

The Corporation of the Municipality of Chatham-Kent
Water & Wastewater Development Charges
By-law Information

2024

Summary of Chatham-Kent’s policy with respect to Development Charges:

Development charges for water system supply, water distribution services, sanitary sewer services and wastewater treatment services shall be calculated and be payable at the time of an agreement entered into as a condition of consent.

The development charges for the other services shall be calculated and be payable on the date the first building permit is issued or payable as part of the assessing by-law for a new water or sanitary service or when a CK PUC permit is issued for a new water or sanitary connection.

Area to Which the By-law Applies

This By-law applies to all lands in the Municipality of Chatham-Kent whether or not the land or use thereof is exempt from taxation under s.13 of the Assessment Act. Notwithstanding clause 3.2, this By-law shall not apply to lands that are owned by and used for the purposes of:

- (a) a board as defined in section 1 (1) of the Education Act;
- (b) the Municipality of Chatham-Kent or a local board thereof;
- (c) 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 from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Municipal-wide Development Charges under
By-law 30-2024 (as amended) Effective March 25, 2024

Actual 2024 Fees Residential and Non-Residential Water and Wastewater Development Charges

Service	Residential Unit Type						Non-Residential (per Sq. Ft. of Gross Floor Area)			
	Single - Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Retirement/ Nursing Home/Long Term Care	Bunk House (per bed)	Commercial	Institutional	Industrial	Greenhouses
Water Service	6,262.40	4,069.60	2,460.80	4,020.00	2,395.20	748.50	4.51	4.51	0.56	0.87
Wastewater Service	2,949.60	1,916.80	1,159.20	1,893.60	1,128.00	352.50	2.13	2.13	0.27	3.26
Total Urban Services:	\$9,212.00	\$5,986.40	\$3,620.00	\$5,913.60	\$3,523.20	\$1,101.00	\$6.64	\$6.64	\$0.83	\$4.13

Time of Payment of Development Charges

- Development charges imposed under this By-law are calculated, payable and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.
- Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 3.6 and 3.7 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.10, 3.11 and 3.12, the calculations shall be based on the date of the later planning application as set out in Schedule "B", including interest (calculated in accordance with section 26.3 of the Act).

To view the full By-law click here: [PUC Development Charges By-Law](#)

Exemptions can be found in the By-law

Section 3.5: Rules with Respect to Exemptions for Intensification of Existing or New Housing

Section 3.6: Rules with Respect to Rental Units Reductions

Section 3.7: Exemption for Industrial Development

Section 3.9: Other Exemptions

Why are Development Charges related to Water and Wastewater?

Development charges are a fee charged by the municipality for the recovery growth costs. Growth costs are recovered to:

- Build new infrastructure supporting growth
- Pay down existing debt for past growth works
- Avoid water/wastewater rate-payers paying for costs that serve growth

Rules in applying a Developing Charge

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

- Development Charge By-law 30-2024(as amended) effective March 25, 2024 apply to all lands in the Municipality of Chatham-Kent for water and wastewater services.
- Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on the provisions in the by-law.

The schedule of development charges will be adjusted annually, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

Chatham-Kent Public Utilities Commission (CK PUC) for the Municipality of Chatham-Kent Development Charges By-Laws:

By-law 2004-092
Effective April 26, 2004 to April 26, 2009

By-law 2009-051 (as amended)
Effective March 24, 2009 to March 24, 2014

By-law 2014-050 (as amended)
Effective March 25, 2014 to March 25, 2019

By-law 18-2019 (as amended)
Effective March 25, 2019 to March 25, 2024

By-law 30-2024 (as amended)
Effective March 25, 2024

Applicants should review the By-laws mentioned above and consult with CK PUC to determine the applicable charges that may apply to specific development proposals.

This pamphlet summarizes Chatham-Kent's policy with respect to development charges.
The information is intended only as a guide.

Development Charges By-laws are available for inspection at:

Municipal Clerk's Office

Civic Centre, 315 King St. W
2nd Floor, Chatham, ON N7M 5K8
Monday to Friday: 8:30 am to 4:30 pm

Chatham-Kent Website:

www.chatham-kent.ca

For further information, contact:

Mr. Darren Galbraith, General Manager
Chatham-Kent Public Utilities Commission
325 Grand Ave. E, PO Box 1191
Chatham, ON N7M 5L8
ckpuc@chatham-kent.ca