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, 101-23, and 013-25

EFFECTIVE February 13, 2025



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DESIGNATION OF SERVICES

Development Charges are imposed for the following categories

(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 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)

Singles and Rows and Apartments			Resid	Residential Charges by Unit Type Per Dwelling Unit Non						
Semi- Detached Two Bedroom Bachelor and One and Larger In Bedroom SCHEDULE 'A' TOWN-WIDE Bachelor and One and Larger S Police Services \$ 3.121 \$ 2.505 \$ 1.856 \$ 1.343 \$ S Parks And Recreation \$ 19.229 \$ 1.565 \$ 1.161 \$ 8.700 \$ \$ S Bachelor and One and Larger \$ 3.008 \$ \$ S S 3.008 \$ \$ \$ \$ S Bachelor and One and Larger \$ S <td></td> <td>Si</td> <td></td> <td></td> <td></td> <td>Í</td> <td></td> <td></td> <td></td> <td></td>		Si				Í				
Detached Other Multiples and Larger Bedroom Library Board \$ 2,762 \$ 2,217 \$ 1,645 \$ 1,233 Fire Services \$ 3,121 \$ 2,505 \$ 1,858 \$ 1,394 Police Services \$ 8,844 \$ 717 \$ 532 \$ 399 \$ Municipal Flext \$ 19,229 \$ 15,429 \$ 11,448 \$ 8,866 \$ By-Law Services \$ 19 \$ 1,665 \$ 1,161 \$ 870 \$ By-Law Services \$ 19 \$ 166 \$ 12 \$ 8 \$ Development Related Studies \$ 310,51 \$ 24,916 \$ 18,487 \$ 13,864 \$ Roads and Related \$ 26,414 \$ 21,195 \$ 11,794 \$ \$ \$ Vater Distribution \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 \$ \$ Water Distribution \$ 3,824 \$ 3,029 \$ 2,433 \$ 1,825 \$ Water Distribution \$ 3,5321 \$ 2,8343 \$ 2,1028 \$ 15,773 \$ SCHEDUL						-	Two Bedroom	Ba	chelor and One	l In
Library Board \$ 2,762 \$ 2,217 \$ 1,845 \$ 1,233 \$ Fire Services \$ 3,121 \$ 2,505 \$ 1,588 \$ 1,394 \$ Police Services \$ 894 \$ 717 \$ 532 \$ 399 \$ Municipal Fleet \$ 19,229 \$ 15,429 \$ 11,448 \$ 8,586 \$ By-Law Services \$ 19 \$ 16 \$ 12 \$ 8 \$ By-Law Services \$ 31,051 \$ 2,4916 \$ 18,487 \$ 13,864 \$ \$ CDTAL Tom-Wide General Services \$ 5,7465 \$ 46,111 \$ 34,212 \$ 2,5668 \$ CDTAL Tom-Wide Services \$ 5,7465 \$ 46,111 \$ 34,212 \$ 2,5668 \$ Water Distribution \$ 7,454		С		Oth	er Multiples				-	
Fire Services \$ 3,121 \$ 2,505 \$ 1,888 \$ 1,394 \$ Police Services \$ 894 \$ 717 \$ 522 \$ 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 \$ 310,51 \$ 24,916 \$ 18,487 \$ 13,864 \$ \$ Roads and Related \$ 26,414 \$ 21,195 \$ 16,725 \$ 117,794 \$ \$ TOTAL Town-Wide General Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 26,668 \$ Water Distribution \$ 3,824 \$ 3,009 \$ 2,277 \$ 1,708 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$	SCHEDULE 'A' TOWN-WIDE						5			
Police Services \$ 804 \$ 717 \$ 532 \$ 399 \$ Parks And Recreation \$ 19,229 \$ 15,429 \$ 11,448 \$ 8,586 \$ Services Related To A Highway: Public Works \$ 1,950 \$ 1,861 \$ 1,448 \$ 8,586 \$ By-Law Services \$ 19 \$ 1.65 \$ 1,481 \$ 3,667 \$ 488 \$ 366 \$ \$ \$ 1,840 \$ 12,848 \$ 366 \$ \$ \$ 8,667 \$ 4,847 \$ 13,864 \$ \$ \$ \$ \$ \$ \$ 1,704 \$ \$ \$ \$ \$ \$ 1,864 \$	Library Board	\$	2,762	\$	2,217	\$	1,645	\$	1,233	\$
Police Services \$ 804 \$ 717 \$ 532 \$ 399 \$ Parks And Recreation \$ 19,229 \$ 15,429 \$ 11,448 \$ 8,586 \$ Services Related To A Highway: Public Works \$ 1,950 \$ 1,861 \$ 1,448 \$ 8,586 \$ By-Law Services \$ 19 \$ 1.65 \$ 1,481 \$ 3,667 \$ 488 \$ 366 \$ \$ \$ 1,840 \$ 12,848 \$ 366 \$ \$ \$ 8,667 \$ 4,847 \$ 13,864 \$ \$ \$ \$ \$ \$ \$ 1,704 \$ \$ \$ \$ \$ \$ 1,864 \$	Fire Services	\$	3,121	\$	2,505	\$	1,858	\$	1,394	\$
