

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 # 2014-22 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 # 2014-22 please visit the District's website at www.muskoka.on.ca or call 1-705-645-2231.



THE TOWNSHIP OF GEORGIAN BAY

DEVELOPMENT CHARGES By-Law # 2014-27 INFORMATION PAMPHLET

This pamphlet summarizes the Development Charge By-Law for the Township of Georgian Bay

Revised: January 1, 2019

The information contained herein is intended only as a guide. Interested parties should review the approved DC By-law # 2014-27 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:

**Jane Corbeil, CPA, CMA
Director of Financial Services/Treasurer
Township of Georgian Bay
99 Lone Pine Road
Port Severn, ON L0K 1S0
Tel: 705- 538-2337 ext. 246
Toll Free 800-567-0187 ext. 246
Email: jcorbeil@gbtownship.ca**

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 April 2014, as amended. The study served as the basis for the development charge rates approved by Township Council on June 9, 2014, through the passage of the Township’s Development Charges By-law.

DEVELOPMENT CHARGES BY-LAW # 2014-27 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 January 1, 2017, to a date not beyond June 8, 2019.
- 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	Rows & Other Multiples	Apt.'s - Large	Apt.'s - Small	Trailer Park Units
Community Services	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$285	\$242	\$189	\$159	\$159
Public Works	\$1,077	\$914	\$715	\$596	\$596
Roads & Related Infrastructure	\$2,756	\$2,342	\$1,833	\$1,527	\$1,527
General Government	\$678	\$574	\$449	\$376	\$376
TOTAL CHARGE	\$4,796	\$4,072	\$3,186	\$2,658	\$2,658

- 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			
	June 9, 2014 – June 8, 2017		June 9, 2017 – June 8, 2019	
	Charge per Sq. Metre	Charge per Sq. Foot	Charge per Sq. Metre	Charge per Sq. Foot
Community Services	\$0.00	\$0.00	\$0.00	\$0.00
Fire Protection	\$0.00	\$0.00	\$0.65	\$0.06
Public Works	\$0.00	\$0.00	\$2.69	\$0.25
Roads & Related Infrastructure	\$0.00	\$0.00	\$6.89	\$0.64
General Government	\$0.00	\$0.00	\$1.61	\$0.15
TOTAL CHARGE	\$0.00	\$0.00	\$11.84	\$1.10

TERM OF BY-LAW

- Development Charges By-law # 2014-27 shall continue in force and effect for a term of five (5) years, effective June 9, 2014, to a date not beyond June 8, 2019.

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 quarterly report of Statistics Canada’s “Non-residential Building Construction Price Index” data, 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:
 - Fire Protection
 - Public Works - Building and Fleet
 - Roads and Related Infrastructure
 - General Government