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Municipality of Trent Hills

Development Charge

By-Law Brochure

By-Law No. 2019-025
Effective February 20, 2019 to February 19, 2024

This brochure summarizes the Municipality of Trent Hill's policies with respect to the Development Charge By-Law effective February 20, 2019.

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the Municipality of Trent Hills staff to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-Law is available at the Municipality of Trent Hill's office, Monday to Friday, 8:30 a.m. to 4:30 p.m., and on the [Municipal website](#).

Updated April 18, 2019
to reflect Rates effective February 20, 2019

Purpose of Development Charges

The general purpose that the municipality imposes Development Charges is to assist in providing the infrastructure required by future development in the municipality. Through the establishment of Development Charges, the municipality has a viable source of funding for growth related infrastructure.

The Council of the Municipality of Trent Hills passed By-Law No. 2019-025 on February 19, 2019 to establish area-specific Development Charges for Roads and Related services within the municipality.

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 apply to all lands within the geographic limits of the Municipality of Trent Hills.
2. The following uses are wholly exempt from Development Charges under the By-law:
 - Lands owned and used for purposes of the County of Northumberland, Municipality of Trent Hills, a local board thereof, or Board of Education;
 - The enlargement to an existing 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 industrial building prior to the first expansion; and
 - Buildings or structure used as farm buildings, hospitals and Solar Energy Projects with a nameplate generating capacity less than 100 kilowatts.
3. A reduction in Development Charges under the By-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed use building or structure as long as the building or structure exists on the same land within 24 months prior to the date of payment of Development Charge.
4. Development Charges imposed pursuant to this By-law shall be adjusted annually, on the anniversary date of the By-law, in accordance with the prescribed index in the Act.

Services Covered

Development Charges have been imposed for the following categories of municipal services:

- Roads and Related Services;
- Protection of Persons and Property;
- Parks and Recreation Services;
- Library Services; and
- Administration Studies

Development Charges Report 2019

[Development Charges Report including Development Charges Background Study](#)

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer of the Municipality of Trent Hills must prepare an annual financial statement reporting on the status and transactions relating to the Development Charge reserve funds for the previous year.

The Treasurer's annual statement is available through the Clerk's Department and on the [Municipal website](#).

For further information, please contact:

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Schedule of Municipal-Wide Development Charges

February 20, 2019 – May 19, 2019

Service	Residential				Non-Residential		
	Single and Semi-Detached Dwelling	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	(per sq. m. of Gross Floor Area)	Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Municipal Wide Services:							
Roads and Related Services	3,431	2,371	1,742	2,775	7.54	3,431	3,431
Protection of Persons & Property Services	1,525	1,054	774	1,225	3.37	1,525	1,525
Parks & Recreation Services	2,631	1,819	1,336	2,113	1.72	-	-
Library Services	-	-	-	-	-	-	-
Administration Studies	413	285	210	332	0.96	413	413
Total Municipal Wide Services	8,000	5,529	4,062	6,425	13.59	5,369	5,369

May 20, 2019 – February 19, 2024

Service	Residential				Non-Residential		
	Single and Semi-Detached Dwelling	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	(per sq. m. of Gross Floor Area)	Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Municipal Wide Services:							
Roads and Related Services	4,896	3,384	2,486	3,932	39.70	4,896	4,896
Protection of Persons & Property Services	2,177	1,504	1,105	1,748	17.72	2,177	2,177
Parks & Recreation Services	3,755	2,595	1,906	3,015	9.07	-	-
Library Services	-	-	-	-	-	-	-
Administration Studies	589	407	299	473	5.03	589	589
Total Municipal Wide Services	11,417	7,890	5,796	9,168	71.51	7,662	7,662