



CITY OF PEMBROKE DEVELOPMENT CHARGES PAMPHLET

By-law No. 2021-26

This pamphlet summarizes the City of Pembroke's policy with respect to development charges (DCs). By-law No. 2021-26 imposes Municipal-wide development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with the municipal staff to determine the charges that may apply to specific development proposals.

Pamphlet updated June 6, 2021
To reflect rates effective June 7, 2021

BACKGROUND

The Council for the City of Pembroke enacted a new development charges By-law 2021-26 on May 4, 2021.

This by-law imposes a charge on all lands developed within the City of Pembroke except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in the By-law 2021-26. A copy of the by-law is available on the municipal website and/or from the Clerk's Department.

PURPOSE OF DEVELOPMENT CHARGES

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

INDEXING OF DEVELOPMENT CHARGES

The development charges may be indexed annually without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

Services

- Library Services;
- Parks & Recreation;
- Fire Protection Services;
- Development Related Studies;
- Services Related to a Highway:
 - Public Works;
 - Roads & Related
- Water Services; and
- Wastewater Services.

TREASURER'S STATEMENT

The Treasurer for the City of Pembroke shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. 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 City's office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30.

DEVELOPMENT CHARGE RATES

Effective Date Range	Charge By Unit Type			Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	
June 7, 2021 - June 6, 2022	\$3,779	\$3,212	\$2,215	\$9.76
June 7, 2022 - June 6, 2023	\$3,854	\$3,276	\$2,260	\$9.95
June 7, 2023 - June 6, 2024	\$3,930	\$3,341	\$2,306	\$10.14
June 7, 2024 - June 6, 2025	\$4,008	\$3,409	\$2,352	\$10.33
June 7, 2025 - Expiry	\$4,089	\$3,476	\$2,399	\$10.52

TIMING AND CALCULATION OF PAYMENT

Development charges shall be calculated and payable in accordance with Sections 26.1 and 26.1 of the DCA. A building permit will not be issued until all development charges have been paid unless otherwise stated in the DCA.

Payment of a development charge may be deferred subject to terms and conditions set out by Municipal policy.

EXEMPTIONS & INCENTIVES

DCs are payable on all new residential and non-residential development unless the By-law or the Act provides an exemption.

For a complete list of exemptions and specific incentives, please review the DC by-law or contact Municipal staff.

FURTHER INFORMATION

Please visit our website at www.Pembroke.ca to obtain the most current development charges information as it is subject to change.

For further information, please contact:

Clerk's Office at (613) 735-6821