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**INDEXING OF DEVELOPMENT CHARGES**

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Development charges pursuant to this By-law shall be adjusted annually on January 1st of each year, without amendment to this By-law, in accordance with the prescribed index in the Act.

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**TREASURER'S STATEMENT**

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The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public at the Township Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

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**FURTHER INFORMATION**

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For additional information, please contact:

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**THE CORPORATION OF**

**THE TOWNSHIP OF ADJALA – TOSORONTIO**

***AREA SPECIFIC DEVELOPMENT CHARGE  
INFORMATION PAMPHLET***

**By-law Number 09-14**

This pamphlet summarizes the Area Specific Development Charge By-law for the Township of Adjala – Tosorontio

**Effective: April 15, 2009**

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The information contained herein is intended only as a guide. Interested parties should review the approved By-law and consult Township of Adjala – Tosorontio staff to determine the applicable charges that may apply to specific development proposals.

A By-law for the Imposition of Development Charge within the Everett Settlement Area, No. 09-14, is available for inspection at the Township office during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m., or on the Municipal website at [www.townshipadjtos.on.ca/](http://www.townshipadjtos.on.ca/).

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**PURPOSE OF DEVELOPMENT CHARGES**

The general purpose for which development charges are imposed by the Township is to assist in financing the infrastructure and 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 were collected.

The Council of the Township of Adjala – Tosorontio passed By-law No. 09-14 on April 14, 2009, under subsection 2(1) of the *Development Charges Act, 1997*, being a By-law for the Imposition of Development Charge.

**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 is undertaken with reference to:

- The forecasted amount, type and location of future development;
- The average service levels provided in the Township over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service; and
- 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 Development Charges Background Study for the Township dated March 20, 2009. The study served as the basis for the development charge rates approved by the Council on April 14, 2009 by By-law 09-14.

**DEVELOPMENT CHARGE RULES AND EXEMPTIONS**

The Development Charge By-law applies to all lands within the defined boundary of the Everett Settlement Area as defined in Schedule C of By-law 09-14 whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act* that are developed for residential or non-residential use, and is calculated, payable and collected at the time of subdivision registration for development within a plan of subdivision. For all other developments, the development charge will be collected at the time of issuance of a building permit for the development. The following uses are wholly exempt from the development charges under this By-law:

- An enlargement to an existing dwelling;
- One or two additional dwelling units in an existing single detached dwelling provided the additional dwelling unit does not exceed the total gross floor area of the existing dwelling unit\*;
- One additional dwelling unit in any other existing residential building;
- The enlargement of an existing industrial building provided the enlargement is less than 50% of the existing gross floor area\*;
- A place of worship exempt from taxation under the *Assessment Act*;
- The development of non-residential farm buildings on a bona-fide farm except for any building constructed to accommodate an On-Farm Business (Industrial Building); and
- Any vacant lot established prior to the effective date of November 22, 1991 of By-law 93-37 for the former Township of Tosorontio.

**SCHEDULE B  
SCHEDULE OF DEVELOPMENT CHARGES**

Summary of Calculated Development Charges (2009\$)					
Service	Residential (\$/Dwelling Unit)				Non-Residential (\$/sq.ft. of Gross Floor Area)
	Single & Semi Detached	Apt. (1 Bedroom & Bachelor)	Apt. (2 Bedroom & Larger)	Other Multiples	
<b>Roads Service</b>	<b>\$1,203</b>	<b>\$607</b>	<b>\$679</b>	<b>\$930</b>	<b>\$0.94</b>

\*Further exemptions described in S. 3.8 and S. 3.10 respectively.