

2014 Development Charges Pamphlet

This pamphlet summarizes Development Charges By-law No. 2014-22, effective July 14, 2014

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.

For further information, contact:

The District Municipality of Muskoka

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SCHEDULE "B-1" TO BY-LAW 2014-22 SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGES			
	CHARGE TYPE	Effective July 14, 2014	
		CHARGE	
(a) Single Family Residential Development, Duplexes and Semi-Detached Residential Development	for each unit		
	Roads	\$2,713	
	Water	\$2,522	
	Urban Sewer	\$4,097	
	Total Urban	\$9,332	
	Rural Area Septage	\$673	
	Total Rural	\$3,386	
(b) Low Density Multiple Unit Residential Development (i) Townhouses and Row Housing	for each unit		
	Roads	\$2,474	
	Water	\$2,300	
	Urban Sewer	\$3,560	
	Total Urban	\$8,334	
	Rural Area Septage	\$506	
	Total Rural	\$2,980	
	(ii) Triplexes, Quadplexes and Other greater multiples	for each unit, suite or apartment within the development	
		Roads	\$2,474
		Water	\$2,300
Urban Sewer		\$3,560	
Total Urban		\$8,334	
Rural Area Septage		\$506	
	Total Rural	\$2,980	
(c) High Density Residential (i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas	for each unit, suite, apartment or sleeping area within the development		
	Roads	\$1,913	
	Water	\$1,778	
	Urban Sewer	\$2,560	
	Total Urban	\$6,250	
	Rural Area Septage	\$322	
	Total Rural	\$2,235	
	(ii) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas	for each unit, suite, apartment or sleeping area within the development	
		Roads	\$1,353
		Water	\$1,285
Urban Sewer		\$1,529	
Total Urban		\$4,167	
Rural Area Septage		\$137	
	Total Rural	\$1,490	
(d) Uncategorized Residential Development Charge per Occupant	per occupant		
	Roads	\$1,030	
	Water	\$967	
	Urban Sewer	\$1,174	
	Total Urban	\$3,170	
	Rural Area Septage	\$104	
	Total Rural	\$1,134	

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 No. 2014-22. These documents are available on the District's website at www.muskoka.on.ca or in printed version in the office of the District Clerk during regular business hours.

SCHEDULE "B-2" TO BY-LAW 2014-22 SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES			
	CHARGE TYPE	Effective July 14, 2014	
		CHARGE	
A. RATES APPLICABLE TO COMMERCIAL ACCOMMODATION PREMISES			
(a) Single Family Residential Development, Duplexes and Semi-Detached Residential Development	for each unit		
	Roads	\$2,713	
	Water	\$2,522	
	Urban Sewer	\$4,097	
	Total Urban	\$9,332	
	Rural Area Septage	\$673	
	Total Rural	\$3,386	
(b) Low Density Multiple Unit Residential Development (i) Townhouses and Row Housing	for each unit		
	Roads	\$2,474	
	Water	\$2,300	
	Urban Sewer	\$3,560	
	Total Urban	\$8,334	
	Rural Area Septage	\$506	
	Total Rural	\$2,980	
	(ii) Triplexes, Quadplexes and Other greater multiples	for each unit, suite or apartment within the development	
		Roads	\$2,474
		Water	\$2,300
Urban Sewer		\$3,560	
Total Urban		\$8,334	
Rural Area Septage		\$506	
	Total Rural	\$2,980	
(c) High Density Residential (i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas	for each unit, suite, apartment or sleeping area within the development		
	Roads	\$1,913	
	Water	\$1,778	
	Urban Sewer	\$2,560	
	Total Urban	\$6,250	
	Rural Area Septage	\$322	
	Total Rural	\$2,235	
	(ii) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas	for each unit, suite, apartment or sleeping area within the development	
		Roads	\$1,353
		Water	\$1,285
Urban Sewer		\$1,529	
Total Urban		\$4,167	
Rural Area Septage		\$137	
	Total Rural	\$1,490	
(d) Park Model Trailers	per unit		
	Roads	\$200	
	Water	\$0	
	Urban Sewer	\$100	
	Total Urban	\$300	
	Rural Area Septage	\$100	
	Total Rural	\$300	
(e) Uncategorized Commercial Accommodation Premises Charge per Occupant	per occupant		
	Roads	\$1,030	
	Water	\$967	
	Urban Sewer	\$1,174	
	Total Urban	\$3,170	
	Rural Area Septage	\$104	
	Total Rural	\$1,134	
B. GENERAL NON-RESIDENTIAL RATE	CHARGE TYPE		
	rate per square foot		
	Roads	\$0.16	
	Water	\$0.69	
	Urban Sewer	\$0.67	
	Total Urban	\$1.53	
Rural Area Septage	\$0.15		
	Total Rural	\$0.31	

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 2014-22 was passed on June 30, 2014 by Muskoka District Council and came into effect on July 14, 2014. By-law 2014-22 is set to expire on July 14, 2019.

Development Charges Related Services

By-law No. 2014-22 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.

Development Charge Collection

Development charges are payable in full on the date that the building permit is issued.

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.

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 Charge Calculation

All development is categorized as either:

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

NOTE: Please refer to By-law 2014-22 for the rules associated with the calculation of each type of development.

Development Charges Rates

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

Indexing of Development Charges

The development charges may be adjusted annually on January 1st of each year, commencing in 2015, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics if approved by the Corporate and Emergency Services Committee.

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; and
- h) 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.

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.
- Development charges may not be applicable if redevelopment includes conversions of 10 units or less (see "New Policy Changes from By-law 2009-44").

New Policy Changes from By-law 2009-44

- Development charges are not payable when there is a conversion of an existing building from one principle use to another and the building is not being enlarged and no more than 10 dwelling units or 10 non-residential units will be created within the existing building.
- A new development charge rate has been established for park model trailers.
- Affordable Housing deferral and forgiveness programs are no longer offered under Development Charges By-law No. 2014-22. A framework for programs is available through the Affordable Housing Initiatives Program.

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.

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