

**THE CORPORATION OF THE  
TOWN OF INNISFIL**

**DEVELOPMENT CHARGES PAMPHLET  
(Developments Subject to the IDAG Agreement)**

**BY-LAW Nos. 096-23 (Amended through By-Law  
094-24), 097-23, 098-23,  
100-23, and 101-23**

**EFFECTIVE November 14, 2024**



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**DESIGNATION OF SERVICES**

Development Charges are imposed for the following categories of

- (a) Library Services;
- (b) Fire Services;
- (c) Police Services;
- (d) Parks and Recreation Services
- (e) Public Works (Buildings and Related);
- (f) Municipal Fleet;
- (g) By-Law Services;
- (h) Roads and Related (including associated structures, sidewalks, street lights, traffic signals, landscaping and intersection improvements);
- (i) Water Distribution, Supply and Treatment Services - Sanitary Sewerage; and
- (j) Wastewater Collection and Treatment

**APPLICATION**

Development Charges are imposed against all lands, Buildings or Structures within the area to which the By-laws apply if the Development of such lands, Buildings or Structures requires any of the following approvals:

- (a) the passing of a zoning By-law or an amendment under Section 34 of the Planning Act;
- (b) the approval of a minor variance under Section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- (e) a consent under Section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or
- (g) the issuing of a Permit under the Building Code Act in relation to a Building or Structure.

**INTENSIFICATION OF EXISTING HOUSING**

In accordance with the legislation and any amendments thereof, these By-laws do not apply with respect to approvals related to the residential Development of land, Buildings or Structures that would have the affect only:

- (a) of permitting the enlargement of an existing Dwelling Unit;
- (b) of creating one or two additional Dwelling Units in an existing Single Detached Dwelling;
- (c) of creating one additional Dwelling Unit in an existing Semi-Detached Dwelling;
- (d) of creating additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units to the existing residential building; or
- (e) of creating one additional Dwelling Unit for any other existing Residential Use.

Notwithstanding (b) to (e) above, a Development Charge shall be imposed with respect to the creation of one or two additional Dwelling Units in a Building, if the Total Floor Area of the additional one or two Dwelling Units exceeds, the Total Floor Area of the existing Dwelling Unit (b) and (d) above, and the smallest existing Dwelling Unit (e) above.

**INDUSTRIAL EXPANSION EXEMPTION**

If a Development includes the enlargement of the Total Floor Area of an existing Building, the amount of the Development Charge that is payable is the following:

- (a) if the Total Floor Area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; and
- (b) if the Total Floor Area is enlarged by more than 50 per cent, Development Charges are payable on the amount by which the enlargement exceeds 50 per cent of the Total Floor Area before the enlargement.

For the purpose of this section the terms "Total Floor Area" and "existing Industrial Building" shall have the same meaning as those terms have in O. Reg 82/98 made under the DC Act, 1997.

**EXEMPTIONS**

The following types of development are hereby designated as being exempt from the payment of Development Charges:

- (a) Buildings/Structures used as Hospitals governed by the Public Hospitals Act;
- (b) Buildings/Structures owned by and used for the purposes of the Town, the County, or their boards;
- (c) Buildings or Structures owned by a Board of Education and used for school purposes;
- (d) Buildings/Structures owned by and used for the purposes of a college of applied arts and technology established under the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19;
- (e) Buildings or Structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario.
- (f) Places of Worship
- (g) Agricultural Uses and Farm Buildings

**OTHER STATUTORY EXEMPTIONS AND DISCOUNTS**

In accordance with the legislation and any amendments thereof, the following types of development area hereby exempt from the payment of Development Charges:

- (a) Non-Profit Housing
- (b) Inclusionary Zoning Residential Units

In accordance with the legislation, Rental Housing developments intended for use as a rental residential premises, are subject to discounted Development Charges:

- (a) residential unit with three or more bedrooms shall be reduced by 25%;
- (b) residential unit with two bedrooms shall be reduced by 20%
- (c) residential unit not referred to in (a) or (b) above shall be reduced by 15%

**EDUCATION and UPPER TIER DEVELOPMENT  
CHARGES**

The Simcoe County District School Board (SCDSB) and the Simcoe Muskoka Catholic District School Board (SMCDSB) have established an Education Development Charge (EDC) under the authority of the Education Act. At the time of this pamphlet revision these charges are \$3,411 (SCDSB) and \$2,072 (SMCDSB) per dwelling unit is imposed upon residential development and an EDC of \$0.65 (SCDSB) and \$0.35 (SMCDSB) per square foot of gross floor area is imposed upon non-residential development. The Town of Innisfil is responsible for the collection of these charges on behalf of the school boards. For more information on the EDC's, please contact the Simcoe County District School Board at (705) 728-7570 or the Simcoe Muskoka Catholic District School Board at (705) 722-3555.

