

**THE CORPORATION OF
THE TOWN OF WASAGA BEACH**

BY-LAW # 2010- 106

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES
FOR THE CORPORATION OF THE TOWN OF WASAGA BEACH**

WHEREAS subsection 2(1) of the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides that the Council of a Municipality may pass By-Laws for the imposition of Development Charges against land for increased capital costs required because of the need for services arising from development in the area to which the By-Law applies;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach ("Town of Wasaga Beach") has given Notice in accordance with Section 12 of the Development Charges Act, 1997, of its intention to pass a By-Law under Section 2 of the said Act;

AND WHEREAS the Council of the Town of Wasaga Beach has heard all persons who applied to be heard no matter whether in objection to, or in support of, the Development Charge proposal at a Public Meeting held on September 28, 2010;

AND WHEREAS the Council of the Town of Wasaga Beach has determined through COWOC resolution 2010-12-01 no additional public meeting is required;

AND WHEREAS the Council of the Town of Wasaga Beach, had before it a report entitled Development Charges Background Study dated September, 2010 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Wasaga Beach will increase the need for services as defined herein;

AND WHEREAS Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met through COWOC resolution 2010-12-01;

AND WHEREAS Council has indicated through COWOC resolution 2010-12-01 its intent that the future excess capacity identified in the Development Charges Background Study, dated September 2010, shall be paid for by development charges or other similar charges;

AND WHEREAS the Council of the Town of Wasaga Beach acting as Committee of the Whole on, November 2, 2010, adopted the applicable Development Charges Background Study, dated September, 2010;

NOW THEREFORE this Council of the Corporation of the Town of Wasaga Beach, HEREBY ENACTS as follows:

DEFINITIONS

1. In this by-law,

(1) "Act" means the *Development Charges Act*, S.O. 1997, c. 27;

(2) "Agricultural use" means a bona fide farming operation;

(3) "Apartment dwelling" means any dwelling unit, within a building containing more than four dwelling units where the units are connected by a corridor;

(4) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;

(5) "Board of Education" means a board defined in s.s. 1 (1) of the *Education Act*;

(6) "Building Code Act" means the *Building Code Act*, R.S.O. 1990, c.B.13, as amended;

(7) "Capital Cost" means costs incurred or proposed to be incurred by the Municipality or a local board thereof directly or by others on behalf of, and as authorized by, the Municipality or local board,

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

(c) to acquire, lease, construct or improve buildings and structures;

(d) to acquire, lease, construct or improve facilities including,

(i) rolling stock with an estimated useful life of seven years or more;

(ii) furniture and equipment, other than computer equipment, and

(iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and

(e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);

(f) to complete the development charge background study under Section 10 of the Act;

(g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this By-Law within or outside the Municipality.

(8) "Chalet/Cabin Unit" shall mean an individually owned single detached or semi-detached dwelling not exceeding 139.5 m² (1,500 ft²) in total Gross Floor Area located on a leased tract of

land, comprising part of a larger tract of land operated as a Tourist Establishment with Rental Cabins under single ownership or management, which lease arrangements including the provision of certain common services (i.e. snow plowing, yard maintenance, garbage collection, recreational amenities, marketing, central reservations and check-in, housekeeping, etc.) to the lessee rental unit owners within the development area; and where the unit is offered through the Tourist Establishment for the accommodation of the traveling or vacationing public for short term or seasonal recreational accommodation only; where the dwelling owner is permitted to occupy the unit for personal recreational or vacation use at such time or times as the unit is not rented out by the Tourist Establishment, provided however that at no time shall the dwelling unit be used for permanent or year round occupancy.

(9) "**Council**" means the Council of The Corporation of the Town of Wasaga Beach;

(10) "**Development**" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this By-Law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;

(11) "**Development Charge**" means a charge imposed pursuant to this By-Law;

(12) "**Dwelling Unit**" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, including time share units;

(13) "**Farm building**" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

(14) "**Grade**" means the average level of finished ground adjoining a building or structure at all exterior walls;

(15) "**Gross floor area**" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

(16) "**Infill Lot**" means an existing, vacant, residential lot of record created prior to July 1st, 1985.

