



## Municipality of North Perth Development Charges Pamphlet

*By-law No. 78-2019*

This pamphlet summarizes the Municipality of North Perth policy with respect to development charges (DCs). By-law No. 78-2019 imposes Municipal-wide and area-specific development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with municipal staff to determine the charges that may apply to specific development proposals.

### **Background**

The Council for the Municipality of North Perth enacted a new development charges By-law 78-2019 effective September 1, 2019. This by-law imposes a charge on all lands developed within the Municipality of North Perth except for those exemptions as provided under the *Development*

*Charge Act, 1997* and those outlined in the By-law 78-2019.

A copy of the by-law is available on the municipal website and/or from the Clerk's Department.

### **Purpose of Development Charges**

Development charges are collected by the Municipality for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Municipality of North Perth.

### **Indexing and Phase-In of Development Charges**

The development charges may be indexed annually commencing January 1, 2020 without amendment to the by-law, in accordance with the prescribed index in the Act and are being phased-in over a 3-year period commencing on January 1, 2020.

### **Municipal-Wide Services Included**

Municipal-wide DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- Library Services;
- Indoor Recreation Services;
- Outdoor Recreation Services;
- Child Care Services;
- Administration Services
- Fire Protection Services;
- Police Services;
- Public Works; and
- Roads and Related.

### **Area-Specific Services Included**

Area-specific DCs have been imposed for the following services in the following areas:

- Stormwater Services (Listowel South East Drainage Area);
- Water Services (Listowel, Atwood, Wallace Ward, and wherever service is available);
- Wastewater Services (Listowel, Atwood, and wherever service is available; and
- North East Master Plan Area Engineering Services (Roads and Stormwater).

### **Treasurer's Statement**

The Treasurer for the Municipality of North Perth shall present before Council each year a financial statement relating to the development charges by-law and its reserve funds. The statement must include for each reserve fund, a description of the 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.

A copy of the Treasurer's statement can be viewed by the public at the Municipality's office upon request during regular office hours, Monday to Friday between 8:30 am to 4:30 pm, at:

330 Wallace Avenue North, Listowel  
ON N4W 1L3

*This pamphlet was updated September 4, 2019 to reflect rates effective September 1, 2019.*

## Timing and Calculation of Payment

A development charge shall be calculated and payable in full on the date a building permit is issued. A building permit will not be issued until all development charges have been paid. Payment of a development charge may be deferred subject to terms and conditions set out by Municipal policy.

## Exemptions & Incentives

DCs are payable on all new residential and non-residential development unless the By-law or the *Act* provides an exemption. Exemptions provided in the By-law and/or the *Act* include:

- The municipality, Corporation of the County of Perth or a local board thereof;
- A board of education;
- A place of worship; or
- Public hospitals.

Entry level residential units will be charged 25% of the Municipal-wide development charges. Commercial developments up to 2,500 square feet will be charged at 50% of the applicable charge for water and wastewater services. For a complete list of exemptions, please review the DC by-law or contact Municipal staff.

## Further Information

Please visit our website at [www.northperth.ca](http://www.northperth.ca) to obtain the most current development charges information. For more information, please contact Frances Hale, Director of Finance/Treasurer at 519-292-2045.

## Residential DC Rates (September 1 2019 – December 31, 2019)

	Single & Semis	Rows & Multiples	Apartments 2BR +	Apartments 1BR & Less	Special Care
Library Services	\$665	\$429	\$376	\$260	\$222
Indoor Recreation Services	\$3,099	\$2,131	\$1,833	\$1,261	\$1,033
Outdoor Recreation Services	\$1,540	\$877	\$799	\$560	\$517
Child Care Services	\$30	\$17	\$15	\$11	\$10
Administration Services	\$149	\$85	\$77	\$54	\$50
Fire Protection Services	\$923	\$601	\$525	\$364	\$309
Police Services	\$77	\$44	\$40	\$28	\$26
Public Works	\$0	\$0	\$0	\$0	\$0
Roads & Related	\$4,354	\$2,811	\$2,461	\$1,704	\$1,456
<b>Municipal-Wide Total</b>	<b>\$10,837</b>	<b>\$6,995</b>	<b>\$6,126</b>	<b>\$4,242</b>	<b>\$3,623</b>

