



**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 12, 2019, the Council of The Corporation of the City of Barrie approved the City of Barrie Development Charge Background Study dated April 17, 2019 and Addendum #1 to the Background Study dated May 31, 2019, which indicates that the development of land within the City of Barrie will increase the need for services;

**AND WHEREAS**, on June 17, 2019, the Council of The Corporation of the City of Barrie is considering reducing the City of Barrie's future share of Lake Simcoe Regional Airport to 10%, and deems it pragmatic to reduce the amount of development charges collection in relation to this service from the previously calculated amount in Addendum #1 in accordance with this decision;

**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 Council resolution 19-G-169 on June 12, 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 12, 2019, the Council of The Corporation of the City of Barrie approved the City of Barrie Development Charge Background Study dated April 17, 2019 and Addendum #1 to the Background Study dated May 31, 2019, indicating that it intends that the increase in the need for services to service the anticipated development will be met;

**AND WHEREAS**, on June 12, 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;

**“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 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 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 – Essential Services
- i) Administration – Community Based Services
- j) Paramedics
- k) Social Housing
- l) Long-term Care
- m) Waste Diversion
- n) Airport
- o) Water Services – Facilities
- p) Water Services – Facilities Related Debt
- q) Wastewater Services – Facilities
- r) Wastewater Services – Facilities Related Debt
- s) Water Services – Distribution Systems – Salem & Hewitt's Secondary Plan Areas
- t) Wastewater Services – Collection Systems – Salem & Hewitt's Secondary Plan Areas
- u) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- v) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- w) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas
- x) 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 Schedules B-1, B-2, C-1, C-2, D-1, and D-2 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. Phase-in of Development Charges

Development charges shall be phased in during the term of this by-law in accordance with the phasing of development charges indicated in Schedules B-1, B-2, C-1, C-2, D-1, and D-2.

## 7. Amount of Development Charges

### a) Residential

The Development Charges set out in Schedules B-1, B-2, C-1, and C-2 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 Schedules B-1, B-2, C-1, and C-2 shall be imposed on Non-Residential Uses of land, buildings or 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.

### c) Residential and Non-Residential within the Whiskey Creek Area

The Development Charges set out in Schedules D-1 and D-2 shall be imposed on both residential and non-residential uses of land, buildings or structures.

## 8. 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.
- 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 Schedules B-1, B-2, C-1, C-2, D-1, and D-2 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
- 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

## 9. Indexing of Development Charges

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.

## 10. 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.

## 11. 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:
    - 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 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.

- 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 with respect to the area specific charges for Stormwater Management Works and Downstream Conveyance Works, 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 Schedules D-1 and D-2 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 Schedules B-1, B-2, C-1 and C-2, 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 Schedules B-1 and B-2, 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".
  - (iii) Notwithstanding the development charges set out in Schedules B-1, B-2, C-1, and C-2, a 40% discount of the development charges otherwise applicable shall be provided for the following uses as described in the City's zoning by-law 2009-141 as amended: Bakery, Concrete Product Manufacturing; 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, Office, Conference Centre, Warehousing in wholly



enclosed buildings excluding self-storage, Custom Workshop, Office (medical), Trade Centre, Industrial School and Data Processing Centre, for the first 1.5 million square feet of space constructed for the targeted uses, within the life of the by-law.

