



Bill No. 078

BY-LAW NUMBER 2025-

A By-law of The Corporation of the City of Barrie to amend By-law 2023-074, a Barrie City-Wide and Area Specific Development Charges By-law.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2023-074 to incorporate Provincial grant funding into the calculation of development charge rates resulting in a corresponding reduction, to remove the requirement that the “Hard Services” component be paid at the time of entering into a Subdivision Agreement and to remove the provision requiring the imposition of interest on future installment payments;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** Subsection 8 (a) of By-Law 2023-074 be amended by adding “or in accordance with any City Development Charge Policy or Program” after “a conditional permit is issued”.
2. **THAT** Subsection 8 (b) of By-Law 2023-074 be amended by adding “or deferred in accordance with any City Development Charge Policy or Program” at the end of the paragraph.
3. **THAT** Subsection 8 (d) of By-Law 2023-074 be amended by adding “The following only applies prior to August 14th, 2025:” at the beginning of the Subsection.
4. **THAT** Subsection 8 (g) of By-Law 2023-074 be amended by adding “Payments made following August 13, 2025, are exclusive of interest.” at the end of the Subsection.
5. **THAT** Schedule “B” be replaced with the revised development charge rates as settled on June 19, 2024 for the period of June 22, 2023, to August 13, 2025.
6. **THAT** Schedule “B.1” be added to the Development Charges By-law to incorporate the revised development charge rates reflecting the application of Provincial grant funding, with the revised rates coming into effect on August 14, 2025.
7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 13th day of August, 2025.

READ a third time and finally passed this 13th day of August, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

SCHEDULE “B”
Residential and Non-residential Development Charges as at June 22, 2023 (in 2023 dollars)

