

Town of Smiths Falls –Development Charge (D/C) By-law Transition Guide to Bill 23 for Development Planning

D/C By-law No. 10324-2022	Charge by Residential Unit Types			Non-Residential charge
Effective Time Periods to **Obtain Building Permit(s) prior to phased increases	Single House and Semi-Detached	Row Houses (i.e. Townhomes) and Other Multiples	Apartment Units	Commercial Industrial or Institutional
Category 0-22/22 Was June 1, 2022 – November 27, 2022 (inactive period)	*Original rate \$ 12, 530 per unit	*Original rate \$ 10, 024 per unit	*Original rate \$ 7, 516 per unit	*Original rate \$ 78. 52 per Square metre building area
Category I-22/23: Effective Nov. 28, 2022 – May 31, 2023; On June 1, 2023 rate to 85 % for building permits not obtained	@ 80 % original rate = \$ 10, 024	@ 80 % original rate = \$ 8, 019	@ 80 % original rate = \$ 6, 013	@ 80 % original rate = \$ 62. 82 per Sqm
Category II-23/24: Effective June 1, 2023 – May 31, 2024 On June 1, 2024 rate to 90 % for Building permits not obtained	@ 85 % original rate = \$ 10,651	@ 85 % original rate = \$ 8,520	@ 85 % original rate = \$ 6,389	@ 85 % original rate = \$ 66.74 per Sqm
Category III-24/25: Effective June 1, 2024 – May 31, 2025 On June 1, 2025 to 95 % for building permits not obtained	@ 90 % original rate = \$ 11,277	@ 90 % original rate = \$ 9,022	@ 90 % original rate = \$ 6,764	@ 90 % original rate = \$ 70.67 per Sqm
Category IV-25/26: Effective June 1, 2025 – May 31, 2026 On June 1, 2026 to 100 % return to original rates	@ 95 % original rate = \$ 11,904	@ 95 % original rate = \$ 9,523	@ 95 % original rate = \$ 7,140	@ 95 % original rate = \$ 74.59 per Sqm
Category V-26: Effective June 1, 2026 return to Original rates	*100 % Original rate = \$ 12, 530	*100 % Original rate = \$ 10, 024	*100 % Original rate = \$ 7, 516	*100 % Original rate = \$ 78. 52 per Sqm

*Note: Rates may be subject to local Ottawa Non-Residential Construction Consumer Price Index annual adjustment as per D/C By-law

**Important: Official permit issuance date = An approved building permit complete with all fees paid and obtaining the certified building plans and permit card/sign posting for job site.