

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.

This pamphlet summarizes Tay Valley Township's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-Law No. 2024-046 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

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TAY VALLEY TOWNSHIP DEVELOPMENT CHARGES

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TAY VALLEY TOWNSHIP DEVELOPMENT CHARGES

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The *Development Charges Act, 1997*, as amended, 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.

In September 2024, 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 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 fifteen-year period in the Township.

On November 19th, 2024, Tay Valley Township passed By-Law No. 2024-046, being a by-law to impose development charges on new development in Tay Valley Township. The development charge is allocated between six different service categories: Growth-Related Studies, Fire Protection, Services Related to a Highway (Roads & Related), Parks & Recreation, Library, and Waste Diversion. The new Development Charges By-Law replaces the former by-law which has now expired.

All development charges must be paid prior to the issuance of a building permit.

As required by the *Development Charges Act, 1997*, as amended, and Regulation 82/98, the Treasurer for Tay Valley Township must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to Council for their review and is available on the Township's website.

INDEXING FOR YEARS 2024 TO 2034

The *Development Charges Act, 1997*, as amended, allows municipalities to increase all development charges in accordance with the most recent twelve-month change in the Statistics Canada Quarterly "Building Construction Price Indexes (non-residential)".

All Development Charges established by this By-Law will be adjusted annually on January 1st each year commencing on January 1st, 2025.

ALLOCATION OF DEVELOPMENT CHARGES BETWEEN SERVICE CATEGORIES

The following tables provide 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 January 1st, 2026. The same ratios will apply to the annual increases in development charge rates.

Allocation of Residential Development Charges Between Service Categories

Service Categories	Development Charge by Dwelling Unit Type (per dwelling unit)			
	Single & Semi Detached	Apartments 2+ bedrooms	Apartments 1 Bedroom & Bachelor	Other Multiples
Growth-Related Studies (6.87%)	\$626	\$392	\$281	\$517
Fire Protection (6.50%)	\$592	\$371	\$265	\$490
Roads & Related (74.50%)	\$6,790	\$4,247	\$3,043	\$5,611
Parks & Recreation (6.51%)	\$593	\$371	\$266	\$490
Library (4.10%)	\$374	\$234	\$167	\$309
Waste Diversion (1.52%)	\$139	\$86	\$62	\$114
Total (100%)	\$9,114	\$5,701	\$4,084	\$7,531

Allocation of Non-Residential Development Charges Between Service Categories

Service Categories	Per sq. ft. of Gross Floor Area
Growth-Related Studies (6.77%)	0.32
Fire Protection (7.00%)	0.33
Roads & Related (80.13%)	3.77
Parks & Recreation (3.39%)	0.16
Library (2.03%)	0.10
Waste Diversion (0.68%)	0.03
Total (100%)	4.71

Allocation of Green Energy Development Charges Between Service Categories

Service Categories	Per 500 kW generating capacity
Growth-Related Studies (7.82%)	\$626
Fire Protection (7.39%)	\$592
Roads & Related (84.79%)	\$6,791
Total (100%)	\$8,009