

### Purpose of the Township Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public in the office of the Treasury Department during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

### Further Information

For additional information please contact:

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## **TOWNSHIP OF TAY DEVELOPMENT CHARGES PAMPHLET (effective January 1, 2023)**

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This pamphlet summarizes the Township of Tay's policy with respect to development charges. By-law No. 2019-07 imposes Township-wide development charges for municipal services.

The information contained herein is intended only as a guide. Applicants should review the by-law and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-law No. 2019-07 is available for inspection in the Planning Department during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

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### Purpose of Development Charges

The general purpose for which development charges are imposed by the Township is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Township's financial requirement.

The Council of the Township of Tay passed By-law No. 2019-07 (uniform Township-wide charges) on February 6, 2019 under subsection 2(1) of the *Development Charges Act, 1997*. No area-specific development charges are applicable in the Township of Tay. See By-law No. 2019-07 for area/use specific exemptions from development charges.

**TOWNSHIP OF TAY  
DEVELOPMENT CHARGES**

Development Charge Rules

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

1. Development Charge By-law No. 2019-07 applies to all lands in the Township of Tay. Water and waste water charges are applicable within their respective service areas only.
2. The portion of development charges with respect to 25% of Water Services, Waste Water Services, Public Works and Roads & Related Services shall be calculated and payable with respect to an approval of a plan of subdivision immediately upon entering into an agreement and the balance of development charges shall be calculated and payable on the date of building permit issuance. Otherwise development charges are calculated and payable on the date of building permit issuance. A building permit shall not be issued until the development charges have been paid in full, unless an owner has entered into an agreement with the municipality to do otherwise.
3. The following are wholly exempt from development charges under the by-law:
  - lands owned by and used for the purposes of a municipality, local board thereof, or board of education;
  - the enlargement of an existing residential dwelling unit;
  - the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
  - the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building;
  - industrial buildings, places of worship, and non-residential farm buildings.

Other exemptions or reductions may apply; see By-law No. 2019-07 for full details.

4. A reduction of development charges, as set out under the by-law, is allowed in the case of a redevelopment where if within 5 years prior to the date of payment of development charges in regard to such

redevelopment a building was or is to be demolished in whole or in part or converted from one principal use to another.

5. The schedule of development charges will be adjusted annually as of January 1<sup>st</sup> each year, in accordance with the third quarter of the Non-residential Building Construction Price Indexes, Toronto Area. Please note per *Rule 2* that a building permit application filed prior to January 1<sup>st</sup> in any given year and that is issued after said January 1<sup>st</sup> will be assessed a development charge at the newly adjusted rate. This may result in an annual increase or decrease to the development charge due to inflation or deflation.

Township-wide Development Charges – under By-law No. 2019-07

A list of the municipal services for which Township-wide development charges are imposed and the amount of the charge by development type, **effective January 1, 2023** (Year 2 of By-law 2019-07), is as follows:

1.156

2023 Rates - per By-law 2019-07					
Service	Residential Charge by Dwelling Unit Type				Non Residential Charge (per square meter of gross floor area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartment Units 2 or more Bedrooms	Apartment Units Bachelor and 1 Bedroom	Multiple Dwellings	
General Government	\$ 504	\$ 400	\$ 314	\$ 420	\$ 2.94
Library	\$ 686	\$ 541	\$ 425	\$ 570	\$ -
Fire	\$ 1,468	\$ 1,161	\$ 917	\$ 1,223	\$ 8.59
Parks & Recreation	\$ 1,572	\$ 1,245	\$ 983	\$ 1,311	\$ -
Public works	\$ 830	\$ 657	\$ 520	\$ 692	\$ 4.87
Roads and Related	\$ 2,817	\$ 2,231	\$ 1,762	\$ 2,348	\$ 16.50
Subtotal	\$ 7,877	\$ 6,235	\$ 4,921	\$ 6,564	\$ 32.90
Water	\$ 5,953	\$ 4,713	\$ 3,721	\$ 4,960	\$ 35.36
Wastewater	\$ 10,591	\$ 8,384	\$ 6,618	\$ 8,827	\$ 62.90
<b>Total</b>	<b>\$ 24,421</b>	<b>\$ 19,332</b>	<b>\$ 15,260</b>	<b>\$ 20,351</b>	<b>\$ 131.16</b>

Figure 1