## **12. By-law Registration**

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

## **13. By-law Administration**

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

## **14. Short Title**

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

## **15. 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.

## **16. 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.

## **17. 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.

## **18. Schedules**

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

Schedule A-	Components of Services Designated in Section 2
Schedule B-1 -	Residential and Non-Residential Development Charges for “Hard Services” effective June 17, 2019 to November 30, 2019
Schedule B-2 -	Residential and Non-Residential Development Charges for “Soft Services” effective June 17, 2019 to November 30, 2019
Schedule C-1-	Residential and Non-Residential Development Charges for “Hard Services” effective December 1, 2019
Schedule C-2-	Residential and Non-Residential Development Charges for “Soft Services” effective December 1, 2019
Schedule D-1-	Schedule of Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works effective June 17, 2019 to November 30, 2019
Schedule D-2-	Schedule of Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works effective December 1, 2019
Schedule E-	Map of Whiskey Creek Area
Schedule F -	Map of Whiskey Creek Area by Detailed Development Areas - Areas in which Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Apply
Schedule G -	Map of Former City Municipal Boundary Areas
Schedule H -	Map of Salem Secondary Plan Area
Schedule I-	Map of Hewitt’s Secondary Plan Area

**19. 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.

**20. Expiry**

This By-law shall expire and be deemed to be repealed on June 18, 2024.

**READ** a first and second time this 17th day of June, 2019.

**READ** a third time and finally passed this 17th day of June, 2019.

**THE CORPORATION OF THE CITY OF BARRIE**

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**DEPUTY MAYOR – B. WARD**

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**CITY CLERK – WENDY COOKE**

**By-law Number 2019-  
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

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 – Essential Services

Studies – Community Based Services

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-  
SCHEDULE B-1**

**Residential and Non-residential Development Charges for "Hard Services" Effective June 17, 2019 to November 30, 2019**

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	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 "Hard Services":</b>								
Services Related to a Highway	18,701	13,981	11,531	8,245	160.38	110.97	14.90	10.31
Public Works Facilities and Fleet	617	461	380	272	3.16	2.19	0.29	0.20
Protection	723	541	446	319	10.80	7.60	1.00	0.71
Paramedics	80	60	50	35	0.42	0.28	0.04	0.03
Transit Services	594	444	366	262	6.97	4.68	0.65	0.43
Waste Diversion	-	-	-	-	0.37	0.25	0.03	0.02
Administration - Essential Services	349	262	215	153	3.56	2.39	0.33	0.22
Wastewater Services - Facilities	1,488	1,113	917	656	34.38	23.79	3.19	2.21
Wastewater Services - Facilities Related Debt	4,368	3,265	2,693	1,926	20.56	14.23	1.91	1.32
Water Services - Facilities	662	495	408	292	0.44	0.30	0.04	0.03
Water Services - Facilities Related Debt	7,513	5,614	4,633	3,312	28.59	19.78	2.66	1.84
<b>Total Municipal Wide "Hard Services"</b>	<b>35,095</b>	<b>26,236</b>	<b>21,639</b>	<b>15,472</b>	<b>269.63</b>	<b>186.46</b>	<b>25.05</b>	<b>17.32</b>
<b>Area Specific "Hard Services"</b>								
<b>Former City Municipal Boundary Areas:</b>								
Stormwater Drainage and Control Services	4,056	3,032	2,501	1,788	34.96	9.50	3.25	0.88
Wastewater Services - Collection Systems	12	8	7	5	14.09	3.83	1.31	0.36
Water Services - Distribution Systems	753	563	464	332	5.17	1.41	0.48	0.13
<b>Total Area Specific "Hard Services" Former City Municipal Boundary Areas</b>	<b>4,821</b>	<b>3,603</b>	<b>2,972</b>	<b>2,125</b>	<b>54.22</b>	<b>14.74</b>	<b>5.04</b>	<b>1.37</b>
<b>Total "Hard Services" - Former City Municipal Boundary Areas</b>	<b>39,916</b>	<b>29,839</b>	<b>24,611</b>	<b>17,597</b>	<b>323.85</b>	<b>201.20</b>	<b>30.09</b>	<b>18.69</b>
<b>Area Specific "Hard Services"</b>								
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>								
Wastewater Services - Collection Systems	2,853	2,133	1,759	1,258	30.35	18.76	2.82	1.74
Water Services - Distribution Systems	2,855	2,134	1,760	1,259	32.67	20.20	3.03	1.88
<b>Total Area Specific "Hard Services" - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>5,708</b>	<b>4,267</b>	<b>3,519</b>	<b>2,517</b>	<b>63.01</b>	<b>38.96</b>	<b>5.85</b>	<b>3.62</b>
<b>Total "Hard Services" - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>40,803</b>	<b>30,503</b>	<b>25,158</b>	<b>17,989</b>	<b>332.64</b>	<b>225.42</b>	<b>30.90</b>	<b>20.94</b>

