

**Township of Oro-Medonte**  
**Township Wide Development Charges**



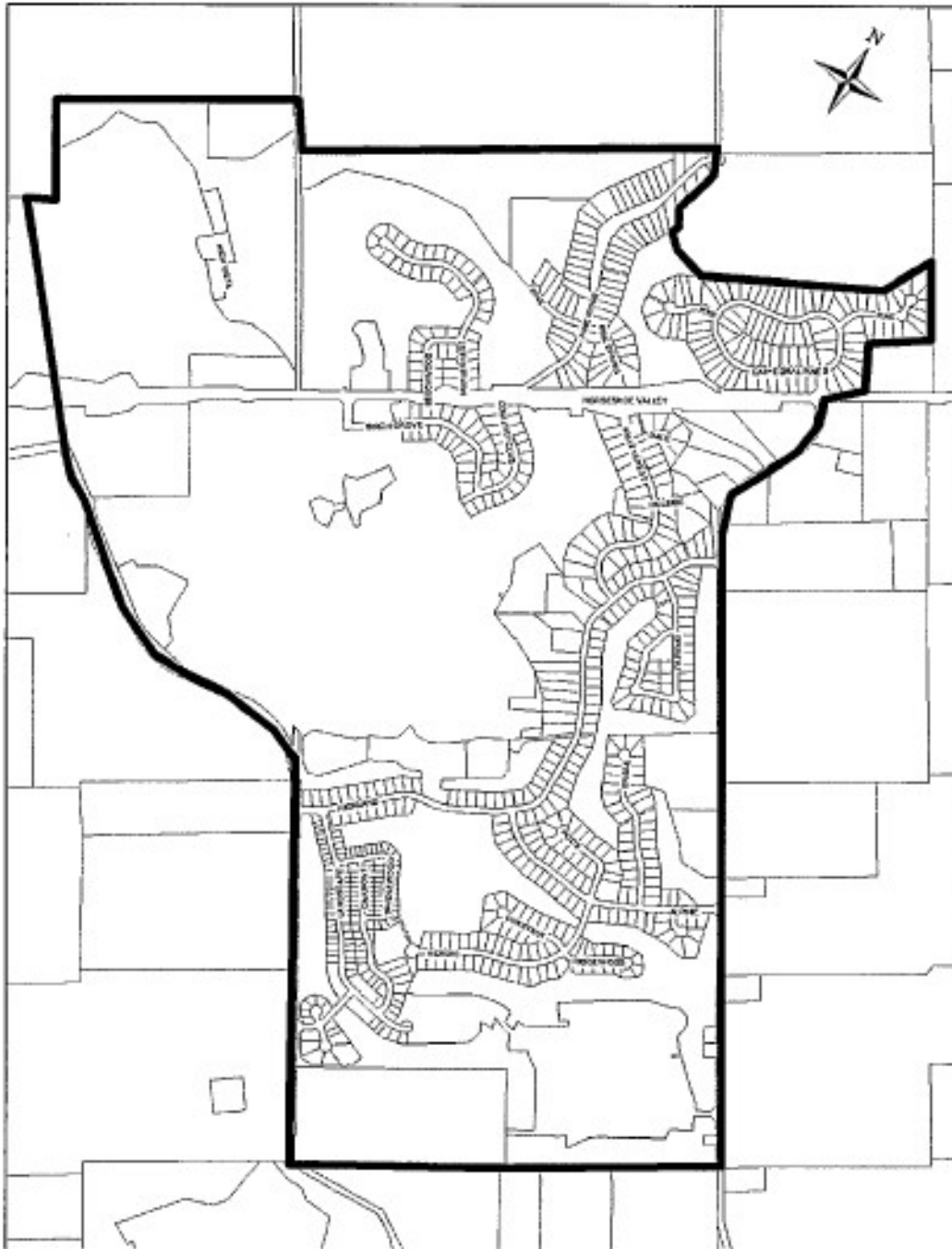
Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Services Related to a Highway	\$7,470	\$6,062	\$4,375	\$3,056	\$2,756	\$3.37
Fire Protection Services	\$2,136	\$1,733	\$1,250	\$874	\$789	\$0.82
Outdoor Recreation Services	\$2,253	\$1,829	\$1,320	\$921	\$831	\$0.47
Indoor Recreation Services	\$2,938	\$2,385	\$1,719	\$1,203	\$1,083	\$0.61
Engineering Studies	\$493	\$398	\$288	\$201	\$181	\$0.18
Community Based Studies	\$312	\$253	\$182	\$127	\$115	\$0.12
<b>Total</b>	<b>\$15,602</b>	<b>\$12,660</b>	<b>\$9,134</b>	<b>\$6,382</b>	<b>\$5,755</b>	<b>\$5.57</b>
<b>Education:</b>						
Public School Board (By-Law May, 2019)	\$2,811	\$2,811	\$2,811	\$2,811		\$0.45
Separate School Board (Amending By-law 51-01-2019)	\$1,472	\$1,472	\$1,472	\$1,472		\$0.15
<b>Total</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>		<b>\$0.60</b>
County of Simcoe (By-Law 6930):	<b>\$13,052</b>	<b>\$10,303</b>	<b>\$6,998</b>	<b>\$6,998</b>		<b>\$54.91 per/m square</b>
<b>Grand Total</b>	<b>\$32,937</b>	<b>\$27,246</b>	<b>\$20,415</b>	<b>\$17,663</b>		

