

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, 2011

This pamphlet summarizes the Township of Tay's policy with respect to development charges. By-law No. 2009-23 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. 2009-23 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.

**TOWNSHIP OF TAY
DEVELOPMENT CHARGES**

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. 2009-23 (uniform Township-wide charges) on March 11, 2009 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. 2009-23 for area/use specific exemptions and phase-ins of non-residential 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. 2009-23 applies to all lands in the Township of Tay. Water and waste water charges are applicable within their respective service areas only.
2. Development charges are calculated and payable under the by-law, 25% upon registration of a plan of subdivision and 75% on the date of building permit issuance. Otherwise development charges are calculated and payable on the date of building permit issuance. A building permit will not be issued until the development charge has been paid in full.
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, institutional buildings, places of worship, and non-residential farm buildings for bona fide farm uses.

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 1st each year, in accordance with the third quarter of the Statistics Canada Quarterly, "Construction Price Statistics". Please note per *Rule 2* that a building permit application filed prior to January 1st in any given year and that is issued after said January 1st 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. 2009-23

A list of the municipal services for which Township-wide development charges are imposed and the amount of the charge by development type is as follows:

Township of Tay - Development Charges (\$) <i>Rates Effective January 1, 2011 (Year 3 of By-law 2009-23)</i>					
Service	Residential				Non-residential (per sq. ft. of Gross Floor Area)
	Dwelling Unit Type				
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartment Unit		Multiple Dwelling	
2 Bedroom & Over		Bachelor & 1 Bedroom			
Road & Related	1,362	960	681	1,280	0.669
Fire Protection	411	290	206	386	0.088
Outdoor Recreation	1,114	784	556	1,045	0.145
Indoor Recreation	427	301	215	402	0.057
Library	251	177	125	235	0.032
Administration	254	178	127	239	0.138
Sub-total	3,819	2,691	1,910	3,587	1.13 (1.129)
Water ¹	1,384	976	692	1,300	0.648
Waste Water ¹	6,467	4,557	3,235	6,076	3.029
TOTAL	11,670	8,224	5,837	10,963	4.81 (4.805)

¹ Waste water and water charges are applicable only within their respective service areas.