



**THE TOWNSHIP OF
GEORGIAN BAY**

**DEVELOPMENT CHARGES
By-Law # 2019-64
INFORMATION PAMPHLET**

**This pamphlet summarizes the Development
Charges By-Law for the Township of Georgian Bay
Effective: July 15, 2019**

The information contained herein is intended only as a guide. Interested parties should review the approved DC By-law # 2019-64 for the complete text or contact the Township for details.

Additional information on the DC By-law can be found in the Township’s annual Development Charges Statement, as well as the Development Charges Background Study in support of a new Development Charges By-law, required to be reviewed every five years. These documents can be viewed on the Township’s website at www.gbtownship.ca or are available for inspection at the Township’s municipal offices during regular office hours, 8:30 a.m. to 4:30 p.m., Monday through Friday. If you have questions regarding the Township of Georgian Bay development charges, please contact:

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**PURPOSE OF DEVELOPMENT
CHARGES**

- Revenues accrued from Development Charges assist Municipalities in the financing of capital projects required to meet the increased need for eligible services resulting from growth due to development.
- Development charge funds may only be used for the purpose for which they are collected.

BACKGROUND STUDY

- The *Development Charges Act, 1997*, requires that, prior to the passing of a development charges by-law, a development charges background study must be completed referencing:

- The forecasted amount, type and location of future development;
- The *average* service levels provided in the Township over the 10-year period immediately preceding the preparation of the development charges background study;
- Capital cost calculations for each of the eligible development charges services;
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.
- Hemson Consulting Ltd. prepared the Township’s Development Charges Background Study, dated March 15, 2019. The study served as the basis for the development charge rates approved by Township Council on May 14, 2019, through the passage of the Township’s Development Charges By-law.

**DEVELOPMENT CHARGES BY-LAW
#2019-64 FOR THE TOWNSHIP**

- The development charge is payable, in full, upon issuance of a building permit.
- The development charge rates set out below are effective June 10, 2019 to a date not beyond June 9, 2024.
- Residential development charges (calculated by type of residential unit) are imposed upon all lands within the Township, unless explicitly exempt in the By-law, as follows:

Service	RESIDENTIAL CHARGES BY UNIT TYPE			
	Singles & Semis & Park Model Trailers > 50 m2	Rows & Other Multiples	Apt. – Large & Park Model Trailers up to 50m2	Apt. - Small
Library	\$213	\$124	\$101	\$657
Parks & Recreation	\$33	\$20	\$15	\$10
General Government	\$975	\$569	\$462	\$308
Roads & Related Infrastructure	\$2,527	\$1,475	\$1,196	\$797
Fire Protection	<u>\$1,168</u>	<u>\$682</u>	<u>\$554</u>	<u>\$369</u>
TOTAL CHARGE	\$4,916	\$2,870	\$2,328	\$1,551

- Non-residential development charges are imposed upon all lands within the Township, unless explicitly exempt in the By-law, as follows:

Service	NON-RESIDENTIAL CHARGES BY UNIT TYPE	
	Charge per Sq. Metre	Charge per Sq. Foot
Library	\$0.00	\$0.00
Parks & Recreation	\$0.00	\$0.00
General Government	\$6.53	\$0.61
Roads & Related Infrastructure	\$8.34	\$0.77
Fire Protection	<u>\$7.61</u>	<u>\$0.70</u>
TOTAL CHARGE	\$22.48	\$2.08

TERM OF BY-LAW

- Development Charges By-law #2019-64 shall continue in force and effect for five (5) years, effective June 10, 2019, to a date not beyond June 9, 2024.

INDEXING OF DEVELOPMENT CHARGES

- The Township's development charges shall be adjusted annually on December 31st of each year, without amendment to the By-law, in accordance with the most recent change in the "Non-residential Building Construction Cost Index, Toronto", Statistics Canada Quarterly, as permitted by the *Development Charges Act, 1997*, and its associated regulations.

MUNICIPAL SERVICES COVERED

- Development charges have been imposed for the following categories of Township services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:
 - Library
 - Parks & Recreation
 - General Government
 - Roads and Related Infrastructure
 - Fire Protection

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 three (3) years of the redevelopment of the property and provided that any additional dwelling unit created in excess of those demolished or destroyed shall be subject to development charges.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

- Where a development charge or any part of it remains unpaid after it is payable, the unpaid amount will be added to the tax roll and will be collected in the same manner as taxes.

STATEMENT OF THE TREASURER

- The Treasurer of the Township of Georgian Bay is required to produce an annual statement on or before March 31 of each year that a Development Charges By-law is in place showing detailed information about each reserve fund established to account for development charge revenues.
- The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects and the portion of each project that is funded from the reserve fund.

UPPER TIER DEVELOPMENT CHARGES

- The District Municipality of Muskoka has established a Development Charge under the authority of the Development Charges Act, S.O. 1997. District Council has passed By-law #2019-25 which establishes these charges. The Township of Georgian Bay is responsible for the collection of these charges on behalf of the District. For more information on the District of Muskoka's Background Study and By-law #2019-25 please visit the District's website at www.muskoka.on.ca or call 1-705-645-2231.
- *An updated District Development Charges By-law (2019-25) has been passed.*