charges under
By-law 18-2019 (as amended)**
Effective March 25, 2019 to March 25, 2024

2023 Residential and Non-Residential Water and Wastewater Development Charges

Service	Residential Unit Type						Non-Residential per Sq. Ft. of Gross Floor Area			
	Single - Detached Dwelling & Semi Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Retirement/ Nursing Home/Long Term Care	Bunk House (per bed) **	Commercial	Institutional	Industrial *	Greenhouses
Urban Services:										
Water Service	3,712	2,944	1,522	2,996	1,335	1,335	2.59	1.95	1.31	0.21
Wastewater Service	2,999	2,379	1,230	2,421	1,078	1,078	2.10	1.56	1.04	0.15
Total Urban Services:	6,711	5,323	2,752	5,417	2,413	2,413	4.69	3.51	2.35	0.36

** As per motion of Council as of March 25, 2019, Bunk House (per bed) charges are being charged @ 25% of current fee

* All industrial lands are exempt from Development Charges

- No development charges apply when creating a secondary dwelling in an existing single family dwelling or an existing accessory building.
- Development charges are applicable to new buildings that include a secondary dwelling. The primary and secondary dwelling are each charged the full development charge rate.
- All new two unit dwellings (Semi-detached, side by side units, or duplexes) are charged the "Semi-detached dwelling" rate for both units
- Townhouse or row house developments (3 or more units) are subject to the "multiple dwellings" rate and the charge is applied for each unit
- Multi-residential apartment developments (3 or more units) are charged the "Apartments" rate based on the number of bedrooms per unit and are charged for each unit within the building
- The applied rate is based on the predominant building use, not on the zoning of the property. If the non-predominant use is greater than 10% of the total floor area, then it may be broken into a different DC rate classification and charged the applicable rate.

Why are Development Charges related to Water and Wastewater?

Development charges are a fee charged by the municipality for the recovery growth costs. Growth costs are recovered to:

- Build new infrastructure supporting growth
- Pay down existing debt for past growth works
- Avoid rate-payers paying for costs that serve growth

Rules in applying a Developing Charge

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:

- Development Charge By-law 18-2019 (as amended) effective March 25, 2019 to March 25, 2024 apply to all lands in the Municipality of Chatham-Kent.
- Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on the provisions in the by-law.

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".

Chatham-Kent Public Utilities Commission (CK PUC) for the Municipality of Chatham-Kent Development Charges By-Laws:

By-law 2004-092
Effective April 26, 2004 to April 26, 2009

By-law 2009-051 (as amended)
Effective March 24, 2009 to March 24, 2014

By-law 2014-050 (as amended)
Effective March 25, 2014 to March 25, 2019

By-law 18-2019 (as amended)
Effective March 25, 2019 to March 25, 2024

Applicants should review the By-laws mentioned above and consult with CK PUC to determine the applicable charges that may apply to specific development proposals.

This pamphlet summarizes Chatham-Kent's policy with respect to development charges. The information is intended only as a guide.

Development Charges By-laws are available for inspection at:

Municipal Clerk's Office
Civic Centre, 315 King St. W
2nd Floor, Chatham, ON N7M 5K8
Monday to Friday: 8:30 am to 4:30 pm

Chatham-Kent Website:
www.chatham-kent.ca

For further information, contact:
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