

TOWN OF SAUGEEN SHORES DEVELOPMENT CHARGES

By-law 24-2008 effective March 3, 2008 to March 3, 2013
Revised Rates effective January 1, 2009

This pamphlet summarizes the Town of Saugeen Shores By-law with respect to Development Charges. The information contained herein is intended only as a guide. Applicants should review By-law No. 24-2008 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals. The Development Charges By-law is available for review in the Clerk's office, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Town's website at <http://www.saugeenshores.ca/municipal/>

For further information, please contact:

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The residential charge is being phased in under provisions of the By-law. Annually, Council may consider increasing the charges in a stepped manner by resolution of Council. Not more than one step increase may occur during any calendar year.

Purpose of Development Charges

The general purpose for which the Town imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the Town's financial requirements.

The Council of the Town of Saugeen Shores passed By-law No. 24-2008 on March 3, 2008 under subsection 2(1) of the *Development Charges Act, 1997*.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

- 1 The by-law applies to all lands within the Town of Saugeen Shores. Charges relating to municipal water and sanitary services apply only to those lands as delineated in the by-law.
- 2 Development Charges are calculated and payable upon issuance of a Building Permit.
- 3 The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - All Industrial and Institutional development.
 - All Commercial development less than or equal to 3230 square feet.
 - A public hospital exempt from taxation under Section 3 of the *Assessment Act*;
 - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.

- 4 There is no Development Charges if a dwelling is demolished and reconstructed within five (5) years of the date of the demolition permit. In some instances reconstruction or redevelopment of lands does not require payment of the Development Charges fee.
- 5 A reduction in development charges under the by-law may be allowed in the case of a demolition or redevelopment of a non-residential, or mixed use building or structure. Applicants should refer to the by-law for specifics.
- 6 The schedule of development charges may be adjusted annually as of January 1 each year, commencing in January 1, 2009, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

Town-wide Development Charges under By-law No. 24-2008 EFFECTIVE JANUARY 1, 2009 (Indexed to Construction Price Statistics)

A list of the municipal services for which Town-wide development charges are imposed and the amount of the charge by development type is as follows:

SERVICE	RESIDENTIAL					NON-RESIDENTIAL	Industrial /Institutional (per ft ² of Gross Floor Area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	Trailer Units	Commercial (per ft ² of Gross Floor Area) Development over 3230 square feet only	
Municipal Wide Services:							
Services Related to a Highway	1042	672	429	779	143	0.57	0.00
Other Transportation Services	391	252	161	291	54	0.21	0.00
Municipal Parking Spaces	18	11	8	13	2	0.01	0.00
Fire Protection Services	81	52	33	61	11	0.01	0.00
Police Services	51	33	21	38	7	0.03	0.00
Outdoor Recreation Services	609	393	251	455	84	0.04	0.00
Indoor Recreation Services	435	281	179	325	59	0.02	0.00
Library Services	78	50	32	58	11	0.01	0.00
Administration	204	132	84	153	28	0.11	0.00
Health Services	58	38	23	44	8	0.01	0.00
TOTAL MUNICIPAL WIDE SERVICES	2968	1915	1221	2217	406	1.04	0.00
Urban Area Services:							
Wastewater Services	1474	951	606	1101	202	0.96	0.00
Water Supply Services	21	13	9	16	3	0.01	0.00
TOTAL (\$)	4464	2879	1836	3334	612	2.01	0.00