

Statement of the Treasurer

The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Additional Information

This bulletin is intended to give an overview of development charges. For more complete information, reference should be made to the Development Charges Background Study, by-law 6555 and the County’s annual development charges statement. The County does offer some grants for specific types of community related development. These documents are available on the County’s website at www.simcoe.ca, or in printed version in the County Clerk’s office during regular office hours of 8:30 a.m to 4:30 p.m., Monday through Friday.

Charges Levied Under Development Charges By-Law 6555 Effective January 1, 2020

Residential Charge By Unit Type				
Service	Singles /Semis	Multiples /Other Multiples	Apartments	Non-Residential Charge per Square Metre of Gross Floor Area
Paramedics Services	\$198	\$164	\$112	\$1.00
Long Term Care and Seniors Services	\$741	\$614	\$418	\$0.00
Social Housing	\$1,425	\$1,182	\$805	\$0.00
Public Works	\$90	\$74	\$50	\$0.45
General Government	\$55	\$46	\$31	\$0.27
Solid Waste Management	\$228	\$189	\$129	\$1.14
Roads & Related	\$7,023	\$5,823	\$3,963	\$34.09
TOTAL COUNTY-WIDE CHARGE	\$9,760	\$8,092	\$5,508	\$36.95



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DEVELOPMENT CHARGE INFORMATION BY-LAW 6555

This bulletin summarizes the Development Charge By-Law effective January 1, 2017 - December 31, 2021

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the County of Simcoe staff to determine the applicable charges that may apply to specific development proposals.

Updated December 2, 2019
to reflect Rates effective January 1, 2020



Development charges for the County of Simcoe By-law 6555

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the County of Simcoe.
- The development charge is payable in full upon issuance of a building permit.

The development charge rates set out below are effective January 1, 2020:

Development Type	Rate (per unit)	Development Type	Rate (per sq.m of gross floor area)
Single Detached and Semi-Detached Dwelling	\$9,760	Non-residential	\$36.95
Other Multiple Unit Residential	\$8,092		
Apartments	\$5,508		

Term of By-Law

- By-law No. 6555 will remain in force until December 31, 2021.

Indexing of Development Charges

The development charges will be adjusted annually on January 1 of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, **Construction Price Statistics**.

Purpose of development charges

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average service levels provided in the County over the 10-year period immediately preceding the preparation of the background study
- Capital cost calculations for each eligible development charge service
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County dated April 2016. The study served as the basis for the development charge rates approved by County Council on June 14, 2016 through by-law No. 6555. Development charges came into effect on January 1, 2017.

Services covered

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Paramedic Services
- Long Term Care and Seniors Services
- Social Housing
- Public Works
- General Government
- Solid Waste Management
- Roads and Related

Exemptions

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 6555. These include hospitals, government agencies, schools, colleges and universities, places of worship, farm buildings, and certain residential expansions.

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

Unpaid charges to be added to tax roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.