Parks And Recreation \$ 19,229 \$ 15,429 \$ 11,448 \$ 8,586 \$ Services Related To A Highway: Public Works \$ 1,560 \$ 1,565 \$ 1,161 \$ 870 \$ Municipal Fleet \$ 2,257 \$ 1,810 \$ 1,343 \$ 1,008 \$ By-Law Services \$ 19 \$ 16 \$ 1,2 \$ 88 \$ \$ Subtotal Town-Wide General Services \$ 31,051 \$ 24,916 \$ 18,487 \$ 13,864 \$ Roads and Related \$ 26,414 \$ 21,195 \$ 15,725 \$ 11,794 \$ \$ TOTAL Town-Wide General Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 25,668 \$ \$ Water Supply & Treatment \$ 3,824 \$ 3,009 \$ 2,277 \$ 1,708 \$ \$ Wastewater Collection \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ \$ SCHEDULE 'S 'INNISFIL NORTH \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 3,323 \$ 2,277 \$ 1,708 \$ \$ \$ \$ \$ \$ \$ \$ \$	Police Services		894	\$	717	\$	532	\$	399	\$
Municipal Fleet \$ 2,257 \$ 1,810 \$ 1,343 \$ 1,008 \$ By-Law Services \$ 19 \$ 16 \$ 12 \$ 8 \$ \$ By-Law Services \$ 31,051 \$ 24,916 \$ 18,487 \$ 13,864 \$ \$ Roads and Related \$ 26,414 \$ 21,195 \$ 15,725 \$ 11,794 \$	Parks And Recreation		19,229	\$	15,429	\$	11,448	\$	8,586	\$
By-Law Services \$ 19 \$ 16 \$ 12 \$ 8 Bevelopment Related Studies \$ 310,51 24,916 \$ 18,487 \$ 13,864 \$ Roads and Related \$ 26,414 \$ 21,195 \$ 15,725 \$ 11,794 TOTAL Town-Wide Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 25,658 SCHEDULE 'B' INNISFIL NORTH \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 \$ Water Distribution \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 \$ Waster Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Services Related To A Highway: Public Works	\$	1,950	\$	1,565	\$	1,161	\$	870	\$
Development Related Studies \$ 819 \$ 667 \$ 488 \$ 366 \$ Subtotal Town-Wide General Services \$ 31,051 \$ 24,916 \$ 18,487 \$ 13,864 \$ \$ \$ \$ \$ 13,864 \$	Municipal Fleet	\$	2,257	\$	1,810	\$	1,343	\$	1,008	\$
Subtotal Town-Wide General Services \$ 31,051 \$ 24,916 \$ 18,487 \$ 13,864 Roads and Related \$ 26,414 \$ 21,195 \$ 15,725 \$ 11,794 TOTAL Town-Wide Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 25,658 SCHEDULE 'B' INNISFIL NORTH \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 Water Distribution \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 Water Distribution \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ Wastewater Collection \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 5,061 \$ 4,061 \$ 3,013 \$ 2,260 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 1,2960 \$ <	By-Law Services	\$	19	\$	16	\$	12	\$	8	\$
Roads and Related \$ 26,414 \$ 21,195 \$ 15,725 \$ 11,794 TOTAL Town-Wide Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 25,658 SCHEDULE 'B' INNISFIL NORTH \$ 3,824 \$ 3,069 \$ 2,277 \$ 1,708 \$ 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 \$ Water Distribution \$ - \$ - \$ - \$ - \$ \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ \$ \$	Development Related Studies	\$	819	\$	657	\$	488	\$	366	\$
TOTAL Town-Wide Services \$ 57,465 \$ 46,111 \$ 34,212 \$ 25,658 SCHEDULE 'B' INNISFIL NORTH * 3,824 \$ 3,069 \$ 2,277 \$ 1,708 Water Distribution \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 \$ SCHEDULE 'C' FRIDAY HARBOUR * * * * * * * \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ \$ \$ \$ Water Distribution \$ - \$ - \$ - \$ - \$ - \$ <t< td=""><td>Subtotal Town-Wide General Services</td><td>\$</td><td>31,051</td><td>\$</td><td>24,916</td><td>\$</td><td>18,487</td><td>\$</td><td>13,864</td><td>\$</td></t<>	Subtotal Town-Wide General Services	\$	31,051	\$	24,916	\$	18,487	\$	13,864	\$
SCHEDULE 'B' INNISFIL NORTH \$ 3.824 \$ 3.669 \$ 2.277 \$ 1.708 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 Collection \$ 19.957 \$ 16.014 \$ 11.881 \$ 8.911 \$ TOTAL \$ 35.321 \$ 2.8,343 \$ 21.028 \$ 15.773 \$ Water Distribution \$ - \$ - \$ - \$ - \$ \$ Water Distribution \$ - \$ - \$ - \$ - \$ \$ Wastewater Collection \$ 5.061 \$ 4.086 \$ 3.279 \$ 2.433 \$ 1.825 \$ Waster Supply & Treatment \$ 19.957 \$ 16.014 \$ 11.881 \$ 8.911 \$ TOTAL \$ 29.104 \$ 23.354 \$ 17.327 \$ 12.996 \$ Water Distribution \$ 10.970 \$ 8.802	Roads and Related			\$		\$	15,725			
