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**TO:** GENERAL COMMITTEE

**SUBJECT:** DEVELOPMENT CHARGE BACKGROUND STUDY AND  
DEVELOPMENT CHARGES BY-LAW

**WARD:** ALL

**PREPARED BY AND KEY CONTACT:** M. VILLENEUVE, SUPERVISOR OF DEVELOPMENT CHARGES,  
EXT. 4503  
J. COWLES, SENIOR MANAGER CORPORATE FINANCE AND  
INVESTMENT, EXT. 5347

**SUBMITTED BY:** C. MILLAR, DIRECTOR OF FINANCE AND TREASURER, EXT. 5130

**GENERAL MANAGER APPROVAL:** D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND  
CORPORATE SERVICES

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

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**RECOMMENDED MOTION**

1. That the City of Barrie Development Charge Background Study dated April 17, 2019 for the City-wide and Area Specific Development Charges by-law, be approved under Section 10 of the *Development Charges Act, 1997*.
2. That the draft Development Charges By-law attached as Appendix "G" to Staff Report FIN013-19 be enacted, and including the following transitional provisions:
  - a) The current Development Charge rates shall remain in effect until November 30, 2019 and the Development Charges set out in Schedule B to the draft Development Charges By-law, shall take effect December 1, 2019; and
  - b) Temporary Discretionary discounts of 40% of the Development Charges in effect and payable be provided for the following uses as described in Zoning By-law 2009-141, as amended: Bakery, Concrete Product Manufacturing; Concrete Ready Mix Plant; Foundry; Manufacturing and Processing in Wholly Enclosed Buildings; Manufacturing, Refining, or Rendering of Noxious Products; Medical Marihuana Production Facility/ Cannabis Production Facility; Printing and Publishing, Research/Development Facility, Excavation and Processing of Mineral Aggregate Resources, Office, Conference Centre, as well as Data Processing Centre, and these temporary discounts shall be applicable for lands for which a building permit is issued on or before October 31, 2019 after which grants will be provided through a Community Improvement Plan (CIP).
3. That the Temporary Discretionary discounts as described in 2 b) be funded by the Community Improvement Reserve.
4. That the assumptions contained in the Development Charge Background Study be approved as an 'anticipation' with respect to capital grants, subsidies and other contributions.
5. That City staff, whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development, or new development as applicable.

6. That no further public meetings are required pursuant to Section 12 of the *Development Charges Act, 1997*.
7. That By-laws 2009-109, 2016-066 and 2014-108 be repealed.

## **PURPOSE & BACKGROUND**

### **Report Overview**

8. The purpose of this report is to update the City's City-wide Development Charge (DC) by-law, encompassing former municipal boundaries, Whiskey Creek and Salem and Hewitt's Secondary Plan Areas. Before a new by-law can be passed, the Development Charges Act (DCA) requires the completion of a comprehensive background study that, among other things, sets out a population forecast and growth-related shares of capital infrastructure requirements that provide the basis for the calculated development charge rates.
9. The current City-wide DC By-law 2014-108 was enacted in August of 2014, while the current Whiskey Creek DC By-law 2016-066 was enacted in June of 2016. The Whiskey Creek area specific charges are being incorporated into the City-wide DC by-law. By-law 2009-109 related to Hwy 400/Molson Park Drive (now Mapleview Drive) Interchange Area specific charges requires repealing as a housekeeping matter.

## **ANALYSIS**

### **Council Direction**

10. At its meeting held April 15, 2019, General Committee provided staff with the following directions in relation to the DC by-law update. These directions are reflected in the body and recommendations of this report (FIN013-19) and Planning Report PLN022-19, dated May 27, 2019:

19-G-088

1. That a Citywide Development Charge By-law be prepared that includes the following discretionary discounts and exemptions:

- a) College and University buildings used for teaching;
- b) 50% discount for development of lands owned by a non-profit institution; and
- c) Discounted rate for an accessory building to an existing industrial building.

2. That in conjunction with providing further discretionary discounts and exemptions, staff report back to General Committee with respect to options for providing incentive programs within a Community Improvement Plan including objectives, eligibility requirements, identifying sustainable funding source(s) and other pertinent information to support the Growing Our Economy goal in the 2018-2022 Strategic Plan.

3. That effective with the passing of the 2019 Development Charge By-law, a Community Improvement reserve be established with \$2.5 million in initial funding from the Commercial/Industrial Land Reserve to be used toward the initiatives identified within Staff Report FIN007-19. (FIN007-19) (File: F00)

Statutory Discounts and Exemptions:

11. The DCA sets out various discounts and exemptions for: Residential, Institutional, Government, Local Board, and Industrial development. The proposed by-law has been prepared in accordance with these requirements. Details of these discounts and exemptions are found in Section 10(a) of the proposed by-law (see Appendix G).

Discretionary Discounts and Exemptions Proposed for Inclusion in the DC By-Law:

12. In deciding whether to impose the fully calculated development charge, or some reduced amount, it is important to consider the City's overall financial condition and the needed capital investment to support the planned growth for the City.
13. These considerations must be weighed against other pressures such as broader economic development goals, affordable housing goals, fairness and consistency to the development community, and the overall growth management strategy.
14. In connection with Staff Report FIN007-19 Development Charge Discounts and Exemptions presented to General Committee on April 15, 2019 and the resulting motion 19-G-088:

Staff are recommending to include the following enhanced discretionary discounts and reduced rates in the DC by-law:

<b>Council Strategic Goal</b>	<b>Current DC By-Law</b>	<b>Proposed DC By-law and Recommended Motions</b>
Affordable Housing	DC exemption for 2 <sup>nd</sup> suites for only existing residential units  (Current CIP program has limited funding available to provide grant incentives)	DC exemption for 2 <sup>nd</sup> suites for both <u>new</u> and existing purposed built residential units.  (Further grant opportunities to be provided through the proposed enhanced CIP program)
Economic Growth	Discounts and reduced rates for the following:  a.) College and University buildings used for teaching  b.) 50% discount for development of lands owned and used by a non-profit institution  c.) Discounted rate for an accessory building to an existing industrial building	Discounts and reduced rates for the following:  a.) College and University buildings used for teaching  b.) 50% discount for development of lands owned and used by a non-profit institution  c.) Discounted rate for an accessory building to an existing industrial building

Economic Growth	Redevelopment credits for structures and buildings that are replaced within 60 months after being demolished or occupied.	Redevelopment credits for structures and buildings that are replaced within 60 months after being demolished or occupied.  Extended credit period for 36 months – in cases where a building or structure is built prior to the removal or demolition of the previous structure.
Economic Growth	Discounted rates for the first 1.2 million square feet of non-residential, non-retail space:  a.) Non-retail, industrial: 41% discount b.) Non-retail, office: 27% c.) Non-retail, non-industrial, non-office: 27% discount  100% discount for non-residential development in the City Centre Planning area	Until the enhanced CIP program is established in the fall of 2019, discounts are to be provided in the DC by-law to a narrower scope of permitted uses to maximize employment opportunities. (See below - Community Improvement Plan Section of this report)

15. In order to assist the development community in transitioning to the new proposed DC rates, staff are recommending an effective date for the new rates of December 1, 2019.

#### Community Improvement Plan Incentives

16. Staff believe that growth in the economy, in employment, in certain sectors and in various geographical areas is strategically important for the City. A CIP is better able to meet these strategic objectives by designing programs and eligibility criteria that specifically target the objectives of attracting investment, fostering redevelopment, providing affordable housing and jobs through development.
17. The current DC by-law 2014-108 provides discounts and exemptions for the following:
- a) Discounted rates for the first 1.2 million square feet of non-residential, non-retail space:
    - i) Non-retail, industrial: 41% discount
    - ii) Non-retail, office: 27% discount
    - iii) Non-retail, non-industrial, non-office: 27% discount
  - b) 100% discount for non-residential development in the City Centre Planning Area
18. As noted in Staff Report FIN007-19, providing discretionary discounts and exemptions in a DC by-law can produce unintended consequences, such as providing taxpayer funds to fund developments that provide little in the way of economic return. This is due to the broad nature of DC by-laws and how they must be interpreted and implemented.

19. Staff are recommending through Staff Report FIN013-19 and Staff Report PLN022-19 dated May 27, 2019, that incentive programs through a CIP be the mechanism used to incentivise affordable housing and economic growth to target strategic objectives of the City. The Planning report provides in greater detail the proposed framework, objectives, eligibility criteria, proposed incentives, program delivery and funding plan for this program.
20. The CIP is planned to be completed and in place by the fall of 2019. In the interim, staff are proposing to provide temporary discounts within the DC by-law that would provide a 40% discount of development charges payable for the following specific uses: Bakery, Concrete Product Manufacturing; Concrete Ready Mix Plant; Foundry; Manufacturing and Processing in Wholly Enclosed Buildings; Manufacturing, Refining, or Rendering of Noxious Products; Medical Marihuana Production Facility/Cannabis Production Facility; Printing and Publishing, Research/Development Facility, Excavation and Processing of Mineral Aggregate Resources, Office, Conference Centre, as well as Data Processing Centre. These specific uses have been selected to align with the objectives set out in Staff Report PLN022-19, dated May 27.
21. The temporary discounts as described above are intended to provide incentives for such developments until such time as the CIP is developed and implemented which staff anticipate being completed by September 30, 2019.

#### Development Charges

22. Development charges are fees collected from new development. The principle behind these fees is that "growth pays for growth" so that the cost of growth-related infrastructure does not fall on the existing community in the form of higher property taxation or user fees.
23. Development charges for growth related capital costs with respect to the Airport, Long Term Care and Waste Diversion services are three additional services proposed for the updated by-law.
24. The update to the DC Background Study is informed on the basis of the assumptions and calculations in the growth planning exercise for the City incorporating the Salem and Hewitt's Secondary Plans, population and employment projections as well as a series of Infrastructure Master Plans for transportation, water, wastewater, stormwater, transit, library and recreational services.
25. The City's 2014 DC by-law is currently under appeal. The most current communication from Local Planning Appeal Tribunal (LPAT) is that a decision on the appeal has yet to be reached.

