

Payment

The development charges imposed by this By-law shall be calculated and payable in money or by the provision of services as may be agreed upon, or by credit granted by the Municipality under the provisions of the *Act*, on the date that a building permit is issued, or in the case of a Subdivision Agreement upon the execution of a Subdivision Agreement or otherwise provided for in a related agreement under the *Act*.

Credits

When land is being redeveloped on a site which involves the demolition where a building or structure within the 48 months proceeding the date the building permit was issued, a credit will be provided against the development charge payable so that only the net increase in dwelling units or non-residential gross floor area is charged.

When a redevelopment involves the conversion of an existing building from one category to another, a credit is given for the estimated impact of the previous use to a maximum equivalent to the total development charges which would otherwise be payable for the new use.

Treasurer's Statement

The general purpose of the statement of the Municipal Treasurer is to document annually the continuity of each development charge reserve fund, inclusive of services covered, draws, interest earnings, development charge collections, borrowings and landowner credit transactions.

The Treasurer's Annual Statement may be reviewed by the public in the offices of the Treasurer during regular office hours.

The above is provided as general information. For specific inquiries reference should be made to By-law Number 2023-009, amended by By-law No. 2024-113 and the *Development Charges Act*.

CITY OF ORILLIA

DEVELOPMENT CHARGES BY-LAW NUMBER 2023-009.

For questions please contact the
Building Department at

705-325-2214

General

By-law No. 2023-009 and amended by By-law No. 2024-113 imposed development charges in order to provide a source of funding for the capital expenditures that will enable the City of Orillia to provide the services which will accommodate the construction of new homes and increases in non-residential floor space which will occur as the City grows. The services to which the charges relate and the amount allocated to each service for the various categories of development are identified in Schedule 'B' and 'C' which is reproduced overleaf.

Application of the By-law

Except for those developments exempted by the *Development Charges Act* and other applicable statutes, development charges apply to all development and redevelopment of buildings and structures within the City of Orillia.

Subject to an inflationary adjustment as provided for in the *Development Charges Act*, the charges apply to all development for which a building permit has not been issued prior to February 13, 2023 until February 13, 2033 which reflects the 10 year term of the By-law.



SCHEDULES "B" & "C"
CITY OF ORILLIA
DEVELOPMENT CHARGE SUMMARY

| SERVICE COMPONENT | RESIDENTIAL PER UNIT CHARGES | | | | NON-RESIDENTIAL CHARGE BASED ON GROSS FLOOR AREA (SQUARE METRE) |
|--|------------------------------|--------------------|---------------------------------|--|--|
| | SINGLE & SEMI DETACHED | OTHER MULTIPLES | APARTMENTS WITH ≥ 2 BEDROOMS | APARTMENTS BACHELOR OR 1 BEDROOM | COMMERCIAL - INSTITUTIONAL - INDUSTRIAL |
| Library Services | \$1,114.50 | \$1,040.98 | \$874.76 | \$612.65 | \$0.00 |
| Fire Services | \$1,102.78 | \$1,030.33 | \$865.18 | \$606.27 | \$6.92 |
| Indoor Recreation | \$3,242.26 | \$3,027.03 | \$2,543.31 | \$1,780.42 | \$0.00 |
| Park Development, Facilities & Fleet | \$5,370.02 | \$5,013.08 | \$4,210.78 | \$2,948.19 | \$0.00 |
| Services Related to a Highway: Public Works | \$973.85 | \$908.85 | \$763.96 | \$533.80 | \$6.10 |
| Transit | \$1,556.67 | \$1,452.24 | \$1,221.04 | \$855.57 | \$9.82 |
| Waste Diversion Services | \$631.83 | \$590.28 | \$496.51 | \$347.35 | \$0.00 |
| Paramedic Services | \$262.11 | \$245.06 | \$205.63 | \$143.84 | \$1.64 |
| Long Term Care | \$599.86 | \$560.44 | \$470.95 | \$330.30 | \$0.00 |
| Growth-Related Studies | \$1,094.25 | \$1,021.79 | \$858.78 | \$600.93 | \$6.91 |
| Services Related to a Highway: Roads And Related | \$7,619.25 | \$7,113.15 | \$5,977.35 | \$4,184.16 | \$47.90 |
| Wastewater | \$4,921.45 | \$4,594.35 | \$3,861.31 | \$2,702.06 | \$31.56 |
| Water | \$2,291.85 | \$2,139.48 | \$1,797.47 | \$1,259.40 | \$14.64 |
| Stormwater | \$990.90 | \$925.90 | \$777.80 | \$544.46 | \$6.35 |
| GRAND TOTAL | \$31,771.58 | \$29,662.96 | \$24,924.83 | \$17,449.40 | \$131.84 |

Effective: July 1, 2026