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Building Bulletin

DEVELOPMENT CHARGES BY-LAW 2014-108

ADDITION OF DWELLING UNITS TO EXISTING BUILDINGS:

On behalf of the Development Services Division of the Finance Department, this Bulletin clarifies the existing Development Charges By-law 2014-108 regarding the addition of dwelling units to existing residential buildings.

No development charge shall be imposed where the only effect on an action is to:

- a. Permit the creation of one or two additional dwelling units within an existing single detached dwelling, provided that the total gross floor area (as defined in the Development Charges By-law) of the additional one or two units does not exceed the gross floor area of the existing dwelling unit.
- b. Permit one additional dwelling unit in any semi-detached dwelling or row dwelling, provided that the gross floor area of the additional unit does not exceed the gross floor area of the existing dwelling unit.
- c. Permit one additional dwelling unit in any other existing residential building, provided that the total gross floor area of the additional unit is less than the gross floor area of the smallest dwelling units contained in the said residential building.

The exemption to development charges shall only apply to the first instance of intensification in an existing dwelling. The addition of a second suite is considered intensification.

If one or more dwelling units are being added to an existing building, only one building permit application is required and will be subject to the conditions above to determine if an exemption will be applied.

If you have questions or require clarification, please email: DevelopmentCharges@barrie.ca.

Kim Cunningham
Deputy Chief Building Official

