

## Purpose of Development Charges

To recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment.

Development charge funds may only be used for the purpose for which they are collected.

Development charges are based on the methodology that existing taxpayers should not be liable for the capital costs of new growth. At the same time, new taxpayers should not have to contribute more than the net capital cost attributable to growth in order to maintain current levels of municipal services.

## Term of By-law

By-law 2019-49 was passed on December 16, 2019 by Muskoka District Council and came into effect on January 1, 2020. By-law 2019-49 is set to expire on January 1, 2025.

## Development Charges Related Services

By-law 2019-49 imposes separate and distinct development charges:

- Muskoka Roads Development Charge,
- Urban Sewer Development Charge,
- Rural Area Septage Development Charge, and
- Water Supply Service Development Charge.

## Payment of Development Charges

You may be required to pay development charges for land development or redevelopment projects if you are:

- Constructing a new building;
- Making an addition or alteration to an existing building that increases the number of dwelling units or the non-residential gross floor area;
- Redeveloping a property or making interior alterations that result in a change of use to all or part of the building.

Development charges are payable in equal annual installments for rental and non-profit housing, and institutional development. The installments begin on the earlier of building permit issuance and first occupancy and continue for 5 years for rental housing and institutional development and 20 years for non-profit housing. As a result of the passage of Bill 23, *More Homes Built Faster Act*, purpose-built rental housing is eligible for development charge discounts ranging from 15-25% based on the size of the unit being built. Applicants should consult with the Area Municipality where the building permit is being sought for additional details.

For all other development, the default timing of payment is building permit issuance. Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

## Development Charge

All development is categorized as either:

- a) residential;
- b) non-residential; or
- c) mixed use.

**NOTE:** Please refer to By-law 2019-49 for the rules associated with the calculation of each type of development.

## Calculation of Charge

The development charge payable is the charge that would be determined under the by-law on:

- the day of application for site plan control; or, if not applicable;
- the day of application for rezoning; or, if both not applicable;
- the day set out in the by-law.

## Indexing of Development Charges

The development charges may be adjusted annually on January 1st of each year, commencing in 2021, without amendment to the by-law, in accordance with the regulations if approved by the Finance and Corporate Services Committee and Muskoka District Council.

## Exemptions

The following types of development are exempt from payment of development charges:

- a) a non-residential farm building or structure;
- b) a cemetery and burial sites;
- c) development described in sections 2(3) of the Development Charges Act;
- d) buildings or structures owned and occupied by and used for the purposes of a municipality;
- e) buildings or structures owned and occupied by and used by a Board of Education;
- f) buildings or structures owned by a hospital approved as a public hospital;
- g) buildings or structures owned and occupied by a college of applied arts and technology or university;
- h) non-profit long term care homes; and
- i) the enlargement of an existing industrial building provided the enlargement is less than 50% of the existing floor area.

Please contact The District Municipality of Muskoka for further information on eligibility for development charge exemptions:

Phone: 705-645-2100  
1-800-461-4210

## Redevelopment

- A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.
- The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

## Statement of the Treasurer

The Treasurer of The District Municipality of Muskoka is responsible for the development charges reserve fund. The Treasurer's Annual Statement, identifying opening and closing balances and development charges reserve fund transactions during the year, may be viewed by the public at [www.muskoka.on.ca](http://www.muskoka.on.ca) or in printed version in the office of the District Clerk during regular business hours by the end of September each year.

## Development Charges Rates

Please refer to the reverse side for Residential and Non-residential rates.

**NOTE:** Any discrepancy between this pamphlet and the Development Charges By-law, the By-law shall prevail.

## Bill 23, More Homes Built Faster Act

Bill 23 received Royal Assent on November 28, 2022. As a result, the Development Charges Act 1997 had a number of amendments. Some of these changes are reflected within. Applicants should consult with the Area Municipality where the building permit is being sought for additional details.

## For further information, contact:

### The District Municipality of Muskoka

70 Pine Street, Bracebridge, ON P1L 1N3  
Phone: 705-645-2100  
1-800-461-4210

Email: [DevelopmentCharges@muskoka.on.ca](mailto:DevelopmentCharges@muskoka.on.ca)



[www.muskoka.on.ca](http://www.muskoka.on.ca)

## Schedule B-1

Schedule of Residential Development Charges

### Residential Charge by Unit Type (1)

| Single Detached, Semi-Detached and Duplexes | Effective January 1, 2024 |
|---|---------------------------|
| Roads and Related                           | \$4,905                   |
| Wastewater Services                         | \$8,193                   |
| Water Services                              | \$3,679                   |
| Rural Area Septage                          | \$425                     |
| <b>Total Serviced (i)</b>                   | <b>\$16,777</b>           |
| <b>Total Unserviced (iii)</b>               | <b>\$5,330</b>            |

(1) Based on Persons Per Unit of: 2.90

| Low Density Multiple Unit Development (2) | Effective January 1, 2024 |
|---|---------------------------|
| Roads and Related                         | \$4,059                   |
| Wastewater Services                       | \$6,781                   |
| Water Services                            | \$3,043                   |
| Rural Area Septage                        | \$353                     |
| <b>Total Serviced (i)</b>                 | <b>\$13,883</b>           |
| <b>Total Unserviced (iii)</b>             | <b>\$4,412</b>            |

(1) Based on Persons Per Unit of: 2.40

(2) Includes townhouses, row homes, triplexes, quadruplexes and other greater multiples

| High Density Multiple Unit Development 2 Sleeping Areas or Greater | Effective January 1, 2024 |
|--|---------------------------|
| Roads and Related  | \$3,214                   |
| Wastewater Services  | \$5,368                   |
| Water Services   | \$2,410                   |
| Rural Area Septage   | \$279                     |
| <b>Total Serviced (i)</b>  | <b>\$10,992</b>           |
| <b>Total Unserviced (ii)</b>                                       | <b>\$3,493</b>            |

