



**SMITHS FALLS**  
RISE AT THE FALLS

**TOWN OF SMITHS FALLS  
DEVELOPMENT CHARGES PAMPHLET**

*Effective Date June 1, 2024*

This pamphlet summarizes the Town of Smiths Falls' policy with respect to development charges (DC). By-law No. 10324-2022 imposes municipal-wide development charges for municipal services.

The information contained herein is intended only as a guide. Applicants should review the by-law and consult with the Town's Development Services Department to determine the charges that may apply to specific development proposals. For more complete information DC By-law No. 10324-2022 is available for inspection at the Smiths Falls Municipal Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m. at 77 Beckwith Street North or on the Town's website: [www.smithsfalls.ca](http://www.smithsfalls.ca) and/or call the Municipal Office at 613-283-4124

**Development Charges Imposed Under By-law No, 10324-2022**

The following charges come into effect and full force on June 1, 2024. (Note, rates are being phased in pursuant to Bill 23 requirements. See Bill 23 Development Charges Fee Chart on the Town website for scheduled phase in of rate changes).

Service	Charge By Unit Type		
	Single & Semi-Detached	Rows & Other Multiples	Apartments
Library Services	\$ 546	\$ 437	\$ 328
Parks And Recreation	\$ 1,765	\$ 1,412	\$ 1,058
Fire Protection Services	\$ 929	\$ 743	\$ 557
Police Services	\$ 878	\$ 703	\$ 527
Development Related Studies	\$ 293	\$ 235	\$ 176
Services Related to a Highway	\$ -	\$ -	\$ -
Public Works	\$ 497	\$ 398	\$ 298
Roads And Related	\$ 3,371	\$ 2,697	\$ 2,022
Water Services	\$ 2,124	\$ 1,699	\$ 1,274
Wastewater Services	\$ 873	\$ 698	\$ 524
<b>TOTAL RESIDENTIAL CHARGE BY UNIT TYPE</b>	<b>\$ 11,277</b>	<b>\$ 9,022</b>	<b>\$ 6,764</b>

Service	Non-Residential Charge (\$/sq.m)
Library Services	\$ -
Parks And Recreation	\$ -
Fire Protection Services	\$ 7.66
Police Services	\$ 5.36
Development Related Studies	\$ 2.33
Services Related to a Highway	\$ -
Public Works	\$ 4.04
Roads And Related	\$ 26.98
Water Services	\$ 17.31
Wastewater Services	\$ 6.99
<b>TOTAL NON-RESIDENTIAL CHARGE PER SQ M</b>	<b>\$ 70.67</b>

## DC EXEMPTIONS

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The following uses are wholly exempt from development charges under the by-law:

- land owned by and used for the purposes of the Town, County of Lanark, or a board of education;
- non-residential farm buildings;
- an area of worship within a building or structure;
- land, buildings, and structures owned by and used for a hospital;
- land, buildings, and structures owned by and used for a hospice;
- temporary buildings without foundation that will be demolished within six months;
- the creation of a second dwelling unit in prescribed classes of proposed new residential buildings as set out in the Regulation, including structures ancillary to dwellings, subject to any restrictions as set out in the regulation and
- exemptions as a result of statute, regulation, or order of the Province of Ontario or the Government of Canada;

## BACKGROUND

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The Council for the Town of Smiths Falls enacted a new development charges By-law No. 10324-2022 on March 21, 2022.

This by-law imposes a charge on all lands developed within the Town of Smiths Falls, except for those exemptions as provided under the *Development Charge Act, RSO, 1997* and those outlined in the DC by-law. A copy of the by-law is available from the Clerk's Department.

## PURPOSE OF DEVELOPMENT CHARGES

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Development charges are collected by the Town for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town of Smiths Falls.

## SERVICES TO WHICH DEVELOPMENT CHARGES RELATE

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Development charges payable for land development shall be based upon the provision of the following designated services in the Town of Smiths Falls:

1. Library Services
2. Parks and Recreation
3. Fire Protection Services
4. Police Services
5. Development Related Studies
6. Services Related to a Highway:
  - a. Public Works
  - b. Roads & Related
7. Water Services
8. Wastewater Services

## INDEXING OF DEVELOPMENT CHARGES

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The development charges may be indexed annually commencing January 1, 2023 and annually thereafter on February 1<sup>st</sup>, without amendment to the by-law. The indexing will be in accordance with the most recent annual change in the Statistics Canada Non-residential Building Construction Price Index for Ottawa-Gatineau.

## TREASURER'S STATEMENT

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The Treasurer for the Town of Smiths Falls shall furnish to Council each year, a statement in respect to the development charges by-law and its reserve funds in the prior year. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the treasurer's Statement can be viewed by the public at the Municipal Office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30.

## RULES FOR DETERMINING THE DEVELOPMENT CHARGE APPLICABLE

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You may be required to pay development charges for any residential or non-residential development if you are:

- Erecting a new (not replacement) building(s)
- Making an addition or alteration to an existing building(s) which increases the gross floor area or number of units
- Redeveloping a property or properties, which results in a change of use.

A building permit will not be issued until all development charges have been paid. Development charges are payable at the time of subdivision agreement, or at the time of the issuance of building permit. Applicants should review By-Law 10324-2022 and/or consult with the Development Services Department to determine the applicable charges that may apply to specific development proposals. For questions or more information related to Development Charges, please contact:

### DC Bylaw, rates, and appeal process

Paul Dowber, Treasurer/Director of Corporate Services

613-283-4124 Ext. 1117

### By-law Interpretation and General Inquires

Karl Grenke, Manager of Development Services

613-284-4124 Ext. 1116