

Municipal-wide Development Charges

Effective March 22, 2017, to March 21, 2018

	Residential						Non-Residential
Service	Single & Semi-detached	Apartments – 2+ Bedrooms	Apartments – Bachelor and 1 Bedroom	Other Multiples	Seniors Housing /Student Housing	Woodland Retreat	(per ft ² of Gross Floor Area)
Municipal-wide Services:							
Roads and Related	\$431	\$283	\$197	\$288	\$197	\$108	\$0.30
Other Transportation	\$35	\$24	\$16	\$23	\$16	\$10	\$0.02
Fire Protection	\$274	\$180	\$125	\$183	\$125	\$69	\$0.19
Outdoor Recreation	\$134	\$88	\$61	\$90	\$61	\$34	\$0.01
Indoor Recreation	\$1,959	\$1,285	\$895	\$1,308	\$895	\$490	\$0.20
Library	\$166	\$109	\$76	\$111	\$76	\$42	\$0.02
Administration	\$53	\$34	\$24	\$35	\$24	\$13	\$0.04
Total Municipal-wide Services	\$3,052	\$2,003	\$1,394	\$2,038	\$1,394	\$764	\$0.78

Additional Information: This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the *Development Charges Act, 1997*, the Background Study and By-law 2015-99 as amended.

Town of Huntsville Development Charges Pamphlet



The pamphlet summarizes the Town of Huntsville's policy with respect to development charges.

The information contain here in is intended only as a guide. Applicants should review the relevant By-law and consult with the Building Department to determine the charges that may apply to specific development proposals.

Development Charge Background study and By-Law No. 2015-99 as amended is available for inspection in the office of the Town Clerk, Monday to Friday, between 8:30 a.m. and 4:30 p.m. and on the Town's website: www.huntsville.ca

(This pamphlet does not include Development Charge information for the District of Muskoka, or Local School Boards or their policies on development charges.)

Purpose of Development Charges

Development charges are levies against new development imposed to assist in financing the infrastructure required to meet the increased need for services resulting from growth and development. Development charges help protect existing taxpayers by having growth pay for growth.

The Town of Huntsville's Council passed By-law No. 2015-99 on December 21, 2015 (effective March 22, 2016) and amended on January 23rd, 2017 (effective March 22, 2017) under section 2 of the *Development Charges Act, 1997*. This by-law establishes Municipal-wide development charges.

By-law No. 2015-99 as amended includes a gradual increase to the amounts imposed. In 2017 47.5% of the calculated charges presented in Schedule B of the By-law be imposed and increases each year thereafter. This results in the development charge rates shown above.

Development Charges Rules

1. Development Charge By-law No. 2015-99 as amended applies to all lands in the Town of Huntsville.
2. Development Charges are payable under the By-law on the date a building permit is issued.
3. The following uses are wholly exempt from Development Charges under the By-law:

- lands owned by and used for the purposes of a municipality, local board thereof, or board of education;
 - hospitals under the *Public Hospitals Act*;
 - a place of worship classified as exempt from taxation under section 3 of the *Assessment Act*;
 - a non-residential farm building;
 - the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified conditions are met;
 - the enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
 - Buildings in the Community Improvement Plan Area, as shown in Schedule E to By-law 2015-99
4. A reduction in Municipal-wide development charges under By-law No. 2015-99 as amended is allowed in the case of a demolition or redevelopment of a building, provided that the building existed on or after January 1, 1990.
 5. The schedule of development charges shall be adjusted annually on January 1 in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Non-residential Building Construction Price Index".

Services to Which Development Charges Relate

- Administration—Growth related studies
- Library Services
- Fire Services
- Indoor Recreation
- Outdoor Recreation
- Roads and Related—including associated structures, sidewalks, street lights, traffic signals, landscaping and intersection improvements.
- Other Transportation Services (Municipal Parking Services)

Purpose of the Treasurer's Statement

The purpose of the annual statement of the Treasurer is to document the continuity of each development charge reserve fund. The Treasurer's Statement shall provide a description of each service for which a fund was established, the opening and closing balances of the reserve funds and of the transactions relating to the funds, the sources of funding including the manner in which capital costs not funded under the by-law was or will be funded.

The Treasurer's Annual Statement may be viewed by the public at the office of the Town Clerk during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.