#### Forecasted Growth

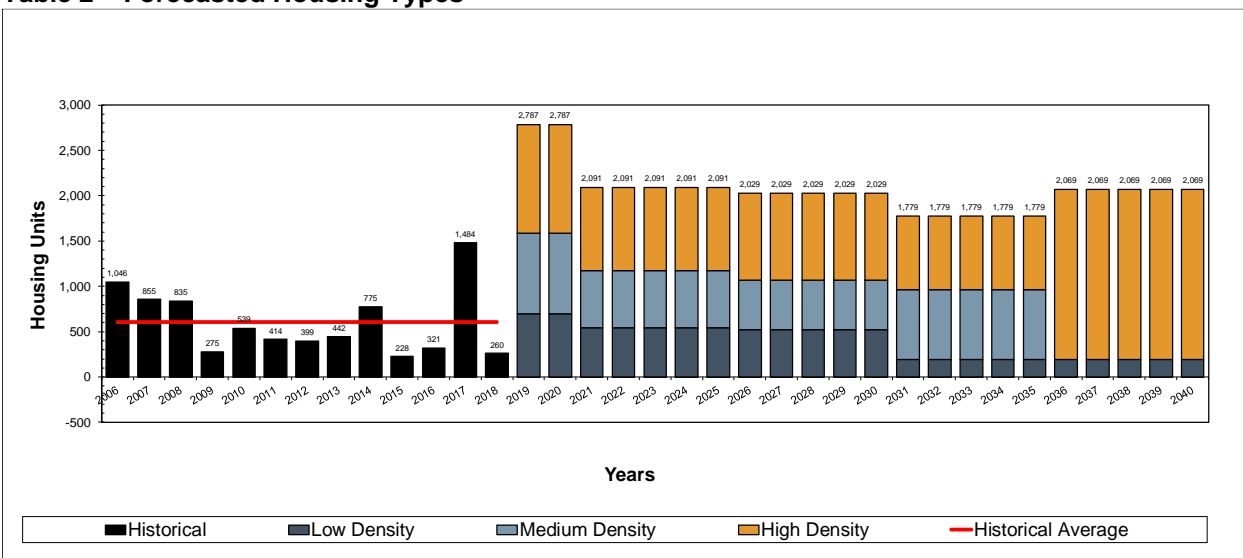
26. The City's population is anticipated to reach approx. 192,450 by 2029, 203,650 by 2031 and 245,300 by 2041, which is in correspondence with a full buildout of the Salem and Hewitt's Secondary Plan Areas and additional intensification within the former City boundary. Forecasted increases in population, residential units and non-residential gross floor area is summarized in the following table:

**Table 1 – Forecasted Population, Residential Units and Non-Residential Gross Floor Area**

Measure	10-year 2019-2028	13-year 2019-2031	23-year 2019-2041	Urban 23-year 2019-Urban 23 Year - Former City Municipal Boundary	Urban 23-year 2019-Urban 23 Year - Salem & Hewitts Secondary Plan Areas
(Net) Population Increase	47,778	58,977	100,631	53,111	47,520
Residential Unit Increase	21,967	27,199	31,314	13,049	18,265
Non-Residential Gross Floor Area Increase (sq.m)	1,090,800	1,347,600	2,768,100	1,797,800	970,300

Source: Watson & Associates Economists Ltd. Forecast 2019

**Table 2 – Forecasted Housing Types**



Source: Watson & Associates Economists Ltd. Forecast 2019

### Growth Costs Not Included

27. The DCA does not permit the recovery of growth related costs associated with waste management services, headquarters for general administration, cultural, entertainment or tourism facilities.
28. The DCA requires a 10% reduction of capital costs associated with soft services such as libraries and recreation facilities.
29. The DCA further limits the amount of recoverable costs by deducting amounts in excess of the ten year average historic service levels, which is particularly challenging for municipalities incurring significant growth within a short period of time.
30. Future operating costs for growth are excluded from development charges and must be funded by other sources such as taxation and user rates.
31. To the extent that development charges, as permitted under the DCA, are not sufficient to cover growth-related costs or further discounts and exemptions are provided, the remaining portion of these costs require funding from other non-development charge sources, such as, property taxes and/or user fees.

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### Summary of Key Findings

32. The DC Background Study identifies approximately \$2.5 billion in net costs attributable to new development that is forecast to occur within the City over the study period (2019-2028 for soft services, 2019-2031 for protection services and 2019-2041 for hard services). These costs are eligible for potential cost recovery from new land development through DCs.
33. Over the life of the by-law (estimated to be five years), gross capital costs of \$1.2 billion have been identified, of which \$859 million may be recovered by development charges. The remaining \$351 million will need to be contributed from taxes and user rates, grants, subsidies or other sources.
34. As described in the DC Background Study, it is recommended that the DC rates be calculated and implemented using a combination of City-wide and Area Specific rates. Area Specific rates were introduced to reflect costs that were either unique or did not apply to the Secondary Plan or Whiskey Creek lands. Development-related capital costs will fall into one of the following categories for the purpose of calculating the applicable DC rate:
  - a) Uniform City-wide DC calculation for all City services except: Stormwater Drainage and Control, Water – Distribution Systems, and Wastewater – Collection Systems;
  - b) Area Specific DC calculations for Stormwater Drainage and Control, Water – Distribution Systems, and Wastewater – Collection Systems in the Former City Municipal Boundary areas;
  - c) Area Specific DC calculations for Water – Distribution Systems, and Wastewater – Collection Systems in the Salem and Hewitt's Secondary Plan areas.
  - d) Area Specific DC calculations for Stormwater Management Pond and Downstream Conveyance Works in the Whiskey Creek area
35. Appendix "B" provides a comparison of City-wide and Area Specific rates from the April 17, 2019 DC Background Study to current rates under by-law 2014-108.
36. Appendix "C" provides a summary of changes between the current and proposed DC by-laws.
37. Appendices "D" to "F" provide a comparison of the City of Barrie's current and proposed rates against other municipalities within the surrounding areas and/or of similar size. The charts have been updated to reflect peer group information available to May, 2019.

### Public Consultation

38. The DCA sets out requirements for public consultation and communication for the DC Background Study and associated by-law development process. To date, all requirements of the DCA in this regard have been met. Appendix "A" presents a listing of the requirements under the DCA as well as the actions taken by staff to satisfy those requirements.
39. The Development Charge Background Study, proposed by-law, related documents, presentations and key dates have been posted on the City's website and communicated to stakeholders using various means, including advertisement in the newspaper, email to stakeholders and through Twitter.
40. A Public Information Session was held at City Hall on May 2, 2019. The session was open to the public and well attended. A presentation was made by the City's consultants Watson and Associates Economists Limited providing an update to the development charge process, the results



of the background study and the development charge calculations. A question and answer period followed the presentation.

41. In addition to the Development Charge Background study engagement process, the Master Plans held a number of stakeholder consultations. There were two Public Information Centres (PICs) held for the Drainage Master Plan one in November 2017 and one in April 2018. The Transportation and Water-Wastewater Master Plans held separated PICs in November 2018. In addition, preliminary findings of the Master Plans were presented to the City Building Committee on January 29 and March 5, 2019. The Final Draft versions of the Master Plan were released April 12, 2019. During the Master Plan study presentations were also made at the Accessibility Committee, Active Transportation and Sustainability Committee, Active Transportation Working Group and the Salem and Hewitt's Secondary Plan Areas Working Group. The Ministry of Transportation, Ministry of Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority and the County of Simcoe were also engaged as important stakeholders.
42. A Public meeting was held on May 13, 2019 pursuant to the requirements of section 12 of the *Development Charges Act*. The meeting was held to present and obtain public input on the municipality's proposed DC by-law and underlying background study. Some members of the public made representations to Council and submitted written submissions. Comments have generally been summarized as follows:
  - a) Developers indicating that they require additional time to review the details with respect to the DC Background Study, Master Plans and underlying information.
  - b) Comments that the increases in DC are too high and will impact the amount of development that will occur in the City as well as the availability of affordable housing options.
  - c) Requests for transition and grandfathering provisions be included to allow for developers to pay the current rates for DC for a period of time before new rates are implemented.
  - d) Suggestions that Airport, Long-Term Care and Social Housing are not being impacted by growth and therefore should not be included in the DC calculations.
  - e) The amount of future growth costs attributed to current taxpayers (benefit to existing) and those attributed to the post period are too low according to developers.
  - f) The Province of Ontario (Province) has recently proposed a number of changes to the DCA and the Planning Act through Bill 108. As such, the development community is suggesting that the City's by-law should not be passed until the future changes by the Province are known and are implemented.
  - g) Project costs have increased dramatically in the five years since the previous Master Plans were completed.

In addition to the above, staff have received written submissions which include a number of technical questions from the development community. A summary of all questions and corresponding answers will be provided to Council in June, prior to the new by-law being presented for consideration.

43. Staff and the City's consultants are continuing to review and answer detailed questions received from the development community. During this process, if any material errors or excluded information is identified, staff will issue an addendum to the background study before Council's consideration of the by-law on June 17<sup>th</sup>.
44. As previously noted, staff have recommended an effective date for the new rates on December 1, 2019, to allow for a transition period. As well, in the fall of this year, an enhanced CIP program will be considered by Council that will provide more flexibility to promote affordable housing and economic growth, while balancing the City's need for financial sustainability to manage growth.



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Bill 108

45. On May 2, 2019, the Province introduced Bill 108 which proposes a number of significant changes to the DCA. See Appendix "H" for a summary of proposed changes. The bill is expected to be debated over the coming weeks and/or months.
46. Under Bill 108's proposal, the City anticipates that it would receive fewer funds, slow its collection of funds, increase its and the developers' administrative burden, require additional tax and user rate dollars to fund growth and will ultimately negatively impact the City's capacity to deliver projects consistent with current levels of service and will ultimately slow down growth.
47. Notwithstanding the lack of details surrounding Bill 108, it is staff's recommendation that the City continue to move forward with the current schedule for adoption of the DC Background Study and By-law. A transition period is expected, at which time the City should have more detail and be able to provide an evaluation and plan going forward. Passing the by-law at a later date increases the likelihood that the City will not be able to collect enough funds for the soft services necessary to build complete communities.

**ENVIRONMENTAL MATTERS**

48. There are no environmental matters related to the recommendation. The DC Background Study reflects a number of projects included in various Master Plans that are intended to improve the City's water, waste water and stormwater management activities as well as support active transportation initiatives.

**ALTERNATIVES**

49. The following alternatives are available for consideration by General Committee:

**Alternative #1**

General Committee could alter the by-law to include other discretionary discounts and exemptions.

This alternative is not recommended as incentives through a Community Improvement Plan are more effective at ensuring that the City's Strategic Plan's objectives are met.

**Alternative #2**

General Committee could set the effective date of implementing the new rates from the proposed date of December 1, 2019, to a different date.

The current recommendation provides for a transitional period of over five months. Further delay is not recommended as the new rates reflect the timing and costs of projects required by the City. Further delaying the implementation of the new rates impacts the City's ability to collect the required funds to deliver the necessary projects that support and advance growth.

**Alternative #3**

General Committee could phase-in the rate increases over a period of time.

This alternative is not recommended as the current recommendation provides for a transitional period of over five months. The new rates reflect the timing and costs of projects required by the City. Delaying the implementation of the new rates impacts the City's ability to collect the required funds to deliver the necessary projects that support and advance growth.

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**Alternative #4**

General Committee could delay consideration of the by-law until August 2019.

This alternative is not recommended as the City faces greater risk of inability to collect the funds necessary to deliver complete communities as a result of the introduction of Bill 108.

**FINANCIAL**

- 50. The proposed DC by-law will be in effect for a maximum of five years. Gross capital costs of \$1.2 billion have been identified over that time period, of which \$859 million may be recovered by development charges.
- 51. Staff will monitor the actual cost and timing of infrastructure against plan. Staff will recommend undertaking a new DC Background Study and update to the by-law if actual results begin to deviate significantly from plan. A copy of the draft by-law can be found in Appendix "G".
- 52. As explained in the DC background study, the calculated rates are in accordance with the *Development Charges Act, 1997*, using population and employment growth forecasts, the growth-related costs for eligible services from the Capital Plan and various master plans.