**Township of Oro-Medonte**  
**Development Charges Specific to Horseshoe Valley Settlement Area**

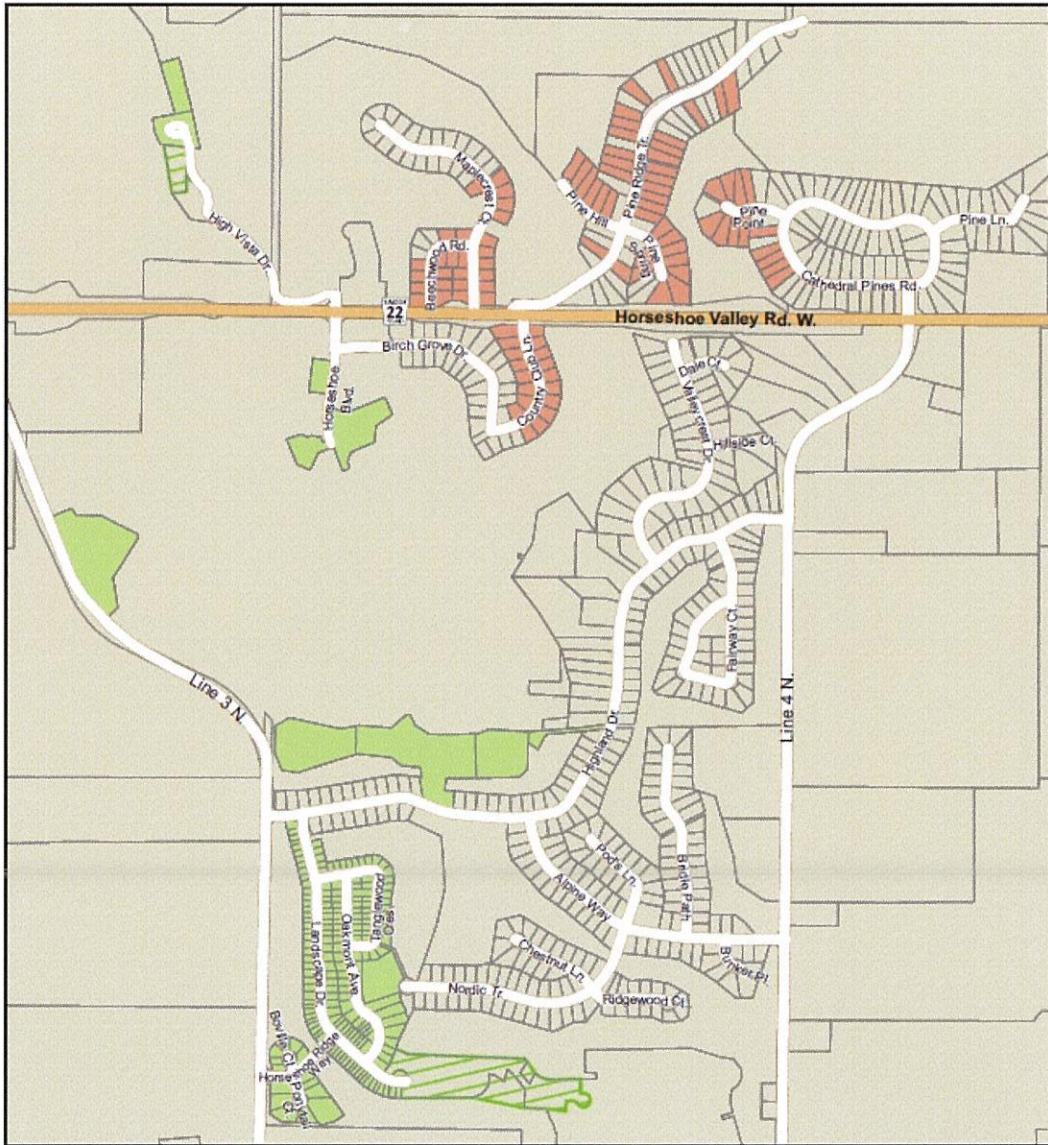


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	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
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Indoor Recreation Services	\$2,938	\$2,385	\$1,719	\$1,203	\$1,083	\$0.61
Engineering Studies	\$493	\$398	\$288	\$201	\$181	\$0.18
Community Based Studies	\$312	\$253	\$182	\$127	\$115	\$0.12
<b>Total</b>	<b>\$15,602</b>	<b>\$12,660</b>	<b>\$9,134</b>	<b>\$6,382</b>	<b>\$5,755</b>	<b>\$5.57</b>
<b>Horseshoe Valley Settlement Area</b>						
Water Services	\$5,696	\$4,623	\$3,336	\$2,330	\$2,102	\$3.37
New Well and Pump	\$6,413	\$6,413	\$6,413	\$6,413	\$6,413	\$6,413
<b>Total</b>	<b>\$12,109</b>	<b>\$11,036</b>	<b>\$9,749</b>	<b>\$8,743</b>	<b>\$8,515</b>	
Wastewater (Schedule E-1) Where applicable	\$11,806	\$11,806	\$11,806	\$11,806	\$11,806	\$11,806
<b>Education:</b>						
Public School Board (By-Law May, 2019)	\$2,811	\$2,811	\$2,811	\$2,811		\$0.45
Separate School Board (Amending By-law 51-01-2019)	\$1,472	\$1,472	\$1,472	\$1,472		\$0.15
<b>Total</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>		<b>\$0.60</b>
County of Simcoe (By-Law 6930):	\$13,052	\$10,303	\$6,998	\$6,998		\$54.91 per/m square
<b>Grand Total</b>	<b>\$45,046</b>	<b>\$38,282</b>	<b>\$30,164</b>	<b>\$26,406</b>		

MAP OF THE HORSESHOE VALLEY SETTLEMENT AREA



**SCHEDULE "E-1"**  
**MAP OF THE NOTED DEVELOPMENTS WITHIN THE HORSESHOE VALLEY SETTLEMENT AREA**



**Horseshoe Valley Settlement Area**

Wastewater Systems

- |  |   |
|--|---|
|  Skyline Private Sewer        |  Communal Tile Field       |
|  Future Skyline Private Sewer |  Private Individual Septic |

