
INDEXING OF DEVELOPMENT CHARGES

Development charges pursuant to this By-law shall be adjusted annually on October 1st of each year, without amendment to this By-law, in accordance with the prescribed index in the Act.

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, and borrowing landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public at the Township Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

FURTHER INFORMATION

For additional information, please contact:

Treasury Department
Township of Adjala - Tosorontio
7855 Sideroad 30
Alliston, ON
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**THE CORPORATION OF
THE TOWNSHIP OF ADJALA – TOSORONTIO**

**DEVELOPMENT CHARGE
AND
AREA SPECIFIC DEVELOPMENT CHARGE
INFORMATION PAMPHLET**

By-law Number 16 - 35

This pamphlet summarizes the Development Charge and Area Specific By-law for the Township of Adjala – Tosorontio

Effective: October 1st, 2019

To be indexed October 1st, 2019 according to By-Law #16-35

The information contained herein is intended only as a guide. Interested parties should review the approved By-law and consult Township of Adjala – Tosorontio staff to determine the applicable charges that may apply to specific development proposals. A By-law for the Imposition of Development Charges, No. 16-35, is available for inspection at the Township office during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m., or on the Municipal website at www.adjtos.ca

PURPOSE OF DEVELOPMENT CHARGES

The general purpose for which development charges are imposed by the Township is to assist in financing the infrastructure and capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they were collected.

The Council of the Township of Adjala – Tosorontio passed By-law No. 16-35 on September 12, 2016 under subsection 2(1) of the *Development Charges Act, 1997*, being a By-law for the Imposition of Development Charges.

BACKGROUND STUDY

The *Development Charges Act, 1997* and Ontario Regulation 82/98 require that, prior to the passing of a By-law, a development charges background study is undertaken with reference to:

- The forecasted amount, type and location of future development;
- The average service levels provided in the Township over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service; and
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

Watson and Associates Ltd. prepared the Development Charges Background Study for the Township dated July 13, 2016. The study served as the basis for the development charge rates approved by the Council on September 12, 2016 by By-law 16-35. The new Development Charge rates come into effect on October 1st, 2016

DEVELOPMENT CHARGE RULES AND EXEMPTIONS

The Development Charge By-law applies to all lands in the Township of Adjala – Tosorontio that are developed for residential or non-residential use, and are payable at the time of issuance of a building permit. The following uses are wholly exempt from development charges under this By-law:

- An enlargement to an existing dwelling;

- One or two additional dwelling units in an existing single detached dwelling provided the additional dwelling unit does not exceed the total gross floor area of the existing dwelling unit;*
 - One additional dwelling unit in any other existing residential building;
 - The enlargement of an existing industrial building provided the enlargement is less than 50% of the existing gross floor area;*
 - A place of worship exempt from taxation under the *Assessment Act*;
 - The development of non-residential farm buildings on a bona-fide farm except for any building constructed to accommodate an On-Farm Business (Industrial Building); and
 - Any vacant lot in the former Township of Adjala established prior to November 22, 1991, or in the Former Township of Tosorontio established prior to September 7, 1993.

*Further exemptions described in S. 3.7 and S. 3.8 respectively.

DEVELOPMENT CHARGE RATES

Service	By-Law 2016-35 (October 1, 2019 Indexing)					
	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	3,581	2,161	1,736	2,986	1,215	1.80
Fire Protection Services	1,773	1,070	869	1,479	601	0.87
Police Services	10	6	5	8	3	0.00
Parks and Recreation Services	837	505	407	698	283	0.34
Library Services	-	-	-	-	-	-
Administration Studies	370	223	180	308	126	0.18
Total Municipal Wide Services	6,571	3,965	3,187	5,479	2,228	3.19
Area-Specific Services - Everett Settlement Area						
Roads Service	1,720	1,037	834	1,433	583	0.92
Total Area-Specific Services	1,720	1,037	834	1,433	583	0.92
GRAND TOTAL MUNICIPAL-WIDE	6,571	3,965	3,187	5,479	2,228	3.19
GRAND TOTAL EVERETT SETTLEMENT AREA	8,291	5,002	4,021	6,912	2,811	4.11