**By-law 2019-  
SCHEDULE B-2**

**Residential and Non-residential Development Charges for "Soft Services" Effective June 17, 2019 to November 30, 2019**

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	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 "Soft Services":</b>								
Parking	255	191	157	112	1.18	0.79	0.11	0.07
Airport	-	-	-	-	0.24	0.16	0.02	0.01
Parks and Recreation	6,097	4,558	3,760	2,689	6.93	4.65	0.64	0.43
Library Services	553	414	341	244	0.68	0.45	0.06	0.04
Administration - Community Based Services	74	55	46	33	0.76	0.51	0.07	0.05
Social Housing	216	162	133	95	-	-	-	-
Long Term Care	-	-	-	-	0.08	0.05	0.01	0.00
<b>Total Municipal Wide "Soft Services"</b>	<b>7,195</b>	<b>5,380</b>	<b>4,437</b>	<b>3,173</b>	<b>9.87</b>	<b>6.61</b>	<b>0.92</b>	<b>0.61</b>



**By-law 2019-  
SCHEDULE C-1**

**Residential and Non- Residential Development Charges for “Hard Services” 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 "Hard Services":</b>									
Services Related to a Highway	27,651	21,888	15,486	10,871	9,365	160.38	110.97	14.90	10.31
Public Works Facilities and Fleet	545	431	305	214	185	3.16	2.19	0.29	0.20
Protection	1,831	1,449	1,025	720	620	10.80	7.60	1.00	0.71
Paramedics	210	166	118	83	71	0.42	0.28	0.04	0.03
Transit Services	1,153	913	646	453	390	6.97	4.68	0.65	0.43
Waste Diversion	386	306	216	152	131	0.37	0.25	0.03	0.02
Administration - Essential Services	589	466	330	232	199	3.56	2.39	0.33	0.22
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 "Hard Services"</b>	<b>46,843</b>	<b>37,079</b>	<b>26,234</b>	<b>18,418</b>	<b>15,865</b>	<b>269.63</b>	<b>186.46</b>	<b>25.05</b>	<b>17.32</b>
<b>Area Specific "Hard 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 "Hard 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 "Hard Services" - Former City Municipal Boundary Areas</b>	<b>54,861</b>	<b>43,425</b>	<b>30,725</b>	<b>21,570</b>	<b>18,580</b>	<b>323.85</b>	<b>201.20</b>	<b>30.09</b>	<b>18.69</b>
<b>Area Specific "Hard Services"</b>									
<b>Salem &amp; Hewitt's Secondary Plan Areas:</b>									
Wastewater Services - Collection Systems	4,980	3,942	2,789	1,958	1,687	30.35	18.76	2.82	1.74
Water Services - Distribution Systems	5,361	4,244	3,002	2,108	1,816	32.67	20.20	3.03	1.88
<b>Total Area Specific "Hard Services" - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>10,341</b>	<b>8,186</b>	<b>5,791</b>	<b>4,066</b>	<b>3,503</b>	<b>63.01</b>	<b>38.96</b>	<b>5.85</b>	<b>3.62</b>
<b>Total "Hard Services" - Salem &amp; Hewitt's Secondary Plan Areas</b>	<b>57,184</b>	<b>45,265</b>	<b>32,025</b>	<b>22,484</b>	<b>19,368</b>	<b>332.64</b>	<b>225.42</b>	<b>30.90</b>	<b>20.94</b>

