



City-Wide Development Charges

Summary of By-law 2023-074

Rates effective as of September 17, 2026 and retroactively applied to building permits issued on or after March 30, 2026

This pamphlet summarizes the City of Barrie's City-Wide and Area Specific Development Charges. Please note that additional Area-Specific or Education Development Charges may also apply.

The information contained herein is intended only as a guide. Applicants should review the approved By-law for additional details and consult with the City of Barrie Finance Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law 2023-074 is available at www.barrie.ca/developmentcharges or at Service Barrie, located on the 1st floor of City Hall, 70 Collier Street, Barrie during regular business hours.

Purpose of Development Charges

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development within the municipality.

By-law No. 2023-074

By-law No. 2023-074 imposes residential development charges (calculated on the number and type of units) and non-residential development charges (calculated per square meter of gross floor area of the building) upon all lands within the boundaries of the City of Barrie.

The By-law contains several service categories, some of which serve all of the lands in the City of Barrie and some of which serve only the Salem and Hewitt's Secondary Plan areas, or the former City of Barrie municipal boundary areas. See the attached pages for rates and area specific maps.

The categories of services for which development charges are imposed under the Bylaw are as follows:

- a) Services Related to a Highway – Roads and Related
- b) Services Related to a Highway - Public Works and Fleet
- c) Protection
- d) Ambulance Services
- e) Transit
- f) Waste Diversion
- g) Parks and Recreation
- h) Library Services
- i) Long-term Care
- j) Water Services – Facilities
- k) Water Services – Facilities Related Debt
- l) Wastewater Services – Facilities
- m) Wastewater Services – Facilities Related Debt
- n) Water Services – Distribution Systems – Salem & Hewitt's Secondary Plan Areas
- o) Wastewater Services – Collection Systems – Salem & Hewitt's Secondary Plan Areas
- p) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- q) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- r) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas

Rates shall be indexed annually on January 1st by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (3rd Quarter – non-residential building - table 18-10-0135-01), as may be amended or replaced from time to time.

Timing of Calculation and Payment of Development Charges

Generally, development charges are calculated and paid at the time of building permit issuance, however, as per DC Deferral Policy #FIN-25-010, as a 24-month pilot project beginning on August 14, 2025, development charges are calculated and secured at the time of building permit issuance and paid at the earlier of occupancy or two years from the date the building permit was issued.

Other Deferral of Development Charges

Deferral and instalment payments for rental housing and institutional development are as follows:

1. **For rental housing that is not non-profit housing (minimum 4 units - all of which are intended for Rental use):** DCs will be due in 6 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge becoming due and payable immediately.
2. **For institutional development:** DCs will be due in 6 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge becoming due and payable immediately.

The deferral of Development Charges for Rental Housing that is not non-profit housing and Institutional Development: the deferral does not apply to Education Levies, Cash in Lieu of Parkland, non-residential Development Charges, Community Benefit Charges, or Finance Administration Fees.

The total deferred Development Charges will be finalized and calculated at the rate in effect on the day that the 1st building permit is issued. If Development Charges were crystallized the crystallized rates will be indexed from the date of Site Plan Application or Zoning By-Law Amendment Application at the interest rate in effect on date of application in accordance with the provisions in the Development Charges Act.

Installment payments and dates applicable to the total deferred Development Charges (outlined above) will be established at the time of occupancy.

Development Charge Rate Freezes

The following applies to Complete Site Plan Applications and Zoning By-law amendment Applications accepted by the City on/after January 1, 2020. The amount of development charges is determined on:

- a. the day an application for an approval of development in a site plan control area;
- b. if clause a) does not apply, the day an application for an amendment to the zoning by-law was made.
- c. If neither clause a) nor clause b) applies, the day before the first building permit is issued.

If a) or b) applies, development charge amounts will remain crystallized for a maximum of 18 months from the date of Application Approval (the date being when the Development Services Department issued Conditions for Approval of the Site Plan or Zoning By-law Amendment). The total crystallized development charge amount will be indexed and become payable at the time development charges are due. The indexing amount will accrue from the date of complete application.

If a development was the subject of more than one application (either Zoning By-law Amendment Application or Site Plan Application), the later one is deemed to be the applicable application.

The interest rate is determined using the average prime rate + 1% as per the Development Charges Act. The applicable interest rate will ultimately be the rate in effect at the time of complete application.

Development charges that are not crystallized are subject to an annual inflationary adjustment on January 1st of each year.

Redevelopment Credits

A credit will be provided against development charges owing for properties where there is a redevelopment of the property. The eligibility of the credit is restricted to redevelopments that occur within 60 months of the demolition permit being issued of a qualifying residential or non-residential building.

Discounts and Exemptions

The discounts and exemptions include but are not limited to:

- Specific exemptions relating to certain Residential permits (such as affordable housing units, purpose built second/third suites and certain accessory units)
- Development Charges for "rental housing development" meaning "*development of a building or structure with four or more residential units all of which are intended for use as rented residential premises*": are discounted based on the number of bedrooms proposed:
 - i. Three Bedroom Rental Apartments – 25% Discount
 - ii. Two Bedroom Rental Apartments – 20% Discount
 - iii. Bachelor and 1 bedroom Rental Apartments – 15% Discount
- Enlargements to an existing industrial building up to 50% of the gross floor area
- Developments of land intended for use by a college or university that received operating funds from the Governments are exempt from the payment of DC's; but does not include college student residences.

