

Non-Residential Development Charges

Development charges for non-residential properties are calculated on a gross square metre of floor area basis:

- \$96.33 per square metre – fully serviced
- \$67.31 per square metre – municipal water, no sewers
- \$53.34 per square metre – no municipal water or sewers

Educational Development Charges

The Simcoe County District School Board charges \$2,511.00 per residential unit developed and The Simcoe Muskoka Catholic District School Board charges \$1,472.00 per residential unit developed, for a total of \$3,983.00.

The Simcoe County District School Board charges \$0.43 per square foot for commercial and industrial development and The Simcoe Muskoka Catholic District School Board charges \$0.15 per square foot for commercial and industrial development, for a total of \$0.58 per square foot.

County of Simcoe

The County of Simcoe charges \$14,444.00 per Single and Semi-Detached unit, \$7,744.00 per Apartment and \$11,404.00 per other Multiple Residential units. The charge is \$47.49 per square metre for Non-Residential units.

Statement of the Treasurer

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Further Information

For additional information please contact:

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TOWN OF PENETANGUISHENE DEVELOPMENT CHARGES PAMPHLET

Effective JANUARY 1, 2022

This pamphlet summarizes the Town of Penetanguishene's policy with respect to development charges. By-law No. 2019-49 imposes Town-wide development charges for municipal services. Development charges levied by school boards and the County of Simcoe are additional.

The information contained herein is intended only as a guide. Applicants should review the By-law and consult with the Treasurer to determine the charges that may apply to specific development proposals.

Development Charge By-law No. 2019-49 is available for inspection on the Town's website or in the Penetanguishene Municipal Office during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

Please note there are also Educational Development Charges relating to the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board. In addition, there are Development Charges relating to the County of Simcoe. Both the Education and County Charges are summarized herein, but detailed information can be obtained from each organization or their respective websites.

TOWN OF PENETANGUISHENE DEVELOPMENT CHARGES

Purpose of Development Charges

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

The Council of the Town of Penetanguishene passed By-law No. 2019-49 (Development Charges) on June 26, 2019 under section 19(1) of the *Development Charges Act, 1997*. No area-specific development charges are applicable in the Town of Penetanguishene.

Development Charges Criteria

The criteria for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charge By-law No. 2019-49 applies to all lands in the Town of Penetanguishene. Municipal water and wastewater service charges are applicable only to areas receiving these services.
2. Development charges are payable in full on the date of issuance of the first building permit in relation to a building or structure on the land which the development charge applies.
3. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for the purpose of a municipality, county, local board thereof or board of education;
 - the enlargement of an existing dwelling unit;
 - the creation of one or two additional dwelling units in an existing single detached dwelling unit provided the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - the creation of one additional dwelling unit in an existing semi-detached dwelling unit provided the total gross floor area of the additional unit does not exceed the gross floor area of the existing dwelling unit;
 - the creation of one additional dwelling unit for any other existing residential building provided the total gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building;
 - agricultural land uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential or commercial uses;
 - non-residential land uses for properties zoned Commercial General.

4. A credit shall be allowed against the development charge in the case of a demolition of all or part of a residential building or structure, provided that the building permit has been issued for the development or redevelopment within five years from the date the demolition permit was issued.
5. The schedule of development charges will be adjusted annually as of January 1st of each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistic".

Town-wide Development Charges – under By-law No. 2019-49

A list of the municipal services for which Town-wide development charges are imposed and the amount of the charge by unit type is as follows:

CHARGE BY UNIT TYPE

SERVICE	Single & Semi-Detached Dwellings	Townhouse & Other Multiples	Apartment Units
Fire Services	\$2,022	\$1,618	\$1,375
Police Services	\$19	\$16	\$13
Public Works	\$2,117	\$1,694	\$1,440
Roads & Related	\$3,179	\$2,543	\$2,163
Sewer	\$4,378	\$3,503	\$2,976
Water	\$2,105	\$1,683	\$1,431
SUB-TOTAL Non-Discounted Services	\$13,820	\$11,057	\$9,398
Gen Government	\$684	\$547	\$464
Library Board	\$949	\$758	\$645
Parks & Recreation	\$2,444	\$1,955	\$1,661
SUB-TOTAL Discounted Services	\$4,077	\$3,260	\$2,770
TOTAL RESIDENTIAL CHARGE PER UNIT	\$17,897	\$14,317	\$12,168