



BRACEBRIDGE
The Heart of Muskoka

EXEMPTIONS

A number of exemptions to the payment of development charges are established under the Development Charges Act, 1997 and By-law #2014-051 and #2014-074:

- Buildings used for a college of applied arts and technology or university including residences for students enrolled in such college or university;
- A place of worship or buildings for the purposes of a churchyard or cemetery;
- Non-residential farm buildings constructed for a bona fide farm use;
- Development that occurs within the Downtown BIA area as outlined in Schedule E of the By-law 2014-074;
- Conversions of existing non-residential buildings for Residential use up to a maximum of four new residential dwelling units within the building;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met; and
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50% or less of the original gross floor area of the industrial building prior to the first expansion.

REDEVELOPMENT

A reduction in Development Charges is allowed in the case of a demolition or redevelopment of a dwelling unit which have been demolished or destroyed provided that the building permit for the redevelopment of the land was issued within five years of the demolition or destruction of the building.

MUNICIPAL SERVICES COVERED

Development Charges have been imposed for the following categories of Town services in order to pay for the increased capital costs required as a result of increased needs for services arising from growth:

- Fire Services; Library Services; Parks and Recreation; Public Works; Buildings and Fleet; General Government; Roads and Related

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 DIRECTOR OF FINANCE /TREASURER

The Director of Finance/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. The statement is found on the Town's website www.bracebridge.ca

*** Note/Indexing:** The Town's Development Charges may be adjusted annually on December 31st of each year in accordance with the provisions included in By-law #2014-051 and #2014-074.

DEVELOPMENT CHARGES INFORMATION PAMPHLET

This pamphlet summarizes the Development Charge By-Laws

#2014-051 and #2014-074
for the Town of Bracebridge

Effective July 2, 2014

The information contained herein is intended only as a guide. Interested parties should review the approved DC By-Law #2014-051 and #2014-074 for the complete text or contact the Town for details.

Additional information on the DC By-law can be found in the Town's annual Development Charges Statement, as well as the Development Charges Background Study in support of a new Development Charges By-law. Development Charge By-laws are required to be reviewed every five years. These documents can be viewed on the Town's website at www.bracebridge.ca or are available at the Town's municipal offices during regular office hours, 8:30 a.m. to 4:30 p.m. Monday through Friday.

The primary staff contact in the Town is:

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PURPOSE OF DEVELOPMENT CHARGES

Development Charges assist in financing capital projects required to meet increasing needs for services resulting from growth and 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 Town 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 Town's Development Charges Background Study, dated March 28, 2014. The study served as the basis for the Development Charge rates approved by Town Council on July 2, 2014 through passage of the Town's Development Charges By-Law.

TERM OF BY-LAW

Development Charges By-law 2014-051 shall continue in force and effect for a term of five (5) years, effective July 2, 2014 to a date not beyond July 1, 2019.

DEVELOPMENT CHARGE PAYMENTS

Development Charges are payable in full at the time of the issuance of a building permit.

DEVELOPMENT CHARGES FOR THE TOWN OF BRACEBRIDGE

Development Charge By-laws #2014-051 and #2014-074 apply to all the lands in the Town of Bracebridge. Residential Development Charges (calculated by type of residential unit) are imposed upon all lands within the Town, unless explicitly exempt in the By-law.

Residential Development Types	Rate (Per dwelling unit) July 3, 2014 to July 2, 2019 *
Single, Semi-Detached and Duplex Dwellings (per dwelling unit)	\$3,572.00
Multiples (per dwelling unit)	\$3,140.00
Apartments - 2 or more bedrooms (per dwelling unit)	\$2,426.00
Apartments – 1 or less bedrooms (per dwelling unit)	\$1,881.00

NON-RESIDENTIAL DEVELOPMENT CHARGES

In accordance with By-law #2014-074, non-residential development charges apply to **Park Model Trailers** only effective November 26, 2016. The rate is calculated by establishing the floor area of the Park Model Trailer times \$22.58 per sq. m (or \$2.10 per sq. ft.)*.

AFFORDABLE HOUSING

Where a person is proposing to develop affordable housing, an application may be submitted to request a deferral of the payment of Development Charges until such time as the development is completed and the value of the property is determined as outlined in Development Charges By-law #2014-051 and #2014-074.

Percentages of Development Charges permitted to be Deferred for Affordable Housing		
Housing Form	Value	% of deferral
Singles/ Semis/ Duplexes	\$180,000 or less	100%
	\$180,000—\$235,000	50%
	Over \$235,000	0%
Low Density Multiples	\$180,000 or less	100%
	\$180,000—\$215,000	50%
	Over \$215,000	0%
High Density Residential (More than 2 sleeping areas)	\$170,000 or less	100%
	\$170,000—\$180,000	50%
	Over \$180,000	0%
High Density Residential (Less than 2 sleeping areas)	\$170,000 or less	100%
	Over \$170,000	0%