The County of Simcoe has established a Development Charge (DC) under the authority of the Development Charges Act, S.O. 1997. The Town of Innisfil is responsible for the collection of these charges on behalf of the County. For more information on the County of Simcoe's DC Background Study, Addendum and By-Law #6930 please visit the County's website at [www.simcoe.ca](http://www.simcoe.ca) or call 1-866-893-9300.

**OTHER CAPITAL CHARGES**

There are other Capital Charges collected by the Town which are indexed on April 1st of each year in the same manner as Development Charges. The following are the current rates in effect: 7th and 8th Line Urbanization Charges \$3,207 per Residential Lot and \$40,107 per hectare of Non-Residential Lands, applicable to development in the Alcona Service Area.

For existing properties connecting to Town services through a local improvement or other servicing initiative, an amount equivalent to the development charge, the "connection fee" will be required to be paid for the water and/or sanitary sewer service. The charge will be adjusted based on the service being installed but not less than the water supply and treatment or wastewater treatment charges in effect at the time of permit issuance.

**CORPORATION OF THE TOWN OF INNISFIL DEVELOPMENT CHARGES SCHEDULE OF RATES**

(Developments Subject to the IDAG Agreement)

	Residential Charges by Unit Type Per Dwelling Unit			
	Singles and Semi-Detached	Rows and Other Multiples	Apartments	
			Two Bedroom and Larger	Bachelor and One Bedroom
<b>SCHEDULE 'A' TOWN-WIDE</b>				
Library Board	\$ 2,762	\$ 2,217	\$ 1,645	\$ 1,233
Fire Services	\$ 3,121	\$ 2,505	\$ 1,858	\$ 1,394
Police Services	\$ 894	\$ 717	\$ 532	\$ 399
Parks And Recreation	\$ 19,229	\$ 15,429	\$ 11,448	\$ 8,586
Services Related To A Highway: Public Works	\$ 1,950	\$ 1,565	\$ 1,161	\$ 870
Municipal Fleet	\$ 2,257	\$ 1,810	\$ 1,343	\$ 1,008
By-Law Services	\$ 19	\$ 16	\$ 12	\$ 8
Development Related Studies	\$ 819	\$ 657	\$ 488	\$ 366
Subtotal Town-Wide General Services	\$ 31,051	\$ 24,916	\$ 18,487	\$ 13,864
Roads and Related	\$ 26,414	\$ 21,195	\$ 15,725	\$ 11,794
<b>TOTAL Town-Wide Services</b>	<b>\$ 57,465</b>	<b>\$ 46,111</b>	<b>\$ 34,212</b>	<b>\$ 25,658</b>
<b>SCHEDULE 'B' INNISFIL NORTH</b>				
Water Distribution	\$ 3,824	\$ 3,069	\$ 2,277	\$ 1,708
Water Supply & Treatment	\$ 4,086	\$ 3,279	\$ 2,433	\$ 1,825
Wastewater Collection	\$ 7,454	\$ 5,981	\$ 4,437	\$ 3,329
Wastewater Treatment	\$ 11,689	\$ 9,379	\$ 6,959	\$ 5,219
<b>TOTAL</b>	<b>\$ 27,053</b>	<b>\$ 21,708</b>	<b>\$ 16,106</b>	<b>\$ 12,081</b>
<b>SCHEDULE 'C' FRIDAY HARBOUR</b>				
Water Distribution	\$ -	\$ -	\$ -	\$ -
Water Supply & Treatment	\$ 4,086	\$ 3,279	\$ 2,433	\$ 1,825
Wastewater Collection	\$ 5,061	\$ 4,061	\$ 3,013	\$ 2,260
Wastewater Treatment	\$ 11,689	\$ 9,379	\$ 6,959	\$ 5,219
<b>TOTAL</b>	<b>\$ 20,836</b>	<b>\$ 16,719</b>	<b>\$ 12,405</b>	<b>\$ 9,304</b>
<b>SCHEDULE 'D' INNISFIL SOUTH</b>				
Water Distribution	\$ 10,970	\$ 8,802	\$ 6,530	\$ 4,898
Water Supply & Treatment	\$ 4,086	\$ 3,279	\$ 2,433	\$ 1,825
Wastewater Collection	\$ 195	\$ 156	\$ 116	\$ 88
Wastewater Treatment	\$ 11,689	\$ 9,379	\$ 6,959	\$ 5,219
<b>TOTAL</b>	<b>\$ 26,940</b>	<b>\$ 21,616</b>	<b>\$ 16,038</b>	<b>\$ 12,030</b>
<b>SCHEDULE 'E' INNISFIL CENTRAL</b>				
Water Distribution	\$ 9,527	\$ 7,645	\$ 5,672	\$ 4,254
Water Supply & Treatment	\$ 4,086	\$ 3,279	\$ 2,433	\$ 1,825
Wastewater Collection	\$ 18,922	\$ 15,184	\$ 11,265	\$ 8,450
Wastewater Treatment	\$ 11,689	\$ 9,379	\$ 6,959	\$ 5,219
<b>TOTAL</b>	<b>\$ 44,224</b>	<b>\$ 35,487</b>	<b>\$ 26,329</b>	<b>\$ 19,748</b>
<b>SCHEDULE 'F' COOKSTOWN</b>				
Water Distribution	\$ 2,375	\$ 1,905	\$ 1,414	\$ 1,060
Water Supply & Treatment	\$ 4,086	\$ 3,279	\$ 2,433	\$ 1,825
Wastewater Collection	\$ 26,837	\$ 21,534	\$ 15,977	\$ 11,983
Wastewater Treatment	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 33,298</b>	<b>\$ 26,718</b>	<b>\$ 19,824</b>	<b>\$ 14,868</b>

