

STATEMENT OF THE TREASURER

The Township's Treasurer is required to produce an annual statement 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, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

DEVELOPMENT CHARGES BY-LAW 2024-054

Schedule "A" Residential Development Charges

Service	Singles & Semis	Rows & Other Multiples	Apartment - Large	Apartment - Small	Park Model Trailers
Library Services	\$808	\$531	\$454	\$353	\$454
Parks And Recreation	\$3,911	\$2,566	\$2,199	\$1,710	\$2,199
Fire Protection	\$3,510	\$2,303	\$1,974	\$1,536	\$1,974
Services Related To A Highway	\$2,569	\$1,686	\$1,445	\$1,124	\$1,445
Development - Related Studies	\$447	\$294	\$252	\$196	\$252
Total Township Charge	\$11,245	\$7,380	\$6,324	\$4,919	\$6,324

Schedule "B" Non-Residential Development Charges

Service	Charge per Square Metre	Charge per Square Feet
Library Services	\$-	\$-
Parks And Recreation	\$-	\$-
Fire Protection	\$23.95	\$2.22
Services Related To A Highway	\$17.52	\$1.63
Development - Related Studies	\$3.05	\$0.28
Total Township Charge	\$44.52	\$4.14

DEVELOPMENT CHARGE INFORMATION

BY-LAW 2024-054

Effective Date: January 1, 2026

TERM OF BYLAW

Development Charges By-law #2024-054 shall continue in force and effect for ten (10) years, effective June 10, 2024, to a date not beyond June 9, 2034.



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PURPOSE OF DEVELOPMENT CHARGES

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Revenues collected from Development Charges assist the Municipality in capital projects for services required in our growing community. Development charge funds may only be used for the purpose for which they are collected.

BACKGROUND STUDY

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- **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 background study**
- **Capital cost calculations for each eligible development charge service**
- **An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.**

Hemson Consulting Ltd. prepared the Development Charges Background Study for the Township dated April 4, 2024. The study served as the basis for the development charge rates approved by Council on June 3, 2024, through by-law No. 2024-054. Development charges came into effect on June 10, 2024.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be adjusted annually on January 1 of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

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

UPPER TIER DEVELOPMENT CHARGES

District Municipality of Muskoka Council has passed By-Law #2024-34. 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 By-Law please visit www.muskoka.on.ca or call 1-705-645-2231.

EXEMPTIONS

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 2024-054. These include hospitals, government agencies, schools, colleges and universities, places of worship, farm buildings, and certain residential expansions.

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.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

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