**LINKAGE TO 2018-2022 STRATEGIC PLAN**

- 53. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

Growing Our Economy

**APPENDIX "A"**

**SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES**

<b>Key Process/Deliverable</b>	<b>Legislated Due Date per DCA</b>	<b>Date Achieved</b>	<b>Other Comments</b>
1. Stakeholder meeting	N/A	May 2, 2019	Invitations emailed to approx. 200 members of development community, details posted on the City's website and communicated through social media.
2. Advertising of Statutory public meeting	April 23, 2019 min 20 days' notice prior to public meeting	April 18, 2019	Advertisement placed in newspaper, invitations emailed to approx. 200 members of development community, details posted on the City's website and communicated through social media.
3. DC Background study and proposed by-law available to the public	April 17, 2019 min 2 weeks' prior to public meeting and 60 days prior to passing by-law	April 17, 2019	Available on the City's website
4. Statutory public meeting	At least 2 weeks after release of Background Study	May 13, 2019	
5. General Committee consideration of DC Background Study, by-law and Staff Report	N/A	May 27, 2019	
6. Council consideration of the General Committee recommendation	N/A	June 3, 2019	
7. Council consideration of by-law passage	At least 60 days after posting Background Study.	June 17, 2019	
8. Newspaper notice given of by-law passage	Maximum 20 days after by-law passage		
9. Last day for by-law appeal	40 days after by-law passage		
10. City makes pamphlet available (where by-law not appealed)	By 60 days after in force date		

APPENDIX "B"

Development Charges Rate Comparisons and Drivers

Type of Development	Former City Municipal Boundary Areas			
	Current Rate*	Calculated Rates**	\$ Change	% Change
<b>Residential (per unit)</b>				
Single and Semi-Detached Dwelling	\$47,111	\$64,957	\$17,846	38%
Apartments - 2 Bedrooms+	\$29,048	\$36,379	\$7,331	25%
Apartments - Bachelor and 1 Bedroom	\$20,770	\$25,540	\$4,770	23%
Other Multiples	\$35,219	\$51,418	\$16,199	46%
Special Care/Special Dwelling Units	n/a	\$21,997	n/a	n/a
<b>Non-Residential (per sqft)</b>				
Retail	\$31.66	\$31.58	(\$0.08)	(0%)
Non-Retail	\$21.75	\$19.70	(\$2.05)	(9%)
Accessory Building to Existing Industrial	\$2.33	\$2.33	\$0.00	0%

Type of Development	Salem & Hewitt's Secondary Plan Areas			
	Current Rate*	Calculated Rates**	\$ Change	% Change
<b>Residential (per unit)</b>				
Single and Semi-Detached Dwelling	\$47,998	\$67,261	\$19,263	40%
Apartments - 2 Bedrooms+	\$29,595	\$37,668	\$8,073	27%
Apartments - Bachelor and 1 Bedroom	\$21,162	\$26,446	\$5,284	25%
Other Multiples	\$35,883	\$53,243	\$17,360	48%
Special Care/Special Dwelling Units	n/a	\$22,778	n/a	n/a
<b>Non-Residential (per sqft)</b>				
Retail	\$33.11	\$32.39	(\$0.72)	(2%)
Non-Retail	\$21.77	\$21.94	\$0.17	1%
Accessory Building to Existing Industrial	\$2.33	\$2.33	\$0.00	0%

\* Rates in effect to November 30, 2019

\*\* Rates to take effect December 1, 2019

Chapter 5 of the DC Background Study provides a full account of all eligible costs by service. Key drivers for the rate increases over the current DC rates include:

<b>Roads</b> <ul style="list-style-type: none"><li>- Additional projects identified to service growth to 2041</li><li>- Cost impact of low impact development (LID) requirements</li></ul>	<b>Water and Wastewater:</b> <ul style="list-style-type: none"><li>- Additional projects identified to service growth to 2041</li><li>- Cost of implementing requirements of Lake Simcoe Protection Act</li><li>- Nutrient Removal as well as Cogeneration and Biogas Treatment Facilities</li></ul>	<b>Parks and Recreation:</b> <ul style="list-style-type: none"><li>- Increased cost estimates for South East (Hewitt's) and South West (Salem) facilities</li><li>- Increased cost estimate for Allandale Recreation facility expansion</li></ul>
<b>Stormwater:</b> <ul style="list-style-type: none"><li>- Additional projects identified to service growth to 2041</li></ul>	<b>Transit:</b> <ul style="list-style-type: none"><li>- Increased service standard from legislative changes</li></ul>	<b>Other:</b> <ul style="list-style-type: none"><li>- Waste Diversion: new category added</li><li>- Long Term Care: new category added</li><li>- Airport: new category added</li></ul>

APPENDIX "C"

CURRENT VS PROPOSED POLICIES

Description	Current (2014 by-law)	Proposed
1. Long Term Care	- n/a	- New service added
2. Waste Diversion	- n/a	- New service added
3. Airport	- n/a	- New service added
4. Local Service Policies	- Policies were described in broad terms	- Policies have been described in greater detail to provide improved clarity
5. Clarified definitions	<ul style="list-style-type: none"> <li>- 1. Gross floor area calculation: definition was more broad</li> <li>- 2. Institutional Use: was tied to zoning</li> </ul>	<ul style="list-style-type: none"> <li>- 1. Gross floor area calculation: (excludes parking garages or structures and canopy or covered patios associated with a restaurant)</li> <li>- 2. Institutional Use: more clearly defined to include organized body, society or religious group for promoting a public or non-profit purpose.</li> </ul>
6. Added definitions	- n/a	<ul style="list-style-type: none"> <li>- Back-to-back townhouse</li> <li>- Stacked townhouse</li> <li>- Live/work unit</li> <li>- Parking structure/garage</li> <li>- Temporary building or structure</li> <li>- Special care/special need dwelling</li> </ul>
7. Special care/special need dwellings	- Previously included in Institutional	- Separate category with its own rate linked to growth forecast and typically reduces DC
8. Creation of additional dwelling units (i.e. second suites)	- Charged additional DC for additional units when purpose built but exempted if created later	- Exempts 2 <sup>nd</sup> suites in purpose built residential properties as well as when they are created later

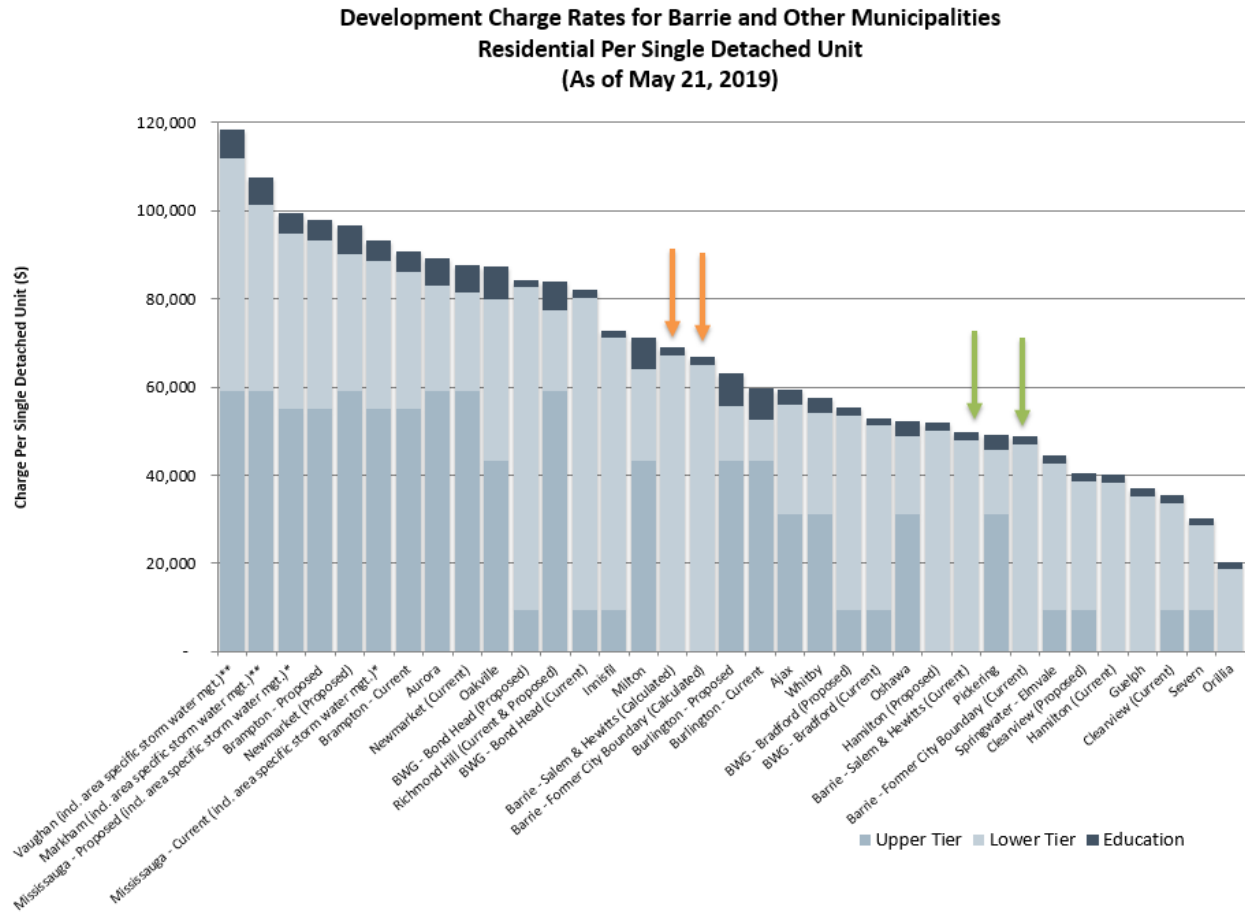
Description	Current (2014 by-law)	Proposed
9. Extend credits for replacement of buildings	<ul style="list-style-type: none"> <li>- Full credit for building being replaced so long as redeveloped within 60 months of demolition</li> </ul>	<ul style="list-style-type: none"> <li>- Continue with full credit for redevelopment within 60 months of demolition</li> <li>- Extended credit opportunity if demolition occurs no more than 3 years after erection of new building</li> </ul>
10. Whiskey Creek consolidation	<ul style="list-style-type: none"> <li>- Previously a separate by-law</li> </ul>	<ul style="list-style-type: none"> <li>- Now consolidated with Municipal Wide by-law as Area Specific</li> </ul>
11. Discounts	<ol style="list-style-type: none"> <li>1. 100% Exemption for College and University buildings used for teaching</li> <li>2. 50% discount for development of lands owned by a non-profit institution</li> <li>3. Discounted rate for an accessory building to an existing industrial building</li> <li>4. Discounted rates for non-residential, non-retails space</li> <li>5. 100% Exemption for non-residential development in City Centre Planning Area</li> </ol>	<ul style="list-style-type: none"> <li>- Keep following in by-law:               <ol style="list-style-type: none"> <li>1. 100% Exemption for College and University buildings used for teaching</li> <li>2. 50% discount for development of lands owned by a non-profit institution</li> <li>3. Discounted rate for an accessory building to an existing industrial building</li> </ol> </li> <li>- Propose to use CIP to incentivize:               <ol style="list-style-type: none"> <li>4. Non-residential, non-retail development</li> <li>5. Development in intensification areas</li> </ol> </li> </ul>



