

City-Wide Development Charges

**Summary of
By-law 2019-055**
(As amended or replaced)

Rates effective June 15, 2021

This pamphlet summarizes the City of Barrie's City-Wide and Area Specific Development Charges. Please note that additional Area-Specific or Education Development Charges may also apply.

The information contained herein is intended only as a guide. Applicants should review the approved By-law for additional details and consult with the City of Barrie Finance Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law 2019-055 is available at barrie.ca/developmentcharges or at Service Barrie, located on the 1st floor of City Hall, 70 Collier Street, Barrie during regular business hours.

Purpose of Development Charges

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development within the municipality.

The Council of the City of Barrie passed By-law No. 2019-055 (as amended by By-law 2021-059) on the 14th day of June 2021 under subsection 2(1) of the *Development Charges Act, 1997*.

By-law No. 2019-055 (as amended or replaced)

By-law No. 2019-055 (as amended or replaced) imposes residential development charges (calculated on the number and type of units) and non-residential development charges (calculated per square meter of gross floor area of the building) upon all lands within the boundaries of the City of Barrie.

The By-law contains several service categories, some of which serve all of the lands in the City of Barrie and some of which serve only the Salem and Hewitt's Secondary Plan areas, Whiskey Creek area or the former City of Barrie municipal boundary areas. See the attached pages for rates and area specific maps.

The categories of services for which development charges are imposed under the Bylaw are as follows:

- a) Services Related to a Highway
- b) Public Works
- c) Protection
- d) Ambulance Services
- e) Transit Services
- f) Waste Diversion
- g) Parking Services
- h) Airport Services
- i) Parks and Recreation
- i) Library Services
- k) Growth Studies
- l) Housing Services
- m) Long-term Care
- n) Water Services – Facilities
- o) Water Services – Facilities Related Debt
- p) Wastewater Services – Facilities
- q) Wastewater Services – Facilities Related Debt
- r) Water Services – Distribution Systems – Salem & Hewitt's Secondary Plan Areas
- s) Wastewater Services – Collection Systems – Salem & Hewitt's Secondary Plan Areas
- t) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- u) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- v) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas
- w) Whiskey Creek Stormwater – Area Specific

Rates shall be indexed annually, commencing on January 1, 2020 by the percentage change recorded in the average annual Non-Residential Construction Price Index (Table 18-10-0135-01 as amended or replaced from time to time) produced by Statistics Canada.

The City will continue to collect the below services until September 18, 2022 (due to Bill 197, the following services become ineligible at that time):

- i) Parking Services
- ii) Airport

Timing of Calculation and Payment of Development Charges

Generally, development charges are payable at the time of building permit issuance, including conditional permit issuance. However, residential development charges with respect to 'hard services', including:

- Services Related to a Highway
- Water Services – Facilities & Facilities Related Debt
- Wastewater Services – Facilities & Facilities Related Debt
- Former City Municipal Boundary Areas (where applicable):
 - Stormwater Drainage and Control Services
 - Water Services – Distribution Systems
 - Wastewater Services – Collection Systems
- Salem & Hewitt's Secondary Plan Areas (where applicable):
 - Water Services – Distribution Systems
 - Wastewater Services – Collection Systems
- Whiskey Creek Area – Stormwater

are payable immediately upon entering into a subdivision/consent agreement, based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law.

Deferral of Development Charges

Staff Report FIN002-20 authorized the following for deferral and instalment payments for rental housing, institutional development, and Non-profit housing:

1. **For rental housing that is not non-profit housing (minimum 4 units - all of which are intended for Rental use):** DCs will be due in 6 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge, including any interest payable becoming due and payable immediately. Interest charges are applied to development charges outstanding, at a rate fixed for the duration of the loan on the date that the first instalment is due.
2. **For institutional development:** DCs will be due in 6 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge, including any interest payable becoming due and payable immediately. Interest charges are applied to development charges outstanding, at a rate fixed for the duration of the loan on the date that the first instalment is due.
1. **For Non-profit Housing Development:** DCs will be due in 21 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. Interest is waived during the first 5 years of the deferral. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge, including any interest payable becoming due and payable immediately. Beginning on the date that the sixth instalment is due, interest charges be applied to development charges outstanding and be fixed for five year increments for the remaining duration of the loan.

Interest is determined using the City's weighted average cost of capital (WACC). WACC is unique to each organization and considers both internal and external factors to evaluate the cost of delaying the receipt of funds. The City updates its WACC semi-annually or may do so at any other time should conditions so warrant. The applicable WACC rate will ultimately be the rate in effect at the time of complete application. The deferral of Development Charge payments does not apply to Education Levies, Cash in Lieu of Parkland, or Finance Administration Fees.

