

2023 Development Charge Rates

Schedule B-7, B-8 (indexed) Residential Development Charges

Residential Charge By Unit Type			
Singles, Semis & Duplexes	Rows & Other Multiples	Apartments	
		2 sleeping areas or greater	fewer than 2 sleeping areas
\$4,981	\$4,482	\$4,182	\$2,787

Schedule B-17, B-18 (indexed) Non Residential Development Charges

Non Residential Charge By Unit Type Commercial Accommodation Premises			
Singles, Semis & Duplexes	Rows & Other Multiples	Apartments	
		2 sleeping areas or greater	fewer than 2 sleeping areas
\$4,981	\$4,482	\$4,182	\$2,787

General Non Residential Charge	
Per Square Metre	Per Square Foot
\$0.00	\$0.00

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



3-5 Pineridge Gate
Gravenhurst ON P1P 1Z3
www.gravenhurst.ca



2023 Town of Gravenhurst DEVELOPMENT CHARGES

This pamphlet summarizes
Development Charges By-law No.
2019-91, effective January 1, 2020

The information contained herein is intended only as a general reference. Interested parties should review the approved bylaw and consult with staff at the Town of Gravenhurst to determine applicable charges that may apply to specific development proposals.

For further information contact:
Rob Rosilius
Manager of Revenue
Email:
Rob.Rosilius@gravenhurst.ca
Direct Line: 705-687-2230 Ext 2256

Ross Jeffery
Treasurer
Email:
Ross.Jeffery@gravenhurst.ca
Direct Line: 705-687-2230 Ext 2260

Term of By-law

By-law 2019-91 was passed on December 17, 2019 by the Town of Gravenhurst Council and came into effect on January 1, 2020. This by-law is set to expire on January 1, 2025.

Purpose of Development Charges

Development charges are used to pay for capital costs associated with providing infrastructure and services for new development and redevelopment.

Development charge funds may only be used for the purpose for which they are collected.

Development Charges Related Services

The following is a list of services to which the development charges relate:

- Roads and Related
- Fire Protection
- Outdoor Recreation
- Library
- General Government
- Stormwater Management

Rules for Determining if a Development Charge is payable:

In general 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;

- Redeveloping a property where the existing gross floor area is being increased.

Examples of when a Development Charge is not payable:

- When an existing dwelling unit is enlarged;
- Secondary suites contained within a single detached or semi-detached dwelling, townhouse / row home, or ancillary to the same including a coach house, laneway suite or structure above an existing garage, a bunkie or a sleeping cabin with or without a bathroom and / or kitchen facilities;
- Non-profit Housing Development;
- For Commercial or Industrial development that is not commercial accommodation premises;
- Farm buildings/structures used to carry on a bona fide farming operation, such as barns, silos and other ancillary development to an agricultural use, but excludes buildings used for residential purposes.

Development Charge Collection

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

Under the Development Charges Act S. 26.1; Rental housing (4 or more units); Institutional Development (Long Term Care Homes, Retirement Homes, Post-Secondary Institutions

and Hospice) payment of the Development Charges is deferred to 6 installments (the date of occupancy and then each of the following five anniversaries). A Development Charge rate is frozen under S.26.2 of the Development Charges Act and is determined at the later of the day of application for site plan control or the day of application for zoning amendment. Interest is accrued on the frozen DC rate from the date of a completed application for amendments to zoning or site plan agreement to the date of payment of the development charge. The interest rate for amendment applications is prime plus 1%.

Rates are indexed annually, on January 1st of each year, without amendment to the bylaw.

Redevelopment

A credit will be provided against development charges owing where buildings or structures are redeveloped within 5 years of demolition (with proper approval and permits) or fire.

Statement of the Treasurer

The Treasurer of the Town of Gravenhurst is responsible for the development charges reserve fund. The Treasurer's Annual Statement, identifying opening and closing balances, transactions during the year, and allocations; is presented to Council on or before May 1st of each and every year.