August 2019

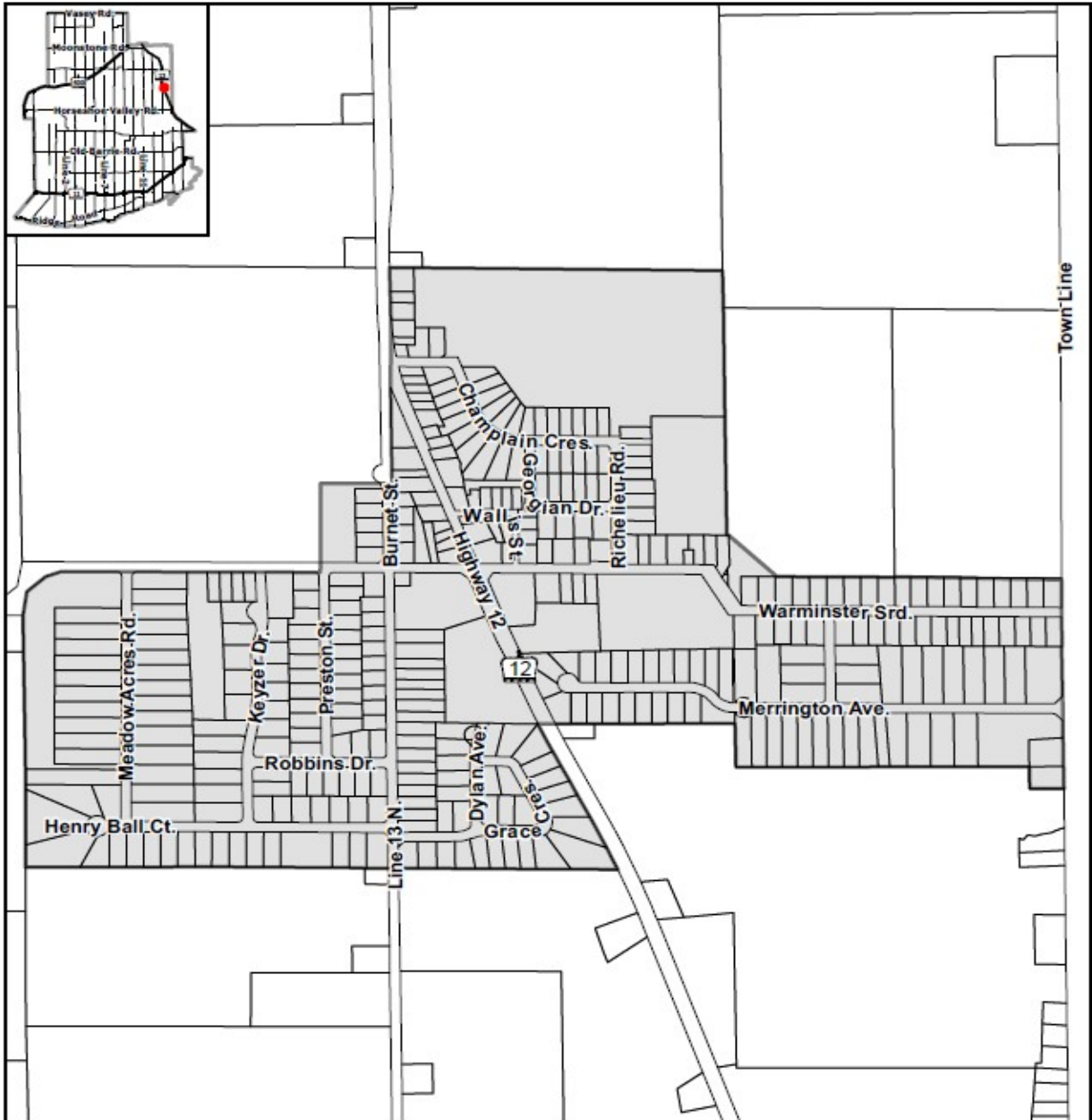


**Township of Oro-Medonte**  
**Development Charges Specific to Warminster**



Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Services Related to a Highway	\$7,470	\$6,062	\$4,375	\$3,056	\$2,756	\$3.37
Fire Protection Services	\$2,136	\$1,733	\$1,250	\$874	\$789	\$0.82
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Engineering Studies	\$493	\$398	\$288	\$201	\$181	\$0.18
Community Based Studies	\$312	\$253	\$182	\$127	\$115	\$0.12
<b>Total</b>	<b>\$15,602</b>	<b>\$12,660</b>	<b>\$9,134</b>	<b>\$6,382</b>	<b>\$5,755</b>	<b>\$5.57</b>
<b>Warminster Settlement Area</b>						
<b>Total</b>	<b>\$11,494</b>	<b>\$11,494</b>	<b>\$11,494</b>	<b>\$11,494</b>	<b>\$8,515</b>	
<b>Education:</b>						
Public School Board (By-Law May, 2019)	\$2,811	\$2,811	\$2,811	\$2,811		\$0.45
Separate School Board (Amending By-law 51-01-2019)	\$1,472	\$1,472	\$1,472	\$1,472		\$0.15
<b>Total</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>	<b>\$4,283</b>		<b>\$0.60</b>
County of Simcoe (By-Law 6)	\$13,052	\$10,303	\$6,998	\$6,998		\$54.91 per/m square
<b>Grand Total</b>	<b>\$44,431</b>	<b>\$38,740</b>	<b>\$31,909</b>	<b>\$29,157</b>		

# MAP OF THE WARMINSTER WATER SERVICE AREA



## Warminster Water Service Area

August 2019



## Statement of the Treasurer

The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening, and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

## Additional Information

This bulletin is intended to give an overview of development charges. For more complete information, reference should be made to the Development Charges Background Study, by-law 6930 and the County's annual development charges statement. The County does offer some grants for specific types of community related development. These documents are available on the County's website at [www.simcoe.ca](http://www.simcoe.ca), or in printed version in the County Clerk's office during regular office hours of 8:30 a.m. to 4:30 p.m., Monday through Friday.