Development Charge Rate Freezes

The following applies to Complete Site Plan Applications and Zoning By-law amendment Applications accepted by the City on/after January 1, 2020. The amount of development charges are determined on:

- a. the day an application for an approval of development in a site plan control area;
- b. if clause a) does not apply, the day an application for an amendment to the zoning by-law was made.
- c. If neither clause a) nor clause b) applies, the day before the first building permit is issued.

If a) or b) applies, development charge amounts will remain crystallized for a maximum of two years. The crystallized development charge amount will be indexed and become payable at the time development charges are due. The indexing amount will accrue from the date of complete application.

The indexing rate is determined using the City's weighted average cost of capital (WACC). WACC is unique to each organization and considers both internal and external factors to evaluate the cost of delaying the receipt of funds. The City updates its WACC semi-annually or may do so at any other time should conditions so warrant. The applicable WACC rate will ultimately be the rate in effect at the time of complete application.

Development charges that are not crystallized are subject to an annual inflationary adjustment on January 1st of each year.

Redevelopment Credits

A credit will be provided against development charges owing for properties where there is a redevelopment of the property. The eligibility of the credit is restricted to redevelopments that occur within 60 months of the demolition permit being issued of a qualifying residential or non-residential building. No credit shall be given with respect to Whiskey Creek area specific charges unless the charge has previously been paid.

Discounts and Exemptions

A number of exemptions/discounts in addition to those that are legislated under the Development Charges Act, 1997 were approved by City Council. The exemptions include but are not limited to:

- Specific exemptions relating to certain Residential permits (such as purpose built second suites and certain ancillary units)
- Enlargements to an existing industrial building up to 50% of the gross floor area
- Developments of land intended for use by a college or university that received operating funds from the Governments are exempt from the payment of DC's; but does not include student residences.

Discounts approved by City Council consist of the following:

- Development of lands owned by a non-profit institution for institutional uses for their own purposes are subject to a 50% discount of the development charge applicable,
- One accessory building to an existing industrial building shall be charged \$2.47 per square foot,
- The first 1.5 million sq. ft. of space constructed for the targeted uses set out below shall be subject to a 40% discount of the development charges otherwise applicable.
 - Bakery
 - Concrete Product Manufacturing
 - Foundry
 - Manufacturing and Processing in Wholly Enclosed Buildings
 - Manufacturing
 - Refining or Rendering of Noxious Products
 - Medical Marihuana Production Facility/Cannabis Production Facility
 - Printing and Publishing
 - Research/Development Facility
 - Office
 - Conference Centre
 - Warehousing in Wholly Enclosed Buildings excluding Self-Storage
 - Custom Workshop
 - Office (Medical)
 - Trade Centre
 - Industrial School
 - Data Processing Centre

Refer to attached pages for rate highlights. Reference should be made to the Development Charges By-law for further particulars.

Treasurer's Statement

As required by the Development Charges Act, 1997, the City Treasurer prepares an annual financial statement reporting on the status and transactions relating to the development charges reserve funds for the previous year. This statement will be provided to City Council and may be reviewed in the City Clerk's Office on the 1st floor of City Hall, 70 Collier Street, Barrie during regular business hours.

BY-LAW NO. 2019-055
Residential and Non-Residential Development Charges
JUNE 15, 2021