## APPENDIX "D"

### DEVELOPMENT CHARGE RATE COMPARISON – SINGLE DETACHED DWELLING

Source: Watson & Associates Economists Ltd – May 2019

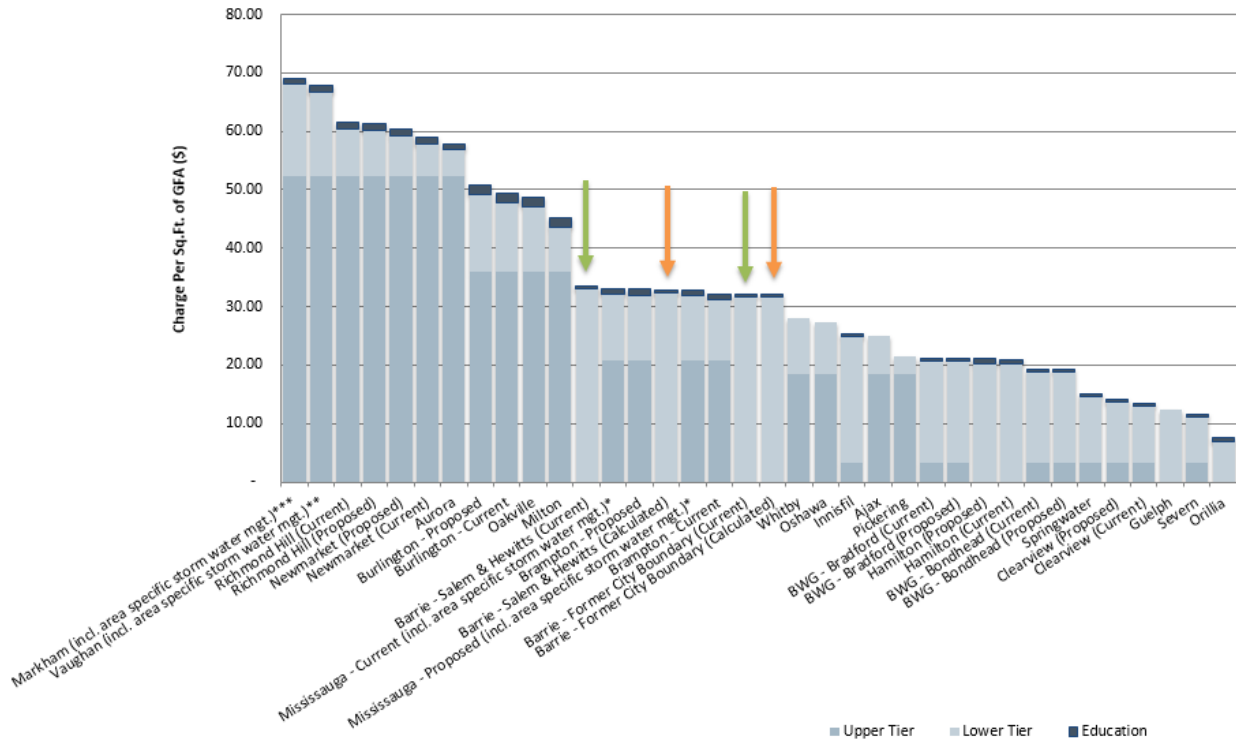


## APPENDIX "E"

### DEVELOPMENT CHARGE RATE COMPARISON – COMMERCIAL/RETAIL PER FULLY SERVICED SQUARE FEET OF GROSS FLOOR AREA

Source: Watson & Associates Economists Ltd – May 2019

**Development Charge Rates for Barrie and Other Municipalities**  
**Commercial/Retail Per Square Foot of GFA**  
**(As of May 21, 2019)**

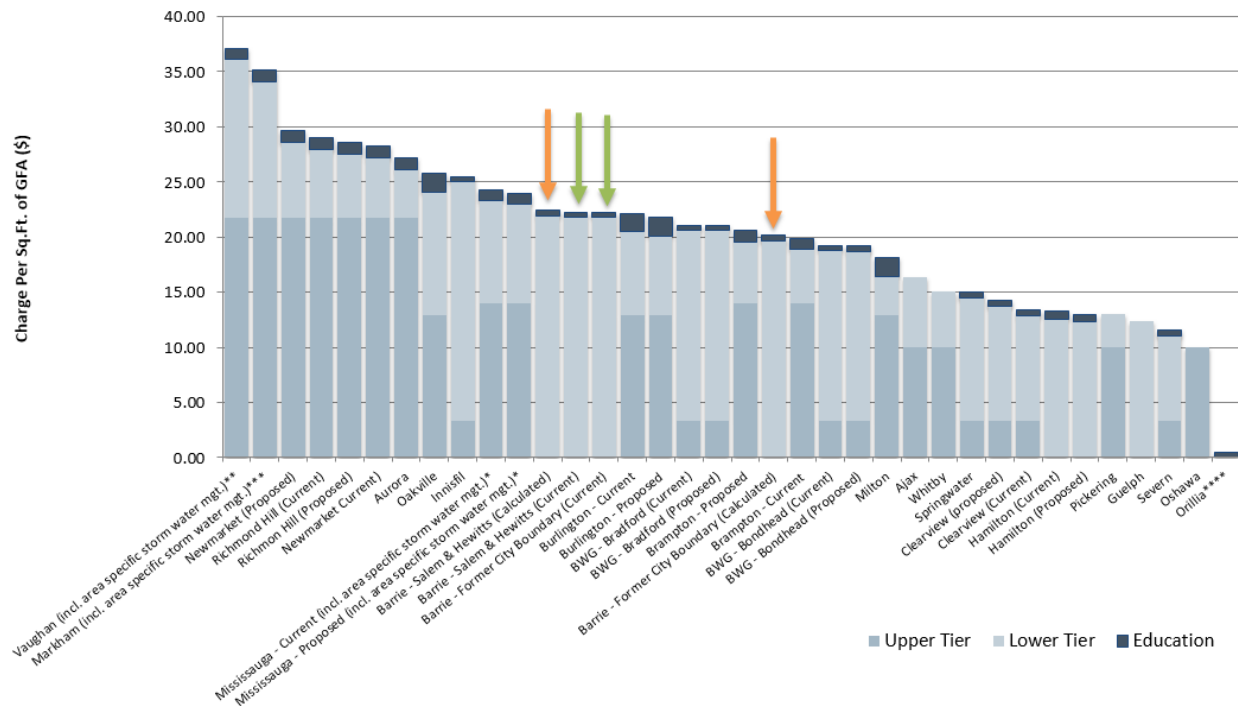


## APPENDIX "F"

### DEVELOPMENT CHARGE RATE COMPARISON – NON-RESIDENTIAL DC'S PER FULLY SERVICED SQUARE FEET OF GROSS FLOOR AREA

Source: Watson & Associates Economists Ltd – May 2019

**Development Charge Rates for Barrie and Other Municipalities**  
**Industrial Per Square Foot of GFA**  
**(As of May 21, 2019)**



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**APPENDIX "G"**

**THE CORPORATION OF THE CITY OF BARRIE**

BY-LAW NUMBER 2019-XXX

**BY-LAW NUMBER 2019-\_\_\_\_**

A By-law of The Corporation of the City of Barrie to establish municipal-wide development charges for the City of Barrie and to repeal By-laws 2009-109, 2016-066 and 2014-108 and all amendments thereto.

**WHEREAS** pursuant to the subsection 2(1) of the Development Charges Act, 1997, c.27, a council of a municipality may pass by-laws to pay for increased capital costs required because of increased needs for services arising from development if the development of the land requires certain consents, approvals, amendments, conveyances or an issuance of a building permit;

**AND WHEREAS**, on June --, 2019, the Council of The Corporation of the City of Barrie approved a report entitled "City of Barrie Development Charge Background Study" dated June --, 2019, which indicates that the development of land within the City of Barrie will increase the need for services;

**AND WHEREAS** a public meeting has been held before passage of this by-law with notice given and sufficient information made available to the public pursuant to s.12 of the Development Charges Act, 1997;

**AND WHEREAS** the Council in adopting General Committee Motion 19-G-XXX on June --, 2019, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as provided in this by-law;

**AND WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law;

**AND WHEREAS**, on June --, 2019, the Council approved the report entitled "City of Barrie Development Charge Background Study" dated May --, 2019, indicating that it intends that the increase in the need for services to service the anticipated development will be met;

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**AND WHEREAS**, on June --, 2019, the Council determined that no further public meetings were required under section 12 of the Development Charges Act, 1997;

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts as follows:

#### Definitions

##### 1. **In this By-law:**

**“Act”** means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended or superseded;

**“accessory building”** means a building or structure that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure provided that it:

- a) does not contain any water or sewage services;
- b) is used only for accessory storage;
- c) contains an accessory use to an existing industrial use in the principal building on the same lot; and
- d) does not exceed 25% of the existing principal building or 500m<sup>2</sup> whichever is less.

**“accessory dwelling”** means a self-contained residential unit that is subordinate in purpose to another residential dwelling unit upon the same lot;

**“apartment dwelling unit”** means any residential dwelling unit within a building containing more than four dwelling units where the residential units are connected by an interior corridor, but does not include special care/special need dwelling unit. Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

**“back-to-back townhouse dwelling”** means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.

**“bedroom”** means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but may include a den or study;

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**“City”** means the Corporation of the City of Barrie;

**“dwelling unit”** means a suite operated as a housekeeping unit used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

**“Development Charges Act”** means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended or superseded;

**“existing industrial building”** means a building used for or in connection with,

- a) manufacturing, producing, processing, storing or distributing something,
- b) research or development in connection with manufacturing, producing or processing something.
- c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, producing or processing takes place,
- d) office or administrative purposes, if they are,
  - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

provided that such industrial building or buildings existed on a lot in the City of Barrie;

**“gross floor area (gfa)”** means the sum total of the total areas of the floors whether above or below grade, measured between the exterior faces of the exterior walls, including part walls, of the building or from the center line of a common wall separating two uses and;

- (i) includes the area of a mezzanine as defined in the Ontario Building Code;
- (ii) excludes those areas used exclusively for parking garages or structures; and
- (iii) includes those areas covered by roofs or roof-like structures, but does not include a canopy or covered patios associated with a restaurant;

**“industrial use”** means lands, buildings or structures or units within such buildings or structures to be developed within an industrial zone and described in the list of uses

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under the “Industrial” category set out in Section 7.2.1 of the City of Barrie’s Zoning By-law 2009-141, or any successor thereto;

**“institutional use”** means, notwithstanding any other provisions of this By-law, lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose;

**“live/work unit”** means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently and shares a common wall or floor with direct access between the residential and non-residential areas.

