

# Town of Torbay’s 2021 Tax and Fee Structure

Council adopted the 2021 Budget in the amount of \$13,642,151 with the following structure at a Public Council Meeting held on November 30, 2020.

**PROPERTY TAX**

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

**TAX PAYMENT OPTIONS**

- 1. Payment made in full by **March 31, 2021** via cash, cheque, Interac debit, or internet banking services.
- 2. Interest Free installments via postdated cheques or pre-authorized debit, with payment in full by **December 31, 2021**. 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. An NSF charge of \$25.00 may be applicable.

**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.

**DISCOUNTS**

- 1. 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, 2021.
- 2. Single residential property owners whose single net income is below \$18,955.00 or a family whose combined family net income is below \$32,052.00 may be eligible for a 20% property tax reduction as it relates to their primary residence only. There is an application process to determine/confirm eligibility. Deadline for applications is June 30, 2021.

**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... \$1,500  
Vacant building lot (where the owner/developer installs the laterals)..... \$3,500  
Water only Hook-Up ..... \$1,750  
Sewer only Hook-Up ..... \$1,750

**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

**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  
Personal Care Homes..... 8 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

**SIGNAGE**

Permanent Sign Application Fee (No Permit Fee)..... \$125.00  
Portable Signs/Bold Signs/Rental Signs..... \$100.00 per sign per year

**QUARRIES**

Quarry Application Fee..... \$100.00  
Quarry Permit Fee..... \$1,000.00  
Annual Permit Renewal Fee ..... \$1,000.00

**FACILITY RENTAL (HST WHERE APPLICABLE)**

**Upper Three Corner:**

Senior Softball Field:  
Recreation Leagues..... \$40.00 per hour (includes lights)  
Weekend Rental.....\$560.00  
Junior Softball Field..... \$30.00 per hour  
Soccer Field .....\$30.00 per hour  
Multi-Purpose Complex .....\$50.00 per hour  
Softball Building Complex.....\$50.00 per hour

**Torbay Common:**

	General Fee	Torbay Registered Business	Non- Resident Business	Non-Profit Youth Group
<b>MULTIPURPOSE ROOMS (3 AVAILABLE)</b>				
Per room (hourly)	\$30.00	\$48.00	\$60.00	\$24.00
Per room (8AM-4PM)	\$105.00	\$168.00	\$210.00	\$84.00
Per room (8AM-10PM)	\$135.00	\$216.00	\$270.00	\$108.00
<b>GYMNASIUM - HALF</b>				
Half Gym (hourly)	\$24.00	\$30.00	\$64.00	\$80.00
Half Gym (8AM-4PM)	\$84.00	\$105.00	\$224.00	\$280.00
Half Gym (8AM-10PM)	\$108.00	\$135.00	\$288.00	\$360.00
<b>GYMNASIUM - FULL</b>				
Full Gym (hourly)	\$40.00	\$50.00	\$80.00	\$100.00
Full Gym (8AM-4PM)	\$140.00	\$175.00	\$280.00	\$350.00
Full Gym (8AM-10PM)	\$180.00	\$225.00	\$360.00	\$450.00

**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 \$1,000 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)  
New Home/Renovation 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:**

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:**

New Construction/Renovation Deposit.....\$500.00  
Occupancy Permit Fee..... \$100.00  
(Applicable to all new construction with the exception of Accessory Buildings)  
Road Replacement Fee.....\$1,500.00  
(Applicable to all new construction when excavation work is required)  
Road Damage Deposit ..... \$1,000.00  
Municipal Servicing Installation Deposit.....\$1,000.00  
Road Service Levy on new subdivision development..... \$1,000.00 per lot  
Recreation Assessment Levy 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..... \$1,000.00  
Curb only or Sidewalk only Cut Deposit ..... \$500.00  
Demolition Deposit.....Commercial \$1,000.00 / Residential \$500.00  
Plumbing Contractor License (annual fee).....\$100.00  
Stop Work Order Release Fee..... \$1,000.00

**BACKFILLING AND EXCAVATION**

Application Fee.....\$100.00  
Road Damage Deposit for 6-100 loads .....\$1,000.00  
Road Damage Deposit for 101-200 loads ..... \$1,500.00  
Road Damage Deposit for 201-300 loads ..... \$2,000.00  
Over 300 loads – Deposit will be determined by the Town at the time of application.

**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 in paper, 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.  
Public Notice Mail Out Fee.....\$25.00

**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.

**OTHER FEES**

**Dog License Fees:**

License Mandatory ..... No Charge  
1<sup>st</sup> Pickup (Licensed Dogs) ..... \$75.00  
2<sup>nd</sup> Pickup (Licensed Dogs) ..... \$100.00  
3<sup>rd</sup> Pickup (Licensed Dogs) ..... \$125.00  
1<sup>st</sup> Pickup (Unlicensed Dogs) ..... \$100.00  
2<sup>nd</sup> Pickup (Unlicensed Dogs) ..... \$125.00  
3<sup>rd</sup> Pickup (Unlicensed Dogs) ..... \$150.00  
Daily Impound Fee..... \$20.00

**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.

**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.

