BY-LAW NUMBER 2021-059
A By-law of The Corporation of the City of Barrie to amend By-law 2019-055, with respect to the establishment of municipal-wide development charges.

WHEREAS the City of Barrie (the "City") enacted By-law 2019-055 pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the City has undertaken a study pursuant to the Act which has provided an updated Schedule C-1 and Schedule C-2 to By-law 2019-055;

AND WHEREAS the Council of the City of Barrie ("Council") has before it a report entitled "City of Barrie 2021 Development Charge Update Study" prepared by Watson & Associates Economists Ltd., dated April 9, 2021 (the "update study");

AND WHEREAS the update study and proposed amending by-law were made available to the public on April 9, 2021 and Council gave notice to the public pursuant to Section 12 of the Act.

AND WHEREAS Council, on June 14, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

AND WHEREAS by motion 21-G-156, the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2019-055 with respect to establishment of municipal-wide development charges.

NOW THEREFORE Council hereby enacts as follows:

1. THAT By-law 2019-055 is hereby amended as follows:

a) Addition of definitions in Section 1 related to Ancillary Dwelling and Ancillary Structure as follows:

"ancillary dwelling", means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.

"ancillary structure" has the same meaning as an ancillary dwelling.

b) Addition of Class to the definitions in Section 1 as follows:

"class" means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.

c) Addition of Detached Dwelling Unit to the definitions in Section 1 as follows:

"detached dwelling unit" has the same meaning as a "single detached dwelling unit" for the purposes of this by-law.

d) Addition of Hospice to the definitions in Section 1 as follows:

"hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

e) Replace the definition of Institutional Use in the definitions in Section 1 as follows:

"institutional development" means development of a building or structure intended for use:

(i) As a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;

(ii) As a retirement home within the meaning of Subsection 2 (1) of the Retirement Homes Act, 2010;
(iii) By any of the following post-secondary institutions for the objects of the institution:

1. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;

2. A college or university federated or affiliated with a university described in subclause (1), or

3. An Indigenous Institute prescribed for the purposes of Section 6 of the Indigenous Institutes Act, 2017;

(iv) As a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(v) As a hospice to provide end of life care.

(f) Addition of Interest Rate to the definitions in Section 1 as follows:

"interest rate" means the annual rate of interest calculated as per the City’s D.C. Interest Policy (as per staff report FIN002-20) and approved Council motion 20-G-025, as may be revised from time to time.

(g) Addition of Mobile Home to the definitions in Section 1 as follows:

"mobile home" means a Building recognized in the Building Code as a “Mobile Home” in accordance with the standard for mobile homes in CSA Z240.2.1 “Structural requirements for Manufactured Homes” or CSA A277 “Procedures for Factory Certification of Buildings”.

(h) Addition of Non-Profit Housing Development to the definitions of in Section 1, as follows:

"Non-profit Housing Development" means development of a building or structure intended for use as residential premises by,

(i) A corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;

(ii) A corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or

(iii) A non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

(i) Addition of Rental Housing to the definitions in Section 1 as follows:

"rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

(j) Replace Section titled “Designation of Services,” in Section 2, with the following:

Designation of Services/Class of Services

(k) Addition of Class of Service to Section 2 verbiage after the words "services" to be:

The categories of services/class of services for which development charges are imposed under this By-law are as follows:

(l) Replace section 2.1 (h) Administration – Essential Services and (i) Administration – Community Based Services with:

(h) Growth Studies

(m) Rename and renumber Section 2 (j) Paramedics with:

(i) Ambulance Services

(n) Rename and renumber Section 2 (k) Social Housing with:

(j) Housing Services

(o) Renumber Section 2 (l) through (x) as Sections 2 (k) through (w)

(p) Addition of the following subsections to Section 8:

(g) Notwithstanding section 8 (a), development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City’s Council approved development charge interest policy (as per Staff Report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.
h) Notwithstanding section 8 (a), development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's Council approved development charge interest policy (as per staff report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.

i) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under section 7 shall be calculated on the rates set out in Schedules "B-1", "B-2", "C-1", "C-2", "D-1" and "D-2" on the date of the planning application, including interest. Where both planning applications apply, development charges under section 7 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City's Council approved development charge interest policy (as per staff report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.

q) Replace Section 11 a) (i) to (vi) with the following:

a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

(i) The enlargement to an existing residential dwelling unit;

(ii) One or two additional dwelling units in an existing or to be constructed single detached dwelling or prescribed ancillary structure to the existing residential building;

(iii) The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

(iv) The creation of one additional dwelling unit in any other existing or to be constructed residential building, such as a semi-detached or row dwelling or prescribed ancillary structure to the existing residential building; or

(v) Notwithstanding subsection (ii) above, development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

(vi) Notwithstanding subsection (iv) above, development charges shall be imposed if the additional unit has a gross floor area greater than:

(a) In the case of a semi-detached or row dwelling, the gross floor area of the existing smallest dwelling unit; and

(b) In the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

r) Section 11 (vi) through (xii) is renumbered as:

(viii) to (xiii)

s) Schedule "A" is replaced with the attached Schedule "A."

t) Schedules "C-1" and "C-2" are deleted, and the replaced with the attached Schedules "C-1" and "C-2."

2. THAT this By-law shall come into force and effect immediately upon passing thereof.

3. THAT except amended by this By-law, all provisions of By-law 2019-055, as amended, are and shall remain in full force and effect.

READ a first and second time this 14th day of June, 2021.

READ a third time and finally passed this 14th day of June, 2021.