By-law Number 2019-  
**SCHEDULE C-2**  
 Residential and Non-Residential Development Charges for “Soft Services” 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 "Soft Services":</b>									
Parking	195	154	109	77	66	1.18	0.79	0.11	0.07
Airport	39	31	22	15	13	0.24	0.16	0.02	0.01
Parks and Recreation	7,260	5,747	4,066	2,854	2,459	6.93	4.65	0.64	0.43
Library Services	710	562	398	279	240	0.68	0.45	0.06	0.04
Administration - Community Based Services	125	99	70	49	42	0.76	0.51	0.07	0.05
Social Housing	626	496	351	246	212	-	-	-	-
Long Term Care	38	30	21	15	13	0.08	0.05	0.01	0.00
<b>Total Municipal Wide "Soft Services"</b>	<b>8,993</b>	<b>7,119</b>	<b>5,037</b>	<b>3,535</b>	<b>3,045</b>	<b>9.87</b>	<b>6.61</b>	<b>0.92</b>	<b>0.61</b>

**By-law Number 2019-  
SCHEDULE D-1  
Schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Area  
Effective June 17, 2019 to November 30, 2019**

No.	Development Areas	Total D.C. Eligible Costs
1A	Barrie - Bryne Developments - Industrial (formerly Lorne Properties - Industrial)	\$993,248
1B	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$276,606
1C	Barrie - Bryne Developments - Commercial (formerly Lorne Properties - Commercial)	\$516,297
1D	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$382,668
1E	1074243 Ontario Limited - Industrial (formerly Lorne Properties - Industrial)	\$151,862
1F	Discovery Daycare *	\$47,370
2	Harvie Island Estates - Residential (formerly Lorne Properties - to Res) *	\$176,890
3	Mason Homes Ltd.*	\$1,931,251
4	ASV Enterprises - Townhouse (formerly Lorne Properties - Townhouse) *	\$82,151
5	Future Dev - Residential	\$73,437
6A	Sunfield Homes (Mapleview III):	\$594,491
6B	Pratt/Hansen*	\$298,588
7	Future Res - Allandale Vet	\$27,927
8	Future Comm - Allandale Vet	\$186,657
9	Jarlette *	\$114,643
10A	Rob-Geoff *	\$356,547
10B	541 Essa Rd.	\$5,822
11A	Pratt Construction (Pratt-Holly Meadows) *	\$229,465
11B	27 Holdings *	\$351,890
12A	Essa - Ferndale Development	\$82,685
12B	Pratt Ferndale Townhouse *	\$41,898
12C	430 Essa Rd.	\$21,147
12D	440 Essa Rd.	\$16,005
13	Beacon Subdivision *	\$135,626
14	Future Residential	\$161,735
15A	Bell Media Site (CKVR Lands - Station Lands)*	\$64,033
15B	Bell Media Site (CKVR Lands)	\$576,297