Non-Residential Charge Per m2	
Industrial	Non-Industrial
\$ -	\$ -
\$ 10.72	\$ 21.53
\$ 3.42	\$ 9.47
\$ -	\$ -
\$ 6.69	\$ 13.86
\$ 7.75	\$ 15.56
\$ 0.07	\$ 0.13
\$ 2.80	\$ 5.60
\$ 31.45	\$ 66.15
\$ 94.29	\$ 172.95
\$ 125.74	\$ 239.10
\$ 40.58	\$ 77.86
\$ 25.55	\$ 48.53
\$ 32.89	\$ 63.12
\$ 30.91	\$ 59.08
\$ 129.93	\$ 248.59
\$ 40.58	\$ 77.86
\$ 25.55	\$ 48.53
\$ 32.89	\$ 63.12
\$ 30.91	\$ 59.08
\$ 129.93	\$ 248.59
\$ 40.58	\$ 77.86
\$ 25.55	\$ 48.53
\$ 32.89	\$ 63.12
\$ 30.91	\$ 59.08
\$ 129.93	\$ 248.59

**NOTES**

- The Town-wide Development Charges set out in Schedule "A" of By-laws #096-23 and #097-23, are applied uniformly to all development within the Town subject to the provisions of those By-laws.
- The Development Charges set out in Schedules 'A' to 'E' in By-law #098-23 and Schedule 'A' in By-laws #100-23, and #101-23 are applied to each identified service area and are in addition to the Schedule 'A' TOWN-WIDE charges but are only collected for the services that are available.
- The Development Charges set out in By-laws #096-23, #097-23, #098-23, #100-23, and #101-23 shall be adjusted without amendment to the By-laws annually on April 1st in each year, commencing April 1st, 2024, in accordance with the most recent twelve month change in Statistics Canada Quarterly.
- Non Development Charge Act Urbanization Charges for the 7th Line and 8th Line are applicable to all lots within the Alcona Secondary Plan. In accordance with the agreement between the Alcona Development Group and the Town of Innisfil and at the time of this pamphlet revision, these charges are \$3,207 per Residential Unit and \$40,107 per hectare of Non-Residential lands.
- To qualify for a credit in respect to any demolition, a building permit must be issued within **five years from the date the demolition permit was issued.** The credit is not transferrable to another property.

This pamphlet is prepared as a result of Council passing By-law Nos. 096-23 (Amended through By-Law 094-24), 097-23, 098-23, 100-23, and 101-23 under the authority of the Development Charges Act, 1997 and Ontario regulations pursuant thereto. For further details about Development Charges, we suggest you consult the relevant By-law which is available on the Town's website.