

The Corporation of the City of Barrie

By-law Number 2021-__

Being a By-Law of The Corporation of the City of Barrie To Amend By-Law 2019-055, Respecting Development Charges

Whereas the City of Barrie (the “City”) enacted By-law 2019-055 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

And Whereas the City has undertaken a study pursuant to the Act which has provided an updated Schedule C-1 and Schedule C-2 to By-law 2019-055;

And Whereas the Council of the City of Barrie (“Council”) has before it a report entitled “City of Barrie 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated April 9, 2021 (the “update study”);

And Whereas the update study and proposed amending by-law were made available to the public on April 9, 2021 and Council gave notice to the public pursuant to section 12 of the Act.

And Whereas Council, on June 14, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:

1. By-law 2019-055 is hereby amended as follows:
 - A. Addition of definitions in Section 1 related to Ancillary Dwelling and Ancillary Structure as follows:

“ancillary dwelling”, means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.

“ancillary structure” has the same meaning as an ancillary dwelling.
 - B. Addition of Class to the definitions in Section 1 as follows:

“class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.

C. Addition of Detached Dwelling Unit to the definitions in Section 1 as follows:

“detached dwelling unit” has the same meaning as a “single detached dwelling unit” for the purposes of this by-law.

D. Addition of Hospice to the definitions in Section 1 as follows:

“hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

E. Replace the definition of Institutional Use in the definitions in Section 1 as follows:

“institutional development” means development of a building or structure intended for use:

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - 2. a college or university federated or affiliated with a university described in subclause (1), or
 - 3. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care.

F. Addition of Interest Rate to the definitions in Section 1 as follows:

“interest rate” means the annual rate of interest calculated as per the City’s D.C. Interest Policy (as per staff report FIN002-20) and approved Council motion 20-G-025, as may be revised from time to time.

G. Addition of Mobile Home to the definitions in Section 1 as follows:

“mobile home” means a Building recognized in the Building Code as a “Mobile Home” in accordance with the standard for mobile homes in CSA Z240.2.1 “Structural requirements for Manufactured Homes” or CSA A277 “Procedures for Factory Certification of Buildings”.

H. Addition of Non-Profit Housing Development to the definitions of in Section 1, as follows:

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- i. a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

I. Addition of Rental Housing to the definitions in Section 1 as follows:

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

J. Replace Section titled “Designation of Services,” in Section 2, with the following:

Designation of Services/Class of Services

K. Addition of Class of Service to Section 2 verbiage after the words “services” to be:

“The categories of services/class of services for which development charges are imposed under this By-law are as follows:”

- L. Replace section 2.1 (h) Administration – Essential Services and (i) Administration – Community Based Services with:

- (h) Growth Studies

- M. Rename and renumber Section 2 (j) Paramedics with:

- (i) Ambulance Services

- N. Rename and renumber Section 2 (k) Social Housing with:

- (j) Housing Services

- O. Renumber Section 2 (l) through (x) as Sections 2 (k) through (w)

- P. Addition of the following subsections to Section 8:

- g) Notwithstanding section 8 (a), development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City’s Council approved development charge interest policy (as per staff report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.

- h) Notwithstanding section 8 (a), development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City’s Council approved development charge interest policy (as per staff report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.

- i) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under section 7 shall be calculated on the rates set out in Schedules “B-1”, “B-2”, “C-1”, “C-2”, “D-1” and “D-2” on

the date of the planning application, including interest. Where both planning applications apply, development charges under section 7 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City's Council approved development charge interest policy (as per staff report FIN002-20 and Council motion 20-G-025) as may be revised from time to time.

Q. Replace Section 11 a) (i) to (vi) with the following:

a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

(i) the enlargement to an existing residential dwelling unit;

(ii) one or two additional dwelling units in an existing or to be constructed single detached dwelling or prescribed ancillary structure to the existing residential building;

(iii) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

(iv) the creation of one additional dwelling unit in any other existing or to be constructed residential building, such as a semi-detached or row dwelling or prescribed ancillary structure to the existing residential building; or

(v) Notwithstanding subsection (ii) above, development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

(vi) Notwithstanding subsection (iv) above, development charges shall be imposed if the additional unit has a gross floor area greater than:

(a) in the case of a semi-detached or row dwelling, the gross floor area of the existing smallest dwelling unit; and

(b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

R. Section 11 (vi) through (xii) is renumbered as:

(viii) to (xiii)

S. Schedule "A" is replaced with the attached Schedule "A".

T. Schedules "C-1" and "C-2" are deleted, and the replaced with the attached Schedules "C-1" and "C-2".

2. This By-law shall come into force and effect at 12:01AM on June 15, 2021.
3. Except as amended by this By-law, all provisions of By-law 2019-055, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 14th day of June, 2021.

By-law read a third time and finally passed this 14th day of June, 2021.

