



TOWN OF TORBAY'S 2017 TAX AND FEE STRUCTURE

Council adopted the 2017 operating budget in the amount of \$8,784,496.24 and an additional capital budget of \$2,168,632.00 with the following structure at a Public Council Meeting held on December 12, 2016.

PAYMENT OPTIONS

- 1. Payment made in full March 31, 2017.
2. Interest Free: Payment Plan for payment in full by December 29, 2017 interest free with postdated cheques or pre-authorized debit.
3. Interac and Internet Banking services available.

INTEREST

1.25% monthly interest will be charged on any unpaid balance of any tax account owed to the Town of Torbay. Please Note: All taxes are due and payable as of the invoice date.

PROPERTY TAX

Residential 6.7 Mills with a minimum tax of \$100.00
Commercial 10.5 Mills with a minimum tax of \$150.00

OTHER DISCOUNTS

Residential property owners in receipt of the Guaranteed Income Supplement may be eligible for a 25% property tax reduction on the property tax invoice as it relates to their primary residents only.

Residential property owners whose single net income is between \$0.00 and \$18,955.00 may be eligible for a 20% property tax reduction on the property tax invoice as it relates to their primary residence only.

BUSINESS TAX

Table listing business tax categories and rates: Business Application Fee (\$100.00), General Business (15 Mills), Farms (1 Mills), Professional Services (20 Mills), Large Retailer (21 Mills), Banks (86.5 Mills), Bed and Breakfast (11 Mills), Construction (17.3 Mills), Daycare (6.64 Mills), Industrial (20 Mills), Service Station and Convenience Stores (16.7 Mills), Insurance, Investment, Financial (24.6 Mills), Roadside Vendors (\$50.00 annually), Home Based Business (\$250.00 annually), No Fixed Place of Business (\$400.00 annually), Public Utility (2.5% Gross Revenue as per Act), Minimum Tax (\$400.00).

WATER AND SEWER TAX/FEEES

RESIDENTIAL TAX:

Table listing residential water and sewer taxes: Water Only (\$150.00 Annually Per Unit), Sewer Only (\$150.00 Annually Per Unit), Water & Sewer (\$300.00 Annually Per Unit).

COMMERCIAL TAX:

Table listing commercial water and sewer taxes: Water Only (\$200.00 Annually Per Unit), Sewer Only (\$200.00 Annually Per Unit), Water & Sewer (\$400.00 Annually Per Unit).

WATER AND SEWER CONNECTION FEES:

Table listing connection fees: Hookup Fee to an existing house (\$1500), Vacant building lot (\$3500), Water only Hook-Up (\$1750), Sewer only Hook-Up (\$1750).

OTHER WATER AND SEWER FEES:

Table listing other water and sewer fees: Water and Sewer turn on or turn off (Monday-Friday, 8:30am to 4:00pm) (\$25.00), Water and Sewer turn on or turn off (After hours Monday-Friday and all day Saturday) (\$134.58), Water and Sewer turn on or off (All day Sunday) (\$171.10).

CERTIFICATES AND LETTERS:

Table listing certificates and letters: Tax Information (\$50.00***), Tax Certificates (\$75.00***), Compliance Letters (\$150.00***). Note: ***Such requests are only processed if all municipal taxes, charges and town liens are paid in full. Minimum 3 days processing time.

OTHER FEES:

DOG LICENSE FEES:

Table listing dog license fees: License Mandatory (No Charge), 1st Pickup (Licensed Dogs) (\$75.00), 2nd Pickup (Licensed Dogs) (\$100.00), 3rd Pickup (Licensed Dogs) (\$125.00), 1st Pickup (Unlicensed Dogs) (\$100.00), 2nd Pickup (Unlicensed Dogs) (\$125.00), 3rd Pickup (Unlicensed Dogs) (\$150.00), Daily Impound Fee (\$20.00).

Please Note:

The cost of other fees and permits requested and not listed will be determined at the time of approval by the Torbay Town Council.

