



**DEVELOPMENT SERVICES  
MEMORANDUM**

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**TO: MAYOR, A. NUTTALL AND MEMBERS OF COUNCIL**

**FROM: M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES**  
**C. GILLESPIE, SENIOR MANAGER OF CORPORATE FINANCE AND INVESTMENT**  
**C. MILLAR, CHIEF FINANCIAL OFFICER**

**NOTED: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: DEVELOPMENT CHARGE AND CASH-IN LIEU OF PARKLAND RATES INDEXED FOR JANUARY 1, 2023**

**DATE: NOVEMBER 23, 2022**

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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, 2023.

**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.*

Section 3 of the City's Parkland By-law 2022-079 establishes that the per residential dwelling rate for Cash-In-Lieu of Parkland also be indexed annually on January 1 at the same rate as the City's Development Charges.

**The Statistics Canada site is used by all municipalities, and shows the annual inflation to be 15.6%**

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 (Toronto) of 15.6% 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 15.6% is reflective of 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 15.6% increase, effective January 1, 2023:



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**1. Former City Municipal Boundary Areas**

<b>Classification</b>	<b>Rate</b>
Residential:	
Singles and semis	\$88,201.00
2-Bedroom and larger apartments	49,392.00
Bachelor and 1-bedroom apartments	34,680.00
Special Care/Special Dwelling Units	29,872.00
All other dwellings	69,815.00
Non-Residential:	
Retail	\$ 454.41/sq m
Non-Retail	283.25/sq m

**2. Salem and Hewitt's Secondary Plan Areas**

<b>Classification</b>	<b>Rate</b>
Residential:	
Singles and semis	\$91,365.00
2-Bedroom and larger apartments	51,163.00
Bachelor and 1-bedroom apartments	35,926.00
Special Care/Special Dwelling Units	30,947.00
All other dwellings	72,323.00
Non-Residential:	
Retail	\$ 466.43sq m
Non-Retail	316.28/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, 2023, are attached in Appendix B.

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

<b>Classification</b>	<b>Rate</b>
Residential:	
Per Dwelling Unit	\$7,387.00

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

[Help](#)

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

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Release date: 2022-11-01

Geography: Census metropolitan area, Census metropolitan area part

▼ Customize table

Type of building : Non-residential buildings [622] Reference period From: Q3 2021 To: Q3 2022

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Type of building	Non-residential buildings [622]				
Geography <sup>2</sup>	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022
Index, 2017=100					
Eleven census metropolitan area composite	118.5	121.9	125.6	130.6	133.3
St. John's, Newfoundland and Labrador ( <a href="#">map</a> )	111.8	114.6	116.0	118.2	120.9
Halifax, Nova Scotia ( <a href="#">map</a> )	117.5	120.4	123.2	126.4	128.1
Moncton, New Brunswick ( <a href="#">map</a> )	114.0	116.8	118.6	125.3	127.7
Montréal, Quebec ( <a href="#">map</a> )	124.8	128.2	132.8	138.4	141.0
Ottawa-Gatineau, Ontario part, Ontario/Quebec ( <a href="#">map</a> )	129.8	134.7	137.8	143.1	146.1
Toronto, Ontario ( <a href="#">map</a> )	125.0	129.3	134.2	140.9	144.5
Winnipeg, Manitoba ( <a href="#">map</a> )	114.8	116.6	119.0	121.7	123.7
Saskatoon, Saskatchewan ( <a href="#">map</a> )	108.7	112.0	114.6	117.6	118.8
Calgary, Alberta ( <a href="#">map</a> )	109.7	112.4	115.4	118.3	120.0
Edmonton, Alberta ( <a href="#">map</a> )	115.2	119.1	122.1	127.1	129.3
Vancouver, British Columbia ( <a href="#">map</a> )	116.2	118.6	121.3	125.4	127.6

<b>Index Calculation</b>
$((144.5/125)-1*100 = 15.6 \%)$

Source: Statistics Canada



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## 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, 2023				
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)	\$307,398	\$1,513,558	\$1,820,956
1B1	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$78,624	\$387,131	\$465,756
1B2	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$276,654	\$276,654
1C	Barrie - Bryne Developments -Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,698,440	\$1,698,440
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$133,424	\$656,948	\$790,372
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$226,390	\$226,390
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$87,960	\$87,960
1F	Discovery Daycare *	*	\$109,491	\$109,491
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$408,867	\$408,867
3	Mason Homes Ltd. *	\$1,649,940	\$2,791,681	\$4,441,621
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$189,885	\$189,885
5	428 & 434 Veterans Drive *	\$62,740	\$106,157	\$168,897
6A1	Sunfield Homes (Mapleview III)	\$419,062	\$709,049	\$1,128,111
6A2	Sunfield Homes (Mapleview III)	\$30,929	\$52,331	\$83,260
6B	Pratt/Hansen *	\$255,096	\$431,619	\$686,715
7	Future Res - Allandale Vet	\$23,860	\$40,370	\$64,230
8	Future Comm - Allandale Vet	\$159,468	\$269,817	\$429,285
9	Jarlette *	*	\$264,988	\$264,988
10A	Rob-Geoff *	*	\$824,129	\$824,129
10B	541 Essa Rd	*	\$13,457	\$13,457
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$530,388	\$530,388
11B	27 Holdings *	*	\$813,364	\$813,364
12A1	Essa - Ferndale Development	\$0	\$255,278	\$255,278
12A2	Essa - Ferndale Development	\$0	\$55,549	\$55,549
12B	Pratt Ferndale Townhouse *	\$0	\$148,225	\$148,225
12C	430 Essa Rd	\$0	\$92,957	\$92,957
12D	440 Essa Rd	\$0	\$70,358	\$70,358
13	Beacon Subdivision *	\$0	\$479,809	\$479,809
14	Future Residential	\$0	\$669,144	\$669,144
15A	Bell Media Site (CKVR Lands - Station Lands) *	\$0	\$226,532	\$226,532
15B1	Bell Media Site (CKVR Lands)	\$0	\$439,259	\$439,259
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,741,654	\$1,741,654
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,600,083	\$1,600,083
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$622,559	\$340,896	\$963,455
17	521, 525, 531 Essa Road	\$156,231	\$118,118	\$274,349
18	518, 520, 524, 530 Essa Road	\$78,616	\$152,276	\$230,892
19	458 Essa Road and 240 Harvie Road	\$0	\$38,090	\$38,090
20	202, 206, 210, 214 Harvie Road	\$0	\$107,922	\$107,922
	<b>TOTALS</b>	<b>\$3,977,947</b>	<b>\$18,938,824</b>	<b>\$22,916,771</b>