THE CORPORATION OF THE CITY OF BARRIE

[Signature]

CITY CLERK - WENDY COOKE
SCHEDULE “A”
COMPONENTS OF SERVICES/CLASSES OF SERVICES
DESIGNATED IN SUBSECTION 2.1

Area Specific – Whiskey Creek
Stormwater Management Pond Works and Downstream Conveyance Works

Area Specific – Former City Municipal Boundary Areas
Stormwater Drainage and Control Services
Water Services
  Distribution Systems
Wastewater Services
  Collection Systems

Area Specific - Salem & Hewitt's Secondary Plan Areas
Water Services
  Distribution Systems
Wastewater Services
  Collection Systems

Municipal Wide D.C.-Eligible Services
Water Services
  Facilities
  Facilities Related Debt
Wastewater Services
  Facilities
  Facilities Related Debt
Services Related to a Highway
  Roads
Transit
  Transit Facilities
  Transit Vehicles
  Transit Shelters
Library Services
  Public Facilities
  Library Collection Materials
Parks and Recreation
  Parkland Development
  Parks Vehicles and Equipment
Housing Services
  Social Housing Facilities
Waste Diversion
  Waste Diversion Facilities
  Waste Diversion Vehicles & Equipment
  Waste Diversion Carts & Containers
Long Term Care
  Long-term Care Facilities
Ambulance Services
  Facilities, Vehicles and Equipment
Municipal-Wide D.C.-Eligible Classes

Public Works
- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Services

Protection
- Fire Facilities
- Fire Vehicles
- Fire Small Equipment and Gear
- Police Facilities
- Police Vehicles
- Police Small Equipment and Gear

Growth Studies
- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Drainage and Control Services
- Protection
- Transit
- Library Services
- Parks and Recreation
- Housing Services
- Long Term Care
- Waste Diversion
- Public Works
- Ambulance Services

Municipal-Wide D.C. Services - In force until September 18, 2022

Parking
- Parking Spaces
- Parking Studies

Airport
- Airport Facilities
- Airport Vehicles and Equipment
# RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

**Effective December 1, 2019**

**Municipal Wide Services/Classes:**

<table>
<thead>
<tr>
<th>Service Class</th>
<th>Rate Base</th>
<th>Rate</th>
<th>Formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services Related to Highway</td>
<td>108,719</td>
<td>0.65</td>
<td>$65 - $201,208 + $2.66</td>
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<tr>
<td>Projecter</td>
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<td>$25 - $183,114 + $1.831</td>
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<td>Transit Services</td>
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<td>0.46</td>
<td>$46 - $11,539 + $0.45</td>
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<tr>
<td>Water Services - Facilities Related Debt</td>
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<td>4.2</td>
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<td>Public Works</td>
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<tr>
<td>Ambulance Services</td>
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<td>0.8</td>
<td>$1,841 - $2,331 + $0.02</td>
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<tr>
<td>Waste Disposal</td>
<td>429</td>
<td>1.394</td>
<td>$500 - $429 + $0.12</td>
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<tr>
<td>Government Studies</td>
<td>1,161</td>
<td>4</td>
<td>$4,644 - $1,161 + $0.39</td>
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<tr>
<td>Parks and Recreation Services</td>
<td>810</td>
<td>0.124</td>
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<tr>
<td>Library Services</td>
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<tr>
<td>Housing Services</td>
<td>615</td>
<td>0.378</td>
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<tr>
<td>Long Term Care</td>
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**Total Municipal Wide Services/Classes:**

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<tbody>
<tr>
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<td>$82,312 - $56,608 + $1.70</td>
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**Area Specific Services:**

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<th>Rate Base</th>
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<th>Formula</th>
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<tbody>
<tr>
<td>Stormwater Drainage and Control Services</td>
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<td>5.21</td>
<td>$51 - $1,466 + $0.093</td>
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<tr>
<td>Waste Water Services - Collection Systems</td>
<td>1,135</td>
<td>0.39</td>
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<tr>
<td>Water Services - Distribution Systems</td>
<td>417</td>
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**Total Area Specific Services - Former City Municipal Boundary Areas:**

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<th>Rate Base</th>
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<tr>
<td>Total</td>
<td>8,018</td>
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<td>$2,615 - $8,018 + $0.036</td>
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**Area Specific Services - Salem & Hewitt's Secondary Plan Areas:**

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<thead>
<tr>
<th>Service Class</th>
<th>Rate Base</th>
<th>Rate</th>
<th>Formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Water Services - Collection Systems</td>
<td>4,980</td>
<td>0.3</td>
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<td>Water Services - Distribution Systems</td>
<td>5,361</td>
<td>0.21</td>
<td>$1,138 - $5,361 + $0.021</td>
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**Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas:**

<table>
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<th>Category</th>
<th>Rate Base</th>
<th>Rate</th>
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<tr>
<td>Total</td>
<td>18,341</td>
<td>0.18</td>
<td>$17,341 - $18,341 + $0.018</td>
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**Total Services - Former City Municipal Boundary Areas:**

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<th>Rate Base</th>
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<tbody>
<tr>
<td>Total</td>
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<td>$76,626 - $64,626 + $0.18</td>
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**Total Services - Salem & Hewitt's Secondary Plan Areas:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Rate Base</th>
<th>Rate</th>
<th>Formula</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>52,519</td>
<td>1.06</td>
<td>$57,519 - $52,519 + $0.106</td>
</tr>
</tbody>
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*Previously presented as two separate charges for Administrative & General Services & Administrative Community Based Services. Since these services are no longer eligible due to the changes in the legislation, they have been reported as they relate.