Urban Area-Specific Services					
Stormwater Services (Listowel South East Drainage Area)	\$1,856	\$1,056	\$963	\$675	\$623
Water Services (where service is available)	\$804	\$458	\$417	\$293	\$270
Wastewater Services (where service is available)	\$2,925	\$2,091	\$1,777	\$1,218	\$975
Northeast Master Plan Area (NEMP) Engineering Services	\$6,302	\$3,586	\$3,270	\$2,293	\$2,115

## Non-Residential DC Rates (September 1 2019 – December 31, 2019)

	Commercial/ Institutional	Industrial	Bona Fide Farm	Wind Turbines per Unit
Library Services	\$0	\$0	\$0	\$0
Indoor Recreation Services	\$0	\$0	\$0	\$0
Outdoor Recreation Services	\$0	\$0	\$0	\$0
Child Care Services	\$0	\$0	\$0	\$0
Administration Services	\$0	\$0	\$0	\$149
Fire Protection Services	\$0	\$0	\$0	\$1,660
Police Services	\$0	\$0	\$0	\$77
Public Works	\$0	\$0	\$0	\$903
Roads & Related	\$0	\$0	\$0	\$5,107
<b>Municipal-Wide Services Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,896</b>

Urban Area-Specific Services				
Stormwater Services (Listowel South East Drainage Area)	\$0.75	\$0.75	\$0	\$0
Water Services (where service is available)	\$0.33	\$0.11	\$0	\$0
Wastewater Services (where service is available)	\$1.18	\$0.30	\$0	\$0
Northeast Master Plan Area (NEMP) Engineering Services	\$2.53	\$2.53	\$0	\$0

# Schedule 1

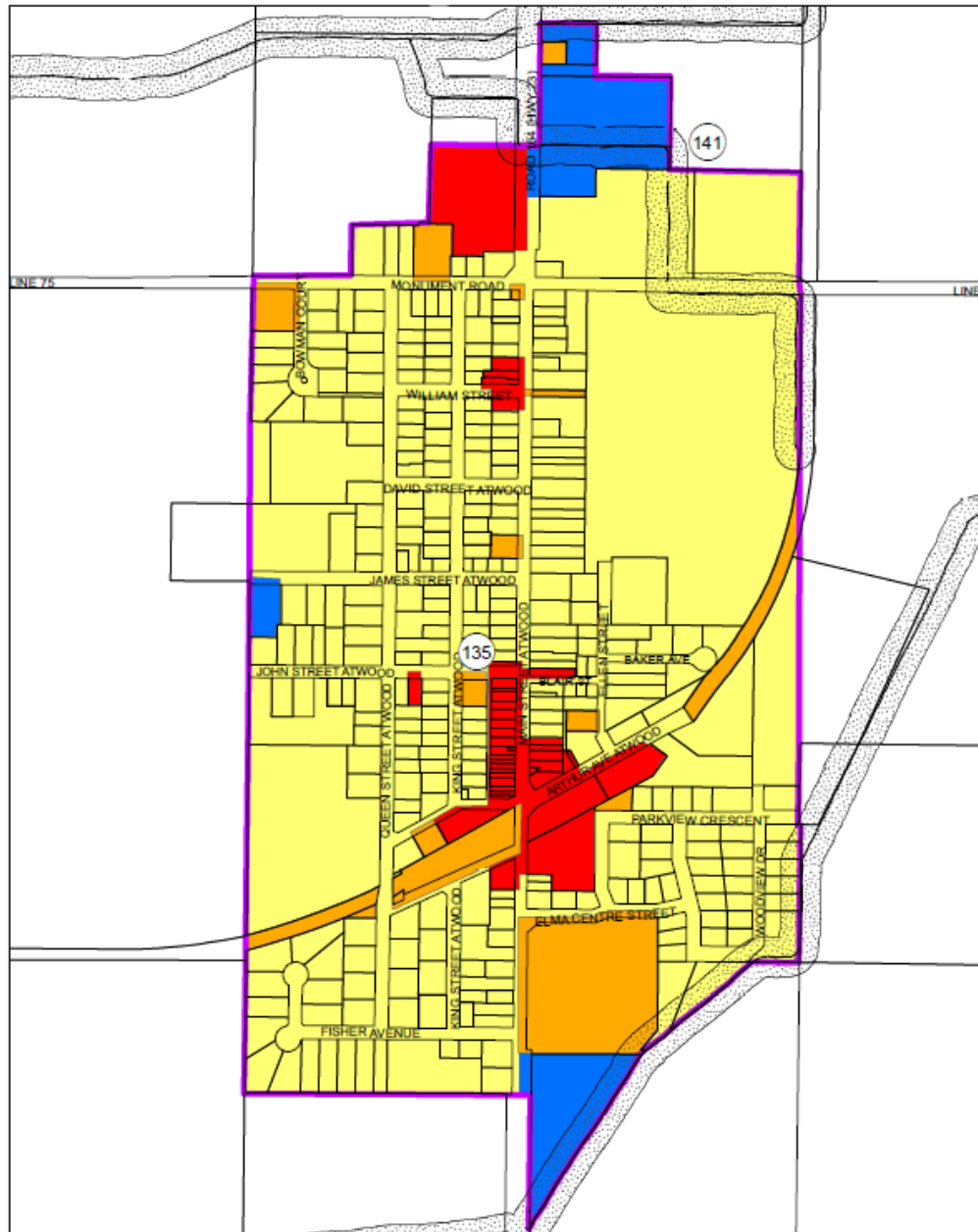
## Map of Urban Service Area for Listowel and Surrounding Area



