



Development Charges Pamphlet

By-laws No. 2024-050/2024-036

To reflect rates effective: January 1, 2025

This pamphlet summarizes the Town of Collingwood's policy with respect to development charges (DCs).

By-law No. 2024-050 imposes Town-wide development charges for municipal services related to the Library Service, Outdoor Recreation, Indoor Recreation, Administration, Transit, Fire Protection, By-law Services, Services Related to a Highway: Roads and Related, Wastewater Services, Wastewater Treatment Plant, and Water Services.

By-law No. 2024-036 imposes Town-wide development charges for municipal services related to the Water Treatment Plant.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with municipal staff to determine the charges that may apply to specific development proposals.

BACKGROUND

The Council for the Town of Collingwood enacted a new development charges By-law 2024-050 on July 8th, 2024 and By-law 2024-036 on April 22nd, 2024

This by-law imposes a charge on all lands developed within the Town of Collingwood except for those with exemptions as provided under the *Development Charges Act, 1997* and those outlined in By-laws 2024-050/2024-036. A copy of the by-law is available on the municipal website and/or from the Clerk's Department.

PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected by the Town for the purpose of financing the construction of new capital infrastructure, as a result of the growth from land development in the Town of Collingwood.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually. This indexing commenced January 1, 2025, without amendment to the By-law, in accordance with the most recent twelve-month change in the Statistics Canada Non-residential Building Construction Price Index as prescribed by the Act.

SERVICES INCLUDED

Under By-law 2024-050, DCs have been imposed for services related to Library Service, Outdoor Recreation, Indoor Recreation, Administration, Transit, Fire Protection, By-law Services, Services Related to a Highway: Roads and Related, Wastewater Services, Wastewater Treatment Plant, and Water Services in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development.

Under By-law 2024-036 the Town imposes Town-wide development charges for the Water Treatment Plant.

TREASURER'S STATEMENT

The Treasurer for the Town of Collingwood shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement must include, for each reserve fund, a description of the 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.

A copy of the treasurer's statement can be viewed by the public at the Town's office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30 or on the Town's website at <https://www.collingwood.ca/financial-reports>.

CALCULATION OF CHARGE AND TIMING OF PAYMENT

The development charge payable is the charge that would be determined under the by-laws, with applicable interest, on:

- the day of application for site plan control; or, if not applicable
- the day of application for rezoning; or, if both not applicable
- the day set out in the by-laws.

Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies. Payment of a development charge may be deferred subject to terms and conditions set out by Town policy.

EXEMPTIONS & INCENTIVES

DCs are payable on all new residential and non-residential development unless the By-law or the Act provides an exemption. Exemptions include:

- a hospital as defined under the Public Hospitals Act;
- a place of worship exempt from taxation under the Assessment Act;
- a non-residential farm building; and
- an air supported structure ancillary to and owned by a school exempt from taxation under the Assessment Act

Development charges for rental housing development are now discounted based on the number of bedrooms proposed. For a complete list of exemptions, please review the DC by-law or contact Town staff.

REDEVELOPMENT

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.

Any reduction or credit applicable shall only apply provided that a building permit for the redevelopment is issued within five (5) years of the date of issuance of a permit for the demolition of any building or structure on the same lands.

TOWN-WIDE RESIDENTIAL DEVELOPMENT CHARGE RATES

Residential Charge by Unit Type	Single & Semi-Detached	Other Multiples	Apartment 2+ Bedrooms	Apartment 1 or Fewer Bedrooms
Municipal Wide Services				
Administration	\$268	\$200	\$160	\$100
Fire Protection	\$1,319	\$981	\$785	\$491
Indoor Recreation Services	\$7,355	\$5,472	\$4,377	\$2,736
Library Services	\$1,445	\$1,075	\$860	\$537
Outdoor Recreation Services	\$10,764	\$8,008	\$6,406	\$4,004
By-Law Services	\$21	\$15	\$12	\$7
Roads & Related	\$13,970	\$10,393	\$8,315	\$5,196
Transit	\$136	\$102	\$81	\$50
Total Municipal Wide Services	\$35,278	\$26,246	\$20,996	\$13,121
Urban Services				
Wastewater Services	\$114	\$96	\$68	\$42
Wastewater Treatment Plant	\$23,863	\$17,751	\$14,202	\$8,876
Wastewater Treatment Plant (By-law 2024-036)	\$9,836	\$7,317	\$5,853	\$3,658
Water Services	\$13,174	\$9,801	\$7,840	\$4,900
Total Urban Services	\$46,987	\$34,965	\$27,963	\$17,476
Total	\$82,265	\$61,211	\$48,959	\$30,597

TOWN-WIDE NON-RESIDENTIAL DEVELOPMENT CHARGE RATES

Service	Non-Residential Development Charge per Square Metre
Municipal Wide Services	
Administration	\$1.43
Fire Protection	\$7.07
By-Law Services	\$0.11
Road & Related	\$75.81
Transit	\$0.73
Total Municipal Wide Services	\$85.15
Urban Services	
Wastewater Services	\$0.62
Wastewater Treatment Plant	\$129.36
Wastewater Treatment Plant (By-law 2024-036)	\$53.49
Water Services	\$71.64
Total Urban Services	\$255.11
Total	\$340.26

UPPER TIER DEVELOPMENT CHARGES

The County of Simcoe has established development charges under the authority of the *Development Charges Act*. County Council passed By-law No. 6930 which establishes these charges. The Town of Collingwood is responsible for the collection of these charges on behalf of the County. Please visit the County's website at www.simcoe.ca or call (705) 735-6901 to obtain the most current development charges information as it is subject to change.

Development Type	Single & Semi-Detached	Other Multiples	Apartments	Non-Residential (per sq.m)
Simcoe County Development Charges	\$14,372	\$11,344	\$7,705	\$60.46

EDUCATION DEVELOPMENT CHARGES

The Simcoe County District School Board and Simcoe Muskoka Catholic District School Board have established development charges under the authority of the *Education Act*. By-laws to establish these charges were passed on October 16, 2023. Please visit the Simcoe County District School Board website (www.scdsb.on.ca) and the Simcoe Muskoka Catholic District School Board website (www.smcdsb.on.ca) to obtain the most current development charges information as it is subject to change.

	Oct.30 2023 to Oct. 29, 2024	Oct.30 2024 to Oct. 29, 2025	Oct.30 2025 to Oct. 29, 2026	Oct.30 2026 to Oct. 29, 2027
Simcoe Muskoka Catholic District School Board – Residential EDC Rate per Dwelling Unit	\$1,772	\$2,072	\$2,372	\$2,672
Non-Residential EDC Rate per Sq. Ft. of GFA	\$0.25	\$0.35	\$0.45	\$0.55
Simcoe County District School Board Residential EDC Rate per Dwelling Unit	\$3,111	\$3,411	\$3,711	\$4,011
Non-Residential EDC Rate per Sq. Ft. of GFA	\$0.55	\$0.65	\$0.75	\$0.85

FURTHER INFORMATION

Please visit our website at <https://www.collingwood.ca/council-government/budget-taxes/development-charges> to obtain the most current development charges information as it is subject to change.

For further information, please contact:

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