**“local board”** has the meaning set out in Section 1 of the Development Charges Act;

**“mixed-use buildings”** means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses, including, but not limited to a live/work unit;

**“non profit institution”** means:

- a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
- b) a corporation that is a non-profit organization for the purposes of paragraph 57(l)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40; or
- c) a "religious organization" as defined in subsection 1(1) of the Religious Organizations' Lands Act, R.S.O. 1990, c. R.23;

**“non-residential (or a non-residential use)”** means lands, buildings, or structures, or portions thereof designed, adopted or used for any purpose other than residential use and includes the non-residential portion of a live/work unit;

**"non-retail uses"** means all non-residential uses other than retail uses and shall include offices;

**"office"** means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a non-profit organization and shall include but not be limited to the office of a



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physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, financial institution, contractor, builder, and developer;

**“Official Plan”** means the Official Plan of the City and any amendments thereto;

**“Ontario Building Code”** means the Building Code Act, 1992, S.O. 1992, c.23 as amended or superseded;

**“other multiple dwelling units”** means all dwelling units other than single detached dwelling units, semi-detached dwelling units, and apartment dwelling units. It does include, but is not limited to, back-to-back townhouse dwellings, row dwellings and the residential component of live/work units;

**“owner”** means the owner of land or a person who has made application for an approval for the development of land;

**“parking structure/garage”** means a building provided exclusively for the purpose of vehicle parking;

**“Planning Act”** means the Planning Act, R.S.O. 1990, c. P.13, as amended or superseded;

**“residential development”** means land, buildings or portions thereof used, designed or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, an other multiple dwelling unit, an apartment dwelling unit, a special care/special dwelling unit, an accessory dwelling, and the residential portion of a mixed-use building;

**“residential use”** means lands, buildings, or structures designed or intended to be used as living accommodation for one or more individuals;

**“retail use”** means land, buildings or portions thereof used, designed or intended for use for the purpose of:

- (i) offering foods, wares, merchandise, substances, articles or things for sale directly or

- (ii) providing entertainment to the public and includes the rental of wares, merchandise, substances, article or things
- (iii) offices and storage in connection with or related or ancillary to such retail uses.

Retail uses include, but are not limited to:

- (iv) conventional restaurants, fast food restaurants, concert halls, theatres, cinemas, movie houses, automotive fuel stations with or without service facilities, specialty automotive shops, auto repairs, collision services, car or truck washes, auto dealerships, shopping centres, including more than two stores attached and under one ownership, department/discount stores, banks and similar financial institutions, including credit unions (excluding freestanding bank kiosks), warehouse clubs and retail warehouses;

**“school board”** means a board as defined in Section 1(1) of the Education Act;

**“semi-detached dwelling unit”** means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;

**“services”** means services designated in this By-law;

**“single detached dwelling unit”** means a residential building consisting of one dwelling unit and not attached to another structure.

**“special care/special need dwelling unit”** means a unit intended for residential use, in a building containing more than three (3) such units, which units have a common enclosed entrance, where the occupants have the right to use in common halls, stairs, yards, common rooms and accessory buildings, which units may or may not have exclusive sanitary and/or culinary facilities and are designed to accommodate individuals with special needs, including an independent long-term living arrangement, where support for services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

**“stacked townhouse dwelling”** means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor.

**“temporary building or structure”** means a building or structure which is designed, used or intended for non-residential uses that is constructed, erected or placed upon lands and which is demolished or removed from the lands within three (3) years of building permit issuance (or such extended term permitted by the City) and includes, but is not limited to, sales offices, office trailers, industrial tents, and temporary or seasonal structures such as tents, awnings and environmental coverings.

## **2. Designation of Services**

The categories of services for which development charges are imposed under this By-law are as follows:

- a) Protection
- b) Services Related to a Highway
- c) Public Works Facilities and Fleet
- d) Transit
- e) Parking
- f) Parks and Recreation
- g) Library Services
- h) Administration
- i) Paramedics
- j) Social Housing
- k) Long-term Care
- l) Waste Diversion
- m) Airport
- n) Water Services – Facilities
- o) Water Services – Facilities Related Debt
- p) Wastewater Services – Facilities
- q) Wastewater Services – Facilities Related Debt
- r) Water Services – Distribution Systems – Salem & Hewitt’s Secondary Plan Areas
- s) Wastewater Services – Collection Systems – Salem & Hewitt’s Secondary Plan Areas

- t) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- u) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- v) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas
- w) Whiskey Creek Stormwater – Area Specific

### **3. Lands Affected**

Where permitted pursuant to the provisions of the Development Charges Act, 1997, and not otherwise prohibited by such Act, or otherwise exempted by the provisions of this By-law, this By-law applies to all land, buildings and structures within the City of Barrie.

### **4. Approvals for Development**

- a) Development Charges shall be imposed on all land, buildings or structures that are developed for Residential or Non-Residential Uses if the Development requires:
  - (i) the passing of a Zoning By-law or of an amendment to a Zoning By-law under section 34 of the Planning Act;
  - (ii) the approval of a minor variance under section 45 of the Planning Act;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (v) a consent under section 53 of the Planning Act;
  - (vi) the approval of a description under section 9 of the Condominium Act, S.O. 1998, c. C.19, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.

- b) No more than one development charge for each Service designated in section 2 shall be imposed upon any land, buildings or structures to which this By-law applies even though two or more of the actions described in section 4(a) are required before the land, buildings or structures can be developed.
- c) Despite section 4(b), if two or more of the actions described in section 4(a) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in this by-law, an additional development charge shall be calculated in accordance with the provisions of this by-law.

## **5. Calculation of Development Charges**

- a) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the rates set out in Schedule B and Schedule C as applicable.
- b) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
  - (i) in the case of residential development or redevelopment, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
  - (ii) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, based on the gross floor area of such development or redevelopment.
- c) In the event that it is not possible for the Treasurer or his/her designate to determine with sufficient specificity the category of intended use for proposed buildings or structures or units within such buildings or structures thereof for which an application for building permit has been received within an industrial use as defined within the City of Barrie's Zoning By-law 2009-141, or any successor thereto, the proposed use shall be deemed to be a non-retail use for purposes of calculation of the development charge.
- d) In the event that at the time of the approval for occupancy of such buildings or structures or units within such buildings or structures, it can be determined

with sufficient specificity that the use falls within the definition of a use other than a non-retail use as set out in this by-law then the applicant shall be required to pay an additional amount being the difference between the development charges eligible for retail uses and the non-retail use.

## **6. Amount of Development Charges**

### **a) Residential**

The Development Charges set out in Schedule B, shall be imposed on Residential Uses of land, buildings or structures, including a Dwelling Unit accessory to a Non-Residential Use and, in the case of a mixed use building or structure, on the Residential Uses in the mixed use building or structure, including the residential component of a Live/Work unit, according to the type of residential unit and calculated with respect to each of the Services according to the type of Residential Use.

### **b) Non-Residential**

The Development Charges set out in Schedule B, shall be imposed on Non-Residential Uses of land, buildings and structures and in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a Live/Work unit, according to the type and gross floor area of the non-residential component.

## **7. Timing of Calculation and Payment of Development Charges**

- a) Subject to the exemptions set out in this By-law or by statute or regulation, development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Development Charges Act, 1997 on the date that the first building permit including a conditional permit is issued in relation to a building or structure on land to which a development charge applies with respect to any new or additional gross floor area or any additional dwelling units, or in a manner or at a time otherwise lawfully agreed upon.

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- b) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
  - c) Notwithstanding subsections (a) and (b), the payment of development charges may be deferred for any permit or conditional permit that authorizes the construction of only the underground portions of a building.
  - d) Notwithstanding subsections (a), (b), and (c), a residential development charge with respect to:
    - (i) Services Related to a Highway (formerly Roads);
    - (ii) Water Services – Facilities;
    - (iii) Water Services - Facility Related Debt;
    - (iv) Wastewater Services – Facilities;
    - (v) Wastewater Services - Facilities Related Debt;
    - (vi) Former City Municipal Boundary Areas (where applicable):
      - a. Stormwater Drainage and Control Services
      - b. Water Services – Distribution Systems
      - c. Wastewater Services – Collection Systems
    - (vii) Salem & Hewitt's Secondary Plan Areas (where applicable):
      - a. Water Services – Distribution Systems
      - b. Wastewater Services – Collection Systems,
    - (viii) Whiskey Creek - Stormwater

as set out in Schedule B attached, are payable, with respect to an approval of a plan of subdivision or a severance under section 51 or 53 of the Planning Act, immediately upon entering into the subdivision/consent agreement, based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law 2009-141 as amended or any successor thereto.

- e) Development Charges will be calculated at the current rate in effect on the day prior to issuance of the building permit or revision to building permit



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- f) If construction has not begun after 24 months from the date of issuance of a building permit (conditional or full), a top-up to the rate in effect at that time will apply

## **8. Indexing of Development Charges**

The development charges set out in Schedule B 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.

## **9. Accounting for Development Charges**

- a) Any development charges paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the City.
- b) The Treasurer of the City shall maintain these monies in separate reserve funds as set out in section 2 "Designation of Services" of this By-law for the services identified in this By-law and shall only permit the monies to be expended in accordance with the provisions of s.35 of the Development Charges Act, 1997:
- c) The Treasurer shall provide the Council with an annual statement, on a date directed by the Council, in respect of the reserve funds established under this By-law. This statement shall contain the required information, as set out in s.s.12(1) of O.Reg. 82/98.

## **10. Exemptions and Discounts**

- a) The following designated categories of uses are exempt or discounted from the imposition of development charges otherwise payable under this By-law as noted below:
- (i) All residential building permits not resulting in the creation of an additional dwelling unit;
  - (ii) No development charge shall be imposed where the only effect of an action referred to in Section 4 of this By-law is to:

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- a. permit an enlargement to an existing dwelling unit;
  - b. permit the creation of one or two additional dwelling units within or to an existing or to be constructed single detached dwelling; or
  - c. permit one additional dwelling unit within or to an existing or to be constructed semi-detached dwelling or a row dwelling; or
  - d. permit one additional dwelling unit within or to any other existing residential building.
- (iii) Notwithstanding (ii) (b) above, development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- (iv) Notwithstanding (ii) (c) and (d) above, development charges shall be imposed if the additional unit has a gross floor area greater than:
- a. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - b. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the said residential building.
- (v) The exemption to development charges in (ii) (c) & (d) above shall only apply to the first instance of intensification in an existing dwelling. The addition of a second suite is considered intensification.
- (vi) Subject to (iii), (iv) and (v) above, any exemption under (ii) above shall apply to the smallest dwelling unit, as determined by applicable rates under this By-law.
- (vii) Notwithstanding subsections (i) to (vi) inclusive, if lands, building(s) and/or structure(s) of the subject development was exempt from or not required to pay development charges, no reduction against

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development charges will be allowed. This includes redevelopment where a demolished dwelling contained a second suite"

- (viii) Land owned by and used for the purposes of The Corporation of the City of Barrie, any other municipality, the Simcoe County District School Board, the Simcoe-Muskoka Catholic District School Board (and any other school board defined in section 1(1) of the Education Act), or any local board or commission;
- (ix) Temporary Buildings or Structures shall be exempt from the provisions of this By-law. In the event that a Temporary Building or Structure becomes protracted, it shall be deemed not to be nor ever to have been a Temporary Building or Structure, and the Development Charges rate acquired to be paid under this By-law shall become payable on the date the Temporary Building or Structure becomes Protracted.
- (x) Institutional development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, R.S.O. 1990, c. M. 19, and used for teaching-related purposes on lands owned by and used for the purposes of the College but does not include student residences;
- (xi) Institutional development of land, buildings or structures owned by a university established by an Act of the Legislative Assembly of Ontario, and used for teaching-related purposes on lands owned by and used for the purposes of the University, but does not include student residences;
- (xii) No development charge shall be imposed on development constituting one or more enlargements of an existing industrial building as defined herein, where attached, up to a maximum of fifty percent (50%) of its gross floor area of the existing industrial building.
  - a. Where a proposed enlargement exceeds fifty percent (50%) of the gross floor area of an existing industrial building, development charges are payable on the amount by which

the proposed enlargement exceeds fifty percent (50%) of the gross floor area before the enlargement.