# Schedule 2

## Map of Urban Service Area for Atwood

Amended By OPA : 135  
141

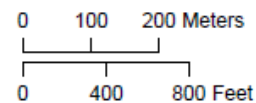


May 2019

County of Perth  
Planning & Development Department

### Legend

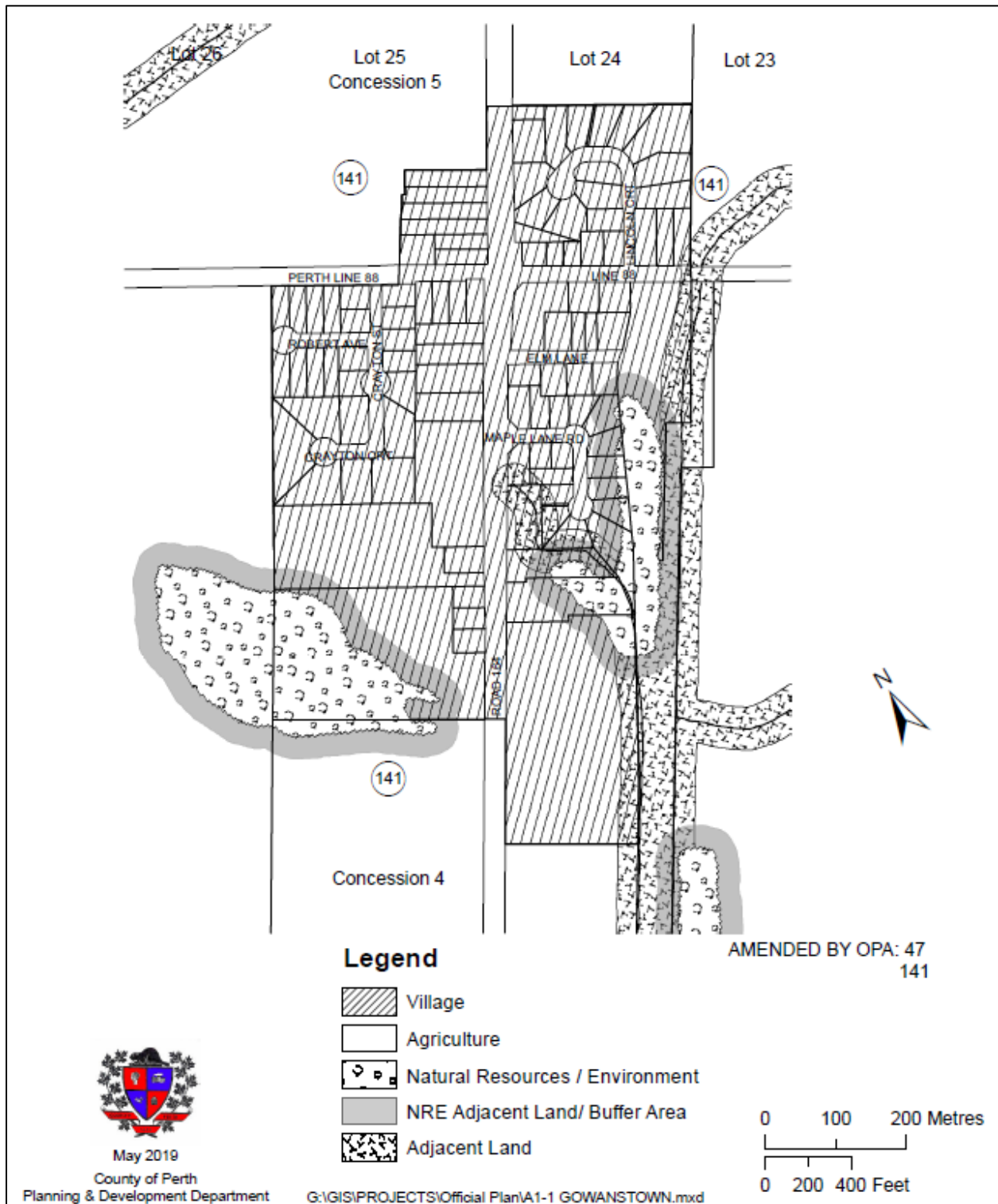
- SERVICED URBAN AREA Designation
- Residential
- Commercial
- Industrial
- Institutional / Recreational
- Adjacent Land Overlay