## Charges Levied Under Development Charges By-Law 6930 Effective January 1, 2023

Service	Residential Charge By Unit Type			
	Singles /Semis	Rows /Other Multiples	Apartments	Non-Residential Charge per Square Metre of Gross Floor Area
Long Term Care and Seniors Services	\$2,271	\$1,793	\$1,218	\$0.00
Paramedics Services	\$410	\$323	\$220	\$1.98
Waste Management	\$437	\$345	\$234	\$2.11
Development Related Studies	\$62	\$49	\$33	\$0.30
Transit	\$247	\$195	\$133	\$1.20
<b>Services Related to a Highway</b>				
Public Works	\$27	\$21	\$14	\$0.13
Roads & Related	\$9,598	\$7,577	\$5,146	\$49.19
<b>TOTAL COUNTY-WIDE CHARGE</b>	<b>\$13,052</b>	<b>\$10,303</b>	<b>\$6,998</b>	<b>\$54.91</b>



**Planning Department or Finance Department**  
**County of Simcoe**  
 1110 Highway 26  
 Midhurst, Ontario, L9X 1N6  
**Tel:** (705) 726-9300  
**Toll Free:** 1-866-893-9300  
**Email:** [info@simcoe.ca](mailto:info@simcoe.ca)

[simcoe.ca](http://simcoe.ca)



## DEVELOPMENT CHARGE INFORMATION

BY-LAW 6930

**This bulletin summarizes the Development Charge By-Law  
effective January 1, 2022 - December 31, 2026**

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the County of Simcoe staff to determine the applicable charges that may apply to specific development proposals.

**Updated December 15, 2022  
to reflect Rates effective January 1, 2023**



# Development charges for the County of Simcoe By-law 6930

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the County of Simcoe.
- The development charge is payable in full upon issuance of a building permit.

The development charge rates set out below are effective January 1, 2023:

Development Type	Rate (per unit)	Development Type	Rate (per sq.m of gross floor area)
Single Detached and Semi-Detached Dwelling	\$13,052	Non-residential	\$54.91
Other Multiple Unit Residential	\$10,303		
Apartments	\$6,998		

## Term of By-Law

- By-law No. 6930 will remain in force until December 31, 2026.

## Indexing of Development Charges

The development charges will be adjusted annually on January 1 of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, **Construction Price Statistics**.

## Purpose of development charges

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

## Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- The forecasted amount, type, and location of future development
- The average service levels provided in the County over the 10-year period immediately preceding the preparation of the background study
- Capital cost calculations for each eligible development charge service
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County dated September 2021. The study served as the basis for the development charge rates approved by County Council on November 23, 2021, through by-law No. 6930. Development charges came into effect on January 1, 2022.

## Services covered

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Long Term Care & Seniors Services
- Paramedic Services
- Waste Management
- Development Related Studies
- Transit
- Services Related to a Highway
  - a) Public Works
  - b) Roads and Related

## Exemptions

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 6930. These include hospitals, government agencies, schools, colleges and universities, places of worship, farm buildings, and certain residential expansions.

## Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

## Unpaid charges to be added to tax roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.



**NOTICE OF PASSING OF AN AMENDING EDUCATION DEVELOPMENT CHARGES BY-LAW BY SIMCOE COUNTY DISTRICT SCHOOL BOARD**

**TAKE NOTICE** that on the 22nd day of May, 2019, the Simcoe County District School Board (the “Board”) passed Education Development Charges Amending By-law, 2019 (the “Amending By-law”), which amends the Education Development Charges By-law, (2018) of the Board.