(17) "**Leisure Lifestyle Dwelling**" means an individually owned single detached, semi-detached or townhouse dwelling not exceeding 139.4 m² (1,500 ft²) in total Gross Floor Area located on a leased tract of land, comprising part of a larger tract of land under single ownership and management, which lease arrangements include the provision of certain common services (e.g. snow ploughing, garbage collection, recreational facilities) to the lessee homeowners within the development area;

(18) "**Local board**" means a public utility commission, public library board, local board, of health, or any other board, commission, committee or body or local authority established or exercising

any power or authority under any general or special Act with respect to any of the affairs or purposes of the Municipality or any part or parts thereof;

(19) "**Local services**" means those services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;

(20) "**Multiple dwelling**" means all dwellings other than single detached dwellings, semi-detached dwellings, leisure lifestyle dwellings, and apartment dwellings;

(21) "**Municipality**" means The Corporation of the Town of Wasaga Beach;

(22) "**Non-residential uses**" means a building or structure used for other than a residential use;

(23) "**Owner**" means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;

(24) "**Park Model Trailer Campground, Seasonal**" means any parcel of land under single ownership or management which is used or intended to be used for the placement of park model trailers as defined herein; to provide temporary living, sleeping or eating accommodation where the campground includes facilities (i.e. office, Laundromat, recreational amenities, etc.) for the exclusive use of the campground patrons, but does not include permanent or year round occupancy by anyone other than the owner or operator of the campground. The trailers may be jacked up with their running gear removed and perimeter skirting installed when operational on the campground site. Shallow services designed and installed for seasonal use is a feature of this type of development.

(25) "**Park Model Trailer**" means a recreational trailer constructed and certified in accordance with CAN/CSA Z241.0-03 or successor regulation, that meets the following criteria: built on a single chassis; mounted on wheels; designed to facilitate relocation from time to time; designed as living quarters for seasonal residential use and may be connected to those utilities necessary for the operation of installed fixtures and appliances; and has a Gross Floor Area, including lofts not exceeding 50.2 m² (540 ft²) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode.

(26) "**Park Model Trailer Add-on**" means a pre-manufactured structure designed for use as a sunroom, porch or additional living area, except for screening, clear glass, insulated wall panels or lower skirting or bottom panels and is intended or used for additional living area but is not intended or used for the purpose of cooking.

(27) "**Planning Act**" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;

(28) "**Regulation**" means any regulation made pursuant to the Act;

(29) "**Residential uses**" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, a leisure

lifestyle dwelling, and the residential portion of a mixed-use building or structure under all types of ownership (freehold, condominium, fractional, and all other);

(30) "**Seasonal Park Model Trailer**" means a park model trailer that is only occupied for the whole or part of the period from mid April to mid November and for which water services are shut off during the period November to April. The owner of such units requires an agreement with the Town recognizing them as such;

(31) "**Semi-detached dwelling**" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

(32) "**Services**" means services set out in Schedule "A" to this By-law;

(33) "**Single detached dwelling**" means a completely detached building containing only one dwelling unit.

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this By-Law, Development Charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedules "B" and "C", which relate to the services set out in Schedule "A".

(2) The Development Charge with respect to the uses of any land, building or structure shall be calculated as follows:

a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B";

b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "C";

(3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

PHASE-IN OF DEVELOPMENT CHARGES

3. (1) The residential Development Charges imposed pursuant to this By-Law are being phased-in in accordance with Schedule "B".

- (2) The non-residential Development Charges imposed pursuant to this By-Law are being phased-in in accordance with Schedule "C".

