

INDEXING OF DEVELOPMENT CHARGES

The development charges will automatically be adjusted annually on January 1, in accordance with the most recent annual change in the Statistics Canada Consumer Price Index. The annual indexing of development charges is permitted under the *Act* and does not require an amendment to the by-law.

TERM OF THE DEVELOPMENT CHARGES BY-LAW

The Development Charges By-Law will remain in force until Sept. 3, 2024, unless repealed at an earlier date.

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 charges 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 might have occurred, the amount spent on growth related projects, and the portion of each project that is funded from the reserve fund the portion that is funded from other sources of financing.

The statement will be available at the West Perth Municipal Office for review by the public.

ADDITIONAL INFORMATION

This pamphlet provides an overview of development charges in West Perth. For further information on development charges, please view the Development Charges Background Study, and the Development Charges By-law, By-law No. 63-2019. These documents are available at the West Perth Municipal Office, Monday to Friday 8:30 AM – 4:30 PM and on the municipal website:

www.westperth.com

For further information please contact:

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THE CORPORATION OF THE MUNICIPALITY OF WEST PERTH

DEVELOPMENT CHARGES INFORMATION PAMPHLET



October 2019

For further information regarding Development Charges and their application, please contact the Treasury Department of the Municipality of West Perth.

DEVELOPMENT CHARGES

PURPOSE OF DEVELOPMENT CHARGES

Development charges, as set out in the *Development Charges Act 1997*, are a tool that allows municipalities to finance the capital costs associated with the need for increases in municipal service made necessary by new development. Any development charges collected by the municipality must be used towards the services outlined in the Development Charges Bylaw.

SERVICE AREAS

Municipal services that have been included in the development charge calculation are applicable to specific areas within West Perth:

Mitchell Settlement Area: all properties within the Mitchell Ward and any properties outside of the Mitchell Ward that are allowed to connect to the existing water, sanitary sewage or stormwater systems.

Rural Settlement Area: all lands outside of the Mitchell Settlement Area.

LIST OF SERVICES

The capital costs of the following services are collected for through development charges for the Mitchell Settlement Area

- Water;
- Wastewater;
- Stormwater;
- Transportation;
- Fire Protection;
- Administration; and
- Parks and Recreation.

Capital costs of the following services are collected for through development charges for the Rural Settlement Area:

- Fire Protection;
- Administration; and
- Parks and Recreation.

Development charges may be required for land development or redevelopment projects if you are:

- Constructing a new residential building;
- Making an addition or alteration to an existing building that increases the number of residential units

Development charges are typically payable on the date the building permit is issued.

West Perth currently exempts non-residential development from paying development charges.

WEST PERTH DEVELOPMENT CHARGES

Development Charges in West Perth are levied on all new residential development. The charges outlined below for the Mitchell Settlement Area and Rural Settlement Area are payable in full upon the issuance of a building permit. Charges are calculated on a per unit basis.

These charges are effective September 3, 2019 to September 1, 2020. The following tables outline the development charges collected for different types of new residential development in both service areas.

MITCHELL SETTLEMENT AREA

Development Type	Total (per unit)
Single Detached	\$ 5,300.00
Semi-Detached	\$ 5,300.00
Multi-Units and Townhouses	\$ 4,280.00
Apartments	\$ 3,669.00

RURAL SETTLEMENT AREA

Development Type	Total
Single Detached	\$ 1,183.00
Semi-Detached	\$ 1,183.00
Multi-Units and Townhouses	\$ 1,015.00
Apartments	\$ 869.00

The amount of the total development charge allocated to each listed service is available for viewing in Appendix 'A' of the Development Charges By-law (No. 63-2019).