

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 2024-34 was passed on October 21, 2024 by Muskoka District Council and came into effect on January 1, 2025. By-law 2024-34 is set to expire on December 31, 2029.

Development Charges Related Services

By-law 2024-34 imposes separate and distinct development charges:

- Services Related to a Highway,
- Ambulance Services
- Services Related to Long-term Care
- Waste Diversion Services
- Transit Services
- Rural Septage Services; and
- Urban Water and Wastewater Services.

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 or commercial accommodation;
- b) non-residential; or
- c) mixed use.

NOTE: Please refer to By-law 2024-34 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 amount of the development charges payable pursuant to this by-law shall be adjusted annually on January 1st each and every year, without amendment to this by-law, commencing on January 1, 2025, in accordance with the regulations.

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 or 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 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.

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



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, 2025
Roads and Related	\$3,940
Wastewater Services	\$11,950
Water Services	\$5,717
Rural Area Septage	\$999
Total Serviced (i)	\$21,607
Total Unserviced (ii)	\$4,939

(1) Based on Persons Per Unit of: 2.90

Low Density Multiple Unit Development (2)	Effective January 1, 2025
Roads and Related	\$2,998
Wastewater Services	\$9,094
Water Services	\$4,351
Rural Area Septage	\$760
Total Serviced (i)	\$16,443
Total Unserviced (ii)	\$3,758

(1) Based on Persons Per Unit of: 2.40

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

High Density Multiple Unit Development 2 Sleeping Areas or Greater	Effective January 1, 2025
Roads and Related	\$3,171
Wastewater Services	\$9,619
Water Services	\$4,602
Rural Area Septage	\$804
Total Serviced (i)	\$17,392
Total Unserviced (ii)	\$3,975

(1) Based on Persons Per Unit of: 1.90

High Density Multiple Unit Development Fewer than 2 Sleeping Areas	Effective January 1, 2025
Roads and Related	\$2,079
Wastewater Services	\$6,303
Water Services	\$3,015
Rural Area Septage	\$527
Total Serviced (i)	\$11,397
Total Unserviced (ii)	\$2,606

(1) Based on Persons Per Unit of: 1.30

Per Occupant Charge	Effective January 1, 2025
Roads and Related	\$1,648
Wastewater Services	\$5,002
Water Services	\$2,393
Rural Area Septage	\$418
Total Serviced (i)	\$9,043
Total Unserviced (ii)	\$2,066

(1) Based on Persons Per Unit of: 1.00

(i) Includes Road 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 2024-34.

These documents are available on the District's website at www.muskoka.on.ca or in printed version in the office of the District

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, 2025
Roads and Related	\$3,940
Wastewater Services	\$11,950
Water Services	\$5,717
Rural Area Septage	\$999
Total Serviced (i)	\$21,607
Total Unserviced (ii)	\$4,939

(1) Based on Persons Per Unit of: 2.90

Low Density Multiple Unit Development (2)	Effective January 1, 2025
Roads and Related	\$2,998
Wastewater Services	\$9,094
Water Services	\$4,351
Rural Area Septage	\$760
Total Serviced (i)	\$16,443
Total Unserviced (ii)	\$3,758

(1) Based on Persons Per Unit of: 2.40

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

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Roads and Related	\$3,171
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High Density Multiple Unit Development Fewer than 2 Sleeping Areas	Effective January 1, 2025
Roads and Related	\$2,079
Wastewater Services	\$6,303
Water Services	\$3,015
Rural Area Septage	\$527
Total Serviced (i)	\$11,397
Total Unserviced (ii)	\$2,606

(1) Based on Persons Per Unit of: 1.30

Per Occupant Charge	Effective January 1, 2025
Roads and Related	\$1,648
Wastewater Services	\$5,002
Water Services	\$2,393
Rural Area Septage	\$418
Total Serviced (i)	\$9,043
Total Unserviced (ii)	\$2,066

(1) Based on Persons Per Unit of: 1.00

(i) Includes Road 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. Ft
Municipal Wide Services*	\$1.92
Wastewater Services	\$6.42
Water Services	\$3.07
Rural Area Septage	\$0.15
Total Serviced (i)	\$11.41
Total Unserviced (ii)	\$2.07

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

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



2025 District Development Charges

This pamphlet summarizes Development Charges outlined in By-law 2024-34, effective January 1, 2025

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.