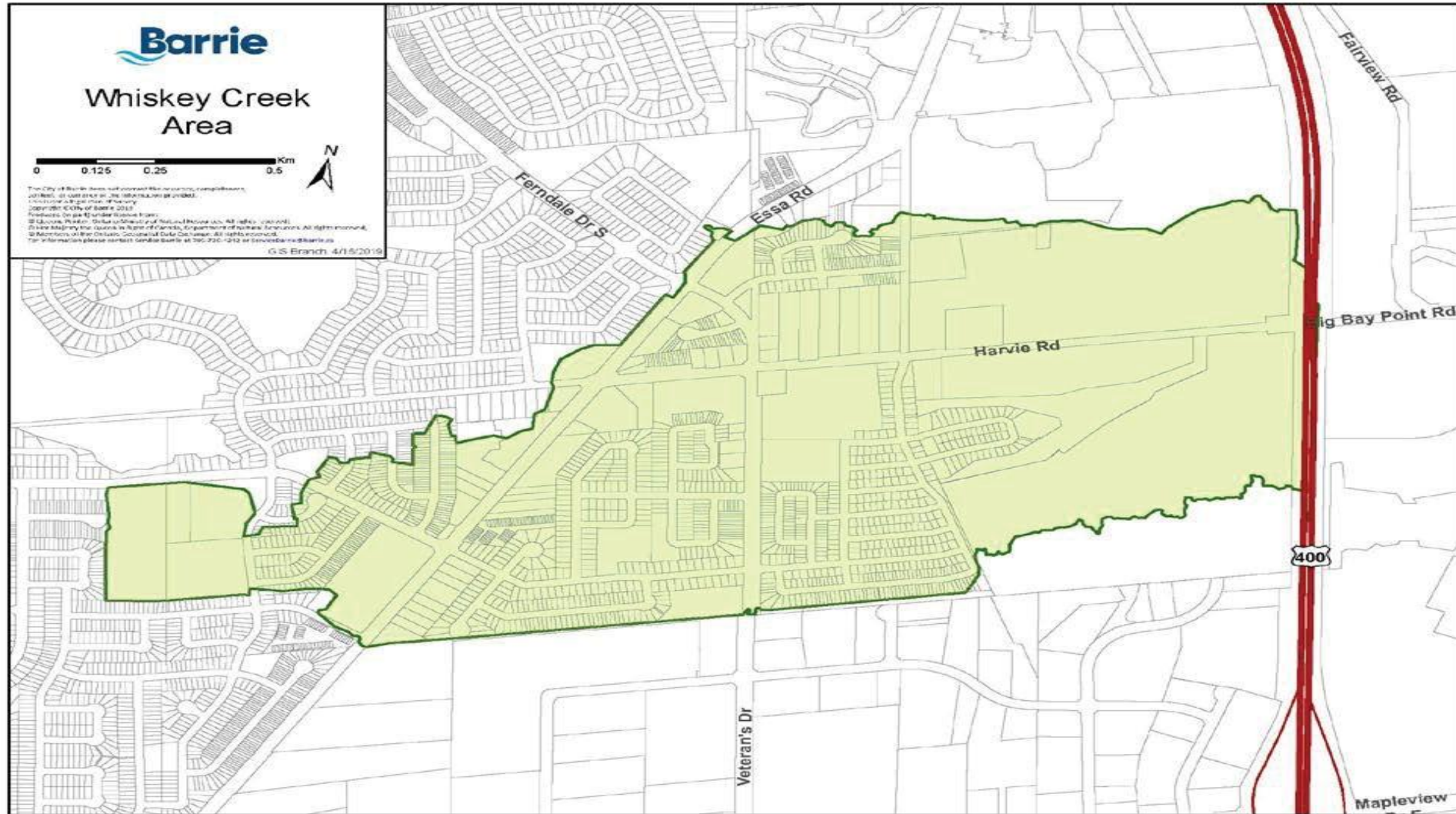
\* Development areas (in whole or in part) which have already provided securities to the City, or have already paid development charges under prior by-laws

SCHEDULE D-2  
Schedule of Municipal Services for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Area  
Effective December 1, 2019

No.	Development Areas¹	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
	TOTALS	\$2,917,833	\$13,891,683	\$16,809,516

\* 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  
Note: Numbers may not add precisely due to rounding.

