

REDEVELOPMENT

- A credit will be approved against the development charges owing where buildings or structures have been demolished to permit redevelopment of the property.
- The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

- Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

STATEMENT OF THE TREASURER

- The Town Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues
- The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

ADDITIONAL INFORMATION

- This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the Town's Development Charge By-Law 10-61, which is available on the Town's website at www.town.minto.on.ca, or in printed version at the Town of Minto Administration Office during regular office hours of 8:30 a.m. to 5:00 p.m. Monday to Friday.
- For further information please contact:

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THE CORPORATION OF

THE TOWN OF MINTO

**DEVELOPMENT CHARGE
INFORMATION**

By-Law 10-61

This pamphlet summarizes the
Development Charge By-Law for the
Town of Minto

January 2012

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the Town of Minto Treasury Department staff to determine the applicable charges that may apply to specific development proposals

PURPOSE OF DEVELOPMENT CHARGES

- Development Charges assist in financing 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 are collected.

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 be undertaken with reference to:

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

C.N. Watson and Associates Ltd. Prepared the study for the Town dated May 2010. The study served as the basis for the development charge rates approved by Town Council on June 9, 2010 through by-law 10-61.

Residential development charges came into effect on May 19, 2005. The by-law was subsequently amended by by-law 08-65.

DEVELOPMENT CHARGES FOR THE TOWN OF MINTO: BY-LAW 10-61

- Residential development charges (calculated on the number of units) are imposed upon all lands within the Town of Minto.
- The development charge is payable in full upon issuance of a building permit.
- The development charge rates set out below are effective January 1, 2011:

Development Type	Rate (per unit)
Single Detached and Semi Detached Dwelling	Rural \$2,153 Urban \$3,761
Apartments (2+ Bedrooms)	Rural \$1,500 Urban \$2,622
Apartments (Bachelor or 1 Bedroom)	Rural \$1,030 Urban \$1,800
Other multiples	Rural \$1,937 Urban \$3,382

- Non-residential development charges are imposed on all non-residential development within the Town of Minto:

Development Type	Rate (per sq. ft. of gross floor area)
Commercial Institutional and Industrial	Rural \$0.87 Urban \$1.42

TERM OF BY-LAWS

- By-Law 10-61 will remain in force until May 19, 2015

INDEXING OF DEVELOPMENT CHARGES

- The development charges will be adjusted annually on January 1st of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics".

SERVICES COVERED

Development charges have been imposed for the following categories of Town services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Roads and Related (Garages and Equipment)
- Fire Protection Services
- Outdoor Recreation Services
- Indoor Recreation Services
- Administration
- Wastewater Services
- Water Services