**AND TAKE NOTICE** that any person or organization may appeal the Amending By-law to the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) under Section 257.74 of the *Education Act* by filing with the Secretary of the School Board on or before the 2<sup>nd</sup> day of July, 2019, a notice of appeal setting out the objection to the Amending By-law and the reasons supporting the objection. The appeal may not raise an issue that could have been raised in an appeal under Section 257.65 of the *Education Act* of Education Development Charges By-law, (2018).

The Amending By-law comes into force on May 27, 2019.

The Amending By-law increases the education development charge on residential development (per dwelling unit) and non-residential development (per square foot of gross floor area) to the following amounts for the periods shown below:

<b>Type of Development</b>	May 27, 2019 to October 29, 2019	October 30, 2019 to October 29, 2020	October 30, 2020 to October 29, 2021	October 30, 2021 to October 29, 2022	October 30, 2022 to October 29, 2023
Residential: Per Dwelling Unit	\$1,611	\$1,911	\$2,211	\$2,511	\$2,811
Non-Residential: Per Square Foot of Gross Floor Area	\$0.37	\$0.39	\$0.41	\$0.43	\$0.45

The Amending By-law increases the term of Education Development Charges By-law, (2018) to five years.

A complete copy of the amending by-law is available for examination on the Board’s website at [www.scdsb.on.ca](http://www.scdsb.on.ca) and at the offices of the Board located at 1170 Highway 26, Midhurst, Ontario.

For further information, please contact Andrew Keuken, Manager of Planning at (705) 734-6363, Ext. 11513 or [akeuken@scdsb.on.ca](mailto:akeuken@scdsb.on.ca).

Dated at the Township of Springwater this 23<sup>rd</sup> day of May, 2019.

Steve Blake  
 Director of Education



Simcoe Muskoka Catholic District School  
Board 46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555  
Fax 705.722.6534  
www.smcdsb.on.ca

**NOTICE OF THE PASSING OF AN EDUCATION  
DEVELOPMENT CHARGE AMENDING BY-LAW  
BY THE SIMCOE MUSKOKA CATHOLIC  
DISTRICT SCHOOL BOARD**

**TAKE NOTICE** that the Simcoe Muskoka Catholic District School Board (the “Board”) passed Education Development Charge Amending By-law No. 51-01-2019 (the “By-law”) on the 5<sup>th</sup> day of June, 2019 under section 257.70 of the *Education Act*, R.S.O. 1990, c. E.2, as amended (the “Act”).

**AND TAKE NOTICE** that any person or organization may appeal to the Local Planning Appeal Tribunal under Section 257.73 of the Act, in respect of the By-law, by filing with the Secretary of the Board on or before the 15<sup>th</sup> day of July, 2019 a notice of appeal setting out the objection to the By-law and the reasons supporting the objection, along with the required fee of \$300 payable to the Ministry of Finance.

The schedule of education development charges imposed by the By-law for residential development shall be the following amounts per dwelling unit for the periods set out below:

June 10, 2019 to October 29, 2019: \$748.00;  
October 30, 2019 to October 29, 2020: \$1,048.00;  
October 30, 2020 to October 29, 2021: \$1,348.00;  
October 30, 2021 to October 29, 2023: \$1,472.00;

The schedule of education development charges imposed by the By-law for non-residential development shall be the following amounts per square foot of gross floor area for the periods set out below:

June 10, 2019 to October 29, 2020: \$0.13;  
October 30, 2020 to October 29, 2021: \$0.14;  
October 30, 2021 to October 29, 2023: \$0.15;

Education Development Charges are imposed on all development of lands in the County of Simcoe, save and except those specifically exempted by the Board in the By-law. Accordingly a key map showing the location of lands affected by the By-law is not provided as part of this notice.

A copy of the complete By-law is available for examination in the offices of the Board located at 46 Alliance Boulevard, Barrie, Ontario, during regular office hours, being between the hours of 8:30 a.m. and 4:30 p.m. from Monday to Friday.

Notice of a proposed by-law amending the By-law or the passage of such an amending by-law is not required to be given to any person or organization, other than to certain clerks of municipalities or secretaries of school boards, unless the person or organization gives the secretary of the Board a written request for notice of any amendments to the By-law and has provided a return address.

Dated at the City of Barrie

This 6<sup>th</sup> day of June, 2019

Brian Beal  
Director of Education and  
Secretary-Treasurer of the  
Board (705) 722-3555