Service	RESIDENTIAL					NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per m ² of Gross Floor Area)	Non-Retail (per m ² of Gross Floor Area)	Retail (per ft ² of Gross Floor Area)	Non-Retail (per ft ² of Gross Floor Area)
Municipal Wide Services/Classes									
Services Related to a Highway	29,220	23,130	16,364	11,488	9,896	169.48	117.27	15.74	10.89
Public Works	576	455	322	226	195	3.33	2.31	0.31	0.21
Protection	1,934	1,531	1,083	761	655	11.42	8.03	1.06	0.75
Ambulance Services	246	194	137	97	83	0.43	0.32	0.04	0.03
Transit Services	1,218	964	682	479	412	7.37	4.94	0.69	0.46
Waste Diversion	453	359	254	179	153	0.43	0.32	0.04	0.03
Wastewater Services - Facilities	6,265	4,958	3,509	2,463	2,122	36.33	25.15	3.38	2.33
Wastewater Services - Facilities Related Debt	3,746	2,966	2,098	1,473	1,270	21.73	15.04	2.02	1.40
Water Services - Facilities	81	63	45	32	28	0.46	0.32	0.04	0.03
Water Services - Facilities Related Debt	5,209	4,124	2,917	2,048	1,764	30.21	20.90	2.80	1.94
Parking	212	168	119	83	72	1.29	0.86	0.12	0.08
Airport	41	33	24	15	13	0.26	0.17	0.02	0.02
Parks and Recreation	8,560	6,776	4,795	3,366	2,899	8.18	5.49	0.76	0.51
Library Services	839	664	469	330	284	0.75	0.54	0.07	0.05
Growth Studies	789	625	442	311	267	4.74	3.23	0.44	0.30
Housing Services	713	564	399	280	242	0.00	0.00	0.00	0.00
Long Term Care	44	35	25	18	15	0.11	0.11	0.01	0.01
Total Municipal Wide Services/Classes	60,146	47,609	33,684	23,649	20,370	296.52	205.00	27.54	19.04
Area Specific Services									
Former City Municipal Boundary Areas:									
Stormwater Drainage and Control Services	6,833	5,409	3,826	2,686	2,314	36.94	10.04	3.44	0.93
Wastewater Services - Collection Systems	1,199	949	672	472	406	14.88	4.05	1.38	0.38
Water Services - Distribution Systems	441	349	248	173	149	5.46	1.49	0.51	0.14
Total Area Specific Services - Former City Municipal Boundary Areas	8,473	6,707	4,746	3,331	2,869	57.28	15.58	5.33	1.45
Total Services - Former City Municipal Boundary Areas	68,619	54,316	38,430	26,980	23,239	353.80	220.58	32.87	20.49
Area Specific Services									
Salem & Hewitt's Secondary Plan Areas:									
Wastewater Services - Collection Systems	5,262	4,166	2,947	2,070	1,783	32.07	19.83	2.98	1.84
Water Services - Distribution Systems	5,665	4,485	3,172	2,228	1,919	34.53	21.35	3.21	1.98
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	10,927	8,651	6,119	4,298	3,702	66.60	41.18	6.19	3.82
Total Services - Salem & Hewitt's Secondary Plan Areas	71,073	56,260	39,803	27,947	24,072	363.12	246.18	33.73	22.86

SCHEDULE "D-2"

BY-LAW NO. 2019-055

**Schedule of Municipal Services for Whiskey Creek Stormwater Management Works
and Downstream Conveyance Works Area**

JANUARY 1, 2021

No.	Development Areas	Whiskey Creek Stormwater Management Pond Works	Whiskey Creek Downstream Conveyance Works (Including D.C. Study Costs)	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$238,275	\$1,173,213	\$1,411,488
1B1	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$60,944	\$300,079	\$361,024
1B2	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$214,444	\$214,444
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,316,522	\$1,316,522
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$103,422	\$509,224	\$612,646
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$175,483	\$175,483
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$68,181	\$68,181
1F	Discovery Daycare *	*	\$84,870	\$84,870
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$316,927	\$316,927
3	Mason Homes Ltd. *	\$1,278,928	\$2,163,933	\$3,442,861
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$147,186	\$147,186
5	428 & 434 Veterans Drive *	\$48,632	\$82,286	\$130,918
6A1	Sunfield Homes (Mapleview III)	\$324,830	\$549,609	\$874,439
6A2	Sunfield Homes (Mapleview III)	\$23,974	\$40,564	\$64,538
6B	Pratt/Hansen *	\$197,734	\$334,564	\$532,298
7	Future Res - Allandale Vet	\$18,495	\$31,292	\$49,787
8	Future Comm - Allandale Vet	\$123,609	\$209,145	\$332,754
9	Jarlette *	*	\$205,401	\$205,401
10A	Rob-Geoff *	*	\$638,812	\$638,812
10B	541 Essa Rd	*	\$10,431	\$10,431
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$411,123	\$411,123
11B	27 Holdings *	*	\$630,468	\$630,468
12A1	Essa - Ferndale Development	\$0	\$197,875	\$197,875
12A2	Essa - Ferndale Development	\$0	\$43,058	\$43,058
12B	Pratt Ferndale Townhouse *	\$0	\$114,894	\$114,894
12C	430 Essa Rd	\$0	\$72,055	\$72,055
12D	440 Essa Rd	\$0	\$54,537	\$54,537
13	Beacon Subdivision *	\$0	\$371,918	\$371,918
14	Future Residential	\$0	\$518,677	\$518,677
15A	Bell Media Site (CKVR Lands - Station Lands) *	\$0	\$175,593	\$175,593
15B1	Bell Media Site (CKVR Lands)	\$0	\$340,486	\$340,486
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,350,019	\$1,350,019
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,240,282	\$1,240,282
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$482,568	\$264,241	\$746,809
17	521, 525, 531 Essa Road	\$121,100	\$91,557	\$212,657
18	518, 520, 524, 530 Essa Road	\$60,938	\$118,035	\$178,973
19	458 Essa Road and 240 Harvie Road	\$0	\$29,525	\$29,525
20	202, 206, 210, 214 Harvie Road	\$0	\$83,654	\$83,654
	TOTALS	\$3,083,449	\$14,680,163	\$17,763,613

* Development areas (in whole or in part) which have already provided securities to the City, or have already paid development charges under prior by-laws

City of Barrie Map