SCHEDULE 'B' INNISFIL NORTH \$ 3.824 \$ 3.069 \$ 2.277 \$ 1.708 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 Collection \$ 7.454 \$ 28.343 \$ 21.028 \$ 15.773 \$ CHEDULE 'C'FRIDAY HARBOUR \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ \$ \$ 9.020 \$ \$. \$. \$. \$ \$.	TOTAL Town-Wide Services	\$	57,465	\$		\$		\$	25,658	\$
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ <td>SCHEDULE 'B' INNISFIL NORTH</td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td>,</td> <td></td>	SCHEDULE 'B' INNISFIL NORTH		,				,		,	
Wastewater Collection \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 \$ Water Distribution \$ - \$ - \$ - \$ - \$ - \$ - \$ Water Distribution \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Water Distribution	\$	3,824	\$	3,069	\$	2,277	\$	1,708	\$
Wastewater Collection \$ 7,454 \$ 5,981 \$ 4,437 \$ 3,329 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 \$ Water Distribution \$ - \$ - \$ - \$ - \$ - \$ - \$ Water Distribution \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Water Supply & Treatment	\$	4,086	\$	3,279	\$	2,433	\$	1,825	\$
Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 SCHEDULE 'C' FRIDAY HARBOUR * - \$ - \$ - \$ - \$ Water Distribution \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 \$ SCHEDULE 'D' INNISFIL SOUTH \$ 38,802 \$ 6,530 \$ 4,898 \$ \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 9,52	Wastewater Collection		7,454	\$	5,981	\$	4,437	\$	3,329	\$
TOTAL \$ 35,321 \$ 28,343 \$ 21,028 \$ 15,773 SCHEDULE 'C' FRIDAY HARBOUR \$ -	Wastewater Treatment		19,957	\$		\$	11,881	\$	8,911	\$
Water Distribution \$ - </td <td>TOTAL</td> <td></td> <td></td> <td></td> <td>28,343</td> <td>\$</td> <td>21,028</td> <td>\$</td> <td>15,773</td> <td></td>	TOTAL				28,343	\$	21,028	\$	15,773	
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 5,061 \$ 4,061 \$ 3,013 \$ 2,260 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 \$ Water Distribution \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ <t< td=""><td>SCHEDULE 'C' FRIDAY HARBOUR</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	SCHEDULE 'C' FRIDAY HARBOUR									
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 5,061 \$ 4,061 \$ 3,013 \$ 2,260 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 \$ SCHEDULE 'D' INNISFIL SOUTH \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ Water Distribution \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$ Water Supply & Treatment \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$	Water Distribution	\$	-	\$	-	\$	-	\$	-	\$
Wastewater Collection \$ 5,061 \$ 4,061 \$ 3,013 \$ 2,260 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 229,104 \$ 23,354 \$ 17,327 \$ 12,996 \$ SCHEDULE 'D' INNISFIL SOUTH \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 \$ Water Distribution \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ \$ Water Distribution \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$	Water Supply & Treatment		4,086	\$	3,279	\$	2,433	\$	1,825	\$
Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 SCHEDULE 'D' INNISFIL SOUTH \$ 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ \$ TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$ Water Supply & Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$			5,061	\$			3,013		2,260	\$
TOTAL \$ 29,104 \$ 23,354 \$ 17,327 \$ 12,996 SCHEDULE 'D' INNISFIL SOUTH * 10,970 \$ 8,802 \$ 6,530 \$ 4,898 \$ 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ \$ TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ SCHEDULE 'E' INNISFIL CENTRAL \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$ Water Supply & Treatment \$ 9,957 \$ 16,014 \$ 11,881 \$ 8,911 \$	Wastewater Treatment		19,957	\$	16,014	\$		\$	8,911	\$
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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ SCHEDULE 'E' INNISFIL CENTRAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ SCHEDULE 'F' COOKSTOWN \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Waster Distribution \$ 2,375 \$ 1,905	TOTAL	\$	29,104	\$	23,354		17,327		12,996	\$
