

Copies of the Development Charges Study and Development Charges By-law can be viewed on the Township's website at www.tayvalleytwp.ca or are available for inspection at the Tay Valley Township Municipal Office located at 217 Harper Road, Perth, Ontario K7H 3C6.

For further information regarding development charges or to review the Annual Statement of the Treasurer which accounts the annual transactions related to the Development Charges Reserve Funds visit the Township's website at www.tayvalleytwp.ca or contact the Township Municipal Office during regular office hours at (613) 267-5353.

Prepared: December, 2014.



TAY VALLEY TOWNSHIP DEVELOPMENT CHARGES

Prepared by:
Jp2g Consultants Inc.
12 International Drive
Pembroke, Ontario
K8A 6W5
Phone: (613) 735-2507
Fax: (613) 735-4513

December, 2014

TAY VALLEY TOWNSHIP DEVELOPMENT CHARGES

The Development Charges Act, 1997, authorizes municipalities to pass by-laws to impose development charges against land to recover the increased capital costs required because of increased needs for services arising from development. These services include fire protection, transportation, library and any supporting studies (e.g., Development Charges Studies, Official Plans, Zoning By-laws) required as a result of the capital needs of growth.

In November 2014, a Development Charges Study authorized by Tay Valley Township was completed which provided a framework and basis upon which the Township's new development charges were calculated. The principle of the study is to determine a development charge rate structure which will not require existing taxpayers to cover the capital costs of new growth and which will not require new taxpayers to contribute more than their fair share of the net capital cost of providing the average level of service that has been provided over the past ten year period in the Township.

On December 2, 2014, Tay Valley Township passed By-law No. 2014-052, being a by-law to impose development charges on new development in Tay Valley Township. The development charge is allocated between five different service categories: General Eligible, Fire Protection, Transportation, Recreation and Library. The new Development Charges By-law replaces Tay Valley Township's former by-law which has now expired.

NEW DEVELOPMENT CHARGES

All development charges must be paid prior to the issuance of a building permit. The following table provides a summary of the new development charges for Tay Valley Township. The development charges are as follows:

DEVELOPMENT CHARGES						
(Applies to new development on all lands within the Township)						
<u>Use</u>	<u>Category of Use</u>	<u>New Development Charges</u>				
Residential (charge per dwelling unit)		December 2, 2014	December 2, 2015	December 2, 2016	December 2, 2017	December 2, 2018
	Detached	\$2,700	\$2,900	\$3,100	\$3,300	\$3,500
	Attached	\$2,700	\$2,900	\$3,100	\$3,300	\$3,500
	Apartment	\$2,700	\$2,900	\$3,100	\$3,292	\$3,292
	Mobile Home	\$2,700	\$2,900	\$3,100	\$3,126	\$3,126
Green Energy	Solar PV Installation or Wind Turbine Installation	\$4,003.11 per 500 kW generating capacity				
Institutional	Residential components charged according to category of use					
Industrial and Commercial	Exempt					

ALLOCATION OF DEVELOPMENT CHARGES BETWEEN SERVICE CATEGORIES

The following table provides a breakdown of how the new development charges to be collected for Tay Valley Township will be allocated between the various service categories as of December 2, 2014. The same ratios will apply to the annual increases in development charge rates shown in the previous table.

Allocation of Residential Development Charges Between Service Categories

Service Categories	Development Charge by Dwelling Unit Type (per dwelling unit)			
	Single Detached	Single Attached	Apartment	Mobile Home
General Eligible Services (4.40 %)	\$118.80	\$118.80	\$118.80	\$118.80
Fire Protection (8.39 %)	\$226.53	\$226.53	\$226.53	\$226.53
Transportation (80.16 %)	\$2,164.32	\$2,164.32	\$2,164.32	\$2,164.32
Recreation (3.07 %)	\$82.89	\$82.89	\$82.89	\$82.89
Library (3.98 %)	\$107.46	\$107.46	\$107.46	\$107.46
Total (100%)	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00

Allocation of Green Energy Development Charges Between Service Categories

Service Categories	Per 500 kW generating capacity
General Eligible Services (3.8 %)	\$ 152.12
Fire Protection (9.1%)	\$ 364.28
Transportation (87.1%)	\$ 3,486.71
Recreation (0%)	\$ 0.00
Library (0 %)	\$ 0.00
Total (100%)	\$ 4,003.11

INDEXING

The Development Charges Act, 1997 allows municipalities to increase all development charges in accordance with the prescribed index, the Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62.007. All Development Charges established by this By-law may be adjusted annually on the 31st of December in each year commencing on the 31st of December 2014.