



**NOTICE OF THE PASSING OF A  
DEVELOPMENT CHARGES BY-LAW BY  
THE TOWN OF INNISFIL**

**TAKE NOTICE** that the Council of the Town of Innisfil passed Development Charge By-laws No. 096-23, 097-23, 098-23, 100-23 and 101-23 on the 8<sup>th</sup> day of November, 2023, under Section 2 of the *Development Charges Act, 1997* (the Act).

**AND TAKE NOTICE** that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of the Town of Innisfil on or before Tuesday, December 19<sup>th</sup> 2023 a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 2101 Innisfil Beach Road, Innisfil ON L9S 1A1, will be accepted on or before Tuesday, December 19<sup>th</sup>, 2023. A processing fee will be payable to the Town of Innisfil Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal and Ontario Municipal Board) to access required forms and applicable fees.

The charges in the aforementioned by-laws will apply to all new residential, industrial and non-industrial development, subject to certain terms, conditions and limited exemptions as identified therein.

The development charges were calculated on a Town-wide and area-specific basis. Town-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as: Library Board, Fire Services, Police Services, Parks and Recreation, Services Related to a Highway: Public Works, Municipal Fleet, By-law Services and Services Related to a Highway: Roads and Related.

Development charges imposed for Innisfil North, Friday Harbour Resort, Innisfil South, Innisfil Central and Cookstown Servicing Areas include Water Distribution, Wastewater Collection, Water Supply and Treatment Service (Plant) and Wastewater Treatment (Plant). Map 1 delineates all applicable areas within the Town in which the area-specific charges are applied.

Schedule 1 below provides the new residential and non-residential development charge rates applicable throughout the Town of Innisfil. It is important to note that the DC rates will be phased-in in accordance with the requirements of the Act (see Schedule 2).

The development charges imposed under the By-laws will come into effect on the 1<sup>st</sup> day of January, 2024. Copies of the complete Development Charges By-laws are available for examination by appointment in the offices of the municipality located at 2101 Innisfil Beach Road, Innisfil ON, and on the website at [www.innisfil.ca](http://www.innisfil.ca).

For further information, please contact the Clerk's Office at 705-436-3710.

Dated at the Town of Innisfil, Tuesday, November 21, 2023

**Patty Thoma**

clerksoffice@innisfil.ca

Town Clerk

Town of Innisfil

2101 Innisfil Beach Road, Innisfil ON L9S 1A1

## Schedule 1 – Town-wide and Area-Specific Development Charges

Service	Residential Charge By Unit Type				Non-Residential per m2	
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Industrial	Non-Industrial
Library Board	\$2,618	\$2,101	\$1,559	\$1,169	\$0.00	\$0.00
Fire Services	\$2,958	\$2,374	\$1,761	\$1,321	\$10.17	\$20.41
Police Services	\$847	\$680	\$504	\$378	\$3.24	\$8.97
Parks And Recreation	\$18,227	\$14,625	\$10,851	\$8,138	\$0.00	\$0.00
Services Related To A Highway: Public Works	\$1,848	\$1,483	\$1,100	\$825	\$6.34	\$13.13
Municipal Fleet	\$2,139	\$1,716	\$1,273	\$955	\$7.35	\$14.75
By-Law Services	\$18	\$15	\$11	\$8	\$0.06	\$0.13
<b>Subtotal Town-wide General Services</b>	<b>\$28,655</b>	<b>\$22,994</b>	<b>\$17,059</b>	<b>\$12,794</b>	<b>\$27.16</b>	<b>\$57.39</b>
Services Related To A Highway: Roads And Related	\$25,037	\$20,090	\$14,905	\$11,179	\$89.37	\$163.94
<b>Total Town-Wide Services</b>	<b>\$53,692</b>	<b>\$43,084</b>	<b>\$31,964</b>	<b>\$23,973</b>	<b>\$116.53</b>	<b>\$221.33</b>

