

Terms of By-laws

Development Charges By-law 2020-11 came into effect on March 1st, 2020 and will remain in force until March 1, 2025. By-law 2021-26 amends By-law 2020-11 and came into effect on April 7th, 2021.

Additional Information

This pamphlet is intended to give an overview of Development Charges. For more complete information, reference should be made to the Town of Minto's Development Charge By-laws 2020-11 and 2021-26.

THE CORPORATION OF THE TOWN OF MINTO

Indexing of Development Charges

Development Charges will be adjusted annually on January 1st of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada quarterly "Construction Price Statistics."

By-law 2020-11 and 2021-26 are available on the Town of Minto's website and in print during regular office hours (8:30am to 5:00pm) at the Municipal Office.

www.town.minto.on.ca

OR

5491 Hwy 89, Harriston ON

Redevelopment

Where a building or structure has been demolished to permit for the redevelopment of the property a credit will be approved against the Development Charges owing. Demolition credits are restricted to demolitions that occur within 5 years of the redevelopment of the property.

Development Charge Information

By-law 2020-11 &
By-law 2021-26

This pamphlet summarizes the Development Charge By-laws for the Town of Minto.

Statement of Treasurer

The Town 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.

For further information please contact:

Gordon Duff
Treasurer

Town of Minto
5941 Hwy 89

Harriston ON, NoG 1Z0

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The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult with the Town of Minto's Treasury Department staff to determine the applicable charges that may apply to specific development proposals.

What are Development Charges?

Development Charges (DCs) are a fee charged to the owner of the land that is being developed or redeveloped, or any building or structure on the land. DCs assist in financing capital projects required to meet the increased need for services resulting from residential and non-residential growth and development. Development Charge funds may only be used for the purpose for which they are collected.

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 be undertaken with reference to:

- The forecasted amount, type and location of future development;
- Average service levels provided in the Town over the 10-year period immediately preceding the preparation of the Background Study;
- Capital cost calculations for each eligible Development Charge service
- An examination of the long-term capital costs and operating costs for the infrastructure required to service the forecasted development.

Watson & Associates Ltd. prepared the Background Study dated December 20th, 2019. The Background Study served as a basis for the Development Charge Rates approved by Town of Minto Council on February 18, 2020 with By-law 2020-11. An updated Background Study was completed on February 3rd, 2021 with amendments through By-law 2021-26

Development Charge Rates (2022)

Effective January 1st, 2022.



Residential

Residential Development Charges are imposed upon all lands within the Town of Minto. These charges are calculated on the number of residential units.

Development Type	Rate (per unit)	
Single-Detached & Semi-Detached	Urban	\$ 10,385
	Rural	\$ 4,092
Apartments (2+ Bedrooms)	Urban	\$ 6,036
	Rural	\$ 2,379
Apartments (Bachelor & 1 Bedroom)	Urban	\$ 4,602
	Rural	\$ 1,815
Other Multiples	Urban	\$ 8,082
	Rural	\$ 3,185
Special Care/Special Dwelling Units	Urban	\$ 4,018
	Rural	\$ 1,584



Non-Residential

Non-Residential Development Charges are imposed on all non-residential development within the Town of Minto.

Development Type	Rate	
Non-Residential	Urban	\$ 4.43 per sq.ft
	Rural	\$ 1.75 per sq.ft
Solar Farms	Urban	\$ 1.65 per sq.ft
	Rural	\$ 1.65 per sq.ft
Wind Turbines	Urban	\$ 3,567 per unit
	Rural	\$ 3,567 per unit

Services Covered

Development Charges have been imposed for the following categories of Town services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

Roads and Related (Garages and Equipment)

Fire Protection Services

Indoor & Outdoor Recreation Services

Administration

Water & Wastewater Services

When Are DCs Calculated & Paid?

For development types subject to Site Plan Approval or a Zoning By-law Amendment, the DC is calculated the day a complete application is received and the rates are frozen for a maximum of 2 years. If a Building Permit is not issued within the 2 year period then the DC rates revert to the rate in effect on the date of Building Permit issuance. Also, there are deferred payment schedules for rental housing, certain institutional developments, and non-profit developments.

Development Charges are payable in full upon issuance of a Building Permit.

Unpaid DCs

Where a Development Charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and collected in the same manner as taxes.