

Town of Torbay's 2020 Tax and Fee Structure

Council adopted the 2020 Budget in the amount of \$11,428,509.15 (\$10,139,123.10 Operating and \$1,289,386.00 Capital) with the following structure at a Public Council Meeting held on December 19, 2019.

PAYMENT OPTIONS

1. Payment made in full **March 31, 2020.**

Interest Free: Payment Plan for payment in full by December 31, 2020 interest free with postdated cheques or pre-authorized debit. Interest free option is valid only if all cheques, and pre-authorized debit transactions are made good. Interest will be reinstated if any of the above noted transactions are declined or returned NSF. A NSF charge of \$25.00 will be applicable.

2. 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 residence only. There is an application process to determine/confirm eligibility. Deadline for applications is April 30, 2020.

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. A family whose combined family net income is between \$18,955.01 and \$32,052.00 may be eligible for a 20% property tax reduction on the property tax invoice as it relates to their primary residence only. There is an application process to determine/confirm eligibility. Deadline for applications is June 30, 2020.

BUSINESS TAX

Business Application Fee \$100.00

General Business 15 Mills

Includes all categories except the following and their applicable rates:

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/FEES

RESIDENTIAL TAX:

Water Only \$150.00 Annually Per Unit

Sewer Only \$150.00 Annually Per Unit

Water & Sewer \$300.00 Annually Per Unit

COMMERCIAL TAX:

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:

Hookup Fee to an existing house \$1500

Vacant building lot (where the owner/developer installs the laterals) \$3500

Water only Hook-Up \$1750

Sewer only Hook-Up \$1750

OTHER WATER AND SEWER FEES:

Water and Sewer turn on or turn off, as per resident's request

(Monday-Friday, 8:30am to 4:00pm) \$25.00

Water and Sewer turn on or turn off, as per resident's request

(After hours Monday- Friday and all day Saturday) \$134.58

Water and Sewer turn on or off, as per resident's request (All day Sunday) \$171.10

CERTIFICATES AND LETTERS:

Tax Information \$50.00***

Tax Certificates \$75.00***

Compliance Letters \$150.00

***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:

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.

COMMUNITY CENTRE

Please note: The cost of the fees associated with the new Torbay Community Centre (Torbay Common) are not listed and will be posted by January 31, 2020.

RESIDENTIAL DEVELOPMENT FEES AND PERMITS

Application Fees:

Residential Building Application Fee \$50.00*

Residential Sub-division Application Fee (per lot) \$100.00*

Homes Based Business Application Fee \$100.00*

*Non-refundable and payable in advance.

Permit Fees/Deposits:

New construction/extensions \$2.00 per Sq. M

Accessory Buildings over 30 sq. m \$2.00 per Sq. M

Accessory Buildings less than 30sq. m application fee only

Accessory Building Construction Deposit \$500.00

(Accessory Building Deposit \$1000 when removing existing after new accessory

Building constructed)

(No building construction deposit is required for accessory buildings 11m² or less unless

electrical is being installed)

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:

Commercial Application Fee \$100.00**

Business Application Fee \$100.00

**All commercial and public buildings. Payable in advance and non-refundable.

Permits Fees/Deposits:

New construction/extensions/accessory buildings \$4.00 Per Sq. M

Accessory buildings less than 30sq. 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:

Occupancy Permit Deposit \$400.00

Occupancy Permit Fee \$100.00

(Applicable to all new construction with the exception of Accessory Buildings)

Road Replacement Fee \$1500.00

(Applicable to all new construction when excavation work is required)

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:

Per lot for all residential and commercial lots \$800.00 per lot*

*For all subdivision building lot approvals, this fee is to be paid prior to the issuance of a development permit for the subdivision. For all other residential building lot approvals, this fee is to be paid prior to the issuance of a building permit.

Driveway Access Deposit \$500.00

(Required when an additional driveway is requested. Released upon inspection and provided there is no road damage).

Curb and Sidewalk Cut Deposit \$1000.00

Curb only or Sidewalk only Cut Deposit \$500.00

Demolition Deposit \$1000.00

(Applicable to Residential Dwellings and Commercial Buildings)

Plumbing Contractor License (annual fee) \$100.00

Stop Work Order Release Fee \$1000.00

SIGNAGE

Permanent Sign Application Fee (No Permit Fee) \$125.00

Portable Signs/Bold Signs/Rental Signs \$100.00 per sign per year

BACKFILLING AND EXCAVATION

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

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 provide 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)

Upper Three Corner Senior Softball Field:

Recreation Leagues \$35.00 per hour (includes lights)

Weekend Rental \$500.00

Upper Three Corner Junior Softball Field \$25.00 per hour

Upper Three Corner Soccer Field \$30.00 per hour

Upper Three Corner Multi-Purpose Complex \$50.00 per hour

Upper Three Corner Softball Building Complex \$50.00 per hour



www.torbay.ca
709.437.6532