

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. 5386. These include hospitals, government agencies, schools, colleges & 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.

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 pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the Development Charges Background Study and Addendum, by-law 5386 and, commencing in 2007, the County's annual development charges statement, which 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 am to 4:30 pm, Monday through Friday.
- For further information please contact:

Planning Department
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THE CORPORATION OF

**THE COUNTY OF
SIMCOE**

**DEVELOPMENT CHARGE
INFORMATION**

By-Law 5386

This pamphlet summarizes the Development Charge By-Laws for the County of Simcoe effective September 1, 2006

***Pamphlet updated Nov.24/08 to reflect
Rates effective January 1, 2009***

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.

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 bylaw, 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 of 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 March 2006 and an Addendum Study dated June 2006. The study served as the basis for the development charge rates approved by the County Council on July 25, 2006 through by-law No. 5386. Development charges came into effect on September 1, 2006.

DEVELOPMENT CHARGES FOR THE COUNTY OF SIMCOE: BY-LAW NO. 5386

- 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, 2009**:

Development Type	Rate (per unit)
Single Detached and Semi-Detached Dwelling	\$ 4,067
Apartments	\$ 2,847
Other Multiple Unit Residential	\$ 3,255

- Non-residential development charges are imposed on all non-residential development within the County of Simcoe. January 1st 2009 is the second year of the phase in of Industrial development charges

Development Type	Rate (per sq. m of gross floor area)
Non-Residential (Excluding Industrial)	\$ 19.58

- Industrial development charges are being phased in as per following:

Date	Rate (per sq. m. of gross floor area)
January 1, 2009	\$ 4.90

TERM OF BY-LAW

- By-law No. 5386 will remain in force until August 31, 2011.

INDEXING OF DEVELOPMENT CHARGES

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

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:

- Library Services
- Paramedic Services
- Long Term Care
- Child Care Services
- Social Housing
- Public Works
- General Government
- Roads and Related