

## 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 April 2011 and an Addendum Study dated June 2011. The study served as the basis for the development charge rates approved by the County Council on June 28, 2011 through by-law No. 6038.

## DEVELOPMENT CHARGES FOR THE COUNTY OF SIMCOE BY-LAW 6038

- 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 **September 1, 2011:**

Development Type	Rate (per unit)
Single Detached and Semi-Detached Dwelling	\$5,813
Apartments	\$4,029
Other Multiple Unit Residential	\$4,829

Development Type	Rate (per sq.m of gross floor area)
Non-Residential	\$28.94

## TERM OF BY-LAW

- By-law No. 6038 will remain in force until August 31, 2016.

## 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
- Social Housing
- Public Works
- General Government
- 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. 6038. 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.

## 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 6038 and, commencing in 2011, the County's annual development charges statement, which are available on the County's website at [www.simcoe.ca](http://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, contact:

#### Planning Department or Finance Department

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## THE CORPORATION OF THE COUNTY OF SIMCOE DEVELOPMENT CHARGE INFORMATION BY-LAW 6038

This pamphlet summarizes the Development Charge By-Laws effective September 1, 2011

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.

PAMPHLET UPDATED JUNE 28, 2011  
TO REFLECT RATES EFFECTIVE SEPTEMBER 1, 2011