Path: G:\GIS\PROJECTS\Official Plan\A6-1\_ATWOOD.mxd

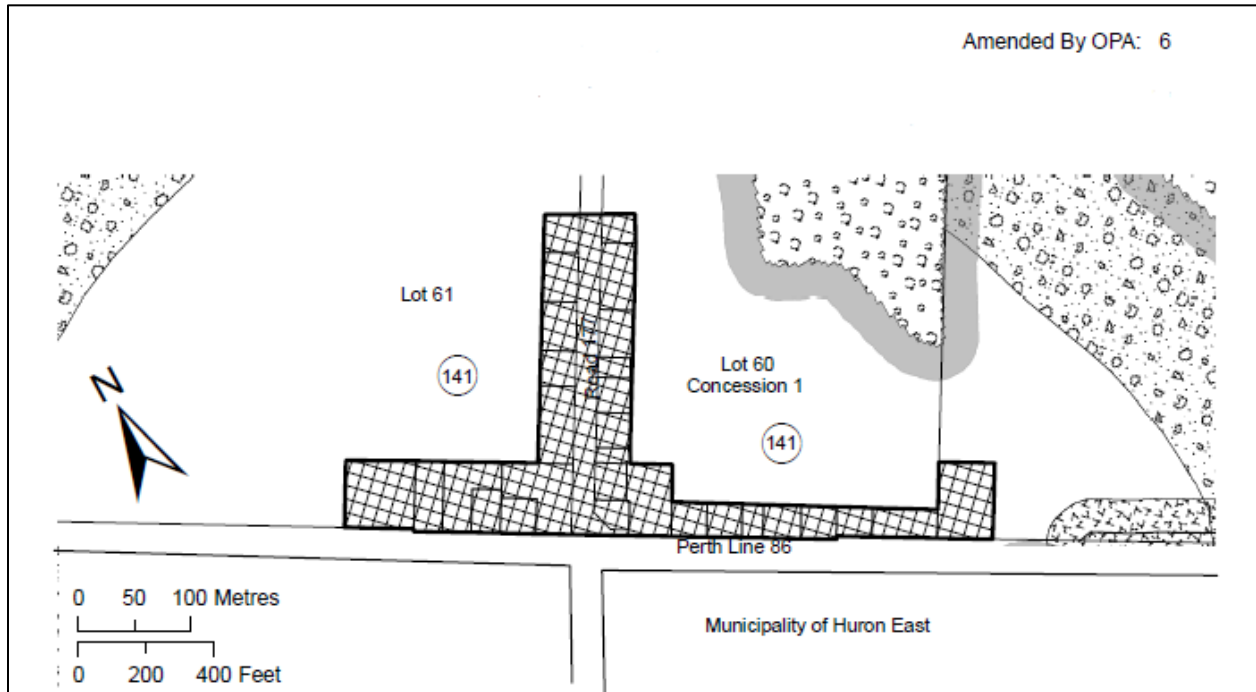
# Schedule 3

## Map of Urban Service Area for Gowanstown



# Schedule 4

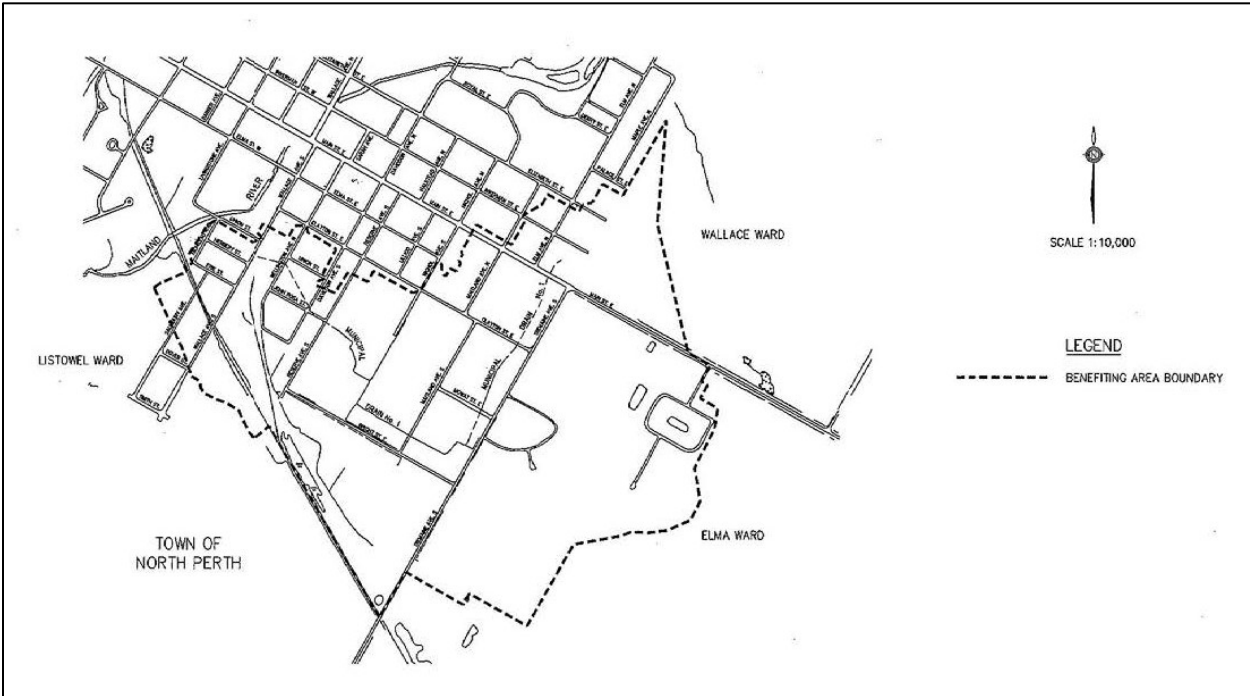
## Map of Urban Service Area for Molesworth





Schedule 5

Map of Listowel Southeast Drainage Area



# Schedule 6

## Map of North East Master Plan Service Area

