## 2025 Development Charge Rates

### Schedule B-2
### Residential
### Development Charges

| Residential Charge By Unit Type | | | |
|---|---|---|---|
| | | Apartments | |
| Singles, Semis & Duplexes | Rows & Other Multiples | 2 sleeping areas or greater | fewer than 2 sleeping areas |
| $9,221 | $8,079 | $7,102 | $4,482 |

### Schedule B-5
### Non Residential
### Development Charges

| Non Residential Charge By Unit Type Commercial Accommodation Premises | | | |
|---|---|---|---|
| | | Apartments | |
| Singles, Semis & Duplexes | Rows & Other Multiples | 2 sleeping areas or greater | fewer than 2 sleeping areas |
| $9,221 | $8,079 | $7,102 | $4,482 |

| General Non Residential Charge | |
|---|---|
| Per Square Metre | Per Square Foot |
| $0.00 | $0.00 |

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.

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


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# 2026 Town of Gravenhurst DEVELOPMENT CHARGES

**This pamphlet summarizes Development Charges By-law No. 2024-110, effective January 1, 2026**

**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.**


Revised: December 1, 2025

# DEVELOPMENT CHARGES

## Term of By-law

By-law 2024-110 was passed on November 19, 2024 by the Town of Gravenhurst Council and came into effect on January 1, 2025. This by-law is set to expire on January 1, 2035.

## Purpose of Development Charges

Development charges (DC) 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
- Development Related Studies
- 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; payment of the DC's is deferred to 6 installments (the date of occupancy and then each of the following five anniversaries) for the following types of development:

- .Rental housing (4 or more units)
- Institutional Development, including;
    - Long Term Care Homes
    - Retirement Homes
    - Hospice

Non-rental residential DC's may be deferred until occupancy or final inspection by Building Dept.

A DC 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 are deemed complete. DC frozen rates are valid for a period of 18 months.

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 rate of interest on frozen or deferred DC's is prime plus 1%.