



**FINANCE DEPARTMENT  
MEMORANDUM**

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**TO: MAYOR, J. LEHMAN, AND MEMBERS OF COUNCIL**

**FROM: M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES**  
**C. MILLAR, DIRECTOR OF FINANCE AND TREASURER**

**NOTED: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: DEVELOPMENT CHARGE AND CASH-IN LIEU OF PARKLAND RATES INDEXED FOR JANUARY 1, 2022**

**DATE: NOVEMBER 29, 2021**

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The purpose of this Memorandum is to provide members of Council with an update concerning Development Charge and Cash-In-Lieu of Parkland Rates Indexed for January 1, 2022.

**Indexing of development charge rates is set in the regulations to the *Development Charges Act***

The Statistics Canada's Construction Cost Index (non-residential building – table 18-10-0135-01) is the prescribed index under the *Development Charges Act* to be used to index development charges.

This is referenced in Section 9 of the City of Barrie's Development Charge By-Law 2019-055, which states:

*The development charges set out in Schedules B-1, B-2, C-1, C-2, D-1 and D-2 of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2020, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (non-residential building – table 18-10-0135-01), as may be amended or replaced from time to time.*

Motion 17-G-162 establishes that Cash-In-Lieu of Parkland shall be indexed at the same rate as the City-wide Development Charges.

**The Statistics Canada site is used by all municipalities, and shows the annual inflation to be 11.6%**

Attached in Appendix A is a copy of an excerpt from the Statistics Canada website indicating that the most recent twelve-month comparison is an increase (for Toronto) of 11.6% for the non-residential building construction price index.

The non-residential index referred to in the City's by-law is the Provincially prescribed metric used by municipalities throughout Ontario to index their development charges. The annual increase is typically around an average of 3%. This year's significant increase of 11.6% considers the macroeconomic conditions outside of the City's control and reflects the additional amount it costs the City to construct growth related capital projects.

The following is a summary of the new rates, including the 11.6% increase, effective January 1, 2022:



**1. Former City Municipal Boundary Areas:**

<b>Classification</b>	<b>Rate</b>
Residential:	
Singles and semis	\$76,581.00
2-Bedroom and larger apartments	42,886.00
Bachelor and 1-bedroom apartments	30,111.00
Special Care/Special Dwelling Units	25,935.00
All other dwellings	60,616.00
Non-Residential:	
Retail	\$394.83/sq m
Non-Retail	246.15/sq m

**2. Salem & Hewitt’s Secondary Plan Areas:**

<b>Classification</b>	<b>Rate</b>
Residential:	
Singles and semis	\$79,319.00
2-Bedroom and larger apartments	44,418.00
Bachelor and 1-bedroom apartments	31,189.00
Special Care/Special Dwelling Units	26,866.00
All other dwellings	62,786.00
Non-Residential:	
Retail	\$405.23/sq m
Non-Retail	274.73/sq m

Please note that the By-law includes various statutory and discretionary discounts, which in some cases reduce the above-mentioned rates. Please refer to By-law 2019-055 for a complete listing.

The By-law also contains an area specific rate schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works. The indexed rates effective January 1, 2022, are attached in Appendix B.

**3. Cash-In-Lieu of Parkland unit rates:**

<b>Classification</b>	<b>Rate</b>
Residential:	
Per Dwelling Unit	\$6,390.00

The updated rates will be available on the City’s website and posted in the Building Services Department and at Service Barrie.

APPENDIX "A"

NON-RESIDENTIAL BUILDING CONSTRUCTION PRICE INDEX

Building construction price indexes, by type of building<sup>1</sup>

Frequency: Quarterly

Table: 18-10-0135-01 (formerly CANSIM 327-0058)

Release date: 2021-10-28

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Geography: Census metropolitan area, Census metropolitan area part

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Type of building: Non-residential buildings [622] Reference period: From: Q3 2020 To: Q3 2021

