# City of Clarence Rockland Development Charges Pamphlet

## By-law Numbers 2025-93

This pamphlet summarizes the City of Clarence-Rockland's policy with respect to development charges. By-laws No. 2025-93 impose City-wide development charges for municipal services.

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

Pamphlet updated November 23, 2026

To reflect rates effective November 12th, 2025

### Background

The Council for the City of Clarence Rockland passed new development charge By-law 2025-93 on November 12th, 2025. Copies of the by-law are available on the City's website and/or from the Clerk's Department.

The by-law imposes development charges on all lands developed in the City except for lands subject to exemptions under the *Development Charge Act, 1997* and in the by-laws.

### Purpose of Development Charges

Development charges are imposed by the City to pay for new capital infrastructure and facilities required to meet the increased need for services arising from development in Clarence-Rockland.

### Treasurer's Statement

The Treasurer for the City of Clarence-Rockland shall present before Council each year a financial statement relating to the development charges by-laws and their 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 8:30am to 4:30pm.

## Services included

City-wide development charges are imposed for the following services:

- Library Services;
- Parks and Recreation;
- By-law Enforcement;
- Development-Related Studies;
- Fire Protection;
- Services Related to a Highway;
    - Public Works;
    - Roads and Related
- Waterworks; and
- Sanitary Sewage.

## Indexing of Development Charges

The development charges will be indexed annually commencing January 1, 2027, 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).

## Residential Development Charges effective November 12th, 2025

| Development Charges | Residential Charge by Unit Type | | |
|---|---|---|---|
| | Singles & Semi Detached | Rows & Other Multiples | Apartments |
| Total Unserviced Charge | $16,417 | $12,628 | $8,781 |
| Waterworks | $6,334 | $4,872 | $3,388 |
| Sanitary Sewage | $9,313 | $7,165 | $4,982 |
| Total Serviced Charge | $32,064 | $24,665 | $17,151 |
| Total Unserviced Charge (Water only) | $22,751 | $17,500 | $12,169 |

## Residential Development Charges effective January 1st, 2026

| Development Charges | Residential Charge by Unit Type | | |
|---|---|---|---|
| | Singles & Semi Detached | Rows & Other Multiples | Apartments |
| Total Unserviced Charge | $24,294 | $19,306 | $12,871 |
| Waterworks | $9,373 | $7,449 | $4,966 |
| Sanitary Sewage | $13,783 | $10,954 | $7,302 |
| Total Serviced Charge | $47,450 | $37,709 | $25,139 |
| Total Unserviced Charge (Water only) | $33,667 | $26,755 | $17,837 |

## Residential Development Charges effective January 1st, 2027

| Development Charges | Residential Charge by Unit Type | | |
|---|---|---|---|
| | Singles & Semi Detached | Rows & Other Multiples | Apartments |
| Total Unserviced Charge | $25,120 | $19,962 | $13,309 |
| Waterworks | $9,692 | $7,702 | $5,135 |
| Sanitary Sewage | $14,252 | $11,326 | $7,550 |
| Total Serviced Charge | $49,064 | $38,990 | $25,994 |
| Total Unserviced Charge (Water only) | $34,812 | $27,664 | $18,444 |

## Non Residential Development Charges effective November 12th, 2025

| City-Wide Development Charges | Non-Residential Charge per Square Metre |
|---|---|
| Total Unserviced Charge | $65.94 |
| Waterworks | $41.93 |
| Sanitary Sewage | $61.70 |
| Total Serviced Charge | $169.57 |

## Non Residential Development Charges effective January 1st, 2026

| City-Wide Development Charges | Non-Residential Charge per Square Metre |
|---|---|
| Total Unserviced Charge | $97.92 |
| Waterworks | $62.28 |
| Sanitary Sewage | $91.67 |
| Total Serviced Charge | $251.87 |

## Non Residential Development Charges effective January 1st, 2027

| City-Wide Development Charges | Non-Residential Charge per Square Metre |
|---|---|
| Total Unserviced Charge | $101.25 |
| Waterworks | $64.40 |
| Sanitary Sewage | $94.79 |
| Total Serviced Charge | $260.44 |

## Exemptions and Incentives

DCs are payable on all new residential and non-residential development unless the by-laws or the *Development Charges Act* provide an exemption. Exemptions include land that is owned by and used for the purposes of:

- A Board of Education;
- The City of Clarence-Rockland, or any local board or commission thereof;
- The United Counties of Prescott & Russell or any local board thereof;
- A place of worship and the land used in connection therewith; and

- Temporary buildings or structures provided that such buildings are removed within six months of the issuance of a building permit.

For a complete list of exemptions and incentives, please review the by-laws or contact City staff.

## Calculation of Charges

The development charge payable is the charge that would be determined under the by-law on:

- The day of application for site plan control; or, if not applicable
- The day of application for rezoning; or, if both not applicable
- The day set out in the by-laws.

The City may impose interest, at the average of annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada + 1%, on both the deferred annual installments as well on the rates set at the date of application as prescribed by the development Charge Interest Policy.

## Timing of Payments

Development charges are payable in equal annual installments for rental and non-profit housing, and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years for rental housing and institutional development and 20 years for non-profit housing.

For all other development, the default timing of payment is at occupancy.

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

## Further Information

Please visit www.clarence-rockland.com to obtain the most current development charges information as it is subject to change.

For further information, please contact:

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