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 Wastewater Collection \$ 195 \$ 156 \$ 116 \$ 88 Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ SCHEDULE 'E' INNISFIL CENTRAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ Water Distribution \$ 2,375 \$ 1,905 \$ 1,414	SCHEDULE 'D' INNISFIL SOUTH									
Wastewater Collection \$ 195 \$ 156 \$ 116 \$ 88 \$	Water Distribution	\$	10,970	\$	8,802	\$	6,530	\$	4,898	\$
Wastewater Collection \$ 195 \$ 156 \$ 116 \$ 88 \$	Water Supply & Treatment	\$	4,086	\$	3,279	\$	2,433	\$	1,825	\$
TOTAL \$ 35,208 \$ 28,251 \$ 20,960 \$ 15,722 SCHEDULE 'E' INNISFIL CENTRAL \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 Water Distribution \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 Wastewater Collection \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Water Supply & Treatment \$ 2,6837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Collection \$ 26,837 \$ 21,534 \$ 15,977 \$ 11,983 \$	Wastewater Collection		195	\$	156	\$	116	\$	88	\$
SCHEDULE 'E' INNISFIL CENTRAL \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ Water Distribution \$ 9,527 \$ 7,645 \$ 5,672 \$ 4,254 \$ \$ \$ \$ \$ 3,279 \$ 2,433 \$ 1,825 \$										
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 \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ Water Distribution \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Wastewater Collection \$ 2,6837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Collection \$ 26,837 \$ 21,534 \$ 15,977 \$ 11,983 \$		\$	35,208	\$	28,251	\$	20,960	\$	15,722	\$
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 18,922 \$ 15,184 \$ 11,265 \$ 8,450 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ Water Distribution \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Waster Supply & Treatment \$ 2,6837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Treatment \$ - \$ - \$ - \$ - \$ - \$ -	SCHEDULE 'E' INNISFIL CENTRAL									
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 18,922 \$ 15,184 \$ 11,265 \$ 8,450 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ Water Distribution \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$ Waster Supply & Treatment \$ 2,6837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Treatment \$ - \$ - \$ - \$ - \$ - \$ -	Water Distribution	\$	9,527	\$	7,645	\$	5,672	\$	4,254	\$
Wastewater Collection \$ 18,922 \$ 15,184 \$ 11,265 \$ 8,450 \$ Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 \$ TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ SCHEDULE 'F' COOKSTOWN \$ <	Water Supply & Treatment	\$	4,086	\$	3,279		2,433		1,825	\$
Wastewater Treatment \$ 19,957 \$ 16,014 \$ 11,881 \$ 8,911 TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 \$ SCHEDULE 'F' COOKSTOWN - - - - - \$ 1,060 \$ Water Distribution \$ 2,375 \$ 1,905 \$ 1,414 \$ 1,060 \$	Wastewater Collection	\$	18,922	\$	15,184	\$	11,265	\$	8,450	\$
TOTAL \$ 52,492 \$ 42,122 \$ 31,251 \$ 23,440 SCHEDULE 'F' COOKSTOWN 1,905 \$ 1,414 \$ 1,060 \$ 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 \$ - \$ - \$ - \$ - \$ - \$	Wastewater Treatment	\$	19,957		16,014	\$	11,881	\$	8,911	
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 \$ - \$ - \$ - \$ - \$ - \$		\$	52,492	\$	42,122	\$	31,251	\$	23,440	
Water Supply & Treatment \$ 4,086 \$ 3,279 \$ 2,433 \$ 1,825 \$ Wastewater Collection \$ 26,837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Treatment \$ - \$ - \$ - \$ - \$ -										
Wastewater Collection \$ 26,837 \$ 21,534 \$ 15,977 \$ 11,983 \$ Wastewater Treatment \$ - \$ - \$ - \$ - \$ - \$ -			,	· ·	,		,		,	
Wastewater Treatment \$ - \$ - \$ - \$			4,086	· ·	3,279	\$,	
	-		26,837	· ·	21,534		15,977		11,983	
TOTAL \$ 33,298 \$ 26,718 \$ 19,824 \$ 14,868 \$			-		-	•	-		-	
	ITOTAL	\$	33,298	\$	26,718	\$	19,824	\$	14,868	\$