Discounts approved by City Council consist of the following:

- Development of lands owned by a non-profit institution for institutional uses for their own purposes are subject to a 50% discount of the development charge applicable, development of lands leased from or owned by the Municipality by a non-profit institution for their own purposes shall receive 100% discount of the development charges.
- One accessory building to an existing industrial building shall be charged \$35.43 per square metre.

Refer to attached pages for rate highlights. Reference should be made to the Development Charges By-law for further particulars.

Treasurer's Statement

As required by the Development Charges Act, 1997, the City Treasurer prepares an annual financial statement reporting on the status and transactions relating to the development charges reserve funds for the previous year. This statement will be provided to City Council and may be reviewed in the City Clerk's Office on the 1st floor of City Hall, 70 Collier Street, Barrie during regular business hours.

By-law Number 2023-074 SCHEDULE "B.2"

Residential and Non-residential Development Charges as at September 17, 2026, retroactive to March 30, 2026 (in 2026 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	\$ 26,896	\$ 20,157	\$ 16,832	\$ 10,941	\$ 8,416	\$ 353.88	\$ 204.63	\$ 32.82	\$ 18.98
Public Works	\$ 1,165	\$ 873	\$ 729	\$ 474	\$ 364	\$ 14.46	\$ 8.32	\$ 1.34	\$ 0.77
Protection	\$ 1,173	\$ 879	\$ 734	\$ 477	\$ 367	\$ 14.97	\$ 8.41	\$ 1.39	\$ 0.78
Ambulance Services	\$ 200	\$ 150	\$ 125	\$ 81	\$ 63	\$ 2.32	\$ 1.43	\$ 0.21	\$ 0.13
Transit Services	\$ 1,068	\$ 800	\$ 668	\$ 434	\$ 334	\$ 14.70	\$ 8.31	\$ 1.36	\$ 0.77
Waste Diversion	\$ 661	\$ 496	\$ 414	\$ 269	\$ 207	\$ 8.41	\$ 4.73	\$ 0.78	\$ 0.44
Wastewater Services - Facilities	\$ 4,784	\$ 3,585	\$ 2,964	\$ 1,946	\$ 1,497	\$ 62.88	\$ 36.35	\$ 5.83	\$ 3.37
Wastewater Services - Facilities Related Debt	\$ 1,880	\$ 1,409	\$ 1,177	\$ 765	\$ 588	\$ 25.81	\$ 14.92	\$ 2.39	\$ 1.38
Water Services - Facilities	\$ 158	\$ 118	\$ 99	\$ 64	\$ 49	\$ 2.11	\$ 1.23	\$ 0.20	\$ 0.11
Water Services - Facilities Related Debt	\$ 2,757	\$ 2,067	\$ 1,726	\$ 1,122	\$ 863	\$ 36.68	\$ 21.24	\$ 3.40	\$ 1.97
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	\$ 8,204	\$ 6,148	\$ 5,134	\$ 3,337	\$ 2,567	\$ -	\$ -	\$ -	\$ -
Library Services	\$ 776	\$ 582	\$ 486	\$ 316	\$ 243	\$ -	\$ -	\$ -	\$ -
Growth Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Long Term Care	\$ 79	\$ 59	\$ 49	\$ 32	\$ 25	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services/Classes	\$ 49,800	\$ 37,322	\$ 31,167	\$ 20,258	\$ 15,583	\$ 536.22	\$ 309.56	\$ 49.73	\$ 28.71
Area Specific Services									
Former City Municipal Boundary Areas:									
Stormwater Drainage and Control Services	\$ 3,359	\$ 2,517	\$ 2,102	\$ 1,367	\$ 1,051	\$ 16.86	\$ 11.52	\$ 1.56	\$ 1.07
Wastewater Services - Collection Systems	\$ 971	\$ 728	\$ 608	\$ 395	\$ 304	\$ 13.07	\$ 7.96	\$ 1.21	\$ 0.74
Water Services - Distribution Systems	\$ 2,943	\$ 2,206	\$ 1,842	\$ 1,197	\$ 921	\$ 37.87	\$ 23.33	\$ 3.51	\$ 2.16
Total Area Specific Services - Former City Municipal Boundary Areas	\$ 7,274	\$ 5,451	\$ 4,552	\$ 2,959	\$ 2,276	\$ 67.79	\$ 42.81	\$ 6.29	\$ 3.97
Total Services - Former City Municipal Boundary Areas	\$ 57,074	\$ 42,773	\$ 35,718	\$ 23,217	\$ 17,859	\$ 604.01	\$ 352.37	\$ 56.01	\$ 32.68
Area Specific Services									
Salem & Hewitt's Secondary Plan Areas:									
Wastewater Services - Collection Systems	\$ 5,054	\$ 3,788	\$ 3,163	\$ 2,056	\$ 1,581	\$ 70.05	\$ 28.44	\$ 6.50	\$ 2.64
Water Services - Distribution Systems	\$ 7,369	\$ 5,523	\$ 4,612	\$ 2,998	\$ 2,306	\$ 102.42	\$ 41.59	\$ 9.50	\$ 3.86
Total Area Specific Services - Salem & Hewitt's Secondary Plan Areas	\$ 12,423	\$ 9,310	\$ 7,775	\$ 5,054	\$ 3,887	\$ 172.46	\$ 70.03	\$ 15.99	\$ 6.49
Total Services - Salem & Hewitt's Secondary Plan Areas	\$ 62,223	\$ 46,632	\$ 38,941	\$ 25,312	\$ 19,470	\$ 708.68	\$ 379.59	\$ 65.72	\$ 35.20

Barrie

City of Barrie

0 0.75 1.5 3 Km

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GIS Branch: 4/16/2019

Legend

- Former City Boundary
- Secondary Plan Boundary