

The Township of Essa Development Charges



This pamphlet summarizes the Township of Essa Development Charges.

The information contained herein is intended only as a guide. Applicants should review the approved By-Law and consult with the Township of Essa Finance Department 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.

Urban and Rural Properties

Different Development Charges have been identified for urban and rural development. Since rural properties do not have access to some of the hard services enjoyed by urban properties (water, sewer) their Development Charges are reduced accordingly.

2008 Development Charges Study

In 2008, the Township of Essa Council undertook a review of the Township's portion of the Development Charges fees. The review was completed by an external consultant who recommended to Council that the fees should be adjusted to reflect the projected residential and non-residential growth in the Township. After requesting and receiving further comments, Council approved the proposed Development Charges. Copies of the Development Charges Study were made available to the public for their review and comment. In addition, a public meeting was held, as prescribed by law, to allow any member of the public an opportunity to provide comments on the proposed new fees. After considering all of the information and comments Council accepted the consultant's recommendation and approved a new by-law (By-Law 2008-82) which reflects the new charges related to the Township of Essa. By-Law 2008-82 came into force on November 5, 2008.

By-Law 2008-82

By-Law 2008-82 imposes uniform:

- residential development charges calculated on the number and type of units.
- non-residential (industrial and other non-residential) development charges calculated based on the number of square metres of construction.

Exemptions

By-law 2008-82 identifies various properties that are exempt from Development Charges. They include, but are not limited to, lands owned and used for the purposes of:

- Boards of Education;
- Any municipality or local board thereof; and
- Non-residential buildings on agricultural lands

Annual Indexing

Each year the Townships portion of the Development Charges are indexed as of September 1 to reflect the most recent twelve month change in Statistics Canada's quarterly 'Construction Price Index'.

Payment of Development Charges

Development Charges are paid upon issuance of a building permit by the Township.

Statement of the Treasurer

- The 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.

Further Information

The Development Charges By-Law No. 2008-82 is available for inspection in the Clerk's Office during regular business hours. Copies of the Development Charges By-Law 2008-82 and fee schedule are also available on the Township of Essa website at www.essatownship.on.ca

For further information please contact:

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CALCULATED TOWNSHIP OF ESSA DEVELOPMENT CHARGES

RATES IN EFFECT NOVEMBER 5, 2008 - JUNE 30, 2009

General Services	Residential Charge By Unit Type (\$/unit)				Non-Residential Charge Per Square Metre
	Singles & Semis	Other Multiples	Apartments 2 Bedrooms +	Apartments Bach. & 1 Bdrm	
General Government	\$110	\$87	\$67	\$51	\$0.66
Library Services	\$177	\$139	\$107	\$79	n/a
Fire Services	\$750	\$591	\$455	\$341	\$4.51
Indoor Recreation	\$2,054	\$1,619	\$1,245	\$934	n/a
Park Development and Facilities	\$309	\$244	\$186	\$140	n/a
Public Works and Fleet	\$561	\$441	\$341	\$255	\$3.72
Police	\$88	\$70	\$53	\$40	\$0.33
Sub-Total - General Services	\$4,049	\$3,191	\$2,454	\$1,840	\$9.22
Roads & Related	\$4,029	\$3,174	\$2,442	\$1,832	\$18.80
Total Uniform Charge	\$8,078	\$6,365	\$4,896	\$3,672	\$28.02

Angus (1)					
Township-Wide Uniform Charge	\$8,078	\$6,365	\$4,896	\$3,672	\$28.02
Angus Sanitary Sewer	\$14,596	\$13,356	\$9,063	\$6,678	\$68.14
Angus Water	\$6,264	\$5,732	\$3,889	\$2,866	\$25.99
Total Angus Sewer & Water Charge	\$28,938	\$25,453	\$17,848	\$13,216	\$122.15

(1) Applicable in the area shown on Schedule "D".

Thornton (2)					
Township-Wide Uniform Charge	\$8,078	\$6,365	\$4,896	\$3,672	\$28.02
Thornton Water	\$8,302	\$7,597	\$5,155	\$3,798	\$34.45
Total Thornton Water Charge	\$16,380	\$13,962	\$10,051	\$7,470	\$62.47

(2) Applicable in the area shown on Schedule "E".

