

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 it 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:

General Government	\$ 18.00
Fire Services	2456.00
Police Services	24.00
Public Works and Fleet	705.00
Parks and Recreation	2447.00
Library Services	413.00
Subtotal General Services	\$6,063.00
Roads and Related	9,417.00
Total Uniform Charge	\$15,480.00

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):

General Government	\$ 0.12
Fire Services	14.08
Police Services	0.14
Public Works and Fleet	4.05
Parks and Recreation	0.00
Library Services	0.00
Subtotal General Services	\$18.39
Roads and Related	53.99
Total Uniform Charge	\$72.38

2021 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.



Where Town and Country Meet

2021

Summary of Development Charges Pamphlet Provided by:

Township of Essa

Prepared by: Jocelyn Glass
Under the Direction of Rob Rosilius

5786 County Road 21
Utopia, ON L0M 1T0

Phone: 705-424-9770
Fax: 705-424-2367

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PREPARED BY THE CORPORATION OF
THE TOWNSHIP OF ESSA



SUMMARY OF DEVELOPMENT CHARGES

This pamphlet was prepared on Dec.23rd, 2019 & updated Mar.9, 2021 to reflect Essa Twp. rates in effect as of Jan.1st, 2021, in accordance with by-law 2018-54 and O. Reg. 82/98, and some additional and future rates for the County of Simcoe and Simcoe School Boards.

Additional Development Charges for County of Simcoe and School Board services have been incorporated into this pamphlet. Please refer to respective organizations & 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 within 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
- Baxter Sewer Services
- Angus Sewer Services
- Thornton Water Services

**TOWNSHIP OF ESSA
DEVELOPMENT CHARGES**

TWP RESIDENTIAL DEV. CHARGES EFFECTIVE JANUARY 1, 2021		
Essa Twp. Dev. Charge Angus, Thornton, Baxter, All Other Areas	1 DCTL	\$15,480.00
ANGUS Water Water:\$2,395 Sewer:\$1,513 = \$3908	1 DCASW	\$3,908.00
THORNTON Water Water:\$9,776	1 DCTHW	\$9,776.00
BAXTER Sewer Water: \$ 0 Sewer: \$1,513	1 DCBS	\$1,513.00
ALL OTHER AREAS Water: \$ 0 Sewer: \$ 0	N/A	\$0.00

TWP RESIDENTIAL DEV. CHARGES BY SERVICE AREA, RES. UNIT/DWELLING TYPE	ANGUS	THORNTON	BAXTER	ALL OTHER AREAS
APARTMENTS: Bachelor or one bedroom	\$8,671.00	\$11,296.00	\$7,600.00	\$6,923.00
APARTMENTS: Two bedrooms or more	\$11,771.00	\$15,332.00	\$10,317.00	\$9,398.00
ROWS: Or other multiples	\$17,344.00	\$22,593.00	\$15,202.00	\$13,848.00
SINGLE: Detached or semi-detached	\$19,389.00	\$25,256.00	\$16,993.00	\$15,480.00

TWP NON-RESIDENTIAL DEV. CHARGES Per square metre (sq. m.) of gross floor area (GFA)				
SERVICE AREA	UNIFORM CHARGE	WATER	SANITARY SEWER	TOTAL
	1 DCNR	1 DCNRSW		
ANGUS	\$72.38	\$13.48 = \$22.19	\$8.71	\$94.57
THORNTON	\$72.38	\$140.23	N/A	\$212.61
BAXTER	\$72.38	N/A	\$8.70	\$81.08
ALL OTHER AREAS	\$72.38	N/A	N/A	\$72.38

WATER & SEWER PERMITS			
WATER PERMITS "CONNECTION"	1 WPERM	\$75.00	02-40-310-440-4862
SEWER PERMITS	1 SEWP	\$75.00	02-40-330-458-4861

INDEXING OF DEVELOPMENT CHARGES

As permitted under the Act and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Construction Price Statistics (Toronto CMA, CANSIM table 327-0058) on January 1st of each year, commencing January 1st, 2021 2.3%

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**COUNTY OF SIMCOE
DEVELOPMENT CHARGES**

COUNTY OF SIMCOE DEVELOPMENT CHARGES - JAN.1, 2021		
Single Detached and Semi-Detached	1 DCSC	\$9,984.00
Other Multiple Units Residential	1 DCSC	\$8,278.00
Apartments	1 DCSC	\$5,634.00
Non-Residential-RATE PER SQUARE METRE	1 DCSC	\$37.80/sq m

**SIMCOE COUNTY DISTRICT SCHOOL BOARD
DEVELOPMENT CHARGES**

SCDSB DEVELOPMENT CHARGES					
DEVELOPMENT TYPE	CODE	OCT.30/19- OCT.29/20	OCT.30/20- OCT.29/21	OCT.30/21- OCT.29/22	OCT.30/22- OCT.29/23
Residential: Per Dwelling Unit	1 DCED	\$1,911.00	\$2,211.00	\$2,511.00	\$2,811.00
Non-Residential: Per Sq.Ft. of Gross Floor Area	1 DCED	\$0.39	\$0.41	\$0.43	\$0.45

**SIMCOE MUSKOKA CATHOLIC DISTRICT
SCHOOL BOARD DEVELOPMENT CHARGES**

SMCDSB DEVELOPMENT CHARGES				
DEVELOPMENT TYPE	CODE	OCT.30/19 - OCT.29/20	OCT.30/20- OCT.29/21	OCT.30/21- OCT.29/23
Residential: Per Dwelling Unit	1 DCED	\$1,048.00	\$1,348.00	\$1,472.00
Non-Residential: Per Sq.Ft. of Gross Floor Area	1 DCED	\$0.13	\$0.14	\$0.15

**SCHOOL BOARDS' COMBINED
DEVELOPMENT CHARGES**

RESIDENTIAL EDUCATION DEVELOPMENT CHARGES FOR	CODE	OCT.30/19- OCT.29/20	OCT.30/20- OCT.29/21	OCT.30/21- OCT.29/22	OCT.30/22- OCT.29/23
SCDSB RESIDENTIAL: Per Dwelling Unit		\$1,911.00	\$2,211.00	\$2,511.00	\$2,811.00
SMCDSB RESIDENTIAL: Per Dwelling Unit		\$1,048.00	\$1,348.00	\$1,472.00	\$1,472.00
TOTAL RESIDENTIAL EDUCATION DEV. CHARGES	1 DCED	\$2,959.00	\$3,559.00	\$3,983.00	\$4,283.00