Non-Residentia	l Cha	irge Per m2
Industrial	No	on-Industrial
ş -	\$	_
	\$	21.53
3.42	\$	9.47
5 10.72 5 3.42 5 -	\$	-
	\$	13.86
5 7.75	\$	15.56
6 0.07	\$	0.13
2.80	\$	5.60
31.45	\$	66.15
6.69 7.75 0.07 2.80 31.45 94.29 125.74 125.74	\$	172.95
125.74	\$	239.10
, 120.14	Ť	
40.58	\$	77.86
\$ 25.55	\$	48.53
32.89	\$	63.12
57.18	\$	109.72
40.58 25.55 32.89 57.18 156.20	\$	299.23
	<u> </u>	
40.58	\$	77.86
25.55	\$	48.53
32.89	\$	63.12
57.18	\$	109.72
40.58 25.55 32.89 57.18 5156.20	\$	299.23
40.58	\$	77.86
	\$	48.53
32.89	\$	63.12
25.55 32.89 57.18 156.20	\$ \$	109.72
5 156.20	\$	299.23
40.58	\$	77.86
\$ 25.55	\$	48.53
\$ 32.89	\$	63.12
32.89 57.18 5 156.20	\$	109.72
5 156.20	\$	299.23
40.58	\$	77.86
\$ 25.55	\$	48.53
\$ 32.89	\$	63.12
57.18	\$	109.72

156.20 \$

299.23

1 The Town-wide Development Charges set out in Schedule "A" of By-laws #096-23 (Amended through #094-24) and #097-23, are applied uniformly to all development within the Town subject to the provisions of those By-laws.

2 The Development Charges set out in Schedules 'A' to 'E' in By-law #098-23 and Schedule 'A' in By-laws #101-23, and #013-25 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.

- 3 The Development Charges set out in By-laws #096-23 (Amended through #094-24), #097-23, #098-23, #101-23, and #013-25 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, Building Construction Price Index.
- 4 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.
- 5 To qualify for a credit in respect to any demolition, a building permit must be issued within <u>five years</u> <u>from the date the demolition permit was issued.</u> 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, 101-23, and 013-25 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.