(1) Based on Persons Per Unit of: 1.90

| High Density Multiple Unit Development Fewer than 2 Sleeping Areas | Effective January 1, 2024 |
|--|---------------------------|
| Roads and Related  | \$2,199                   |
| Wastewater Services  | \$3,672                   |
| Water Services   | \$1,649                   |
| Rural Area Septage   | \$190                     |
| <b>Total Serviced (i)</b>  | <b>\$7,520</b>            |
| <b>Total Unserviced (ii)</b>                                       | <b>\$2,389</b>            |

(1) Based on Persons Per Unit of: 1.30

| Per Occupant Charge          | Effective January 1, 2024 |
|------------------------------|---------------------------|
| Roads and Related            | \$1,693                   |
| Wastewater Services          | \$2,826                   |
| Water Services               | \$1,269                   |
| Rural Area Septage           | \$147                     |
| <b>Total Serviced (i)</b>    | <b>\$5,788</b>            |
| <b>Total Unserviced (ii)</b> | <b>\$1,840</b>            |

(1) Based on Persons Per Unit of: 1.00

(i) Includes Roads and Related, Wastewater and Water charges

(ii) Includes Roads and Related and Rural Area Septage charges

This pamphlet is intended to provide an overview of development charges. For more complete information, reference should be made to the Development Charges By-law 2019-49.

These documents are available on the District's website at [www.muskoka.on.ca](http://www.muskoka.on.ca) or in printed version in the office of the District Clerk during regular business hours.

## Schedule B-2

Schedule of Non-Residential Development Charges

(Commercial Accommodation Premises)

### Charge by Unit Type (1)

| Single Detached, Semi-Detached and Duplexes | Effective January 1, 2024 |
|---|---------------------------|
| Roads and Related                           | \$4,905                   |
| Wastewater Services                         | \$8,193                   |
| Water Services                              | \$3,679                   |
| Rural Area Septage                          | \$425                     |
| <b>Total Serviced (i)</b>                   | <b>\$16,777</b>           |
| <b>Total Unserviced (iii)</b>               | <b>\$5,330</b>            |

(1) Based on Persons Per Unit of: 2.90

| Low Density Multiple Unit Development (2) | Effective January 1, 2024 |
|---|---------------------------|
| Roads and Related                         | \$4,059                   |
| Wastewater Services                       | \$6,781                   |
| Water Services                            | \$3,043                   |
| Rural Area Septage                        | \$353                     |
| <b>Total Serviced (i)</b>                 | <b>\$13,883</b>           |
| <b>Total Unserviced (iii)</b>             | <b>\$4,412</b>            |

(1) Based on Persons Per Unit of: 2.40

(2) Includes townhouses, row homes, triplexes, quadruplexes and other greater multiples

| High Density Multiple Unit Development 2 Sleeping Areas or Greater | Effective January 1, 2024 |
|--|---------------------------|
| Roads and Related  | \$3,214                   |
| Wastewater Services  | \$5,368                   |
| Water Services   | \$2,410                   |
| Rural Area Septage   | \$279                     |
| <b>Total Serviced (i)</b>  | <b>\$10,992</b>           |
| <b>Total Unserviced (ii)</b>                                       | <b>\$3,493</b>            |

(1) Based on Persons Per Unit of: 1.90

| High Density Multiple Unit Development Fewer than 2 Sleeping Areas | Effective January 1, 2024 |
|--|---------------------------|
| Roads and Related  | \$2,199                   |
| Wastewater Services  | \$3,672                   |
| Water Services   | \$1,649                   |
| Rural Area Septage   | \$190                     |
| <b>Total Serviced (i)</b>  | <b>\$7,520</b>            |
| <b>Total Unserviced (ii)</b>                                       | <b>\$2,389</b>            |

(1) Based on Persons Per Unit of: 1.30

| Per Occupant Charge          | Effective January 1, 2024 |
|------------------------------|---------------------------|
| Roads and Related            | \$1,693                   |
| Wastewater Services          | \$2,826                   |
| Water Services               | \$1,269                   |
| Rural Area Septage           | \$147                     |
| <b>Total Serviced (i)</b>    | <b>\$5,788</b>            |
| <b>Total Unserviced (ii)</b> | <b>\$1,840</b>            |

(1) Based on Persons Per Unit of: 1.00

(i) Includes Roads and Related, Wastewater and Water charges

(ii) Includes Roads and Related and Rural Area Septage charges

## Schedule B-3

Schedule of Non-Residential Development Charges

| Service                      | Per Sq. M.     | Per Sq. Ft.   |
|------------------------------|----------------|---------------|
| Roads and Related            | \$2.64         | \$0.24        |
| Wastewater Services          | \$10.70        | \$1.00        |
| Water Services               | \$10.40        | \$0.97        |
| Rural Area Septage           | \$2.49         | \$0.23        |
| <b>Total Serviced (i)</b>    | <b>\$23.74</b> | <b>\$2.21</b> |
| <b>Total Unserviced (ii)</b> | <b>\$5.13</b>  | <b>\$0.47</b> |

(i) Includes Roads and Related, Wastewater and Water charges

(ii) Includes Roads and Related and Rural Area Septage charges



# 2024 District Development Charges

This pamphlet summarizes Development Charges outlined in By-law 2019-49, effective January 1, 2024

The information contained herein is intended only as a general reference.

Interested parties should review the approved by-law and consult with staff of The District Municipality of Muskoka to determine applicable charges that may apply to specific development proposals.