APPLICABLE LANDS

4. (1) Subject to Sections 5 and 6, this By-Law applies to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
- (2) This By-Law shall not apply to land that is owned by and used for the purposes of:
- (a) a board of education;
 - (b) any Municipality or local board thereof.
- (3) Notwithstanding 4(1), for a period from the effective date of this By-Law the Development Charges specified in Schedule "B" do not apply to the development of land in the Robinson Road area, specifically those lots on Registrar's Compiled Plan 1685 and including lot 19, lots 33 to 45 inclusive, lots 49 to 80 inclusive and lots 84 to 86 inclusive and Registrar's Compiled Plan 1696 and including lots 1 to 14 inclusive and lots 19 to 51 inclusive, provided that the land, with its present zoning, was a proper lot of record as of the date of passage of this By-Law. These lots shall pay one-half (1/2) of the Development Charge as specified on Schedule "B".
- (4) Notwithstanding 4(1), for the effective period of this By-Law the Development Charges specified in Schedule "B" do not apply to the development of land in the McIntyre Creek Estate Subdivision, Plan 51M-496. As per an order of the Ontario Municipal Board, the applicable Development Charges for these lots is \$3,560 per lot.
- (5) Notwithstanding 4(1), the Development Charges specified in Schedule "B" of this by-law do not apply to Lots on Plan 51M-496 owned by David Cameron Johnson: Lots 105, 106, 107, 108, 109, 114, 115, 125, 127 and 161 and Lots on Plan 51M-496 owned by Ronald Martyn: Lots 228, 229 and 230. In accordance with the OMB Minutes of Settlement, a charge of \$950 per unit applies to the above noted lots.
- (6) Notwithstanding 4(1), the Development Charges specified in Schedule "B" and "C" of this by-law do not apply to the development of the Zancor Lands defined as Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Parts 1 to 16 inclusive on Plan 51R-32716 and Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Part 15, Plan 51R-32716. In accordance with the August 23, 2006 agreement no Town development charges apply to these lands.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

5. (1) Notwithstanding Section 4 above, no Development Charge shall be imposed with respect to developments or portions of developments as follows:
- (a) the enlargement of an existing residential dwelling unit;
 - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 5(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

RULES WITH RESPECT EXEMPTIONS FOR "INDUSTRIAL" AND "COMMERCIAL" DEVELOPMENT AND EXPANSION

6. Development Charge shall be collected for the construction of a new industrial or commercial building or the expansion of an existing industrial or commercial building in accordance with Schedule "C".

EXISTING INDUSTRIAL USES EXPANSION EXEMPTION

7. Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of this by-law. With the following conditions:

- (a) Where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and
- (b) Shall only apply to the enlargement or enlargements of the existing industrial buildings to a maximum of the aggregate of fifty percent of the gross floor area of the existing industrial buildings while this by-law remains in force.

DEVELOPMENT CHARGES IMPOSED

8. (1) Subject to subsection (2), Development Charges shall be calculated and collected in accordance with the provisions of this By-Law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act* or successor legislation;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act* or successor legislation;
 - (e) a consent under Section 53 of the *Planning Act* or successor legislation;
 - (f) the approval of a description under the *Condominium Act*, R.S.O. 1991, c. C. 26 or the *Condominium Act*, 1998, S. O. 1998, c.19 as amended, or successor legislation; or
 - (g) the issuing of a permit under the *Building Code Act, 1992*, or successor legislation in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

9. Nothing in this By-Law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at his or her

own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

10. (1) Where two or more of the actions described in subsection 8(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-Law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 8(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional Development Charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

11. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total Development Charge payable by an owner to the Municipality in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-Law.
- (3) The credit provided for in subsection (2) shall not be charged to any Development Charge reserve fund.

RULES WITH RESPECT TO RE-DEVELOPMENT

12. (1) In the case of the demolition of all or part of a residential or non-residential building or structure a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date

the demolition permit has been issued; and

- (2) if a development or redevelopment involves the demolition of and replacement of a residential structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable.
 - (3) if a development or redevelopment involves the demolition of and replacement of a non-residential structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable.
13. A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-Law.

TIMING OF CALCULATION AND PAYMENT

14. (1) Development Charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a Development Charge applies.
- (2) Where Development Charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the Development Charge has been paid in full.
- (3) Council may, by resolution, approve the payment of a Development Charge at a different point other than when the first building permit is issued.

RESERVE FUNDS

15. (1) Monies received from payment of Development Charges under this By-Law shall be maintained in separate reserve funds for each of the services set out in Schedule "A."
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid Development Charges are collected as taxes under subsection (3), the monies so collected shall be credited to the Development Charge reserve funds referred to in subsection (1).