Mayor: _____

Clerk: _____

SCHEDULE "A"
TO BY-LAW NO. 2019-055
COMPONENTS OF SERVICES/CLASSES OF SERVICES DESIGNATED IN
SUBSECTION 2.1

Area Specific – Whiskey Creek

Stormwater Management Pond Works and Downstream Conveyance Works

Area Specific – Former City Municipal Boundary Areas

Stormwater Drainage and Control Services

Water Services

 Distribution Systems

Wastewater Services

 Collection Systems

Area Specific - Salem & Hewitt's Secondary Plan Areas

Water Services

 Distribution Systems

Wastewater Services

 Collection Systems

Municipal Wide D.C.-Eligible Services

Water Services

 Facilities

 Facilities Related Debt

Wastewater Services

 Facilities

 Facilities Related Debt

Services Related to a Highway

 Roads

Transit

 Transit Facilities

 Transit Vehicles

 Transit Shelters

Library Services

 Public Facilities

 Library Collection Materials

Parks and Recreation

- Parkland Development
- Parks Vehicles and Equipment
- Housing Services
 - Social Housing Facilities
- Waste Diversion
 - Waste Diversion Facilities
 - Waste Diversion Vehicles & Equipment
 - Waste Diversion Carts & Containers
- Long Term Care
 - Long-term Care Facilities
- Ambulance Services
 - Facilities, Vehicles and Equipment

Municipal-Wide D.C.-Eligible Classes

- Public Works
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Stormwater Services

- Protection
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment and Gear
 - Police Facilities
 - Police Vehicles
 - Police Small Equipment and Gear

- Growth Studies
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Stormwater Drainage and Control Services
 - Protection
 - Transit
 - Library Services
 - Parks and Recreation

Housing Services
Long Term Care
Waste Diversion
Public Works
Ambulance Services

Municipal-Wide D.C. Services - In force until September 18, 2022

Parking

Parking Spaces
Parking Studies

Airport

Airport Facilities
Airport Vehicles & Equipment

SCHEDULE C-1
RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
EFFECTIVE DECEMBER 1, 2019

Service/Class of 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 sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Classes:									
Services Related to a Highway Protection	27,651	21,888	15,486	10,871	9,365	160.36	110.96	14.90	10.31
Transit Services	1,831	1,449	1,025	720	620	10.80	7.60	1.00	0.71
Wastewater Services - Facilities	1,153	913	646	453	390	6.98	4.68	0.65	0.43
Wastewater Services - Facilities Related Debt	5,928	4,692	3,320	2,331	2,008	34.38	23.79	3.19	2.21
Water Services - Facilities	3,545	2,806	1,985	1,394	1,201	20.56	14.23	1.91	1.32
Water Services - Facilities Related Debt	76	60	43	30	26	0.44	0.30	0.04	0.03
Public Works	4,929	3,902	2,760	1,938	1,669	28.59	19.78	2.66	1.84
Ambulance Services*	545	431	305	214	185	3.17	2.19	0.29	0.20
Waste Diversion	233	184	130	92	79	0.47	0.32	0.04	0.03
Growth Studies**	429	340	240	169	145	0.41	0.27	0.04	0.03
Parks and Recreation Services	77	61	43	30	26	0.46	0.31	0.04	0.03
Library Services	8,101	6,412	4,537	3,185	2,743	1.70	1.14	0.16	0.11
Housing Services***	794	628	444	312	269	0.66	0.44	0.06	0.04
Long Term Care	675	534	378	265	229	-	-	-	-
	42	33	24	17	14	-	-	-	-
Total Municipal Wide Services/Classes	56,008	44,333	31,366	22,021	18,969	268.98	186.01	24.98	17.29
Area Specific Services									
Former City Municipal Boundary Areas:									
Stormwater Drainage and Control Services	6,466	5,118	3,621	2,542	2,190	34.96	9.50	3.25	0.88
Wastewater Services - Collection Systems	1,135	898	636	446	384	14.09	3.83	1.31	0.36
Water Services - Distribution Systems	417	330	234	164	141	5.17	1.41	0.48	0.13
Total Area Specific Services Former City Municipal Boundary Areas	8,018	6,346	4,491	3,152	2,715	54.22	14.74	5.04	1.37
Total Services - Former City Municipal Boundary Areas	64,026	50,679	35,857	25,173	21,684	323.20	200.75	30.02	18.66
Area Specific Services									
Salem & Hewitt's Secondary Plan Areas:									
Wastewater Services - Collection Systems	4,980	3,942	2,789	1,958	1,687	30.35	18.76	2.82	1.74
Water Services - Distribution Systems	5,361	4,244	3,002	2,108	1,816	32.67	20.20	3.03	1.88
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	10,341	8,186	5,791	4,066	3,503	63.01	38.96	5.85	3.62
Total Services - Salem & Hewitt's Secondary Plan Areas	66,349	52,519	37,157	26,087	22,472	331.99	224.97	30.83	20.91

* Formerly Paramedics

** Previously presented as two separate charges for Administration-Essential Services & Administration-Community Based Services, some studies have been removed as they no longer are eligible due to the changes in the legislation

*** Formerly Social Housing

**SCHEDULE C-2
RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
EFFECTIVE UNTIL SEPTEMBER 18, 2022**

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 sq.m. of Gross Floor Area)	Non-Retail (per sq.m. of Gross Floor Area)	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Municipal Wide Services:									
Parking Services	201	159	113	79	68	1.21	0.81	0.11	0.08
Airport	233	185	131	92	79	1.42	0.95	0.13	0.09
Total Municipal Wide Services	434	344	244	171	147	2.63	1.76	0.24	0.17