Service	Residential Charge By Unit Type				Non-Residential per m2	
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Industrial	Non-Industrial
<b>Innisfil North</b>						
Town-wide Charge	\$53,692	\$43,084	\$31,964	\$23,973	\$116.53	\$221.33
Water Distribution	\$3,625	\$2,909	\$2,158	\$1,619	\$38.46	\$73.80
Water Supply and Treatment	\$3,873	\$3,108	\$2,306	\$1,730	\$24.22	\$46.00
Wastewater Collection	\$7,065	\$5,669	\$4,206	\$3,155	\$31.18	\$59.83
Wastewater Treatment	\$11,422	\$9,165	\$6,800	\$5,100	\$30.21	\$57.97
<b>Total Charge in Innisfil North</b>	<b>\$79,677</b>	<b>\$63,935</b>	<b>\$47,434</b>	<b>\$35,577</b>	<b>\$240.60</b>	<b>\$458.93</b>

<b>Friday Harbour</b>						
Town-wide Charge	\$53,692	\$43,084	\$31,964	\$23,973	\$116.53	\$221.33
Water Distribution	\$0	\$0	\$0	\$0	\$38.46	\$73.80
Water Supply and Treatment	\$3,873	\$3,108	\$2,306	\$1,730	\$24.22	\$46.00
Wastewater Collection	\$4,797	\$3,849	\$2,856	\$2,142	\$31.18	\$59.83
Wastewater Treatment	\$11,422	\$9,165	\$6,800	\$5,100	\$30.21	\$57.97
<b>Total Charge in Friday Harbour</b>	<b>\$73,784</b>	<b>\$59,206</b>	<b>\$43,926</b>	<b>\$32,945</b>	<b>\$240.60</b>	<b>\$458.93</b>

<b>Innisfil South</b>						
Town-wide Charge	\$53,692	\$43,084	\$31,964	\$23,973	\$116.53	\$221.33
Water Distribution	\$10,398	\$8,343	\$6,190	\$4,643	\$38.46	\$73.80
Water Supply and Treatment	\$3,873	\$3,108	\$2,306	\$1,730	\$24.22	\$46.00
Wastewater Collection	\$185	\$148	\$110	\$83	\$31.18	\$59.83
Wastewater Treatment	\$11,422	\$9,165	\$6,800	\$5,100	\$30.21	\$57.97
<b>Total Charge in Innisfil South</b>	<b>\$79,570</b>	<b>\$63,848</b>	<b>\$47,370</b>	<b>\$35,529</b>	<b>\$240.60</b>	<b>\$458.93</b>

<b>Innisfil Central</b>						
Town-wide Charge	\$53,692	\$43,084	\$31,964	\$23,973	\$116.53	\$221.33
Water Distribution	\$9,030	\$7,246	\$5,376	\$4,032	\$38.46	\$73.80
Water Supply and Treatment	\$3,873	\$3,108	\$2,306	\$1,730	\$24.22	\$46.00
Wastewater Collection	\$17,936	\$14,392	\$10,678	\$8,009	\$31.18	\$59.83
Wastewater Treatment	\$11,422	\$9,165	\$6,800	\$5,100	\$30.21	\$57.97
<b>Total Charge in Innisfil Central</b>	<b>\$95,953</b>	<b>\$76,995</b>	<b>\$57,124</b>	<b>\$42,844</b>	<b>\$240.60</b>	<b>\$458.93</b>

<b>Cookstown</b>						
Town-wide Charge	\$53,692	\$43,084	\$31,964	\$23,973	\$116.53	\$221.33
Water Distribution	\$2,251	\$1,806	\$1,340	\$1,005	\$38.46	\$73.80
Water Supply and Treatment	\$3,873	\$3,108	\$2,306	\$1,730	\$24.22	\$46.00
Wastewater Collection	\$25,438	\$20,411	\$15,144	\$11,358	\$31.18	\$59.83
Wastewater Treatment	\$0	\$0	\$0	\$0	\$30.21	\$57.97
<b>Total Charge in Cookstown</b>	<b>\$85,254</b>	<b>\$68,409</b>	<b>\$50,754</b>	<b>\$38,066</b>	<b>\$240.60</b>	<b>\$458.93</b>