- b. The cumulative total of the gross floor area previously exempted hereunder shall not be included in the determination of the amount of the exemption applicable to any subsequent enlargement and shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
  - c. Where a subdivision of the site subsequent to any enlargement previously exempted hereunder results in the existing industrial building being on a lot separate from the development previously, further exemptions, if any, pertaining to the existing industrial building shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
- b) If a development involves the demolition of and replacement of a building or structure within 60 months of the demolition permit being issued, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:
- (i) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
  - (ii) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable. The credit can, in no case, exceed the amount of the development charge that would otherwise be payable;

provided that such amounts shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Redevelopment. For greater certainty, any amount of the reductions set out above that exceed the amount of Development Charges otherwise payable with respect to the Redevelopment shall be reduced to zero and shall not be transferred to any other Development or Redevelopment.

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- c) If the redevelopment is subject to Whiskey Creek area specific charges for Stormwater Management Works and Downstream Conveyance Works, then the following applies:
- (i) No credit shall be given if all or part of a residential or non-residential building or structure is demolished.
  - (ii) Notwithstanding subsection 10(c)(i), if a development charge has previously been paid under Schedule C or a predecessor by-law for the Whiskey Creek Downstream Conveyance Works in respect of development or land, and the land is being redeveloped:
    - a. The development charge payable in respect of the redevelopment will be calculated under this by-law;
    - b. The development charge determined under paragraph (ii)(a) will be reduced by a credit equivalent to the development charge previously paid in respect of the land provided that the owner provides proof of payment satisfactory to the City of Barrie and the credit does not exceed the development charge determined under paragraph (ii)(a).
- d) Where a building or structure ("former premises") is released by another building or structure on the same site prior to demolition of the former premises, the owner of the building or structure who has paid a development charge on the construction of the replacement building may submit a request to the Treasurer of the Finance Department for a refund from the development charge reserve funds for all or part of the development charge paid under this by-law, or a predecessor by-law. The refund shall be granted so long as:
- (i) the former premises is lawfully demolished or removed from the land within thirty-six (36) months from the date the interior final inspection process has been closed by the Chief Building Official or an occupancy permit has been issued where applicable for the replacement building or structure; and

- (ii) the replacement building uses the existing municipal service which serviced the former premises.

The refund shall be calculated by determining the development charge that would be payable at the current rate at the time the demolition permit is issued, in respect of the former premises (by using the applicable current rate for the particular type of non-residential premises or dwelling units demolished) as if those former premises were currently being constructed, erected or placed for the first time. The refund shall be paid after confirmation that the former premises have been demolished.

- e) The following designated categories of uses are subject to discounted development charges as noted below:
  - (i) notwithstanding the table of development charges set out in Schedule B, development of lands owned by a non-profit institution for institutional uses by the non-profit institution for their own purposes as to 50% of the development charge chargeable;
  - (ii) Notwithstanding the table of development charges set out in Schedule B, one accessory building to an existing industrial building be charged \$2.33 per square foot subject to indexing in accordance with Section "8" "Indexing of Development Charges".

#### **11. By-law Registration**

A certified copy of this By-law may be registered on title to any land to which this by-law applies.

#### **12. By-law Administration**

This By-law shall be administered by the Treasurer of The Corporation of the City of Barrie.

#### **13. Short Title**

This By-law may be referred to as the Barrie City-Wide and Area Specific Development Charges By-law.

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#### **14. Date By-law Effective**

This By-law comes into force on the date following the date of its passage by the Council of the Corporation of the City of Barrie.

#### **15. Headings**

The headings in this By-law form no part of this By-law and shall be deemed to be inserted for convenience of reference only.

#### **16. Severability**

In the event any provision or part thereof of this By-law is found by a Court of competent jurisdiction to be ultra vires, such provision or part thereof shall be deemed to be severed and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

#### **17. Schedules**

The following schedules shall form part of this By-law:

- Schedule A - Components of Services Designated in Section 2
- Schedule B - Residential and Non-Residential Development Charges effective December 1, 2019
- Schedule C - Schedule of Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works effective December 1, 2019
- Schedule D - Schedule of Areas in which Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Apply
- Schedule E - Map of Former City Municipal Boundary Areas
- Schedule F - Map of Salem Secondary Plan Area
- Schedule G - Map of Hewitt's Secondary Plan Area



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Schedule H - Map of Whiskey Creek Stormwater Area

**18. By-laws 2014-108, 2016-066 and 2009-109**

By-laws 2014-108, 2016-066 and 2009-109 and all amendments thereto are hereby repealed on the date this By-law comes into effect.

**19. Expiry**

This By-law shall expire and be deemed to be repealed on June --, 2024.

READ a first and second time this -- day of June, 2019.

READ a third time and finally passed this -- day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

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MAYOR – J. LEHMAN

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CITY CLERK – WENDY COOKE

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By-law Number [2019-XXX]  
SCHEDULE A  
COMPONENTS OF SERVICES DESIGNATED IN SECTION 2

100% Eligible Services – Area Specific – Whiskey Creek

Stormwater Management Pond Works and Downstream Conveyance Works

100% Eligible Services - Area Specific – Former City Municipal Boundary Areas

Stormwater Drainage and Control Services

Water Services

Distributions Systems

Wastewater Services

Collection Systems

100% Eligible Services - Area Specific – Salem & Hewitt's Secondary Plan Areas

Water Services

Distributions Systems

Wastewater Services

Collection Systems

100% Eligible Services - Municipal Wide

Water Services

Facilities

Facilities Related Debt

Wastewater Services

Facilities

Facilities Related Debt

Services Related to a Highway

Roads

Public Works Facilities and Fleet

Depots and Domes

Roads and Related Vehicles

Protection

Fire Facilities

Fire Vehicles

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- Fire Small Equipment and Gear
- Police Facilities
- Police Vehicles
- Police Small Equipment and Gear
- Transit
  - Transit Facilities
  - Transit Vehicles
  - Transit Shelters

90% Eligible Services

- Library Services
  - Public Facilities
  - Library Collection Materials
- Administration
  - Studies
- Parks and Recreation
  - Parkland Development
  - Parks Vehicles and Equipment
- Recreation Facilities
  - Paramedics
  - Paramedics Facilities
  - Paramedics Vehicles
- Parking
  - Parking Spaces
- Social Housing
  - Social Housing Units
- Waste Diversion
  - Waste Diversion Facilities
  - Waste Diversion Vehicles & Equipment
  - Waste Diversion Carts & Containers
- Long-term Care
  - Long-term Care Facilities
- Airport
  - Airport Facilities
  - Airport Vehicles & Equipment

By-law Number [2019-XXX]  
**SCHEDULE B**  
 Residential and Non-residential Development Charges Effective December 1, 2019

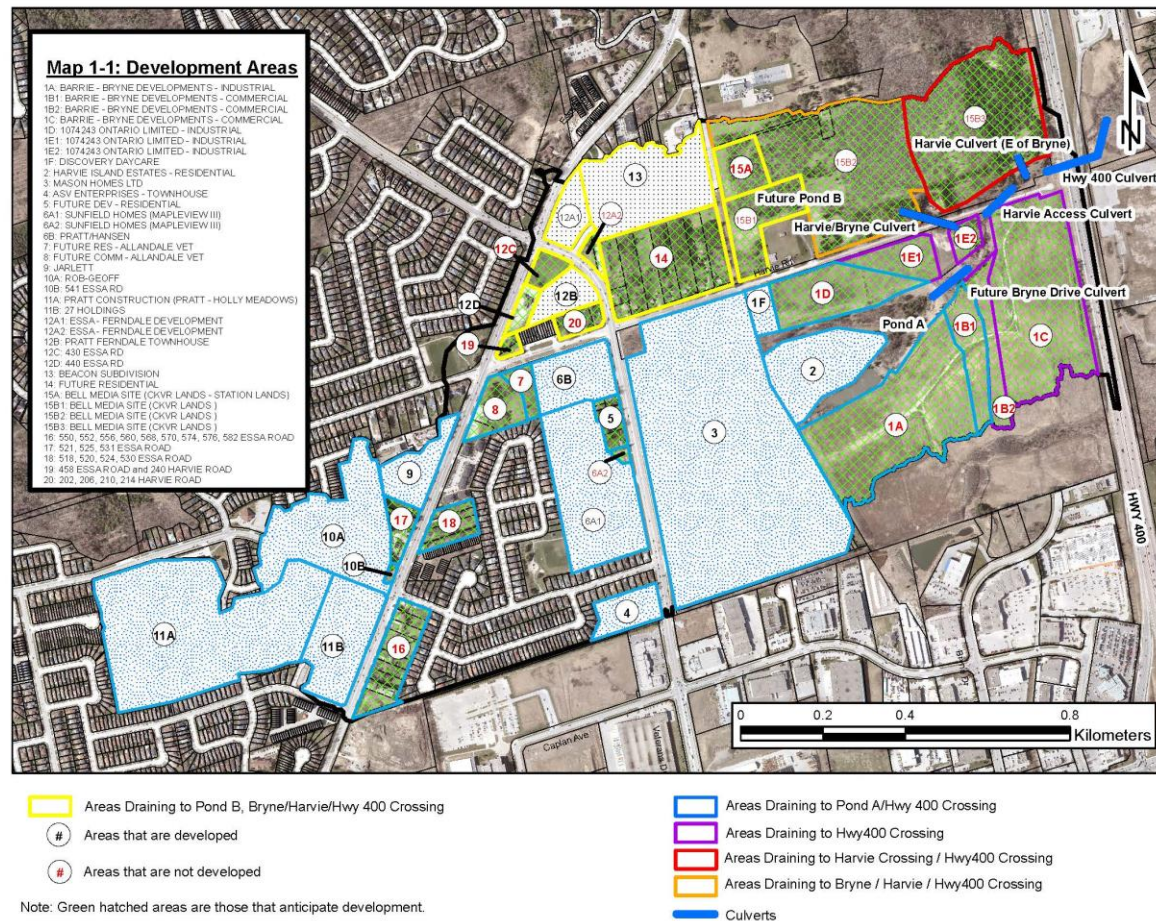
Service	RESIDENTIAL					NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>									
Services Related to a Highway	28,129	22,266	15,753	11,059	9,526	163.15	112.89	15.16	10.49
Public Works Facilities and Fleet	447	354	250	176	151	2.59	1.80	0.24	0.17
Protection	1,831	1,449	1,025	720	620	10.80	7.60	1.00	0.71
Transit Services	1,542	1,221	864	606	522	9.32	6.25	0.87	0.58
Parking	261	207	146	103	88	1.58	1.06	0.15	0.10
Airport	234	185	131	92	79	1.41	0.95	0.13	0.09
Parks and Recreation	7,333	5,805	4,107	2,883	2,483	7.00	4.70	0.65	0.44
Library Services	710	562	398	279	240	0.68	0.45	0.06	0.04
Administration	714	565	400	281	242	4.32	2.90	0.40	0.27
Paramedics	210	166	118	83	71	0.42	0.28	0.04	0.03
Social Housing	626	496	351	246	212	-	-	-	-
Long Term Care	38	30	21	15	13	0.08	0.05	0.01	0.00
Waste Diversion	386	306	216	152	131	0.37	0.25	0.03	0.02
Wastewater Services - Facilities	5,928	4,692	3,320	2,331	2,008	34.38	23.79	3.19	2.21
Wastewater Services - Facilities Related Debt	3,545	2,806	1,985	1,394	1,201	20.56	14.23	1.91	1.32
Water Services - Facilities	76	60	43	30	26	0.44	0.30	0.04	0.03
Water Services - Facilities Related Debt	4,929	3,902	2,760	1,938	1,669	28.59	19.78	2.66	1.84
<b>Total Municipal Wide Services</b>	<b>56,939</b>	<b>45,072</b>	<b>31,888</b>	<b>22,388</b>	<b>19,282</b>	<b>285.69</b>	<b>197.28</b>	<b>26.54</b>	<b>18.33</b>
<b>Area Specific Services</b>									
<b>Former City Municipal Boundary Areas:</b>									
Stormwater Drainage and Control Services	6,466	5,118	3,621	2,542	2,190	34.96	9.50	3.25	0.88
Wastewater Services - Collection Systems	1,135	898	636	446	384	14.09	3.83	1.31	0.36
Water Services - Distribution Systems	417	330	234	164	141	5.17	1.41	0.48	0.13
<b>Total Area Specific Services Former City Municipal Boundary Areas</b>	<b>8,018</b>	<b>6,346</b>	<b>4,491</b>	<b>3,152</b>	<b>2,715</b>	<b>54.22</b>	<b>14.74</b>	<b>5.04</b>	<b>1.37</b>
<b>Total Services - Former City Municipal Boundary Areas</b>	<b>64,957</b>	<b>51,418</b>	<b>36,379</b>	<b>25,540</b>	<b>21,997</b>	<b>339.91</b>	<b>212.02</b>	<b>31.58</b>	<b>19.70</b>
<b>Area Specific Services</b>									
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>									
Wastewater Services - Collection Systems	4,961	3,927	2,778	1,950	1,680	30.23	18.69	2.81	1.74
Water Services - Distribution Systems	5,361	4,244	3,002	2,108	1,816	32.67	20.20	3.04	1.88
<b>Total Area Specific Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>10,322</b>	<b>8,171</b>	<b>5,780</b>	<b>4,058</b>	<b>3,496</b>	<b>62.90</b>	<b>38.89</b>	<b>5.84</b>	<b>3.61</b>
<b>Total Services - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>67,261</b>	<b>53,243</b>	<b>37,668</b>	<b>26,446</b>	<b>22,778</b>	<b>348.59</b>	<b>236.17</b>	<b>32.39</b>	<b>21.94</b>