- (5) The Treasurer of the Municipality shall, in each year commencing in 2011 for the 2010 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

16. (1) Where this By-Law or any Development Charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this By-Law shall be used.
- (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

17. (1) The Development Charges set out in Schedule "B" to this By-Law shall be adjusted annually as of January 1, starting January 1, 2012, without amendment to the By-Law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics" (Non-Residential Building).
- (2) The Development Charges set out in Schedule "C" to this By-Law shall be adjusted annually as of January 1, starting January 1, 2012, without amendment to the By-Law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics" (Non-Residential Building).

SEVERABILITY

18. In the event any provision, or part thereof, of this By-Law is found by a Court of Competent Jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-Law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

19. The headings inserted in this By-Law are for convenience of reference only and shall not affect the construction of interpretation of this By-Law.

BY-LAW REGISTRATION

20. A certified copy of this By-Law may be registered on title to any land to which this By-Law applies.

BY-LAW ADMINISTRATION

21. This By-Law shall be administered by the Municipal Treasurer.

BY-LAW SHORT TITLE

22. The short title to this By-law shall be "Development Charges By-law".

SCHEDULES TO THE BY-LAW

23. The following Schedules to this By-Law form an integral part of this By-Law:

- Schedule "A" - Schedule of Designated Municipal Services
- Schedule "B" - Schedule of Residential Development Charges
- Schedule "C" - Schedule of Non-Residential Development Charges

EXISTING BY-LAW REPEAL

22. That By-Law #2007-81, passed the 31st day of July, 2007 is hereby repealed effective November 10, 2010.

DATE BY-LAW EFFECTIVE

23. This By-Law shall come into force and effect November 10, 2010. Development Charges in effect on November 9, 2010 shall continue until January 14, 2011.

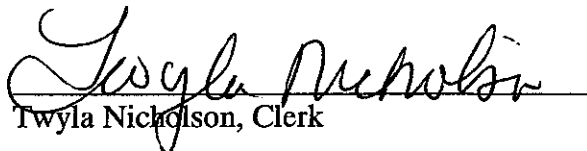
SHORT TITLE

24. This By-Law may be cited as the "Town of Wasaga Beach Development Charges By-law."

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS THE 9TH DAY OF NOVEMBER 2010.



Cal Patterson, Mayor



Twyla Nicholson, Clerk

SCHEDULE "A" TO BY-LAW NO. 2010- 106

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Library Service

Emergency and Fire Services

Parks and Recreation

Public Works (Buildings and Fleet)

General Government

Roads and Related

Water Works

Sewer Works

Storm Drainage

SCHEDULE "B-1" RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from November 10, 2010 – January 14, 2011

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows and Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$198	\$167	\$145	\$145	\$72
Emergency & Fire Services	\$546	\$463	\$400	\$400	\$199
Parks And Recreation	\$2,296	\$1,943	\$1,679	\$840	\$419
Public Works: Buildings And Fleet	\$329	\$279	\$240	\$240	\$121
General Government	\$50	\$41	\$36	\$36	\$18
Subtotal General Services	\$3,420	\$2,893	\$2,500	\$1,662	\$829
Roads And Related	\$6,370	\$5,390	\$4,655	\$4,655	\$2,327
Water Works	\$912	\$772	\$666	\$666	\$334
Sewer Works	\$267	\$225	\$194	\$194	\$97
Storm Drainage	\$752	\$635	\$550	\$550	\$275
Subtotal Engineered Services	\$8,301	\$7,022	\$6,064	\$6,064	\$3,033
TOTAL CHARGE PER UNIT	\$11,721	\$9,915	\$8,565	\$7,726	\$3,862

* Note: Seasonal Park Model Trailers are considered a non-residential use for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

SCHEDULE "B-2" RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 15, 2011 – December 31, 2011

