



TOWN OF HUNTSVILLE

DEVELOPMENT CHARGES PAMPHLET

By-law No. 2024-130

This pamphlet summarizes the Town of Huntsville's development charges. By-law 2024-130 imposes Town-wide development charges on both residential and non-residential development and took effect on December 31st, 2024. Development charges under this by-law are levied subject to certain terms, conditions and limited exemptions as identified therein.

The information contained herein is intended only as a guide. Interested parties should review the relevant by-law and consult with Town staff to determine the charges that apply to specific development proposals.

BACKGROUND

The Council for the Town of Huntsville enacted a new development charges By-law 2024-130 on December 9th, 2024, and came into force on December 31st, 2024.

The by-law imposes development charges on all lands developed in the Town except for lands subject to exemptions under the *Development Charge Act, 1997* and in the by-law. A copy of the by-law is available from the Clerk's Department and at:

Development Charges [By-law #2024-130](#)

GENERAL PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected to pay for increased capital costs required because of increased needs for services arising from development.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing January 1st, 2026, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

TREASURER'S STATEMENT

The Treasurer for the Town will present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement will include, for each reserve fund, a description of the 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.

A copy of the Treasurer's statement can be viewed by the public at the Town's offices upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

SERVICES INCLUDED

Town-wide development charges are imposed for services including:

- Library Services
- Fire Services
- Parks and Recreation
- Services Related to a Highway
- Development-Related Studies

DEVELOPMENT CHARGES AS OF JANUARY 1ST, 2026

Service	Residential Charge by Unit Type			
	Single & Semi-Detached	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Fire Services	\$845	\$664	\$585	\$389
Library Services	\$381	\$300	\$264	\$176
Parks & Recreation	\$2,313	\$1,816	\$1,601	\$1,065
Development-Related Studies	\$167	\$130	\$115	\$76
Services Related to a Highway	\$6,028	\$4,733	\$4,169	\$2,775
TOTAL	\$9,734	\$7,643	\$6,734	\$4,481
		Non-Residential Charge per Square Metre		
Fire Services		\$5.47		
Library Services		\$0.00		
Parks & Recreation		\$0.00		
Development-Related Studies		\$1.07		
Services Related to a Highway		\$39.03		
TOTAL		\$45.57		

EXEMPTIONS & INCENTIVES

The following exemptions to development charges apply:

- Town or any local board or commission;
- Board of Education;
- The District Municipality of Muskoka;
- Affordable housing as per the Act;
- Attainable housing as per the Act;
- Non-profit housing as per the Act and;
- Additional exemptions outlined in Sections 3-5 the by-law.

For a complete list of exemptions and discounts, please review Sections 2-5 of the by-law or contact Town staff.

COLLECTION POLICY

Charges for residential development and all non-residential development are payable at building permit issuance. Charges are calculated and payable at the rate in existence when payment is due.

FURTHER INFORMATION

Please visit <https://www.huntsville.ca/> to obtain the most current development charges information as it is subject to change. For further information, please contact Julia McKenzie at:

Town of Huntsville
 37 Main Street East
 Huntsville, ON, P1H 1A1
 (705) 789-1751 ext 2251 | 1-888-696-4255 ext 2251
julia.mckenzie@huntsville.ca