

**TOWN OF PERTH
DEVELOPMENT CHARGES
BY-LAW PAMPHLET**

By-law No. 4839 effective November 19, 2019

This pamphlet summarizes the Town of Perth's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No.4839 and consult with the Development Services Department to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection at Town Hall, Monday to Friday, 8:30 AM to 4:30 PM and on the municipality's website at <http://www.perth.ca>.

Purpose of 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 Council of the Town of Perth passed By-law No. 4839 on November 19, 2019 under subsection 2 (1) of the Development Charges Act, 1997, as amended.

Development Charge Rules

Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses. The development charge shall be calculated as of, and shall be payable on the date of building permit issuance.

The schedule of development charges shall be adjusted annually as of January 1st each year, in accordance with Section 14(1) of By-law No. 4839.

Exemptions & Reductions

A reduction in development charges under By-law No. 4839 is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

The following uses are wholly exempt from development charges under By-law No. 4839:

- The enlargement of an existing dwelling unit;
- The creation of one or two additional dwelling units in an existing single-detached dwelling where specific conditions are met;
- The creation of one additional dwelling unit in any other residential building where specific conditions are met;
- Lands owned by and used for the purposes of a municipality, a local board thereof, or a board of education;
- Hospital, health care centre, university, or college lands exempt from taxation under the Assessment Act;

- Lands, buildings or structures used or to be used for a place of worship or for the purpose of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
- Industrial buildings;
- Temporary buildings, provided that such buildings are removed within two years of the issuance of the building permit; and
- Residential buildings erected and owned by non-profit housing, provided the buildings are subject to an agreement with the Town of Perth to charge affordable rents for a defined period of time.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer of the Town of Perth 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 the Council of the Town of Perth for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 80 Gore Street East, Perth, Ontario K7H 1H9.

Development Charge Rates

For residential development the charge is based on the number and type of dwelling units. For non-residential development, the charge is based on the gross floor area of the building.

By-law No. 4839 provides for a phase-in of the full rates, from November 19, 2019 to December 31, 2019 and from January 1, 2020 to July 1, 2020.

For further information, please contact:

Ms. Lauren Walton, Clerk
Town of Perth
80 Gore Street East
Perth, Ontario K7H 1H9
Tel: (613) 267-3311
Fax: (613) 267-5635

The charges are being phased in under provisions of the by-law. Commencing with the passage of By-law No. 4839 the development charges are as follows:

Area	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Charges Effective November 10, 2019 - December 31, 2019						
General (outside of defined areas)	6,452.80	2,770.61	2,613.85	4,520.33	2,129.42	3.17
North Area	7,022.73	3,015.57	2,844.95	4,920.65	2,317.50	3.67
West Area	7,924.86	3,402.43	3,209.92	5,550.98	2,615.20	3.20
East Area	7,090.15	3,045.35	2,873.05	4,967.00	2,339.75	3.30
Charges Effective Jan. 1, 2020 - July 1, 2020						
General (outside of defined areas)	7,994.90	4,061.31	3,832.43	6,062.17	3,001.71	5.31
North Area	10,134.87	5,224.79	4,930.48	7,741.33	3,849.25	6.41
West Area	7,994.90	4,061.31	3,832.43	6,062.17	3,001.71	5.31
East Area	7,994.90	4,061.31	3,832.43	6,062.17	3,001.71	5.31

July 2nd, 2020- December 31st 2020

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services						
Roads & Related	3,104	1,742	1,644	2,475	1,261	2.43
Fire	348	195	184	277	141	0.27
Parks & Recreation	-	-	-	-	-	-
Library	-	-	-	-	-	-
Admin Studies	292	164	155	233	119	0.21
Stomwater	15	8	8	12	6	0.01
Wastewater	4,978	2,794	2,636	3,969	2,022	3.90
Water	800	449	424	638	325	0.63
Total Municipal Wide Services	9,537	5,352	5,051	7,604	3,874	7.45
Area-Specific Services						
Stomwater - North of Highway #7	3,710	2,082	1,965	2,958	1,507	1.69
Total Area-Specific	3,710	2,082	1,965	2,958	1,507	1.69
GRAND TOTAL MUNICIPAL WIDE	9,537	5,352	5,051	7,604	3,874	7.45
GRAND TOTAL AREA NORTH OF HIGHWAY #7	13,247	7,434	7,016	10,562	5,381	9.14