

Development charges assist with the funding of capital projects associated with expansion of infrastructure and services due to growth and development. Development charge revenue collected may only be utilized for the purpose if was intended.

Residential Development Charges

Development Charges are levied on a per unit basis for residential dwelling units. There are different amounts for different types of residential dwelling units. Township-wide Uniform Charges, by component, per single detached dwelling unit:

Fire Service	\$ 1,361
Police Service	44
Public Works and Fleet	1,714
Parks and Rec	4,539
Library	134
Subtotal General Services	\$ 7,792
Roads and Related	15,423
Total Uniform Charge:	<u>\$ 23,215</u>

Non-Residential Development Charges

Non-Residential Development Charges are levied per square metre (sq. m.) of gross floor area (GFA) for non-residential development. Township-wide Uniform Charges, by component, per square metre of gross floor area (GFA):

Fire Service	\$ 8.59
Police Service	0.28
Public Works and Fleet	10.82
Parks and Rec	0.00
Library	0.00
Subtotal General Services	\$ 19.69
Roads and Related	97.50
Total Uniform Charge:	<u>\$ 117.18</u>

2023 Development Charges

- Township of Essa
- County of Simcoe
- Simcoe County District School Board
- Simcoe Muskoka Catholic District School Board

Rules for Determining Development Charges

Development Charges apply based on service area without regard to the services used by an individual applicant or development. Charges apply for development which requires the issuing of a building permit or approval under the Planning Act or Condominium Act. Some forms of development are exempt from Development Charges or are eligible for credits. Further rules are detailed in the By-Law, Act and Regulations.



June 22, 2023

Summary of Development Charges

Township of Essa
5786 County Road 21
Utopia, ON
L0M 1T0

Phone: 705-424-9917
Fax: 705-424-2367



Summary of Development Charges

This pamphlet was prepared to reflect Essa Township Rates in effect as of June 22nd, 2023, in accordance with By-Law 2023-32 and O. Reg. 82/98. Additional Development Charges for County of Simcoe and School Board services have been incorporated into this pamphlet. Please refer to respective organizations and their respective by-laws for rates.

Statement of the Treasurer

As required under the Act, the Treasurer will provide a report to Council each year outlining the opening and closing balances of the Development Charges Reserve Funds and of the transactions relating to the Reserve Funds, along with other information required by Regulations. This statement will be available at the Township Office for review by the public.

Lands Subject to Development Charges

The development of all lands with the Township of Essa is subject to the terms of the By-law. Township-wide Uniform Charges are applied to all development in the Township for the following services:

- General Government
- Fire Services
- Public Works and Fleet
- Roads and Related
- Police Services
- Parks and Recreation
- Library Services

Additional Charges by service area are applicable for lands receiving or intended to receive municipal water and wastewater (sanitary sewer) services. These charges include:

- Angus Water Services
- Angus Sewer Service

Township of Essa Development Charges

Twp Residential Development Charges Effective June 22 2023		
Essa Twp. Dev. Charge Angus, Thornton, Baxter, All Other Areas	1 DCTL	\$23,215
Angus Water Water - \$3,021, Sewer - \$3,634 = \$6,655	1 DCASW	\$6,655

Twp Residential Dev Charges by Service Area, Res. Unit/Dwelling Type	Angus	All Other Areas
Apartments: Bachelor or one bedroom	\$12,973	\$10,082
Apartments: Two bedrooms or more	\$17,605	\$13,682
Rows or other multiples	\$26,409	\$20,525
Single: Detached or semi-detached	\$29,870	\$23,215

Township Non-Residential Development Charges Per square metre (sq. m.) of gross floor area (GFA)				
Service Area	Uniform Charge	Water	Sanitary Sewer	Total
	1 DCNR	1 DCNRSW		
Angus	\$117.18	\$19.62	\$16.31	\$153.12
Thornton	\$117.18	N/A	N/A	\$117.18
Baxter	\$117.18	N/A	N/A	\$117.18
All Other Areas	\$117.18	N/A	N/A	\$117.18

Indexing of Development Charges

As permitted under the Act and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Building Construction Price Index on January 1st of each year, commencing January 1st, 2023 - 15.60%.

County of Simcoe Development Charges (1 DCSC) January 1, 2023

Single Detached and Semi-Detached	\$13,052
Other Multiple Units Residential	\$10,303
Apartments	\$6,998
Non-Residential—Rate per square metre	\$54.91/sq. m.

Simcoe County District School Board Development Charges (1 DCED)

Development Type	Oct 30/22 - Oct 29/23	Oct 30/23 - Oct 29/24
Residential: Per Dwelling Unit	\$2,811	TBD
Non-Residential: Per Sq. Ft. of Gross Floor Area	\$0.45	TBD

Simcoe Muskoka Catholic District School Board Development Charges (1 DCED)

Development Type	Oct 30/22 - Oct 29/23	Oct 30/23 - Oct 29/24
Residential: Per Dwelling Unit	\$1,472	TBD
Non-Residential: Per Sq. Ft. of Gross Floor Area	\$0.15	TBD

School Boards' Combined Development Charges (1DCED)

Residential Education Development Charges	Oct 30/22 - Oct 29/23	Oct 30/23 - Oct 29/24
SCDSB Residential: Per Dwelling Unit	\$2,811	TBD
SMCDSB Residential: Per Dwelling Unit	\$1,472	TBD
Total Residential Education Development Charges	\$4,283	TBD