

DEVELOPMENT CHARGES

Development charges are fees on new developments that fund growth-related costs for the Township which are governed by the Development Charges Act, 1997.

Please refer to By-law 2024-055 for the rules associated with the calculation of each type of development.

As required by the Development Charges Act, 1997, the Treasurer must prepare an annual financial statement reporting on the status and transactions relating to the development charge funds for the previous year. This statement is presented to Council for their review and may be reviewed by the public in the Clerk's Department during regular business hours.

Development charges payable for Rental Housing Developments, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit as follows:

- 3 or more bedrooms – 25% reduction;
- 2 bedrooms – 20% reduction; and
- All other quantities of bedrooms – 15% reduction.



Development Charges Rates

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

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

As of the date of passage, all legislative amendments to the Development Charges Act, 1997 are reflected within the current by-law.

FOR MORE INFORMATION:

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2025 TOWNSHIP DEVELOPMENT CHARGES

This brochure contains a summary of the charges found in by-law 2024-055.

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

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 the building permit is issued.

Indexing of Development Charges

The development charges shall be adjusted annually on January 1st of each year, commencing in 2025, without amendment to the by-law, in accordance with the regulations.

The Development Charges By-law applies to all lands in the Township of Muskoka Lakes whether or not the land or use thereof is exempt from taxation under the Assessment Act, R.S.O. 1990 c.A.31.

Exemptions

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

1. A Board of Education;
2. The Township or any local board or commission thereof;
3. The District Municipality of Muskoka or any local board thereof;
4. Affordable housing as defined by subsection 4.1 (1) of the Act;
5. Attainable housing as defined by subsection 4.1 (1) of the Act; and
6. Non-profit housing as defined by subsection 4.2 (1) of the Act.

Residential Development Charges by Unit Type

Singles Family/Semi's	\$17,627.00
Rows and Other Multiples	\$12,048.00
Apartments (2+ Bedrooms)	\$9,768.00
Apartments (Bachelor or 1 Bedroom) and Hunt Camps	\$6,512.00
Non-Residential (Per Square Foot of Building Space)	\$5.00



All development charges will be calculated and paid in full on the date a fully completed building permit application under the Building Code Act, S.O. 1992, c.23, is received by the Township.

No building permit shall be issued for any building or structure in which the applicable development charge remains unpaid.

