



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 2024-51 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
- Police Services
- Fire Services
- Parks and Recreation
- Public Works and Fleet
- Library Services
- Roads and Related

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 January 1, 2026		
Essa Twp. Dev. Charge Angus, Thornton, Baxter, All Other Areas	1 DCTL	\$34,227
Angus Water Water - \$5,212 Sewer - \$4,332 = \$9,160	1 DCASW	\$9,544

Twp Residential Dev Charges by Service Area, Res. Unit/Dwelling Type	Angus	All Other Areas
Apartments: Bachelor or one bedroom	\$18,819	\$14,673
Apartments: Two bedrooms or more	\$25,737	\$20,112
Rows or other multiples	\$38,698	\$30,259
Single: Detached or semi-detached	\$43,771	\$34,227

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	\$173.93	\$28.15	\$23.40	\$225.48
Thornton	\$173.93	N/A	N/A	\$173.93
Baxter	\$173.93	N/A	N/A	\$173.93
All Other Areas	\$173.93	N/A	N/A	\$173.93

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, 2026 - 4.20%.

County of Simcoe Development Charges (1 DCSC) January 1, 2026

Single Detached and Semi-Detached	\$14,975
Other Multiple Units Residential	\$11,820
Apartments	\$8,029
Non-Residential—Rate per square metre	\$63.01/sq. m.

Simcoe County District School Board Development Charges (1 DCED)

Development Type	Oct 30/25 - Oct 29/26	Oct 30/26 - Oct 29/27
Residential: Per Dwelling Unit	\$3,711	\$4,011
Non-Residential: Per Sq. Ft. of Gross Floor Area	\$0.75	\$0.85

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

Development Type	Oct 30/25 - Oct 29/26	Oct 30/26 - Oct 29/27
Residential: Per Dwelling Unit	\$2,372	\$2,672
Non-Residential: Per Sq. Ft. of Gross Floor Area	\$0.45	\$0.55

School Boards' Combined Development Charges (1DCED)

Residential Education Development Charges	Oct 30/25 - Oct 29/26	Oct 30/25 - Oct 29/27
SCDSB Residential: Per Dwelling Unit	\$3,711	\$4,011
SMCDSB Residential: Per Dwelling Unit	\$2,372	\$2,672
Total Residential Education Development Charges	\$6,083	\$6,683

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	\$ 1,951
Police Service	64
Public Works and Fleet	2,458
Parks and Rec	6,510
Development Related Studies	931
Library	192
Subtotal General Services	\$ 12,106
Roads and Related	22,121
Total Uniform Charge:	<u>\$ 34,227</u>

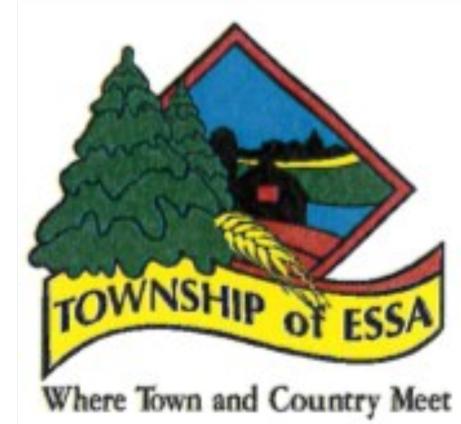
Non-Residential Development Charges

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	\$ 12.31
Police Service	0.40
Public Works and Fleet	15.52
Parks and Rec	0.00
Development Related Studies	5.87
Library	0.00
Subtotal General Services	\$ 34.10
Roads and Related	139.83
Total Uniform Charge:	<u>\$ 173.93</u>

2026 Development Charges

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



Jan 1, 2026

Summary of Development Charges

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.

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