

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	\$ 17.39
Fire Services	2,400.56
Police Services	23.90
Public Works and Fleet	688.98
Parks and Recreation	2,391.86
Library Services	404.16
Subtotal General Services	\$ 5,926.85
Roads and Related	9,205.57
Total Uniform Charge	\$15,132.42

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	\$ 0.11
Fire Services	13.76
Police Services	0.14
Public Works and Fleet	3.96
Parks and Recreation	0.00
Library Services	0.00
Subtotal General Services	\$ 17.97
Roads and Related	52.78
Total Uniform Charge	\$ 70.75

2020 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

2020

Summary of Development Charges Pamphlet Provided by:

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PREPARED BY THE CORPORATION OF
THE TOWNSHIP OF ESSA



SUMMARY OF DEVELOPMENT CHARGES

This pamphlet was prepared on Dec23rd, 2019 to reflect Essa Twp. rates in effect as of Jan.1st, 2020, 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
- 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 waste water (sanitary sewer) services. These charges include:

- Angus Water Services
- Angus Sewer Services
- Baxter Sewer Services
- Thornton Water Services

**TOWNSHIP OF ESSA
DEVELOPMENT CHARGES**

TWP RESIDENTIAL DEV. CHARGES Effective January 1, 2020		
Essa Twp. Dev. Charge		
Angus, Thornton, Baxter, All Other Areas	1 DCTL	\$15,132.42
ANGUS Water		
Water: \$2,340.78 Sewer: \$1,479.25 = \$3,820.03	1 DCASW	\$3,820.03
THORNTON Water		
Water: \$9,556.28	1 DCTHW	\$9,556.28
BAXTER Sewer		
Water: \$0 Sewer: \$1,479.25	1 DCBXS	\$1,479.25
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
APARTMENTS: Bachelor or one bedroom	\$8,477.83	\$11,041.74	\$7,430.37	\$6,768.22
APARTMENTS: Two bedrooms or more	\$11,505.55	\$14,986.76	\$10,084.15	\$9,186.47
ROWS: Or other multiples	\$16,953.60	\$22,085.54	\$14,859.71	\$13,536.43
SINGLE: Detached or semi-detached	\$18,952.45	\$24,688.70	\$16,611.67	\$15,132.42

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		
		\$13.18	\$8.51	= \$21.69
ANGUS	\$70.75			\$92.44
THORNTON	\$70.75	\$137.08	N/A	\$207.83
BAXTER	\$70.75	N/A	\$8.51	\$79.26
ALL OTHER AREAS	\$70.75	N/A	N/A	\$70.75

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, 2020 3.3%

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**COUNTY OF SIMCOE
DEVELOPMENT CHARGES**

COUNTY OF SIMCOE DEVELOPMENT CHARGES - JAN.1, 2020		
Single Detached and Semi-Detached	1 DCSC	\$9,760.00
Other Multiple Units Residential	1 DCSC	\$8,092.00
Apartments	1 DCSC	\$5,508.00
Non-Residential-RATE PER SQUARE METRE	1 DCSC	\$36.95/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