DEVELOPMENT

RESIDENTIAL DEVELOPMENT FEES AND PERMITS

Application Fees:

Table listing residential application fees: Residential Building Application Fee (\$50.00*), Residential Sub-division Application Fee (per lot) (\$100.00*), Homes Based Business Application Fee (\$100.00*). *Nonrefundable and payable in advance.

Permit Fees/Deposits:

Table listing residential permit fees and deposits: New homes/extensions/accessory buildings (over 30 sq. m) (\$2.00 per Sq. M), Accessory Buildings less than 30 sq. m (application fee only), Accessory Building Construction Deposit (\$500.00), Basement Apartment (\$2.00 Per Sq. M), Residential General Repairs/Renovations (application fee only), Residential Demolition (application fee only), Minimum Permit Fee (\$50.00).

COMMERCIAL DEVELOPMENT FEES AND PERMITS

Application Fees:

Table listing commercial application fees: Commercial Application Fee (\$100.00**), Business Application Fee (\$100.00). **All commercial and public buildings. Payable in advance and non-refundable.

Permits Fees/Deposits:

Table listing commercial permit fees and deposits: New construction/extensions/accessory buildings (\$4.00 Per Sq. M), Accessory buildings less than 30 sq. m (application fee only), Commercial General Repairs/Renovations (application fee only), Change of Use (\$100.00), Commercial Demolition (application fee only), Minimum Permit Fee (\$100.00).

OTHER ASSESSMENT AND DEVELOPMENT FEES:

Table listing other assessment and development fees: Occupancy Permit Deposit (\$400.00), Occupancy Permit Fee (\$100.00), Accessory Building Demolition Deposit (\$1000.00), Road Replacement Fee (\$1500.00), Road Damage Deposit (\$1000.00), Municipal Servicing Installation Deposit (\$1000.00), Road Service Levy on new subdivision development (\$1000.00 per lot), Recreation Assessment Fee (\$800.00 per lot*), Driveway Access Deposit (\$500.00), Curb and Sidewalk Cut Deposit (\$1000.00), Demolition Deposit (\$1000.00), Plumbing Contractor License (annual fee) (\$100.00), Stop Work Order Release Fee (\$1000.00), Crown Land Processing Fee (\$75.00).

SIGNAGE

Table listing signage fees: Permanent Sign Application Fee (No Permit Fee) (\$125.00), Portable Bold Signage (Rentable Signs) Application Fee (\$50.00), Portable Bold Signage (Rentable Signs) (annual fee) (\$100.00).

BACKFILLING AND EXCAVATION

Table listing backfilling and excavation fees: Application Fee (\$100.00), Road Damage Deposit for 6-100 loads (\$1000.00), Road Damage Deposit for 101-200 loads (\$1500.00), Road Damage Deposit for 201-300 loads (\$2000.00), Over 300 loads - Deposit will be determined by the Town at the time of application.

QUARRIES

Table listing quarry fees: Quarry Application Fee (\$100.00), Quarry Permit Fee (\$1000.00), Annual Permit Renewal Fee (\$1000.00).

PROCESSING OF RESIDENTIAL, COMMERCIAL, OR PUBLIC DEVELOPMENT APPLICATIONS (COST RECOVERY)

Any cost incurred due to the processing of the above noted, including referrals to engineers, legal, planners, surveyors, public advertisements or any legitimate cost. The Town will provided a written estimate to the requesting party, with the full cost recovery amount being paid in advance as a deposit.

TOWN PLAN ZONING AND AMENDMENT FEE (COST RECOVERY)

The Town will provide a written estimate to the requesting party, with the full cost recovery amount being paid in advance as a deposit.

FACILITY RENTAL (HST where applicable)

Table listing facility rental fees: Upper Three Corner Softball Field for Recreation Leagues (\$30.00/per hour), Upper Three Corner Softball Field Weekend Rentals (\$500.00), Upper Three Corner Soccer Field (\$25.00/per hour), Kinsmen Community Centre - Children's Birthday Parties (\$100.00), Kinsmen Community Centre - All Other Rentals (\$125.00).