
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
L9R 1V1
TEL: (705) 434-5055
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**THE CORPORATION OF
THE TOWNSHIP OF ADJALA – TOSORONTIO**

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

By-law Number 2021-84

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

Effective: October 1, 2023

To be indexed October 1st, 2023 according to By-Law #2021-84

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. 2021-58, 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. 2021-84 on December 10, 2021 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 14, 2021. The study served as the basis for the development charge rates approved by the Council on December 10, 2021 by By-law 2021-84. The new Development Charge rates come into effect on December 10, 2021.

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 unless otherwise prescribed. Notwithstanding the provisions of this By-Law, development charges shall not be imposed with respect to exemptions described in S. 3.5, s. 3.6, S. 3.7, S. 3.8, S. 3.9 & S. 3.10 respectively.

LIST OF DESIGNATED SERVICES TO WHICH DEVELOPMENT CHARGES RELATE

Municipal-Wide:

- Transportation Services
- Fire Protection Services
- Policing Services
- Parks and Recreation Services
- Growth-Related Studies

Everett Settlement Area:

- Roads Services – Everett Settlement Area

DEVELOPMENT CHARGE RATES

Service	By-Law 2021-84 RESIDENTIAL				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Municipal Wide Services:					
Transportation Services	\$6,721	\$3,777	\$2,640	\$5,226	\$2.43
Fire Protection Services	\$2,580	\$1,450	\$1,013	\$2,006	\$0.94
Police Services	\$12	\$6	\$5	\$9	\$0.00
Parks and Recreation Services	\$1,686	\$947	\$662	\$1,311	\$0.61
Growth Related Studies	\$400	\$225	\$157	\$311	\$0.14
Total Municipal Wide Services	\$11,399	\$6,405	\$4,477	\$8,863	\$4.12
Area-Specific Services - Everett Settlement Area					
Roads Service	\$2,721	\$1,530	\$1,069	\$2,116	\$1.79
Total Area-Specific Services	\$2,721	\$1,530	\$1,069	\$2,116	\$1.79
GRAND TOTAL MUNICIPAL-WIDE	\$11,399	\$6,405	\$4,477	\$8,863	\$4.12
GRAND TOTAL EVERETT SETTLEMENT AREA	\$14,120	\$7,935	\$5,546	\$10,979	\$5.91