## Schedule 2 – Phased-in Town-wide and Area-Specific Development Charges

### Town-wide

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$42,954	\$45,638	\$48,323	\$51,007	\$53,692
Rows & Other Multiples \$/unit	\$34,467	\$36,621	\$38,776	\$40,930	\$43,084
Apartments 2+ Bedrooms \$/unit	\$25,571	\$27,169	\$28,768	\$30,366	\$31,964
Apartments Bachelor or 1 Bedroom \$/unit	\$19,178	\$20,377	\$21,576	\$22,774	\$23,973
Industrial \$/m2	\$93.23	\$99.05	\$104.88	\$110.71	\$116.53
Non-Industrial \$/m2	\$177.06	\$188.13	\$199.19	\$210.26	\$221.33
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

### Innisfil North

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$63,742	\$67,725	\$71,709	\$75,693	\$79,677
Rows & Other Multiples \$/unit	\$51,148	\$54,345	\$57,542	\$60,738	\$63,935
Apartments 2+ Bedrooms \$/unit	\$37,947	\$40,319	\$42,691	\$45,062	\$47,434
Apartments Bachelor or 1 Bedroom \$/unit	\$28,462	\$30,240	\$32,019	\$33,798	\$35,577
Industrial \$/m2	\$192.48	\$204.51	\$216.54	\$228.57	\$240.60
Non-Industrial \$/m2	\$367.14	\$390.09	\$413.03	\$435.98	\$458.93
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

### Friday Harbour

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$59,027	\$62,716	\$66,406	\$70,095	\$73,784
Rows & Other Multiples \$/unit	\$47,365	\$50,325	\$53,285	\$56,246	\$59,206
Apartments 2+ Bedrooms \$/unit	\$35,141	\$37,337	\$39,533	\$41,730	\$43,926
Apartments Bachelor or 1 Bedroom \$/unit	\$26,356	\$28,003	\$29,651	\$31,298	\$32,945
Industrial \$/m2	\$192.48	\$204.51	\$216.54	\$228.57	\$240.60
Non-Industrial \$/m2	\$367.14	\$390.09	\$413.03	\$435.98	\$458.93
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

### Innisfil South

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$63,656	\$67,635	\$71,613	\$75,592	\$79,570
Rows & Other Multiples \$/unit	\$51,078	\$54,271	\$57,463	\$60,656	\$63,848
Apartments 2+ Bedrooms \$/unit	\$37,896	\$40,265	\$42,633	\$45,002	\$47,370
Apartments Bachelor or 1 Bedroom \$/unit	\$28,423	\$30,200	\$31,976	\$33,753	\$35,529
Industrial \$/m2	\$93.23	\$99.05	\$104.88	\$110.71	\$116.53
Non-Industrial \$/m2	\$177.06	\$188.13	\$199.19	\$210.26	\$221.33
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

### Innisfil Central

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$76,762	\$81,560	\$86,358	\$91,155	\$95,953
Rows & Other Multiples \$/unit	\$61,596	\$65,446	\$69,296	\$73,145	\$76,995
Apartments 2+ Bedrooms \$/unit	\$45,699	\$48,555	\$51,412	\$54,268	\$57,124
Apartments Bachelor or 1 Bedroom \$/unit	\$34,275	\$36,417	\$38,560	\$40,702	\$42,844
Industrial \$/m2	\$93.23	\$99.05	\$104.88	\$110.71	\$116.53
Non-Industrial \$/m2	\$177.06	\$188.13	\$199.19	\$210.26	\$221.33
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

### Cookstown

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$68,203	\$72,466	\$76,729	\$80,991	\$85,254
Rows & Other Multiples \$/unit	\$54,727	\$58,148	\$61,568	\$64,989	\$68,409
Apartments 2+ Bedrooms \$/unit	\$40,603	\$43,141	\$45,679	\$48,216	\$50,754
Apartments Bachelor or 1 Bedroom \$/unit	\$30,453	\$32,356	\$34,259	\$36,163	\$38,066
Industrial \$/m2	\$93.23	\$99.05	\$104.88	\$110.71	\$116.53
Non-Industrial \$/m2	\$177.06	\$188.13	\$199.19	\$210.26	\$221.33
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

Map 1 – Areas Subject to Applicable Area-Specific Development Charges

