



City of Kingston **Development Charges**

Rates effective
May 20, 2025



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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 2025-142 “Development Charges By-Law, 2025. This Development Charges By-Law, passed by Council on May 20, 2025, will remain in effect until repealed by Council and is available for inspection in the Office of the City Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m., as well as on the City’s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 Charges 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 2025-142, “Development Charges By-Law, 2025”, 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.
- A reduction in development charges under the Development Charges Act is allowed in the case of a multi-residential building with four or more units based on the number of bedrooms at 25% for a three or more-bedroom unit, 20% for a two-bedroom unit and 15% for a bachelor or one-bedroom unit.

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- Rental housing development with four or more units and institutional development may pay development charges in six annual installments starting at the time the building is first occupied.
- Development Charges are calculated at the time of complete application submission for site plan control or zoning bylaw amendments and frozen at this rate for a period of eighteen months from the time of approval. If site plan or zoning bylaw amendments are not applicable, development charges are calculated at the time of building permit issuance based on the lowest rate.
- 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.
- A reduction in development charges will not exceed the amount of the development charge that would otherwise be payable, and no reduction is available if the existing land use is exempt under this by-law or a previous by-law.
- The following uses are exempt from development charges under the Development Charges By-Law, 2025:
 - an industrial use where an application for exemption for a proposed industrial use has been approved (in accordance with the terms of the Development Charges By-Law); the allowable non-industrial portion, currently at 25% as permitted by the zoning by-law, is payable at permit issuance and refundable based on confirmation of industrial assessment;
 - an industrial expansion to the gross floor area of an existing industrial building is enlarged by 50 percent or less; the development charge is payable on the amount the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - motion picture and video production use where an application for exemption for a proposed motion picture and video production use has been approved;
 - developments or portions of developments that result in the intensification of existing housing;

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- purpose-built second and third residential units in new housing construction of single detached, semi-detached and row houses;
- the portion of lands, buildings, or structures used or intended to be used as a place of worship;
- the portion of lands, buildings, or structures used or intended to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
- an agricultural use (in accordance with the terms of the Development Charges By-Law);
- a seasonal air-supported structure, save and except any portion of the structure that is permanent, including washrooms, change rooms, canteens, and concession stands;
- a seasonal structure;
- a temporary venue;
- a temporary building or structure that is removed from the land within three years of building permit issuance;
- land vested in or leased to a university receiving ongoing operating funds from the Government of Ontario, occupied and used by the university for the purposes of post-secondary education;
- a non-profit housing development;
- an affordable inclusionary residential unit;
- an affordable residential unit; or
- an attainable residential unit;
- long-term care home development

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- Lands designated in the City's Official Plan as part of a Community Improvement Area may be exempt from all charges under the Development Charges By-Law, 2025.
- Building permit applicants seeking an exemption must certify its proposed use will qualify for the exemption upon issuance of the occupancy permit. If the building is altered in any manner, the use would no longer qualify for the exemption granted. Upon exemption approval, the requirement to pay development charges will be deferred for a period of three years subsequent to the issuance of an occupancy permit and at the end of that period be permanently waived and exempted, unless the actual use does not conform to the use described in the application for exemption. Change of use in the future will be subject to re-development credits and payment of DC's if the use changes to one that no longer meets the exemption criteria.
- 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.
- The schedule of development charges is adjusted annually on September 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 financial 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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2025	Residential					Non-Residential	
Services/Class of Services	Single and Semi-Detached Dwelling	Other Multiples	Apartments 2+ bedrooms	Apartments Bachelor and 1 bedroom	Special Care/ Special Dwelling Units	Industrial (per sq. ft. of Total Floor Area)	Non-Industrial (per sq. ft. of Total Floor Area)
Municipal Wide Services:							
Services Related to a Highway	6,793	5,540	4,592	3,110	2,646	1.43	4.29
Transit Services	1,300	1,060	879	595	506	0.27	0.79
Fire Protection Services	1,665	1,358	1,126	762	649	0.34	1.01
Policing Services	333	272	225	152	130	0.07	0.21
Parks and Recreation Services	7,031	5,734	4,753	3,219	2,739	0.15	0.43
Library Services	897	732	606	411	349	0.02	0.06
By-Law Enforcement	21	17	14	10	8	0.00	0.01
Ambulance	303	247	205	139	118	0.06	0.19
Waste Diversion	282	230	191	129	110	0.06	0.17
Growth-Related Studies	78	64	53	36	30	0.02	0.05
Total Municipal Wide Services	\$18,703	\$15,254	\$12,644	\$8,563	\$7,285	\$2.42	\$7.21
Urban Services:							
Wastewater Services	9,068	7,395	6,130	4,152	3,532	3.53	10.83
Water Services	4,497	3,667	3,040	2,059	1,752	1.78	5.46
Stormwater Services	712	581	481	326	277	0.30	0.90
Total Urban Services	\$14,277	\$11,643	\$9,651	\$6,537	\$5,561	\$5.61	\$17.19
Grand Total Rural Area	\$18,703	\$15,254	\$12,644	\$8,563	\$7,285	\$2.42	\$7.21
Grand Total Urban Area	\$32,980	\$26,897	\$22,295	\$15,100	\$12,846	\$8.03	\$24.40

Notes: 1) Charges do not include education development charges that may apply.

2) All charges in the table above are subject to annual indexing on September 1 in accordance with the provisions of By-Law Number 2025-142, Development Charges By-Law, 2025.