

Information on City of Ottawa Area-Specific Development Charges

AREA S-3 NEPEAN - SOUTH URBAN CENTRE STORMWATER FACILITIES

Effective May 22, 2019

BY-LAW 2019-159



For information on the main By-Law 2019-159 or other area-specific stormwater by-laws, please consult individual pamphlets.

PURPOSE

Development charges fund a portion of the growth-related capital costs required to meet the increased need for services resulting from residential and non-residential development. The funds may only be used for the purpose for which they are collected.

CALCULATION

Location, type of dwelling, number of bedrooms and gross floor area are the major factors impacting the amount amount of development charges owing at building permit issuance.

INDEXING OF RATES

The various rates will be indexed annually beginning on April 1, 2020. The indexing is based on annual changes to the Statistics Canada Infrastructure Construction Price Index. Please refer to the reverse side for specific rates.

NON-STATUTORY EXEMPTIONS

The following are the major types of development that are either wholly or partially exempt from the payment of development charges payable:

- Every place of worship and the land used in connection therewith, other than the charge for public transit. The exemption from development charges other than public transit is limited to a place of worship to a maximum of 5,000 square feet or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater;
- Non-residential use buildings used for bona fide agricultural purposes, including buildings on a fairgrounds of an agricultural society;
- A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the City;

- A non-profit health care facility only with respect to the capital cost that is not reimbursed or subsidized by either the Provincial or Federal Governments;

- Where specifically authorized by a resolution of Council; development on land owned by a non-profit corporation provider of child care and long- term care facilities and development on land where a public facility is being provided.

- The creation of a coach house.

Note: There are additional statutory and non-statutory exemptions listed within the DC By-law.

REDEVELOPMENT

A credit will be provided against development charges owing where buildings or structures have been demolished, other than a derelict building, to allow for the redevelopment of the site. The eligibility for credits is restricted to demolitions that occur within five years of the redevelopment of the property. The credits provided are not transferable to another parcel of land.

COLLECTION

Development charges are generally payable and collected in full on the date that a building permit is issued.

COMPLAINT

A complaint may not be made later than 90 days after the day the development charge, or any part of it, is payable. The complaint must be in writing, must state the complainant's name, the address where notice can be given to the complainant and the reasons for the complaint.