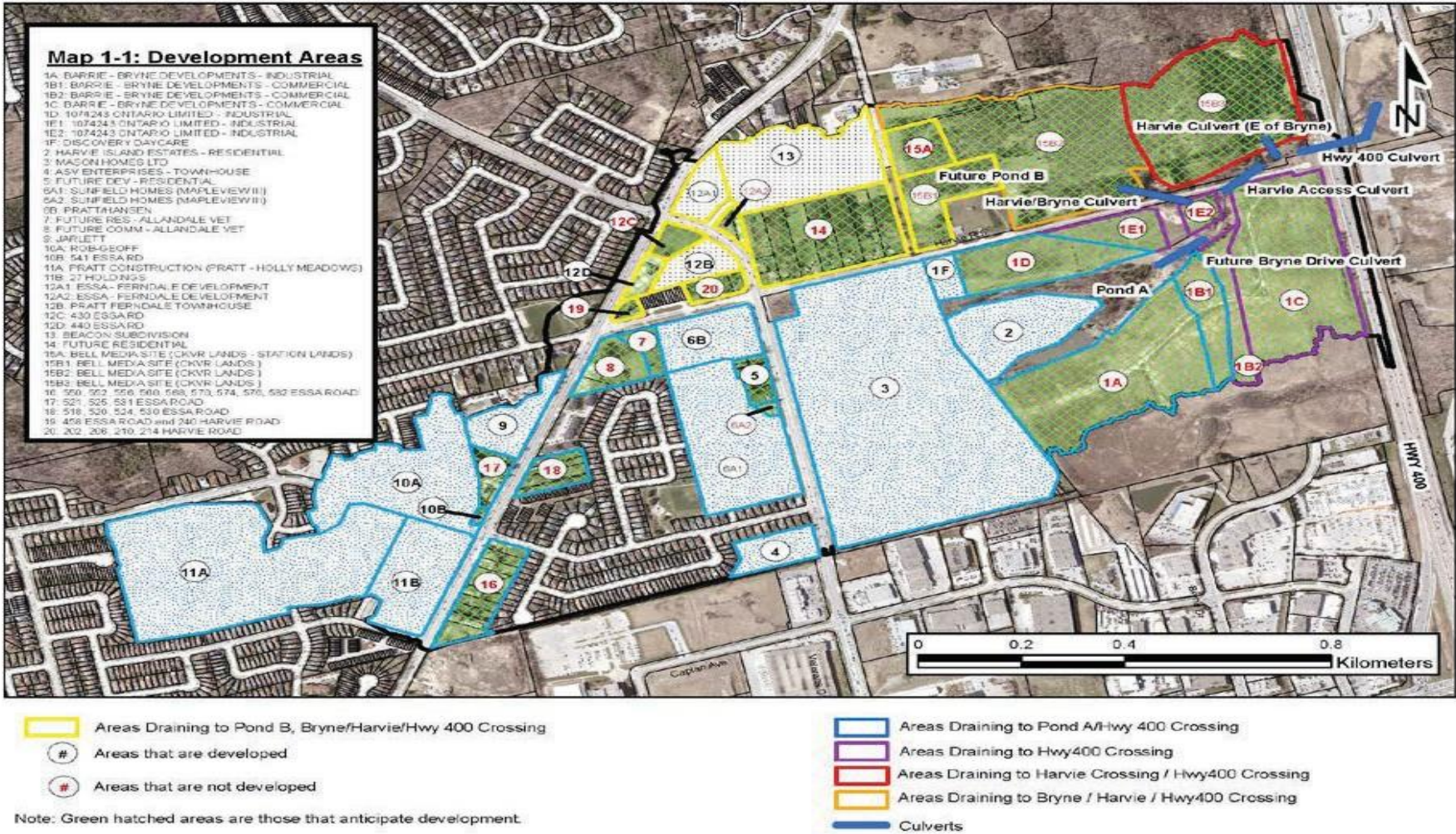
**By-law Number 2019 -  
SCHEDULE E  
Map of Whiskey Creek Area**





