New Tecumseth
Alliston · Beeton · Tottenham

DEVELOPMENT CHARGES INFORMATION
Effective July 1, 2026

This brochure provides an overview of the Town's Development Charges. For more complete information, please reference the Town's 2021 Development Charges Background Study and By-Law 2021-166.



More Information available at:

newtecumseth.ca

Purpose of Development Charges

As permitted through the Development Charges Act, 1997, associated Ontario Regulations 82/98 and amendments, Development Charges are collected to assist in financing capital costs associated with infrastructure and municipal services to support growth.

Town Services Supported by Development Charges

Development charges fund services usable by all who live within the Town of New Tecumseth. These services include but are not limited to:

- Fire and Rescue
- Parks and Recreation Services
- Public Works
- Library Services
- Development Related Studies
- Joint Police Services
- Roads and Related
- Water & Wastewater Services

Hemson Background Study

A Development Charge Background Study, led by Hemson Consulting Ltd. was adopted in 2021, By-Law #2021-166. This comprehensive study forecasts growth and eligible local municipal servicing requirements.

Growth Forecast	2020 Census	2021-2030 Growth	2021-2030 Total	2021-2036 Growth	2021-2036 Total
Dwellings Occupied	15,502	4,129	19,631	5,729	21,231
Population (Census)	40,489	10,159	50,648	13,862	54,351
Employment	21,145	3,527	24,672	6,001	27,146
Building Space		233,545		422,530	

Eligible capital program costs are estimated at $82.19M for general services and $384.34M for engineered services. Leveraging this information, the Town's Development Charge rates were determined.

Exemptions

Development Charge exemptions are prescribed under the Development Charge Act and the Town's By-law. These include hospitals, government agencies, education institutions, places of worship, agricultural uses, garden suites, temporary structures, hospice dwellings, etc. Conditional exemptions are available for housing intensification and industrial expansion.

Redevelopment

A credit will be provided where occupied or able to be occupied buildings and structures require demolition to permit redevelopment. Eligibility is restricted to building permits issued within two years of the demolition permit.

Term of By-Law

The Development Charges Act requires a municipality to adopt a new Development Charges By-law once every five years or earlier. The Town adopted By-Law #2021-166 on December 13, 2021 with an effective date of January 1, 2022.

Indexing of Development Charges

Development Charges mandated by the Town of New Tecumseth will be adjusted semi-annually in January and July and made in accordance with the most recent Statistics Canada Quarterly Construction Price Statistics.

Interest on Development Charges

Interest will be applied where applicable. Please refer to the interest policy for further details.

Related By-Laws

It should be noted the Town collects and remits Development Charges for the County and School Boards, and these charges are approved independently by those organizations.

- Simcoe County By-Law # 6930
- School Board rates are in effect until October 29, 2026.
  - Simcoe County District School Board Education Development Charges By-Law, 2023
  - Simcoe Muskoka Catholic District School Board Development Charges By-Law 55-01-23

Statement of The Treasurer

The Treasurer's annual statement is available on the Town's website, illustrating pertinent development charge reserve continuity and balances.

Contact

Those interested should review the approved by-laws and contact the Town to confirm the charges applicable to specific development proposals. Finance staff are available at **(705) 435-3900** or by email at dc@newtecumseth.ca.

More information is available at **newtecumseth.ca**

Town of New Tecumseth - Development Charges Effective July 1, 2026

TOWN-WIDE DEVELOPMENT CHARGES - By-Law #2021-166

	RESIDENTIAL DWELLINGS PER UNIT					NON-RESIDENTIAL	INDUSTRIAL DEVELOPMENT
			Apartments				
SERVICE COMPONENT	Single/Semi-Detached Dwelling	Rows & Other Multiples	2+ Bedrooms	Bachelor / 1 Bedroom	Special Care/ Specialized Units	(per square ***metre*** of Gross Floor Area)	
Development Related Studies	$ 626	$ 519	$ 450	$ 287	$ 205	$ 4.55	$ 2.43
Library Board	$ 1,233	$ 1,025	$ 886	$ 565	$ 403	$ -	$ -
Fire Services	$ 2,193	$ 1,820	$ 1,577	$ 1,004	$ 716	$ 15.99	$ 8.57
Joint Police Services	$ 51	$ 44	$ 36	$ 20	$ 15	$ 0.38	$ 0.18
Parks & Recreation	$ 20,647	$ 17,140	$ 14,848	$ 9,446	$ 6,747	$ -	$ -
Public Works	$ 2,746	$ 2,281	$ 1,974	$ 1,256	$ 897	$ 20.04	$ 10.70
Sub-Total General Services	$ 27,496	$ 22,829	$ 19,771	$ 12,578	$ 8,983	$ 40.96	$ 21.88
Roads & Related	$ 23,477	$ 19,486	$ 16,878	$ 10,741	$ 7,671	$ 151.84	$ 86.88
Water Service	$ 14,935	$ 12,396	$ 10,737	$ 6,834	$ 4,880	$ 95.93	$ 84.23
Wastewater Service	$ 25,136	$ 20,863	$ 18,071	$ 11,498	$ 8,214	$ 162.16	$ 186.29
Sub-Total Engineering Services	$ 63,548	$ 52,745	$ 45,686	$ 29,073	$ 20,765	$ 409.93	$ 357.40
Town-Wide Total	**$ 91,044**	**$ 75,574**	**$ 65,457**	**$ 41,651**	**$ 29,748**	**$ 450.89**	**$ 379.28**
Town-Wide Total (excluding Water & Wastewater)	**$ 50,973**	**$ 42,315**	**$ 36,649**	**$ 23,319**	**$ 16,654**	**$ 192.80**	**$ 108.76**

EDUCATION DEVELOPMENT CHARGES - Simcoe County District School Board By-law, 2023 & Simcoe Muskoka Catholic District School Board By-law # 55-01-23 (Note 1)

Simcoe County District School Board	$ 3,711	$ 3,711	$ 3,711	$ 3,711	$ 3,711	$ 8.07	$ 8.07
Simcoe Muskoka Catholic District School Board	$ 2,372	$ 2,372	$ 2,372	$ 2,372	$ 2,372	$ 4.84	$ 4.84
Total Education Charges	**$ 6,083**	**$ 6,083**	**$ 6,083**	**$ 6,083**	**$ 6,083**	**$ 12.91**	**$ 12.91**

COUNTY OF SIMCOE DEVELOPMENT CHARGES - By-Law #6930

County of Simcoe	$ 14,975	$ 11,820	$ 8,029	$ 8,029	$ 8,029	$ 63.01	$ 63.01
Grand Total (Town, Education & County)	$ 112,102	$ 93,477	$ 79,569	$ 55,763	$ 43,860	$ 526.81	$ 455.20
Grand Total (excluding Water & Wastewater)	$ 72,031	$ 60,218	$ 50,761	$ 37,431	$ 30,766	$ 268.72	$ 184.68

Note 1 - For consistency, the School Board's Non-residential & Industrial rate per square foot of $0.75 and $0.45 is converted to a square meter equivalent of $8.07 and $4.84.