

TOWN OF SAUGEEN SHORES DEVELOPMENT CHARGES

By-law 56-2021 effective August 8, 2021 to August 7, 2026

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 56-2021 and consult with the Treasury 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 www.saugeenshores.ca

For further information, please contact:

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Under By-law No. 56-2021, the changes are being implemented at the rates shown herein. Indexing/inflation is to be applied on January 1 of each calendar year and this pamphlet will be updated as required.

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. 56-2021 on July 19, 2021 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 for which municipal water and sanitary services are to be provided.
- 2 Development Charges are calculated and payable upon issuance of a Building Permit, except as outlined in the By-law.
- 3 The following are some of the developments wholly exempt from development charges under By-law No 90-2016 (please check the by-law for a list of all exemptions):
 - 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 development.
 - All non-residential development within the CC – Commercial Core zone of the Town’s Zoning By-law.
 - Certain mixed use development, conversion of vacant buildings and affordable housing development in accordance with the provisions of Development Charges By-law
 - Certain attainable housing as outlined in the By-law
 - 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 is adjusted annually as of January 1 each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

Town-wide Development Charges for under By-law No. 56-2021

Service	Residential Charge By Dwelling Type					Non-Residential Charge **
	Singles & Semis	Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Trailer Units	(per square metre of GFA)
Indoor Recreation	\$ 2,006.21	\$ 1,315.67	\$ 1,235.71	\$ 857.73	\$ 261.68	\$ -
Outdoor Recreation	\$ 262.77	\$ 172.32	\$ 161.85	\$ 112.34	\$ 34.27	\$ -
Library Services	\$ 366.71	\$ 240.49	\$ 225.87	\$ 156.78	\$ 47.83	\$ -
Police Services	\$ 385.27	\$ 252.66	\$ 237.30	\$ 164.72	\$ 50.25	\$ 2.07
Fire Protection Services	\$ 884.76	\$ 580.22	\$ 544.96	\$ 378.27	\$ 115.40	\$ 4.75
Storm Drainage	\$ 553.60	\$ 363.05	\$ 340.98	\$ 236.68	\$ 72.21	\$ 3.17
Public Works	\$ 2,087.09	\$ 1,368.71	\$ 1,285.53	\$ 892.31	\$ 272.23	\$ 11.20
Roads and Related	\$ 4,239.63	\$ 2,780.34	\$ 2,611.37	\$ 1,812.60	\$ 553.00	\$ 22.76
Waste Management Services	\$ 152.76	\$ 100.18	\$ 94.09	\$ 65.31	\$ 19.93	\$ 0.78
SUBTOTAL	\$ 10,938.80	\$ 7,173.63	\$ 6,737.67	\$ 4,676.73	\$ 1,426.80	\$ 44.72
Water and Wastewater Services						
Water Services *	\$ 5,046.71	\$ 3,309.62	\$ 3,108.48	\$ 2,157.65	\$ 658.27	\$ 27.09
Wastewater Services*	\$ 7,372.08	\$ 4,834.59	\$ 4,540.77	\$ 3,151.83	\$ 961.58	\$ 39.57
SUBTOTAL	\$ 12,418.79	\$ 8,144.20	\$ 7,649.25	\$ 5,309.48	\$ 1,619.84	\$ 66.66
TOTAL	\$ 23,357.59	\$ 15,317.84	\$ 14,386.92	\$ 9,986.21	\$ 3,046.64	\$ 111.38

* Rates are only charged to developments that are connecting to these services

** Except as provided in the Development Charges By-law