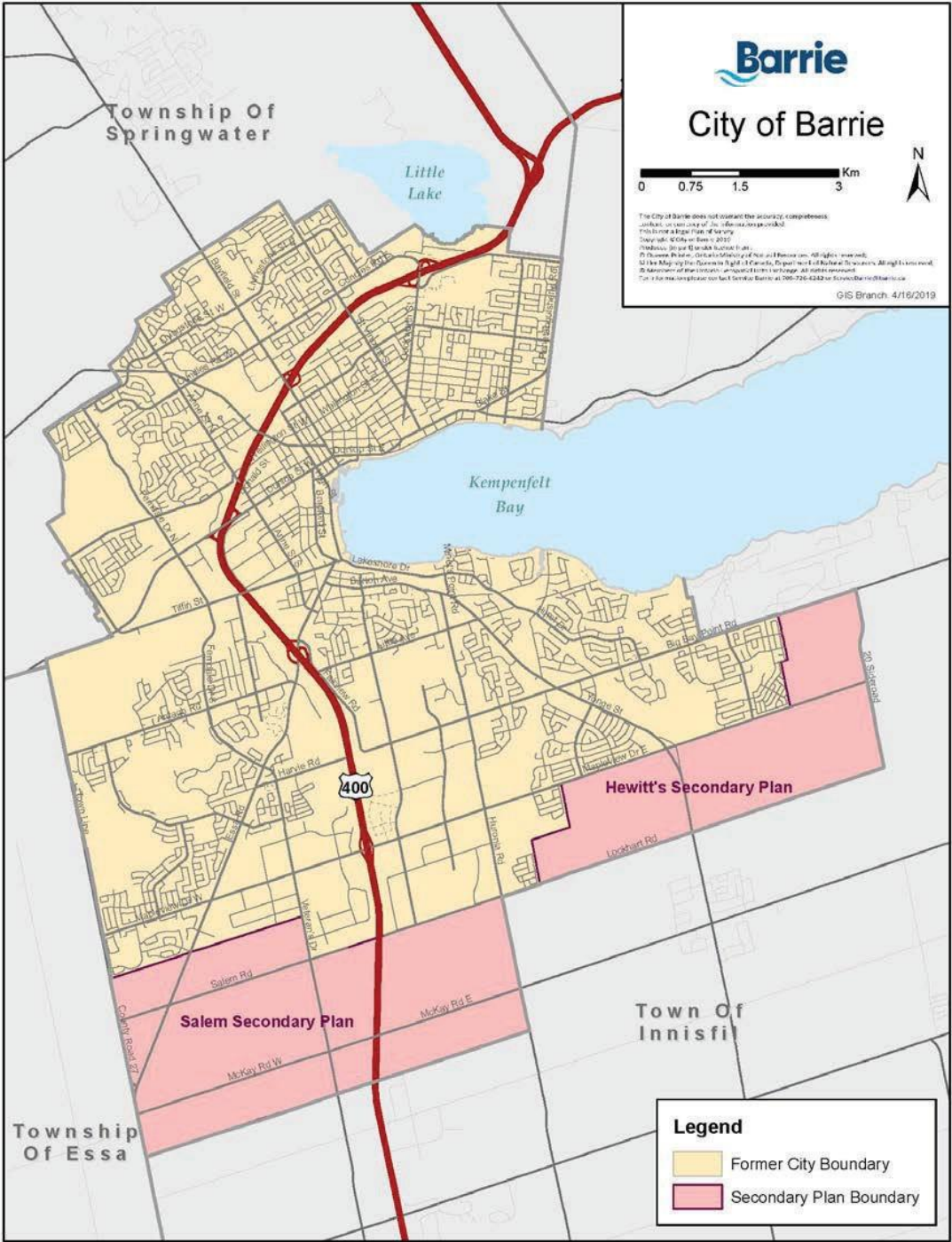
By-law Number 2019  
SCHEDULE F

Map of Whiskey Creek Area by Detailed Development Areas - Areas in which Area Specific Development Charges for Whiskey Creek Stormwater Management Works and Downstream Conveyance Works Apply