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Geography <sup>2</sup>	Non-residential buildings [622]				
	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021
	Index, 2017=100				
Eleven census metropolitan area composite	109.3	109.4	110.9	115.2	118.4
St. John's, Newfoundland and Labrador ( <a href="#">map</a> )	102.6	102.8	104.5	109.4	111.8
Halifax, Nova Scotia ( <a href="#">map</a> )	107.9	108.7	110.1	114.5	117.5
Moncton, New Brunswick ( <a href="#">map</a> )	108.3	107.9	108.0	110.2	113.8
Montréal, Quebec ( <a href="#">map</a> )	113.8	114.2	116.5	121.8	124.8
Ottawa-Gatineau, Ontario part, Ontario/Quebec ( <a href="#">map</a> )	114.2	114.8	117.2	124.6	129.7
Toronto, Ontario ( <a href="#">map</a> )	111.9	112.1	114.2	119.9	124.9
Winnipeg, Manitoba ( <a href="#">map</a> )	106.3	106.1	107.4	111.8	113.5
Saskatoon, Saskatchewan ( <a href="#">map</a> )	104.0	103.7	104.3	107.1	108.6
Calgary, Alberta ( <a href="#">map</a> )	104.5	104.6	105.3	107.9	109.6
Edmonton, Alberta ( <a href="#">map</a> )	105.5	105.5	107.0	111.7	115.1
Vancouver, British Columbia ( <a href="#">map</a> )	110.5	110.3	111.3	114.1	116.1

Index Calculation
((124.9/111.9)-1)*100 = 11.6 %

Source: Statistics Canada

**APPENDIX "B"**

**SCHEDULE OF MUNICIPAL SERVICES FOR  
WHISKEY CREEK STORMWATER MANAGEMENT WORKS  
AND DOWNSTREAM CONVEYANCE WORKS**

SCHEDULE "D-2"				
BY-LAW NO. 2019-055				
Schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Area				
JANUARY 1, 2022				
No.	Development Areas	Whiskey Creek Stormwater Management Pond Works	Whiskey Creek Downstream Conveyance Works (Including D.C. Study Costs)	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$265,915	\$1,309,306	\$1,575,221
1B1	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$68,014	\$334,888	\$402,903
1B2	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$239,320	\$239,320
1C	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,469,239	\$1,469,239
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$115,419	\$568,294	\$683,713
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$195,839	\$195,839
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$76,090	\$76,090
1F	Discovery Daycare *	*	\$94,715	\$94,715
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$353,691	\$353,691
3	Mason Homes Ltd. *	\$1,427,284	\$2,414,949	\$3,842,233
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$164,260	\$164,260
5	428 & 434 Veterans Drive *	\$54,273	\$91,831	\$146,104
6A1	Sunfield Homes (Mapleview III)	\$362,510	\$613,364	\$975,874
6A2	Sunfield Homes (Mapleview III)	\$26,755	\$45,269	\$72,024
6B	Pratt/Hansen *	\$220,671	\$373,373	\$594,044
7	Future Res - Allandale Vet	\$20,640	\$34,922	\$55,562
8	Future Comm - Allandale Vet	\$137,948	\$233,406	\$371,354
9	Jarlette *	*	\$229,228	\$229,228
10A	Rob-Geoff *	*	\$712,914	\$712,914
10B	541 Essa Rd	*	\$11,641	\$11,641
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$458,813	\$458,813
11B	27 Holdings *	*	\$703,602	\$703,602
12A1	Essa - Ferndale Development	\$0	\$220,829	\$220,829
12A2	Essa - Ferndale Development	\$0	\$48,053	\$48,053
12B	Pratt Ferndale Townhouse *	\$0	\$128,222	\$128,222
12C	430 Essa Rd	\$0	\$80,413	\$80,413
12D	440 Essa Rd	\$0	\$60,863	\$60,863
13	Beacon Subdivision *	\$0	\$415,060	\$415,060
14	Future Residential	\$0	\$578,844	\$578,844
15A	Bell Media Site (CKVR Lands - Station Lands) *	\$0	\$195,962	\$195,962
15B1	Bell Media Site (CKVR Lands)	\$0	\$379,982	\$379,982
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,506,621	\$1,506,621
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,384,155	\$1,384,155
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$538,546	\$294,893	\$833,439
17	521, 525, 531 Essa Road	\$135,148	\$102,178	\$237,326
18	518, 520, 524, 530 Essa Road	\$68,007	\$131,727	\$199,734
19	458 Essa Road and 240 Harvie Road	\$0	\$32,950	\$32,950
20	202, 206, 210, 214 Harvie Road	\$0	\$93,358	\$93,358
<b>TOTALS</b>		<b>\$3,441,130</b>	<b>\$16,383,064</b>	<b>\$19,824,194</b>