Service	RESIDENTIAL				Special Care/Special Dwelling Units	NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		Retail (per m² of Gross Floor Area)	Non-Retail (per m² of Gross Floor Area)	Retail (per ft² of Gross Floor Area)	Non- Retail (per ft² of Gross Floor Area)
Municipal Wide Services/Classes									
Services Related to a Highway	\$ 47,289	\$ 35,441	\$ 29,595	\$ 19,237	\$ 14,798	\$ 311.10	\$ 179.89	\$ 28.85	\$ 16.68
Public Works	\$ 2,030	\$ 1,521	\$ 1,270	\$ 826	\$ 635	\$ 12.60	\$ 7.25	\$ 1.17	\$ 0.67
Protection	\$ 2,045	\$ 1,532	\$ 1,280	\$ 832	\$ 640	\$ 13.05	\$ 7.33	\$ 1.21	\$ 0.68
Ambulance Services	\$ 348	\$ 261	\$ 218	\$ 141	\$ 109	\$ 2.02	\$ 1.25	\$ 0.19	\$ 0.12
Transit Services	\$ 1,861	\$ 1,394	\$ 1,164	\$ 757	\$ 582	\$ 12.81	\$ 7.24	\$ 1.19	\$ 0.67
Waste Diversion	\$ 1,153	\$ 864	\$ 722	\$ 469	\$ 361	\$ 7.33	\$ 4.12	\$ 0.68	\$ 0.38
Wastewater Services - Facilities	\$ 8,338	\$ 6,249	\$ 5,218	\$ 3,392	\$ 2,609	\$ 54.80	\$ 31.68	\$ 5.08	\$ 2.94
Wastewater Services - Facilities Related Debt	\$ 3,277	\$ 2,456	\$ 2,051	\$ 1,333	\$ 1,025	\$ 22.49	\$ 13.00	\$ 2.09	\$ 1.21
Water Services - Facilities	\$ 275	\$ 206	\$ 172	\$ 112	\$ 86	\$ 1.84	\$ 1.07	\$ 0.17	\$ 0.10
Water Services - Facilities Related Debt	\$ 4,806	\$ 3,602	\$ 3,008	\$ 1,955	\$ 1,504	\$ 31.97	\$ 18.51	\$ 2.96	\$ 1.72
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	\$ 14,300	\$ 10,717	\$ 8,949	\$ 5,817	\$ 4,475	\$ -	\$ -	\$ -	\$ -
Library Services	\$ 1,353	\$ 1,014	\$ 847	\$ 550	\$ 423	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Long Term Care	\$ 137	\$ 102	\$ 86	\$ 56	\$ 43	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services/Classes	\$ 87,212	\$ 65,359	\$ 54,580	\$ 35,477	\$ 27,290	\$ 470.01	\$ 271.34	\$ 43.59	\$ 25.16
Area Specific Services									
Former City Municipal Boundary Areas:									
Stormwater Drainage and Control Services	\$ 5,855	\$ 4,388	\$ 3,664	\$ 2,382	\$ 1,832	\$ 14.69	\$ 10.04	\$ 1.36	\$ 0.93
Wastewater Services - Collection Systems	\$ 1,693	\$ 1,269	\$ 1,060	\$ 689	\$ 530	\$ 11.39	\$ 6.94	\$ 1.06	\$ 0.64
Water Services - Distribution Systems	\$ 5,130	\$ 3,845	\$ 3,210	\$ 2,087	\$ 1,605	\$ 33.00	\$ 20.33	\$ 3.06	\$ 1.89
Total Area Specific Services - Former City Municipal Boundary Areas	\$ 12,678	\$ 9,502	\$ 7,934	\$ 5,158	\$ 3,967	\$ 59.08	\$ 37.31	\$ 5.48	\$ 3.46
Total Services - Former City Municipal Boundary Areas	\$ 99,890	\$ 74,861	\$ 62,514	\$ 40,635	\$ 31,257	\$ 529.09	\$ 308.65	\$ 49.06	\$ 28.62
Area Specific Services									
Salem & Hewitt's Secondary Plan Areas:									
Wastewater Services - Collection Systems	\$ 10,972	\$ 8,223	\$ 6,867	\$ 4,463	\$ 3,433	\$ 76.03	\$ 30.87	\$ 7.05	\$ 2.86
Water Services - Distribution Systems	\$ 12,844	\$ 9,626	\$ 8,038	\$ 5,225	\$ 4,019	\$ 89.26	\$ 36.25	\$ 8.28	\$ 3.36
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	\$ 23,816	\$ 17,849	\$ 14,905	\$ 9,688	\$ 7,452	\$ 165.29	\$ 67.12	\$ 15.33	\$ 6.22
Total Services - Salem & Hewitt's Secondary Plan Areas	\$ 111,028	\$ 83,208	\$ 69,485	\$ 45,165	\$ 34,742	\$ 635.30	\$ 338.46	\$ 58.91	\$ 31.39

SCHEDULE “B.1”
Residential and Non-residential Development Charges as at August 14, 2025 (in 2025 dollars)