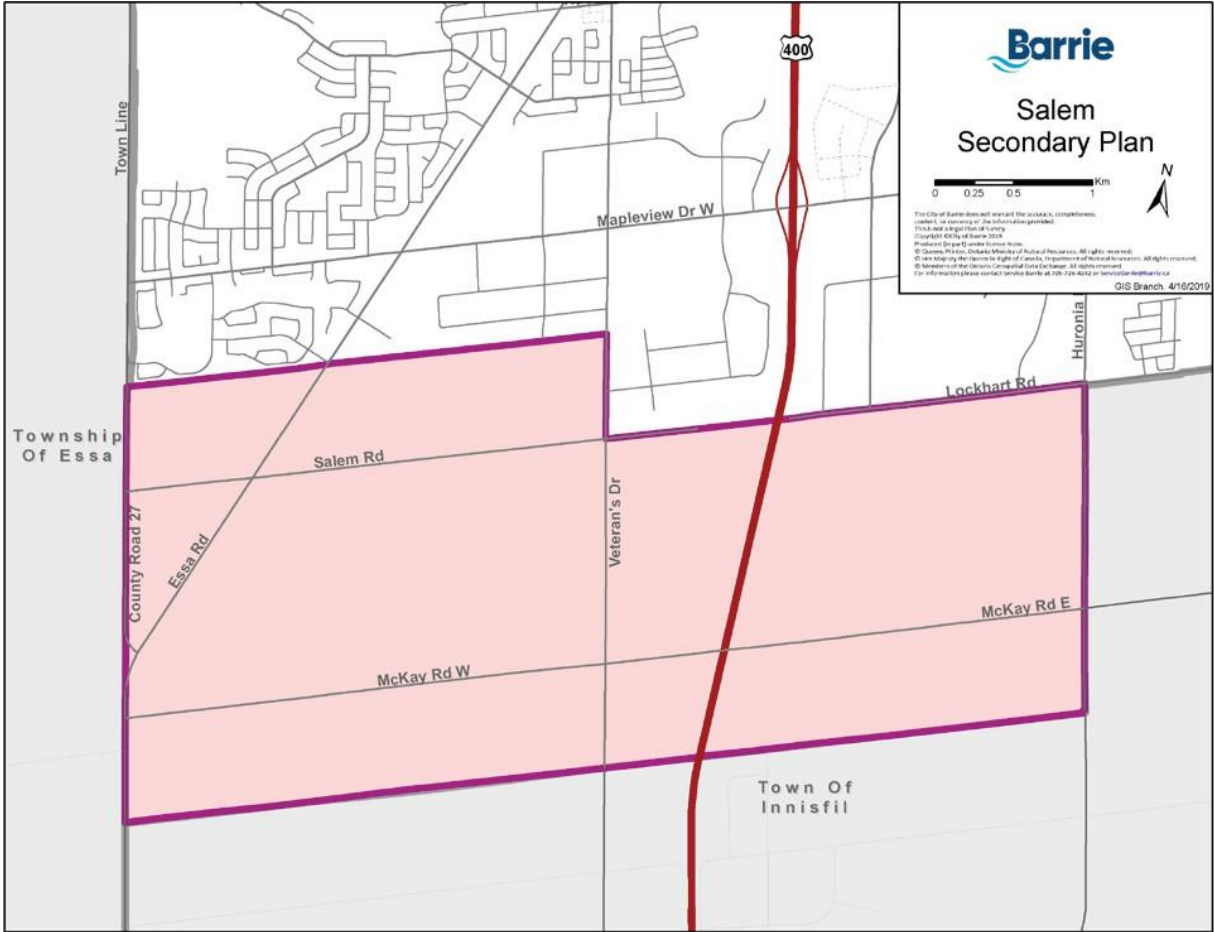




By-law Number 2019-  
SCHEDULE G  
Map of Former City Municipal Boundary Areas



By-law Number 2019-  
SCHEDULE H  
Map of Salem Secondary Plan Area



By-law 2019-  
SCHEDULE I  
Map of Hewitt's Secondary Plan Area