By-law Number [2019-XXX]  
**SCHEDULE C**  
 Schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works  
 Area  
 Effective December 1, 2019

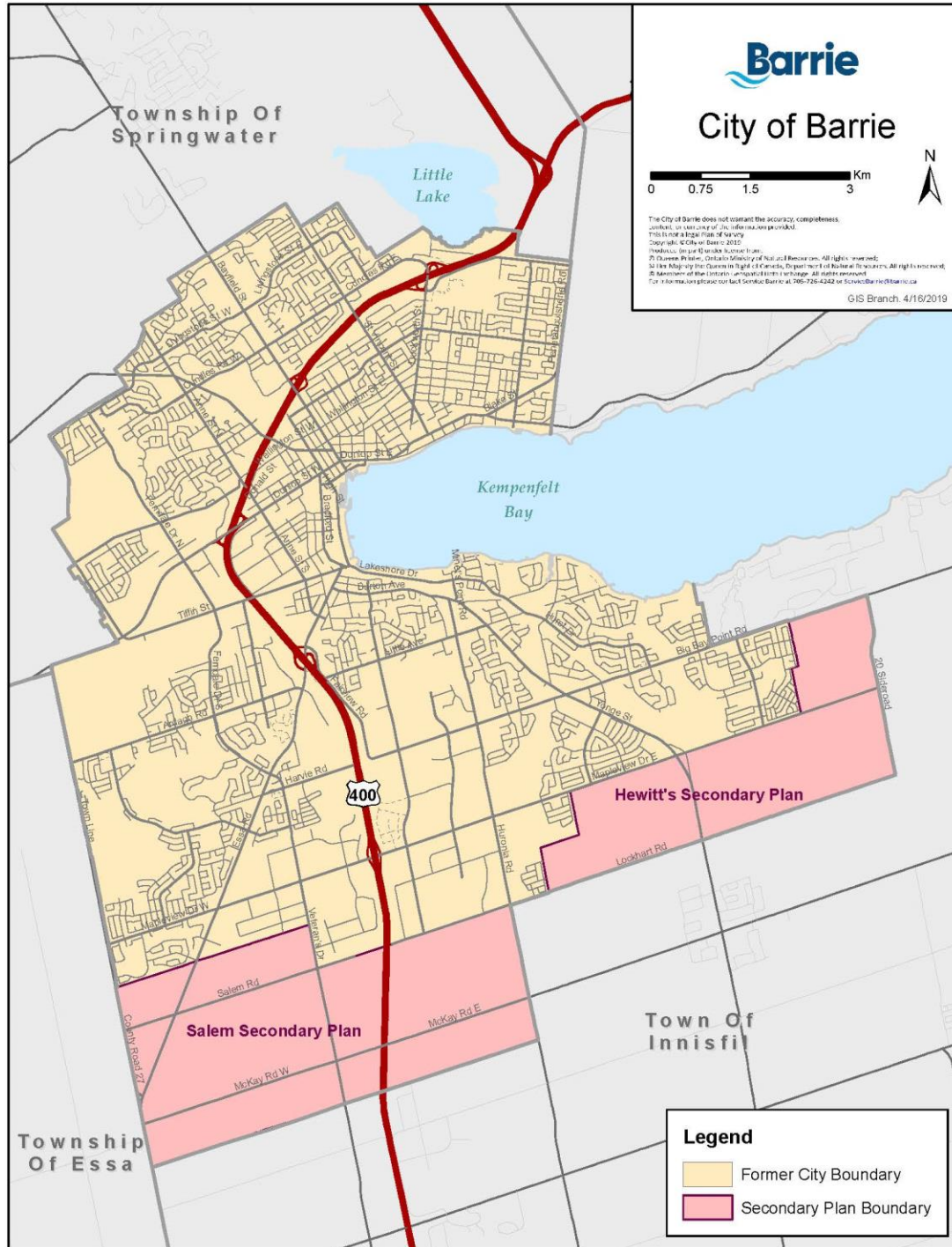
No.	Development Areas	Whiskey Creek Stormwater Management Pond Works	Whiskey Creek Downstream Conveyance Works (Including D.C. Study Costs)	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$225,477	\$1,110,199	\$1,335,676
1B1	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$57,671	\$283,961	\$341,633
1B2	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$202,926	\$202,926
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$0	\$1,245,811	\$1,245,811
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$97,867	\$481,873	\$579,740
1E1	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$166,058	\$166,058
1E2	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$0	\$64,519	\$64,519
1F	Discovery Daycare *	*	\$80,312	\$80,312
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	*	\$299,905	\$299,905
3	Mason Homes Ltd.	\$1,210,236	\$2,047,708	\$3,257,944
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	*	\$139,281	\$139,281
5	428 Veterans Drive *	\$46,020	\$77,866	\$123,886
6A1	Sunfield Homes (Mapleview III):	\$307,383	\$520,089	\$827,472
6A2	Sunfield Homes (Mapleview III):	\$22,686	\$38,385	\$61,071
6B	Pratt/Hansen*	\$187,113	\$316,594	\$503,707
7	Future Res - Allandale Vet	\$17,501	\$29,611	\$47,112
8	Future Comm - Allandale Vet	\$116,970	\$197,912	\$314,882
9	Jarlette *	*	\$194,369	\$194,369
10A	Rob-Geoff *	*	\$604,501	\$604,501
10B	541 Essa Rd.	*	\$9,870	\$9,870
11A	Pratt Construction (Pratt-Holly Meadows) *	*	\$389,042	\$389,042
11B	27 Holdings *	*	\$596,605	\$596,605
12A1	Essa - Ferndale Development	\$0	\$187,247	\$187,247
12A2	Essa - Ferndale Development	\$0	\$40,745	\$40,745
12B	Pratt Ferndale Townhouse *	\$0	\$108,723	\$108,723
12C	430 Essa Rd.	\$0	\$68,185	\$68,185
12D	440 Essa Rd.	\$0	\$51,608	\$51,608
13	Beacon Subdivision *	\$0	\$351,942	\$351,942
14	Future Residential	\$0	\$490,819	\$490,819
15A	Bell Media Site (CKVR Lands - Station Lands)*	\$0	\$166,162	\$166,162
15B1	Bell Media Site (CKVR Lands)	\$0	\$322,198	\$322,198
15B2	Bell Media Site (CKVR Lands)	\$0	\$1,277,509	\$1,277,509
15B3	Bell Media Site (CKVR Lands)	\$0	\$1,173,666	\$1,173,666
16	550, 552, 556, 560, 568, 570, 574, 576, 582 Essa Road	\$456,649	\$250,048	\$706,697
17	521, 525, 531 Essa Road	\$114,595	\$86,640	\$201,235
18	518, 520, 524, 530 Essa Road	\$57,665	\$111,695	\$169,360
19	458 Essa Road and 240 Harvie Road	\$0	\$27,939	\$27,939
20	202, 206, 210, 214 Harvie Road	\$0	\$79,161	\$79,161
	<b>TOTALS</b>	<b>\$2,917,833</b>	<b>\$13,891,683</b>	<b>\$16,809,516</b>

\* Development areas (in whole or in part) which have already provided securities to the City, or have already paid development charges under prior by-laws

