



NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE TOWNSHIP OF ESSA

TAKE NOTICE that the Council of the Township of Essa passed Development Charge By-law(s) No. 2023-32 on the 21st day of June, 2023, under Section 2 of the *Development Charges Act, 1997* (the Act).

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of the Township of Essa on or before Monday, July 31st, 2023 a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 5786 Simcoe County Road 21, Utopia, ON, L0M 1T0, will be accepted on or before Monday, July 31st, 2023. A processing fee will be payable to the Township of Essa Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal and Ontario Municipal Board) to access required forms and applicable fees.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

The development charges are calculated on a Township-wide and area-specific basis. Township-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as Library Services, Fire Services, Police Services, Parks and Recreation, Services Related to a Highway: Public Works and Fleet and Services Related to a Highway: Roads and Related.

Development charges imposed for the Angus Service Area are related to the provision of Angus Sewer and Angus Water services. Map 1 delineates all applicable area within the Township in which the area-specific charges are applied.

Schedule 1 below provide the new residential and non-residential development charge rates applicable throughout the Township of Essa.

The development charges imposed under the By-law come into effect on the 22nd day of June, 2023. Copies of the complete Development Charges By-law are available for examination by appointment in the offices of the municipality located at 5786 Simcoe County Road 21, Utopia, ON and on the website at www.essatownship.on.ca.

For further information, please contact the Clerk's Office at 705-424-9917.

Dated at the Township of Essa this 26th day of June, 2023

Lisa Lehr, Clerk
Township of Essa
5786 Simcoe County Road 21
Utopia, ON, L0M 1T0

Schedule 1 – Township-wide and Area-Specific Development Charges

Service	Residential Charge By Unit Type (\$/unit)				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$167	\$147	\$98	\$72	\$0.00
Fire Services	\$1,701	\$1,504	\$1,002	\$739	\$10.73
Police Services	\$55	\$48	\$32	\$24	\$0.34
Parks And Recreation	\$5,674	\$5,016	\$3,344	\$2,464	\$0.00
Services Related To A Highway: Public Works And Fleet	\$2,143	\$1,895	\$1,263	\$931	\$13.53
Subtotal General Services	\$9,740	\$8,610	\$5,739	\$4,230	\$24.61
Services Related To A Highway: Roads And Related	\$19,279	\$17,046	\$11,364	\$8,373	\$121.87
Total Township-wide Charge	\$29,019	\$25,656	\$17,103	\$12,603	\$146.48
Angus					
Township-wide Charge	\$29,019	\$25,656	\$17,103	\$12,603	\$146.48
Angus Sewer	\$3,776	\$3,339	\$2,226	\$1,640	\$20.39
Angus Water	\$4,542	\$4,016	\$2,677	\$1,973	\$24.53
TOTAL CHARGE IN ANGUS	\$37,337	\$33,011	\$22,006	\$16,216	\$191.40

Map 1 – Angus Service Area Subject to Applicable Area-Specific Development Charges

ANGUS DEVELOPMENT BOUNDARY

 Ultimate Development Boundary

