

Schedule B

By-Law 2023-032

A By-law to Establish Development Charges for the Municipality of Casselman for Water Services

Water Services		
Residential	Single and Semi-Detached Dwellings	\$ 2,911
	Apartments - 2 Bedrooms and Larger	\$ 1,731
	Apartments - Bachelor and 1 Bedroom	\$ 1,281
	Other Multiples	\$ 2,392
Non-Residential	Per Sq.m of G.F.A	\$ 11.00

Schedule B

By-Law 2023-033

A By-law to Establish Development Charges for the Municipality of Casselman for Waste Water Services

Wastewater Services		
Residential	Single and Semi-Detached Dwellings	\$ 10,499
	Apartments - 2 Bedrooms and Larger	\$ 6,243
	Apartments - Bachelor and 1 Bedroom	\$ 4,620
	Other Multiples	\$ 8,627
Non-Residential	Per Sq.m of G.F.A	\$ 35.37



Development Charge Mandatory Phase-in

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force,

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

Development Charge Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the anniversary date of the by-law beginning in 2024, and each anniversary date thereafter.



Development Charges

Water and Waste water



This pamphlet provides a concise overview of the development charges policy implemented by the Municipality of Casselman. Note that the information presented here is intended solely as a reference and guide. To obtain accurate and up-to-date details regarding applicable charges for specific development proposals, applicants are advised to thoroughly review the relevant By-laws and seek consultation with the Building Services department.

Development charges by-laws are available for consultation at the Municipal Office during regular office hours, Monday to Friday, 8:00 a.m. to 4:00 p.m. and on the Municipality's website at www.casselmann.ca.

For further information, please contact:

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Purpose of Development Charges

Development charges refer to fees imposed on new developments with the aim of financing the necessary infrastructure to accommodate the additional demand for services arising from growth and progress. By ensuring that growth bears the cost of growth, development charges serve to safeguard the interests of current taxpayers. It's important to note that these charges can only be allocated to their intended purpose upon collection.

Development Charge Collection

Most development charges will be payable in full on the date that the building permit is issued. Bill 23 passed by the Ontario Government on November 28, 2022, allows for Rental Housing Development, Institutional Development and Non-Profit Housing Development to pay their development charges in installment payments in accordance with Section 26.1 of the Development Charges Act and the Municipality's Interest Policy calculated as prime interest rates +1%.

Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

When may development charges be imposed:

If you are engaged in land development or redevelopment projects, you might need to fulfill payment obligations for development charges in the following situations:

- Building a new structure.
- Making modifications or additions to an existing building that result in an increase in the number of dwelling units or the gross floor area for non-residential purposes.
- Undertaking property redevelopment or interior alterations that lead to a change in the usage of some or all parts of the building.
- Converting from one principal use to another.

How where development charges calculated:

Watson and Associates Economists Ltd prepared the Municipalities' development charges background study, dated April 28th, 2023, and serves as a basis for the development charge rates. The Municipality passed By-law 2023-032 and 2023-033 on June 27th, 2023, establishing development charges, under section 2 of the Development Charges Act, 1997 for the water and wastewater.

Exemptions and Discounts

Mandatory Exemptions:

The following uses are wholly exempt from development charges as per the Development Charges Act:

- 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 (refer to the by-laws for rules and restrictions);
- 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;
- Non-profit housing;
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Discretionary Exemptions:

- A non-residential farm building development use for Bona Fide Farm uses;
- A cemetery and burial ground exemption from taxation under section 3 of the Assessment Act;
- Development creating or adding an accessory use or structure not exceeding 10 square meters of non-residential gross floor area.

Discount for Rental Housing:

The development charges for rental housing, as defined by the Development Charges Act, shall be reduced based on the number of bedrooms in each units as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction;
- All other bedroom quantities – 15% reduction

Statement of Treasurer

An annual financial statement is presented to Council reporting on the status and transactions relating to the development charge reserve funds. This statement is available at the Office of the municipal Clerk and in the municipality's website.