RATES IN EFFECT JULY 1, 2009

General Services	Residential Charge By Unit Type (\$/unit)				Non-Residential Charge Per Square Metre
	Singles & Semis	Other Multiples	Apartments 2 Bedrooms +	Apartments Bach. & 1 Bdrm	
General Government	\$165	\$151	\$103	\$76	\$1.04
Library Services	\$324	\$297	\$201	\$148	n/a
Fire Services	\$771	\$706	\$479	\$353	\$4.88
Parks and Recreation	\$3,170	\$2,901	\$1,968	\$1,450	n/a
Public Works and Fleet	\$477	\$437	\$296	\$218	\$3.02
Police	\$162	\$148	\$101	\$74	\$1.03
Sub-Total - General Services	\$5,069	\$4,640	\$3,148	\$2,319	\$9.97
Roads & Related	\$4,214	\$3,174	\$2,442	\$1,832	\$26.72
Total Uniform Charge	\$9,283	\$7,814	\$5,590	\$4,151	\$36.69

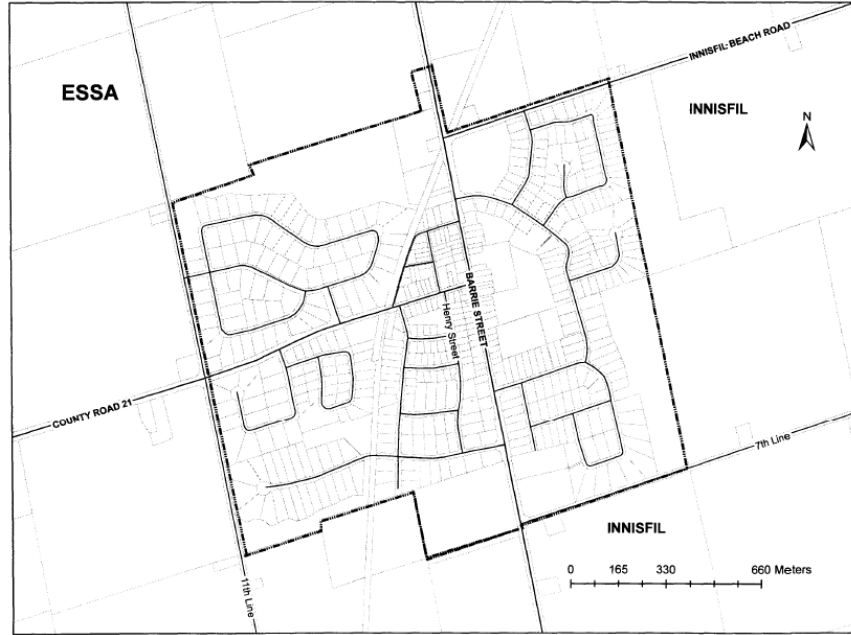
Angus (1)					
Township-Wide Uniform Charge	\$9,283	\$7,814	\$5,590	\$4,151	\$36.69
Angus Sanitary Sewer	\$14,596	\$13,356	\$9,063	\$6,678	\$68.14
Angus Water	\$6,264	\$5,732	\$3,889	\$2,866	\$25.99
Total Angus Sewer & Water Charge	\$30,143	\$26,902	\$18,542	\$13,695	\$130.82

(1) Applicable in the area shown on Schedule "D".

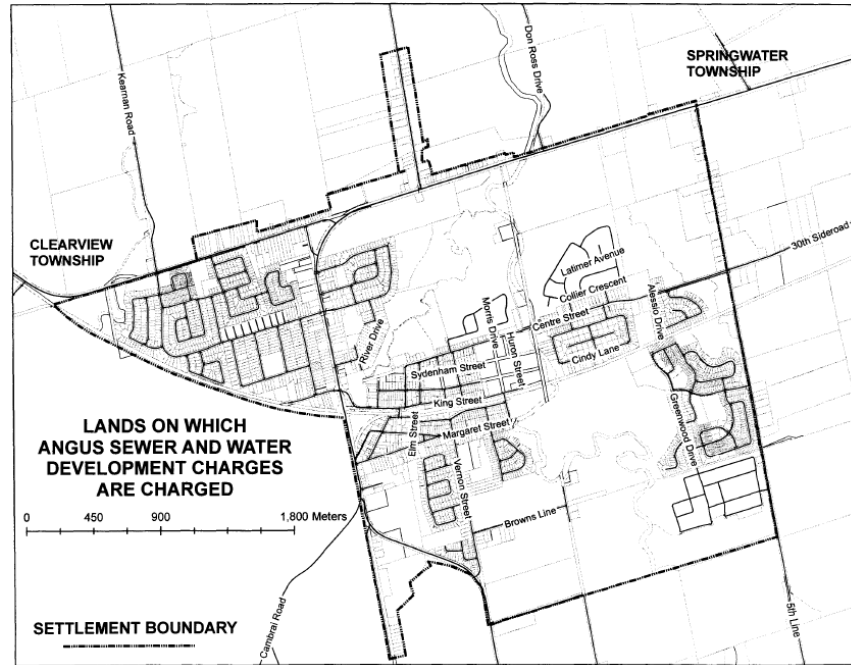
Thornton (2)					
Township-Wide Uniform Charge	\$9,283	\$7,814	\$5,590	\$4,151	\$36.69
Thornton Water	\$8,302	\$7,597	\$5,155	\$3,798	\$34.45
Total Thornton Water Charge	\$17,585	\$15,411	\$10,745	\$7,949	\$71.14

(2) Applicable in the area shown on Schedule "E".

LANDS ON WHICH THORNTON WATER CHARGE IS IMPOSED



E



D