Service	RESIDENTIAL					NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per m² of Gross Floor Area)	Non-Retail (per m² of Gross Floor Area)	Retail (per ft² of Gross Floor Area)	Non-Retail (per ft² of Gross Floor Area)
Municipal Wide Services/Classes									
Services Related to a Highway	\$ 51,624	\$ 38,690	\$ 32,308	\$ 21,000	\$ 16,154	\$ 339.62	\$ 196.38	\$ 31.49	\$ 18.21
Public Works	\$ 2,235	\$ 1,675	\$ 1,398	\$ 910	\$ 699	\$ 13.87	\$ 7.98	\$ 1.29	\$ 0.74
Protection	\$ 2,252	\$ 1,687	\$ 1,410	\$ 916	\$ 705	\$ 14.37	\$ 8.07	\$ 1.33	\$ 0.75
Ambulance Services	\$ 383	\$ 287	\$ 240	\$ 155	\$ 120	\$ 2.22	\$ 1.38	\$ 0.21	\$ 0.13
Transit Services	\$ 2,049	\$ 1,535	\$ 1,282	\$ 834	\$ 641	\$ 14.11	\$ 7.97	\$ 1.31	\$ 0.74
Waste Diversion	\$ 1,270	\$ 951	\$ 795	\$ 516	\$ 398	\$ 8.07	\$ 4.54	\$ 0.75	\$ 0.42
Wastewater Services - Facilities	\$ 9,182	\$ 6,881	\$ 5,746	\$ 3,735	\$ 2,873	\$ 60.34	\$ 34.89	\$ 5.60	\$ 3.24
Wastewater Services - Facilities Related Debt	\$ 3,609	\$ 2,704	\$ 2,259	\$ 1,468	\$ 1,129	\$ 24.77	\$ 14.32	\$ 2.30	\$ 1.33
Water Services - Facilities	\$ 303	\$ 227	\$ 189	\$ 123	\$ 95	\$ 2.03	\$ 1.18	\$ 0.19	\$ 0.11
Water Services - Facilities Related Debt	\$ 5,292	\$ 3,966	\$ 3,312	\$ 2,153	\$ 1,656	\$ 35.20	\$ 20.38	\$ 3.26	\$ 1.89
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	\$ 15,747	\$ 11,801	\$ 9,854	\$ 6,406	\$ 4,928	\$ -	\$ -	\$ -	\$ -
Library Services	\$ 1,490	\$ 1,117	\$ 933	\$ 606	\$ 466	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Long Term Care	\$ 151	\$ 112	\$ 95	\$ 62	\$ 47	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services/Classes	\$ 95,586	\$ 71,635	\$ 59,821	\$ 38,883	\$ 29,910	\$ 514.60	\$ 297.08	\$ 47.72	\$ 27.55
Area Specific Services									
Former City Municipal Boundary Areas:									
Stormwater Drainage and Control Services	\$ 6,447	\$ 4,832	\$ 4,035	\$ 2,623	\$ 2,017	\$ 16.18	\$ 11.06	\$ 1.50	\$ 1.03
Wastewater Services - Collection Systems	\$ 1,864	\$ 1,397	\$ 1,167	\$ 759	\$ 584	\$ 12.54	\$ 7.64	\$ 1.16	\$ 0.71
Water Services - Distribution Systems	\$ 5,649	\$ 4,234	\$ 3,535	\$ 2,298	\$ 1,767	\$ 36.34	\$ 22.39	\$ 3.37	\$ 2.08
Total Area Specific Services - Former City Municipal Boundary Areas	\$ 13,961	\$ 10,463	\$ 8,737	\$ 5,680	\$ 4,368	\$ 65.06	\$ 41.08	\$ 6.03	\$ 3.81
Total Services - Former City Municipal Boundary Areas	\$ 109,547	\$ 82,098	\$ 68,557	\$ 44,563	\$ 34,279	\$ 579.66	\$ 338.17	\$ 53.75	\$ 31.36
Area Specific Services									
Salem & Hewitt's Secondary Plan Areas:									
Wastewater Services - Collection Systems	\$ 9,701	\$ 7,270	\$ 6,071	\$ 3,946	\$ 3,035	\$ 67.22	\$ 27.29	\$ 6.23	\$ 2.53
Water Services - Distribution Systems	\$ 14,144	\$ 10,600	\$ 8,851	\$ 5,754	\$ 4,426	\$ 98.29	\$ 39.92	\$ 9.11	\$ 3.70
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	\$ 23,844	\$ 17,870	\$ 14,923	\$ 9,700	\$ 7,461	\$ 165.51	\$ 67.21	\$ 15.35	\$ 6.23
Total Services - Salem & Hewitt's Secondary Plan Areas	\$ 119,430	\$ 89,505	\$ 74,743	\$ 48,583	\$ 37,371	\$ 680.12	\$ 364.29	\$ 63.07	\$ 33.78