BY-LAW NO. 7194-26

OF

THE CORPORATION OF THE COUNTY OF SIMCOE

A By-law to Amend By-law No. 6930 County of Simcoe Development Charge By-law, 2021 to reduce residential Development Charges.

Whereas the County of Simcoe enacted By-law No. 6930 County of Simcoe Development Charge By-law, 2021 pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27 (the “Act”), which authorizes Council to pass By-laws for the imposition of development charges against land; and

Whereas Section 19(1.1) of the Act authorizes a municipality to amend a development charge By-law where the effect of the amendment is to decrease the amount of a development charge payable for one or more types of development; and

Whereas by approval of Item CO 2026-193 Council of the Corporation of the County of Simcoe directed staff to proceed with a submission of a Development Charge Reduction Program application and support, in principle, a reduction of the residential Development Charge rates by 30% to 50% or more from March 30, 2026 levels; and

Whereas Council of the Corporation of the County of Simcoe deems it necessary to implement a reduction of fifty percent (50%) to residential development charge rates in effect as of March 30, 2026, for a period of three years for all residential developments.

Now therefore the Council of the Corporation of the County of Simcoe enacts as follows:

1. That By-law No. 6930 be amended by inserting the following after section 2 “Calculation of Development Charges:”

2.1 **Residential Development Charge Reduction**

“(1) Notwithstanding any other provision of this By-law, the residential development charges payable pursuant to Schedule ”B” shall be reduced by fifty percent (50%) from the rates that were in effect on March 30, 2026.

a. The reduced residential development charge payable shall be calculated as follows:

Reduced Residential Development Charge = March 30, 2026, Residential Development Charge Rate multiplied by 50%.

b. The residential development charge reduction established by this By-law shall apply to all residential development throughout the County of Simcoe.

c. For greater certainty, this section does not amend, reduce, or otherwise affect the non-residential development charge rates established under Schedule “C” to this By-law.

(2) During the period this section is in effect, the residential rate reduction established under section 2.1 shall continue to be indexed in accordance with the indexing provisions under section 17 of this By-law, provided that the resulting indexed residential rate shall remain fifty percent (50%) of the indexed rate otherwise payable under this By-law.

(3) The Municipal Treasurer is hereby authorized to make any necessary adjustment to the County’s development charge schedules, forms, procedures, and administrative practices to implement the residential development charge reductions under section 2.1 of this By-law.

(4) The section shall come into effect retroactive to March 30, 2026, upon the date By-law No. 7194-26 takes force and effect.

(5) This section shall remain in effect for a period of three (3) years from March 30, 2026, after which section 2.1 to this By-law shall be repealed in its entirety and the indexed residential development charges rates under schedule “B” shall apply, unless otherwise amended by County Council.

2. That this By-law shall come into force and have effect on a date wherein the County Clerk has determined that all the necessary requirements and conditions outlined in the Council resolution passed at its Special Meeting on August 20, 2026 and any Transfer Payment Agreement has been fully executed and other conditions met.

3. Upon determining the necessary requirements and conditions under Section 2 of this By-law have been met, the County Clerk shall provide notice of the effective date of this By-law in the form of a notice certificate to be attached as Schedule “A” to this By-law.

By-law enacted this 20th day of August, 2026.

Warden

County Clerk

Schedule “A”

[To be attached]