



City of Kingston **Development Charges**

Rates effective
**January 1, 2024 to
December 31, 2024**



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Introduction

Subsection 2(1) of the [Development Charges Act, 1997](#) authorizes municipalities to impose development charges in order to provide a viable capital funding source for infrastructure that is required to support future development in the municipality.

The City of Kingston collects development charges pursuant to [By-Law Number 2019-116](#), “A By-Law To Establish Development Charges For The City Of Kingston (Development Charge By-Law). This Development Charge By-Law, passed by Council on September 3, 2019, will remain in effect for a period of five (5) years unless repealed earlier by Council and is available for inspection in the Office of the City Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m., as well as on the City’s website: www.CityofKingston.ca/development_charges.

This pamphlet summarizes the City of Kingston’s policies with respect to development charges for municipal wide services as well as wastewater and water services within the urban service area. The information contained herein is intended only as a guide. Applicants should review the complete Development Charge By-Law and consult with the City’s Building Department to determine the charges that may apply to specific development proposals.

For further information please contact the City’s Building Department:

Telephone: 613-546-4291, extension 3280 / Email: buildingdepartment@cityofkingston.ca

By-Law Rules and Provisions

Rules with respect to the applicability and collection of development charges are summarized below. Applicants should consult [By-Law Number 2019-116](#), “A By-Law To Establish Development Charges For The City Of Kingston (Development Charge By-Law) for further details.

- Development charges apply to all lands in the City of Kingston. Charges relating to wastewater and water services apply to development only in the urban service area of the City.
- Development charges are payable prior to issuance of a building permit (rental housing, institutional and non-profit housing developments are eligible to pay development charges on an installment basis in accordance with the Development Charges Act).

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- Exemptions:
 - a) The following uses are exempt from the municipal development charges under the Development Charge By-Law:
 - lands owned by and used for the purposes of a municipality or a local board thereof, or a board of education;
 - 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 is exempt if the development, in respect of which development charges would otherwise be payable, is intended to be occupied and used by the university;
 - industrial uses (in accordance with terms of the Development Charge By-Law);
 - an interior alteration to an existing building or structure which does not change or intensify the use of land;
 - the enlargement of an existing residential dwelling unit, or the creation of one (1) or two (2) additional units where specified conditions are met;
 - the creation of a second unit on an existing lot where a principal residential dwelling has already been established, provided that specified conditions are met;
 - the second unit within a new dwelling, where the new dwelling is purpose-built to contain a second residential unit, provided that specified conditions are met;
 - a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
 - an agricultural use;
 - a seasonal air supported structure, save and except any portion that is permanent;
 - a seasonal structure;
 - a temporary venue;

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- expansion of an existing industrial building where the gross floor area is enlarged by 50% or less, provided the specified conditions are met.
- b) The following uses may be exempt from all charges under the Development Charge By-Law:
 - lands designated as part of a Community Improvement Area;
 - a temporary building or structure where specified conditions are met.
- Every building permit applicant that seeks an exemption to the Development Charge By-Law shall make an application by fully completing the Application for Development Charge Exemption found on the City's website.
- A reduction in development charges under the Development Charge By-Law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied within the prior five years or a demolition permit has been issued within five years prior to the issuance of a building permit for redevelopment of the lands.
- The schedule of development charges is adjusted annually on January 1 in accordance with the most recent second quarter year over year change in the Statistics Canada Quarterly "Construction Price Statistics" (Ottawa Region).

Development Charge Reserve Fund Statement

An annual statement is presented to Council reflecting the activity of the Development Charge Reserve Fund, including the information set out in Section 12 of [Ontario Regulation 82/98](#).

The statement is available through the Office of the City Clerk and on the City's website: <https://www.CityofKingston.ca/business/planning-development/development-review-process/application-fees/development-charges>.

If you require this document in another format, please
call 613-546-0000 Monday to Friday, between 8:00 a.m. to 5:00 p.m.,
or e-mail contactus@cityofkingston.ca.

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The table below indicates the development charges imposed for municipal wide services and urban services by development type:

Service	Residential					Non-Residential	
	Single and Semi-Detached Dwelling	Apartments-Two Bedrooms Plus	Apartments-Bachelor and One Bedroom	Other Multiples-Two Bedrooms Plus	Other Multiples-Less than 750 square feet with One Bedroom	Industrial (per sq. ft. of Gross Floor Area)	Non-Industrial (per sq. ft. of Gross Floor Area)
Municipal Wide Services:							
Roads Services	10,431	6,930	4,239	8,166	4,239	3.25	6.93
Public Works	1,063	705	432	833	432	0.25	0.74
Fire Services	757	503	308	593	308	0.23	0.50
Police Services	379	252	154	297	154	0.11	0.24
Transit Services	1,749	1,162	711	1,368	711	0.52	1.11
Parks and Recreation Services	3,558	2,364	1,445	2,784	1,445	0.35	0.35
Library Services	1,442	958	585	1,129	585	0.14	0.14
Administrative Studies	387	257	158	305	158	0.11	0.25
Affordable Housing	Ineligible Service as per <i>More Homes Built Faster Act</i>						
Waste Diversion Services	100	66	41	77	41	0.02	0.05
Total Municipal Wide Services	\$19,866	\$13,197	\$ 8,073	\$15,552	\$ 8,073	\$ 4.98	\$10.31
Urban Services:							
Wastewater Services	8,742	5,807	3,554	6,844	3,554	5.43	11.70
Water Services	2,418	1,607	983	1,893	983	1.49	3.06
Total Urban Services	\$11,160	\$ 7,414	\$ 4,537	\$ 8,737	\$ 4,537	\$ 6.92	\$14.76
Grand Total Rural Area	\$19,866	\$13,197	\$ 8,073	\$15,552	\$ 8,073	\$ 4.98	\$10.31
Grand Total Urban Area	\$31,026	\$20,611	\$12,610	\$24,289	\$12,610	\$11.90	\$25.07

- Notes:**
- 1) These charges do not include education development charges that may apply.
 - 2) Industrial uses are exempt from charges shown and the exempted amounts are paid into the respective Development Charge Fund in accordance with City policy.
 - 3) All charges in the table above are subject to annual indexing on January 1st in accordance with the provisions of [By-Law Number 2019-116](#), A By-Law To Establish Development Charges For The City Of Kingston, Cited As The “City Of Kingston Development Charge By-Law 2019”.