

GENERAL PURPOSES FOR WHICH DEVELOPMENT CHARGES ARE IMPOSED

The Development Charges Act, 1997 (*“the Act”*) provides that the Council of a Municipality may pass by-laws for the imposition of development charges to pay for the increased capital costs required for the need for services arising from development, including redevelopment, of land in the area to which the By-law applies.

LIST OF DESIGNATED SERVICES TO WHICH DEVELOPMENT CHARGES RELATE

The following are services to which the Development Charges By-law relates:

- General Government
- Fire Services
- Public Works and Fleet
- Roads and Related
- Police Services
- Parks and Recreation
- Library Services
- Angus Water Services
- Baxter Sewer Services
- Angus Sewer Services
- Thornton Water Services

LANDS SUBJECT TO DEVELOPMENT CHARGES

The development of all lands within the Township of Essa is subject to the terms of the By-law. Development Charges are levied according to the service area in which the development is located. The Township-wide Uniform Charges are applied to all development in the Township. Additional Charges by service area are applicable for lands receiving or intended to receive municipal water and waste water (sanitary sewer) services. There are different amounts for water and waste water (sanitary sewer) services in different service areas.

RESIDENTIAL DEVELOPMENT CHARGES

Development Charges are levied on a per unit basis for residential dwelling units. There are different amounts for different types of residential dwelling units.

Township-wide Uniform Charges, by component, per single detached dwelling unit:

General Government	\$ 16
Fire Services	2,209
Police Services	22
Public Works and Fleet	634
Parks and Recreation	2,201
Library Services	372
Subtotal General Services	\$ 5,454
Roads and Related	8,471
Total Uniform Charge	\$ 13,925

Township Charges, by service area, including Township-wide Uniform Charges from above, per single detached dwelling unit:

Service Area	Uniform Charge	Water	Sanitary Sewer	Total
Angus	\$ 13,925	\$ 2,154	\$ 1,361	\$ 17,440
Thornton	\$ 13,925	\$ 8,794	N/A	\$ 22,719
Baxter	\$ 13,925	N/A	\$ 1,361	\$ 15,286
All Other Areas	\$ 13,925	N/A	N/A	\$ 13,925

RESIDENTIAL DEVELOPMENT CHARGES

Township charges, by service area, by type of residential dwelling, per unit:

Angus

Apartments bachelor or one bedroom	\$ 7,801
Apartments two bedrooms or more	\$ 10,587
Rows or other multiples	\$ 15,601
Single detached or semi-detached	\$ 17,440

Thornton

Apartments bachelor or one bedroom	\$ 10,161
Apartments two bedrooms or more	\$ 13,791
Rows or other multiples	\$ 20,323
Single detached or semi-detached	\$ 22,719

Baxter

Apartments bachelor or one bedroom	\$ 6,837
Apartments two bedrooms or more	\$ 9,279
Rows or other multiples	\$ 13,674
Single detached or semi-detached	\$ 15,286

All Other Areas

Apartments bachelor or one bedroom	\$ 6,228
Apartments two bedrooms or more	\$ 8,453
Rows or other multiples	\$ 12,456
Single detached or semi-detached	\$ 13,925

NON-RESIDENTIAL DEVELOPMENT CHARGES

Non-Residential Development Charges are levied per square metre (sq. m.) of gross floor area (GFA) for non-residential development.

Township-wide Uniform Charges, by component, per square metre of gross floor area (GFA):

General Government	\$ 0.10
Fire Services	12.67
Police Services	0.13
Public Works and Fleet	3.64
Parks and Recreation	0.00
Library Services	0.00
Subtotal General Services	\$ 16.54
Roads and Related	48.56
Total Uniform Charge	\$ 65.10

Charges, by service area, including Township-wide Uniform Charges from above, per square metre (sq. m.) of gross floor area (GFA):

Service Area	Uniform Charge	Water	Sanitary Sewer	Total
Angus	\$ 65.10	\$ 12.13	\$ 7.83	\$ 85.06
Thornton	\$ 65.10	\$126.14	N/A	\$191.24
Baxter	\$ 65.10	N/A	\$ 7.83	\$ 72.93
All Other Areas	\$ 65.10	N/A	N/A	\$ 65.10

INDEXING OF DEVELOPMENT CHARGES

As permitted under *the Act* and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Construction Price Statistics (Toronto CMA, number 62-007) on January 1st of each year, commencing January 1st, 2019. 0.0%

STATEMENT OF THE TREASURER

As required under the *Act*, the Treasurer will provide a report to Council each year outlining the opening and closing balances of the Development Charges Reserve Funds and of the transactions relating to the Reserve Funds along with other information required by Regulations. This statement will be available at the Township Office for review by the public.

RULES FOR DETERMINING DEVELOPMENT CHARGES

Development Charges apply based on service area without regard to the services used by an individual applicant or development. Charges apply for development which requires the issuing of a building permit or approval under the *Planning Act* or *Condominium Act*. Some forms of development are exempt from Development Charges or are eligible for credits. Further rules are detailed in the By-law, *Act*, and Regulations.

ADDITIONAL INFORMATION

If you require any additional information, please contact the Township of Essa Administration Centre:

Township of Essa
5786 County Road 21
Utopia, Ontario L0M 1T0

Telephone: 705-424-9770
Facsimile: 705-424-2367
Email: info@essatownship.on.ca
Web Site: www.essatownship.on.ca

THE CORPORATION OF THE TOWNSHIP OF ESSA



DEVELOPMENT CHARGES PAMPHLET

BY-LAW NO. 2018-54

Pamphlet prepared on July 13, 2018
To reflect rates in effect June 21, 2018
in accordance with O. Reg. 82/98, as amended

This pamphlet covers only Township services and By-law No.2018-54. Additional Development Charges for County of Simcoe and School Board services may also be applicable; please refer to respective pamphlets.

For further details or clarification, please consult the aforementioned By-law.

The Council of the Township of Essa on June 20, 2018 has approved the Development Charges Background Study dated April 20, 2018 prepared by Hemson Consulting Ltd.

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