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows and Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$210	\$175	\$150	\$150	\$75
Emergency & Fire Services	\$571	\$477	\$408	\$408	\$203
Parks And Recreation	\$2,311	\$1,932	\$1,653	\$827	\$413
Public Works: Buildings And Fleet	\$357	\$298	\$254	\$254	\$128
General Government	\$64	\$52	\$45	\$45	\$23
Subtotal General Services	\$3,513	\$2,934	\$2,510	\$1,684	\$842
Roads And Related	\$6,457	\$5,396	\$4,615	\$4,615	\$2,306
Water Works	\$1,312	\$1,085	\$920	\$920	\$461
Sewer Works	\$398	\$328	\$278	\$278	\$139
Storm Drainage	\$929	\$770	\$657	\$657	\$328
Subtotal Engineered Services	\$9,096	\$7,579	\$6,470	\$6,470	\$3,234
TOTAL CHARGE PER UNIT	\$12,609	\$10,513	\$8,980	\$8,154	\$4,076

* Note: Seasonal Park Model Trailers are considered a non-residential use for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

SCHEDULE "B-3" RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2012 – December 31, 2012

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows and Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$223	\$183	\$156	\$156	\$78
Emergency & Fire Services	\$596	\$492	\$416	\$416	\$208
Parks And Recreation	\$2,325	\$1,920	\$1,628	\$814	\$407
Public Works: Buildings And Fleet	\$385	\$317	\$268	\$268	\$134
General Government	\$79	\$64	\$54	\$54	\$27
Subtotal General Services	\$3,608	\$2,976	\$2,522	\$1,708	\$854
Roads And Related	\$6,544	\$5,400	\$4,575	\$4,575	\$2,287
Water Works	\$1,712	\$1,398	\$1,174	\$1,174	\$587
Sewer Works	\$528	\$431	\$361	\$361	\$181
Storm Drainage	\$1,106	\$906	\$764	\$764	\$382
Subtotal Engineered Services	\$9,890	\$8,135	\$6,874	\$6,874	\$3,437
TOTAL CHARGE PER UNIT	\$13,498	\$11,111	\$9,396	\$8,582	\$4,291

* Note: Seasonal Park Model Trailers are considered a non-residential use for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

SCHEDULE "B-4" RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2013 – December 31, 2013

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows and Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$235	\$191	\$161	\$161	\$80
Emergency & Fire Services	\$620	\$506	\$424	\$424	\$212
Parks And Recreation	\$2,340	\$1,909	\$1,602	\$801	\$400
Public Works: Buildings And Fleet	\$413	\$336	\$281	\$281	\$141
General Government	\$93	\$75	\$63	\$63	\$32
Subtotal General Services	\$3,701	\$3,017	\$2,531	\$1,730	\$865
Roads And Related	\$6,632	\$5,408	\$4,538	\$4,538	\$2,269
Water Works	\$2,111	\$1,710	\$1,427	\$1,427	\$714
Sewer Works	\$659	\$533	\$445	\$445	\$222
Storm Drainage	\$1,283	\$1,041	\$870	\$870	\$435
Subtotal Engineered Services	\$10,685	\$8,692	\$7,280	\$7,280	\$3,640
TOTAL CHARGE PER UNIT	\$14,386	\$11,709	\$9,811	\$9,010	\$4,505

* Note: Seasonal Park Model Trailers are considered a non-residential use for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

SCHEDULE "B-5" RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2014 to by-law expiry

Service	Residential Charge By Unit Type				
	Singles & Semis	Rows and Other Multiples	Apartments	Leisure Lifestyle, Park Model Trailers and Chalets	Seasonal Park Model Trailers
Library Service	\$247	\$199	\$166	\$166	\$83
Emergency & Fire Services	\$645	\$520	\$432	\$432	\$216
Parks And Recreation	\$2,354	\$1,897	\$1,576	\$788	\$394
Public Works: Buildings And Fleet	\$441	\$355	\$295	\$295	\$148
General Government	\$107	\$86	\$72	\$72	\$36
Subtotal General Services	\$3,794	\$3,057	\$2,541	\$1,753	\$877
Roads And Related	\$6,720	\$5,415	\$4,499	\$4,499	\$2,250
Water Works	\$2,511	\$2,023	\$1,681	\$1,681	\$841
Sewer Works	\$789	\$636	\$528	\$528	\$264
Storm Drainage	\$1,460	\$1,176	\$977	\$977	\$489
Subtotal Engineered Services	\$11,480	\$9,250	\$7,685	\$7,685	\$3,843
TOTAL CHARGE PER UNIT	\$15,274	\$12,307	\$10,226	\$9,438	\$4,719

* Note: Seasonal Park Model Trailers are considered a non-residential use for the purposes of calculating the County of Simcoe development charges, the Simcoe County District School Board development charges and the Simcoe Muskoka Catholic District School Board development charges.

