

MUNICIPALITY OF NORTH PERTH

NOTICE OF THE PASSING OF A MUNICIPAL-WIDE DEVELOPMENT CHARGES BY-LAW BY THE MUNICIPALITY OF NORTH PERTH

TAKE NOTICE that the Council of the Municipality of North Perth passed Development Charge By-law No. 74-2024 on the 26th day of August, 2024, under Section 2 of the *Development Charges Act, 1997*.

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-laws, by filing with the Clerk of the Municipality of North Perth on or before the 7th of October, 2024, a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. Appeals filed with the Office of the Clerk, 330 Wallace Ave. N., Listowel ON, N4W 1L3 will be accepted on or before the 7th of October 2024. The appellant is advised to contact the Ontario Land Tribunal to access required forms and applicable Provincial fees.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

Municipal-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as library, parks and recreation, child care, development-related studies, fire protection, police, services related to a highway: public works, and services related to a highway: roads and related. Area-specific development charges are levied against new development to pay for the increased capital costs related to the provision of stormwater drainage and control services, water services, and wastewater services. Schedules 1 to 4 below set out the development charge rates for municipal-wide and area-specific services. Detailed breakdowns of development charges on a service by service basis are provided in By-law No. 74-2024 available at www.northperth.ca.

Municipal-wide development charges are imposed on the development of all lands located within the geographic boundary of the Municipality of North Perth. Area-specific development charges are imposed on development of lands in specific areas of the Municipality. Key maps are not set out in this notice as the details and scale of such maps would be difficult to reproduce in an accurate and legible form. Detailed maps are provided in By-law No. 74-2024 available at www.northperth.ca.

The development charges imposed under the By-law come into effect on the 1st day of January, 2025. Copies of the complete Development Charge By-law are available for examination during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) in the municipal offices located at 330 Wallace Ave. N., Listowel ON, N4W 1L3 and on the website at www.northperth.ca.

For further information, please contact the Clerk's Office at 519-292-2062.

Dated at the Municipality of North Perth, 6th day of September, 2024.

Sarah Carter, Acting Clerk
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON.
N4W 1L3

SCHEDULE 1

SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES – EFFECTIVE JANUARY 1, 2025, TO DECEMBER 31, 2025

	Charge By Unit Type				
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care
Municipal-Wide Services					
Library Services	\$ 1,093	\$ 676	\$ 604	\$ 412	\$ 359
Parks And Recreation Services	\$ 9,230	\$ 5,709	\$ 5,102	\$ 3,481	\$ 3,028
Child Care Services	\$ 412	\$ 255	\$ 228	\$ 156	\$ 135
Development-Related Studies	\$ 177	\$ 109	\$ 98	\$ 67	\$ 58
Fire Protection Services	\$ 987	\$ 610	\$ 545	\$ 372	\$ 324
Police Services	\$ 301	\$ 186	\$ 167	\$ 114	\$ 99
Services Related to a Highway:					
<i>Public Works</i>	\$ 418	\$ 259	\$ 231	\$ 158	\$ 137
<i>Roads & Related</i>	\$ 6,473	\$ 4,004	\$ 3,577	\$ 2,442	\$ 2,124
Total Municipal-Wide Residential Unserviced Charge By Unit Type	\$ 19,091	\$ 11,808	\$ 10,552	\$ 7,202	\$ 6,264
Urban Area-Specific Services					
Stormwater Services (Listowel South East Drainage Area)	\$ 1,589	\$ 983	\$ 878	\$ 599	\$ 521
Water Services (Listowel, Atwood & Wallace Ward)	\$ 1,925	\$ 1,191	\$ 1,064	\$ 726	\$ 632
Wastewater Services (Listowel & Atwood)	\$ 5,173	\$ 3,200	\$ 2,859	\$ 1,951	\$ 1,697
Total Residential Charge By Unit Type (Fully Serviced)	\$ 27,778	\$ 17,182	\$ 15,353	\$ 10,478	\$ 9,114

SCHEDULE 2

SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES – EFFECTIVE JANUARY 1, 2026

	Charge By Unit Type				
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Special Care
Municipal-Wide Services					
Library Services	\$ 1,262	\$ 826	\$ 729	\$ 489	\$ 407
Parks And Recreation Services	\$ 10,655	\$ 6,977	\$ 6,152	\$ 4,124	\$ 3,437
Child Care Services	\$ 476	\$ 311	\$ 275	\$ 184	\$ 153
Development-Related Studies	\$ 204	\$ 134	\$ 118	\$ 79	\$ 66
Fire Protection Services	\$ 1,139	\$ 746	\$ 658	\$ 441	\$ 368
Police Services	\$ 348	\$ 228	\$ 201	\$ 135	\$ 112
Services Related to a Highway:					
<i>Public Works</i>	\$ 483	\$ 317	\$ 279	\$ 187	\$ 156
<i>Roads & Related</i>	\$ 7,473	\$ 4,894	\$ 4,315	\$ 2,893	\$ 2,411
Total Municipal-Wide Residential Unserviced Charge By Unit Type	\$ 22,040	\$ 14,433	\$ 12,727	\$ 8,532	\$ 7,110

Urban Area-Specific Services					
Stormwater Services (Listowel South East Drainage Area)	\$ 1,834	\$ 1,201	\$ 1,059	\$ 710	\$ 591
Water Services (Listowel, Atwood & Wallace Ward)	\$ 2,222	\$ 1,455	\$ 1,283	\$ 860	\$ 717
Wastewater Services (Listowel & Atwood)	\$ 5,972	\$ 3,910	\$ 3,448	\$ 2,312	\$ 1,926
Total Residential Charge By Unit Type (Fully Serviced)	\$ 32,068	\$ 20,999	\$ 18,517	\$ 12,414	\$ 10,344

SCHEDULE 3

SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES - JANUARY 1, 2025, TO DECEMBER 31, 2025

	Non-Residential Charge (\$/sq.m)
Municipal-Wide Services	
Library Services	\$ -
Parks And Recreation Services	\$ -
Child Care Services	\$ -
Development-Related Studies	\$ 0.63
Fire Protection Services	\$ 3.48
Police Services	\$ 1.07
Services Related to a Highway:	
<i>Public Works</i>	\$ 1.47
<i>Roads & Related</i>	\$ 22.86
Total Municipal-Wide Non-Residential Unserviced Charge	\$ 29.51

Urban Area-Specific Services	
Stormwater Services (Listowel South East Drainage Area)	\$ 5.54
Water Services (Listowel, Atwood & Wallace Ward)	\$ 6.39
Wastewater Services (Listowel & Atwood)	\$ 10.07
Total Non-residential Charge By Unit Type (Fully Serviced)	\$ 51.51

SCHEDULE 4

SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES - JANUARY 1, 2026

	Non-Residential Charge (\$/sq.m)
Municipal-Wide Services	
Library Services	\$ -
Parks And Recreation Services	\$ -
Child Care Services	\$ -
Development-Related Studies	\$ 0.96
Fire Protection Services	\$ 5.30
Police Services	\$ 1.63
Services Related to a Highway:	
<i>Public Works</i>	\$ 2.25
<i>Roads & Related</i>	\$ 34.88
Total Municipal-Wide Non-Residential Unserviced Charge	\$ 45.02

Urban Area-Specific Services	
Stormwater Services (Listowel South East Drainage Area)	\$ 8.45
Water Services (Listowel, Atwood & Wallace Ward)	\$ 9.75
Wastewater Services (Listowel & Atwood)	\$ 15.37
Total Non-residential Charge By Unit Type (Fully Serviced)	\$ 78.58