

Exemptions

Exemptions are established under both the *Development Charges Act* and By-Law 2026-027. These exemptions include, but are not limited to the Township, Simcoe County or a local board thereof, a board of education, a place of worship, non-profit housing developments, and long-term care homes.

For a full list of exemptions, review By-Law 2026-027, or contact Township staff.

Term of By-Law

By-law 2026-027 will remain in force until June 10, 2036, unless rescinded earlier.

Treasurer’s Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, and borrowing landowner credit transactions.

The Treasurer’s annual statement may be reviewed by the public at the Township Office during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

Charges levied under By-Law 2026-027

Service	Residential				Non-Residential
	Single & Semi-detached Dwelling	Other Multiples	Apartment – 2 Bedrooms +	Apartment – Bachelor and 1 Bedroom	Fee per Sq. M of Gross Floor Area
Fire Protection Services	\$11,404	\$8,904	\$5,993	\$4,178	\$44.06
Parks & Recreation	\$3,439	\$2,685	\$1,807	\$1,260	\$0.00
Police Services	\$13	\$10	\$7	\$5	\$0.05
Development-Related Studies	\$625	\$488	\$328	\$229	\$2.41
Land Acquisition	\$1,561	\$1,219	\$820	\$572	\$2.45
Services Related To A Highway	\$6,845	\$5,344	\$3,597	\$2,508	\$26.64
Total	\$23,887	\$18,650	\$12,552	\$8,752	\$75.61

* Additional Simcoe County and Education Development Charges may also apply.



Township of Adjala-Tosorontio Development Charge Pamphlet By-Law 2026-027

This pamphlet summarizes the Township of Adjala-Tosorontio Township-Wide Development Charges.

Development charges are fees collected by municipalities to help pay for the infrastructure needed to support new growth. Their purpose is to ensure that the cost of expanding infrastructure to maintain service levels is borne by new developments, rather than existing taxpayers.

This guide summarizes development charges in the Township of Adjala-Tosorontio. For more detailed information, please refer to the Township’s Development Charges Background Study and the current Development Charges By-law(s). These are available on the Township’s website or by contacting the Township Office. Please review the full By-law(s) and speak with Township staff to confirm the charges that apply to each development.

Development Charges Indexing

Development charges will be indexed annually on January 1st of each year, in accordance with the index prescribed by *the Development Charges Act*.

Development Charges Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a By-Law, a development charges background study is undertaken with reference to: The forecasted amount, type and location of future development; the average service levels provided in the Township over the 10-year period immediately preceding the preparation of the background study; Capital cost calculations for each eligible development charge service; and an examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.

The Development Charges Background Study was prepared by Hemson Consulting, in coordination with Township Staff dated March 24, 2026. The rates set out in this study were the development charge rates approved by Township Council on June 10, 2026, by By-Law 2026-027. The new Development Charge rates came into effect on June 10, 2026.

Services Covered

Development charges are collected to help cover the increased capital costs needed to support growth. These charges apply to all lands in the Township and are used to fund the following categories of municipal services:

- Fire Protection Services
- Parks and Recreation
- Police Services
- Services Related to a Highway: ○ Public Works (Road Operations) ○ Roads and Related
- Land Acquisition
- Development Related Studies

Timing and Payment

The amount of the charge is determined by the applicable rate in effect on the date of building permit issuance for a development subject to DCs.

While non-residential development charges remain payable at the time of building permit issuance, residential development charges are generally payable upon the first occupancy of the building.

By-Law 2026-027

By-law 2026-027 imposes residential development charges (calculated on the number and type of units) and non-residential development charges (calculated per square metre of gross floor area of the building/structure) on all land within the boundaries of the Township of Adjala-Tosorontio.

The development charge rates below are effective June 10th, 2026:

Township Wide Development Charges	
Residential Development Type	Rate (per Unit)
Single and Semi-Detached Dwelling	\$23,887
Other Multiples	\$18,650
Apartment – 2 Bedrooms +	\$12,552
Apartment – Bachelor and 1 Bedroom	\$8,752
* Additional Simcoe County and Education Development Charges may also apply.	
Non-Residential Development	Rate (per Sq. M of Gross Floor Area)
All Non-Residential Development	\$75.61

Who To Contact For Further Information

For additional inquiries, please contact Director of Finance/Treasurer, Brent Andreychuk, at bandreychuk@aditos.ca