SCHEDULE "C-1" NON-RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from November 10, 2010 – January 14, 2011

Service	Non-Residential	
	Charge per Square Metre	Seasonal Park Model Trailers (charge by unit)
Library Service	\$0.00	\$72
Emergency & Fire Services	\$2.76	\$199
Parks And Recreation	\$0.00	\$419
Public Works: Buildings And Fleet	\$1.66	\$121
General Government	\$0.25	\$18
Subtotal General Services	\$4.68	\$829
Roads And Related	\$35.49	\$2,327
Water Works	\$5.08	\$334
Sewer Works	\$1.57	\$97
Storm Drainage	\$4.19	\$275
Subtotal Engineered Services	\$46.33	\$3,033
TOTAL CHARGE	\$51.02	\$3,862

SCHEDULE "C-2" NON-RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 15, 2011 – December 31, 2011

Service	Non-Residential	
	Charge per Square Metre	Seasonal Park Model Trailers (charge by unit)
Library Service	\$0.00	\$75
Emergency & Fire Services	\$2.81	\$203
Parks And Recreation	\$0.00	\$413
Public Works: Buildings And Fleet	\$1.71	\$128
General Government	\$0.27	\$23
Subtotal General Services	\$4.79	\$842
Roads And Related	\$36.01	\$2,306
Water Works	\$5.67	\$461
Sewer Works	\$1.76	\$139
Storm Drainage	\$4.47	\$328
Subtotal Engineered Services	\$47.91	\$3,234
TOTAL CHARGE	\$52.70	\$4,076

SCHEDULE "C-3" NON-RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2012 – December 31, 2012

Service	Non-Residential	
	Charge per Square Metre	Seasonal Park Model Trailers (charge by unit)
Library Service	\$0.00	\$78
Emergency & Fire Services	\$2.84	\$208
Parks And Recreation	\$0.00	\$407
Public Works: Buildings And Fleet	\$1.73	\$134
General Government	\$0.28	\$0
Subtotal General Services	\$4.85	\$854
Roads And Related	\$36.25	\$2,287
Water Works	\$5.97	\$587
Sewer Works	\$1.85	\$181
Storm Drainage	\$4.62	\$382
Subtotal Engineered Services	\$48.68	\$3,437
TOTAL CHARGE	\$53.54	\$4,291

SCHEDULE "C-4" NON-RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2013 - December 31, 2013

Service	Non-Residential	
	Charge per Square Metre	Seasonal Park Model Trailers (charge by unit)
Library Service	\$0.00	\$80
Emergency & Fire Services	\$2.87	\$212
Parks And Recreation	\$0.00	\$400
Public Works: Buildings And Fleet	\$1.76	\$141
General Government	\$0.29	\$0
Subtotal General Services	\$4.91	\$865
Roads And Related	\$36.51	\$2,269
Water Works	\$6.26	\$714
Sewer Works	\$1.95	\$222
Storm Drainage	\$4.76	\$435
Subtotal Engineered Services	\$49.47	\$3,640
TOTAL CHARGE	\$54.39	\$4,505

SCHEDULE "C-5" NON-RESIDENTIAL DEVELOPMENT CHARGES

Rates in effect from January 1, 2014 – by-law expiry

Service	Non-Residential	
	Charge per Square Metre	Seasonal Park Model Trailers (charge by unit)
Library Service	\$0.00	\$83
Emergency & Fire Services	\$2.87	\$216
Parks And Recreation	\$0.00	\$394
Public Works: Buildings And Fleet	\$1.76	\$148
General Government	\$0.29	\$36
Subtotal General Services	\$4.91	\$877
Roads And Related	\$36.51	\$2,250
Water Works	\$6.26	\$841
Sewer Works	\$1.95	\$264
Storm Drainage	\$4.76	\$489
Subtotal Engineered Services	\$49.47	\$3,843
TOTAL CHARGE	\$54.39	\$4,719