



Town of Wasaga Beach

Development Charges Pamphlet

This pamphlet summarizes the Town's Development Charges By-laws which came into effect on **May 24, 2026**:

By-law 2026-35 – Townwide Development Charges

By-law 2026-36 – Beach Area Development Charges

The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult Town of Wasaga Beach staff to determine the applicable charges that may apply to specific development proposals. The Building Department is the first point of contact for questions.

Purpose of Development Charges

The Town of Wasaga Beach collects development charges (DCs) under the authority of the Development Charges Act, 1997. Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

Services Included

By-law 2026-35 applies to **all lands** within the Town of Wasaga Beach and imposes residential and non-residential development charges related to:

- Library Services
- Indoor Recreation
- Parks
- Emergency & Fire Services
- Development-Related Studies
- Transit Services
- Land Acquisition
- Roads & Related
- Water Services
- Wastewater Services
- Storm Drainage Services

By-law 2026-36 applies to lands within the **Beach Area** and imposes residential and non-residential area-specific development charges related to wastewater services.

A map of the Beach Area is included in this pamphlet.

Statement of the Treasurer

The Treasurer for the Town of Wasaga Beach 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.

Additional Information

The Town's annual development charges statements, the Development Charges Background Study, and By-laws 2026-35 and 2026-36 are available on the Town's website, or in printed version in the Town Clerk's office during regular office hours of 8:30 a.m. to 4:30 p.m., Monday through Friday.

Town of Wasaga Beach

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Development Charge Rules

Exemptions and Reductions

The following uses are exempt from development charges under these by-laws, in accordance with the criteria associated with each use:

- lands owned by and used for the purposes of a municipality, local board thereof, board of education, or places of worship
- the enlargement of existing residential units
- affordable and attainable residential units
- non-profit housing developments
- long term care facilities
- the creation of one or two additional residential units in existing or new residential buildings, where specific conditions are met
- the enlargement of 50% or less of the gross floor area of an existing industrial building
- temporary buildings or structures which can be easily removed, provided they are removed within two years

Development charges will be reduced by 15% to 25% for rental housing developments, based on the number of bedrooms in each unit.

Redevelopment

A credit will be provided against development charges owing where a permit to demolish buildings or structures has been obtained first, before their demolition. The credit will only apply if a building permit for the redevelopment is issued within five (5) years from the date the demolition permit is issued.

Services in Lieu

Council may, through an agreement, authorize an owner to provide services in lieu of paying a portion of the DCs. Requests are reviewed against the Town's financial capital plan and the potential impacts on planned projects. Council may decline a request at its sole discretion.

Timing of DC Calculation and Payment

The development charge payable is the charge that would be determined under the by-laws, with applicable interest, on:

- (1) the day of application for site plan control
- (2) the day of application for rezoning
- (3) if neither (1) nor (2) apply, as of the date that the first building permit is issued

DCs for **rental housing and institutional development** are payable in six (6) annual instalments beginning when an occupancy permit is issued or the building is first occupied.

DCs for **residential developments**, other than rental housing, are payable in full when an occupancy permit is issued or the building is first occupied.

DCs for **non-residential developments**, other than institutional developments, are payable in full when a building permit is issued.

The Town may enter into agreements providing for DCs to be paid before or after it would otherwise be payable.

Unpaid DCs to be Added to the Tax Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.



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Annual Indexing of DCs

Development charges will be adjusted annually on January 1st of each year, without amendment to the by-laws, in accordance with the most recent twelve month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto.

Other Development Charges

In addition to the Town's charges, development charges are also imposed by the County of Simcoe, the Simcoe County District School Board, and the Simcoe Muskoka Catholic District School Board. Please contact these organizations directly for details.

Townwide Development Charge Rates: Effective May 24, 2026

Service	Charge By Unit Type (per unit)					Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park	Seasonal Park Model Trailers	
Library Service	\$990	\$809	\$493	\$493	\$247	\$0.00
Indoor Recreation	\$7,017	\$5,731	\$3,494	\$1,747	\$874	\$0.00
Parks	\$1,550	\$1,266	\$772	\$386	\$193	\$0.00
Emergency and Fire Services	\$1,558	\$1,273	\$776	\$776	\$388	\$17.44
Development-Related Studies	\$131	\$107	\$65	\$65	\$33	\$1.47
Transit Services	\$38	\$31	\$19	\$19	\$10	\$0.42
Land Acquisition (10-Year Planning Horizon)	\$191	\$156	\$95	\$95	\$48	\$2.15
Subtotal: General Services	\$11,475	\$9,373	\$5,714	\$3,581	\$1,791	\$21.48
Land Acquisition (To 2051)	\$497	\$406	\$247	\$247	\$124	\$3.93
Roads and Related	\$15,657	\$12,788	\$7,797	\$7,797	\$3,899	\$134.04
Water Services	\$6,613	\$5,401	\$3,293	\$3,293	\$1,647	\$64.15
Wastewater Services	\$4,619	\$3,772	\$2,300	\$2,300	\$1,150	\$44.66
Storm Drainage Services	\$908	\$741	\$452	\$452	\$226	\$8.78
Subtotal: Engineered Services	\$28,294	\$23,108	\$14,089	\$14,089	\$7,045	\$255.56
TOTAL CHARGE	\$39,769	\$32,481	\$19,803	\$17,670	\$8,835	\$277.05

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Beach Area Development Charge Rates: Effective May 24, 2026

Service	Charge By Unit Type (per unit)					Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park	Seasonal Park Model Trailers	
Beach Area Wastewater Works	\$5,623	\$4,592	\$2,800	\$2,800	\$1,400	\$37.29

Map of Beach Area



Beach Area