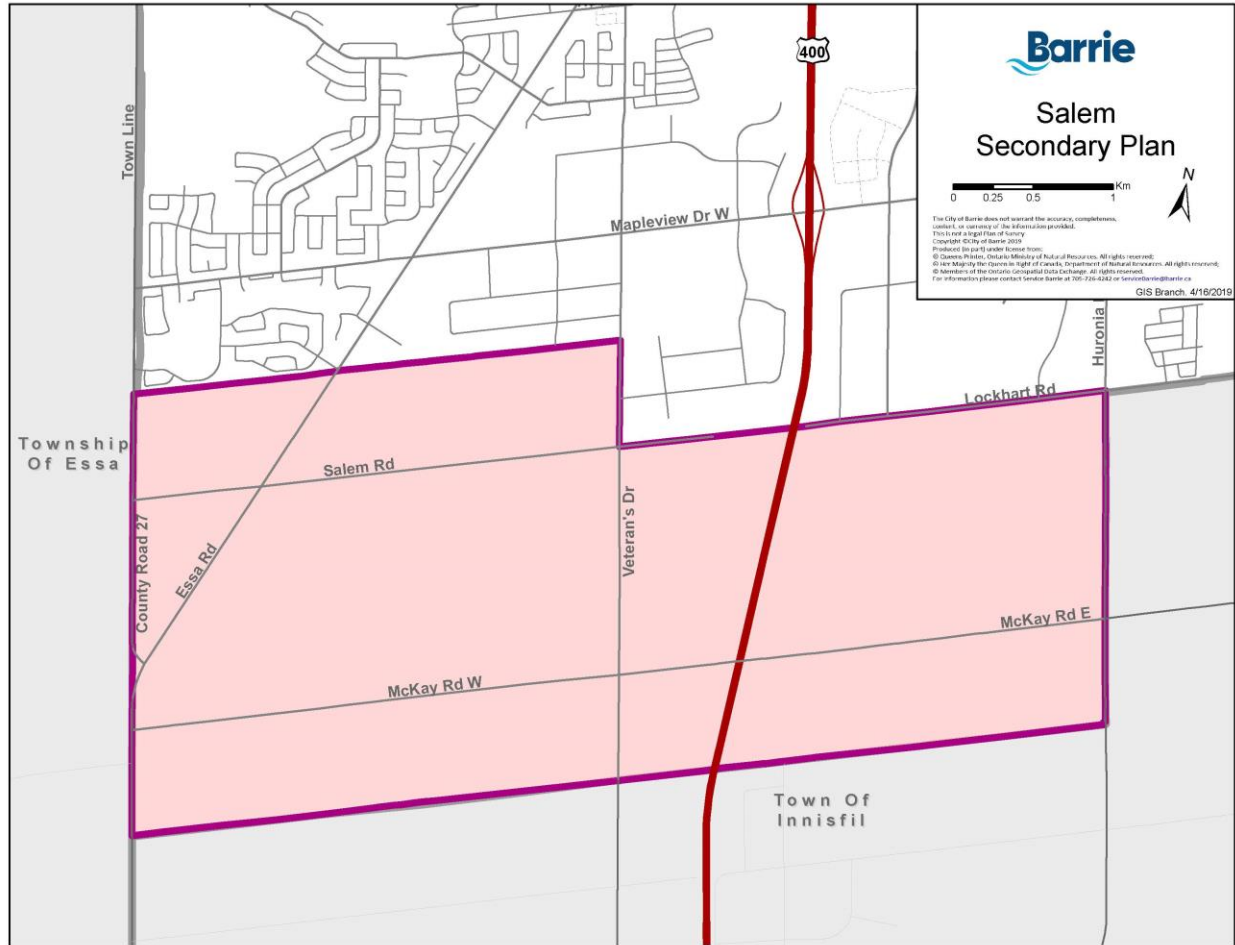
By-law Number [2019-XXX]  
SCHEDULE D  
Map of Former City Municipal Boundary Areas  
Schedule of Areas in which Area Specific Development Charges for Whiskey Creek Stormwater Management Works and  
Downstream Conveyance Works Apply





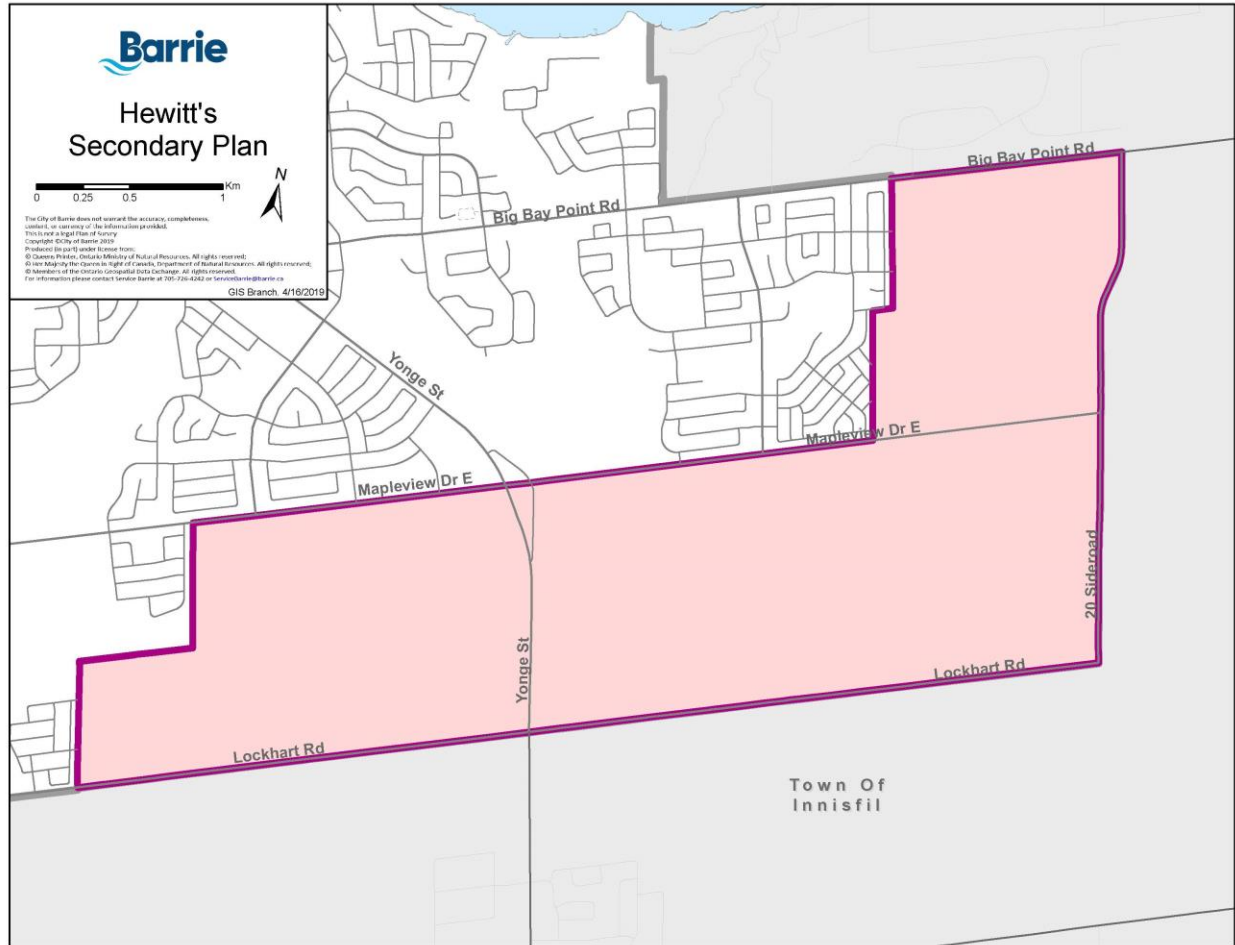


By-law Number [2019-XXX]  
SCHEDULE F  
Map of Salem Secondary Plan Area

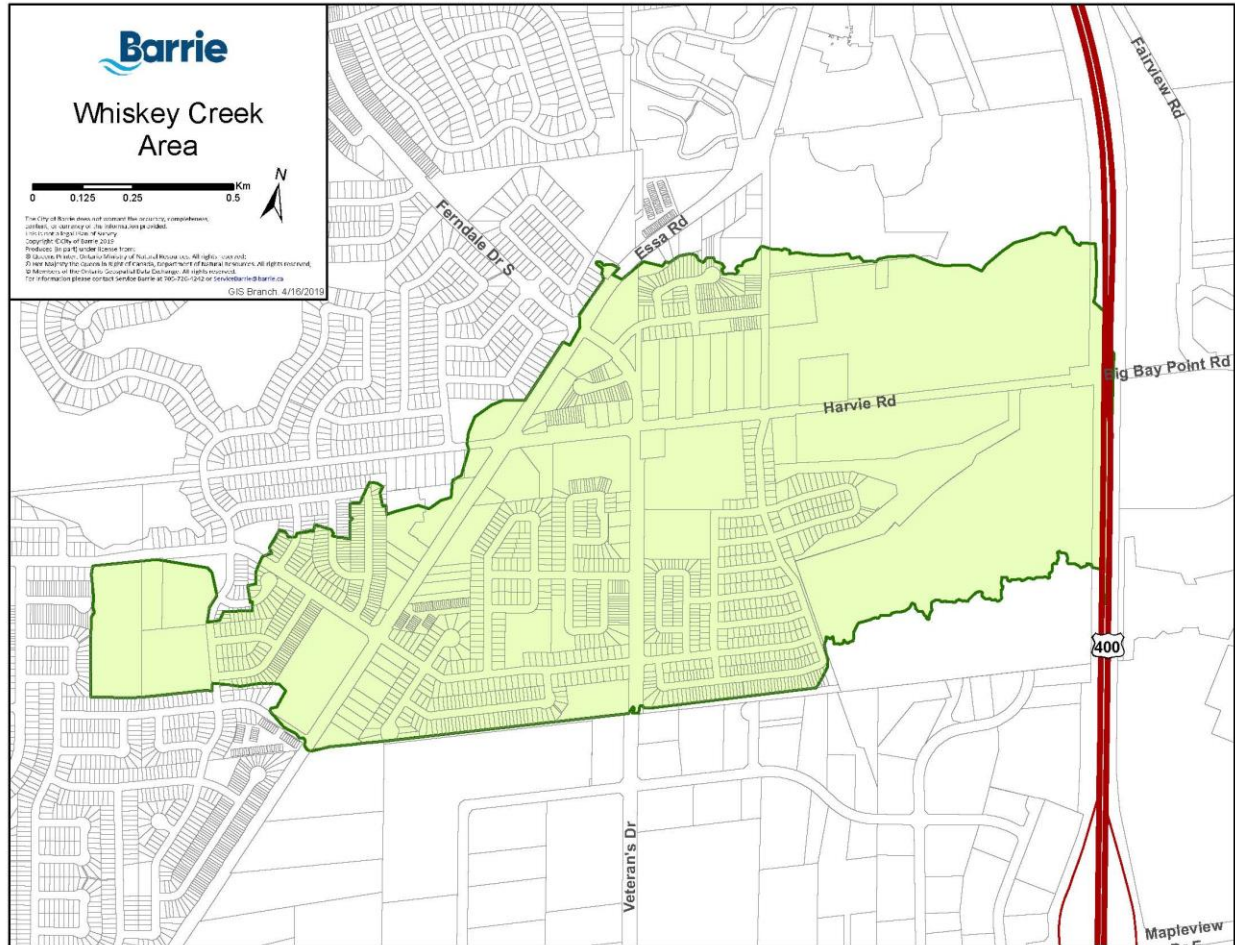




By-law Number [2019-XXX]  
SCHEDULE G  
Map of Hewitt's Secondary Plan Area



By-law Number [2019-XXX]  
SCHEDULE H  
Map of Whiskey Creek Stormwater Area



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**APPENDIX "H"**

**Bill 108**

On May 2, 2019, the province introduced Bill 108 which proposes a number of significant changes to the Development Charges Act. The Bill is expected to be debated over the coming weeks and/or months.

The Bill's main areas of focus are:

- a) Changes to Eligible Services – the Bill proposes to remove “soft services” from the Development Charges Act, with the exception of Protection services
- b) Waste Diversion – the Bill proposes to remove the mandatory 10% deduction for this service
- c) Payment in Instalments over 6 years – the Bill proposes that rental housing, non-profit housing and commercial/industrial/institutional developments pay their DCs in 6 equal annual payments commencing the date of occupancy
- d) When DC Amount is Determined – the Bill proposes that the DC amount for all developments proceeding by site plan or requiring a zoning amendment shall be determined based on the DC charge in effect on the day of the application
- e) Soft Services to be included in a new Community Benefit Charge under the Planning Act – the Bill proposes that a municipality may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies.
  - i. Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy
  - ii. The amount of the charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land
  - iii. The valuation date of the land is the day before building permit issuance
  - iv. Valuations will be based on appraised value of land
  - v. All money received shall be paid into a special account
  - vi. In each calendar year, a municipality shall spend or allocate at least 60% of the monies that are in held in a special account at the beginning of the year
  - vii. Requirements for annual reporting shall be prescribed
  - viii. Transitional provisions are set out regarding the DC reserve funds and DC credits