

# TOWN OF SAUGEEN SHORES DEVELOPMENT CHARGES

**By-law 90-2016 effective August 8, 2016 to August 7, 2021**  
**Revised Rates effective January 1, 2019**

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 90-2016 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](http://www.saugeenshores.ca)

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For further information, please contact:

Mr. Jay Pausner, Development Co-ordinator  
Town of Saugeen Shores  
600 Tomlinson Drive, P.O. Box 820  
Port Elgin, Ontario N0H 2C0

Tel: (519) 832-2008  
Fax: (519) 832-2140

Toll Free: (866) 832-2008

Under By-law No. 90-2016, the residential charge is being fully implemented and non-residential charges are being phased in under provisions of the By-law. Not more than one step increase may occur during any calendar year. Indexing 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. 90-2016 on August 8, 2016 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.
- 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
  - 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. 90-2016**

SERVICE	RESIDENTIAL**					NON-RESIDENTIAL**	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	Trailer Units	Commercial (per ft <sup>2</sup> ) of Gross Floor Area	Industrial /Institutional (per ft <sup>2</sup> ) of Gross Floor Area
Library Services	256	169	117	190	36	-	-
Fire Protection Services	1,080	712	494	804	150	0.47	-
Police Services	281	184	129	208	39	-	-
Indoor Recreation Services	952	628	435	709	134	0.12	-
Outdoor Recreation Services	424	280	193	316	60	-	-
Public Works & Fleet	939	619	429	698	131	-	-
Health Services	167	109	76	124	24	0.41	-
Municipal Parking Spaces	73	48	34	56	9	0.07	-
Administration	135	89	62	100	20	0.03	-
Waste Management Services	197	130	91	147	28	0.05	-
Roads	4,178	2,753	1,911	3,109	583	1.93	-
<b>SUBTOTAL</b>	<b>8,685</b>	<b>5,724</b>	<b>3,972</b>	<b>6,462</b>	<b>1,214</b>	<b>3.08</b>	<b>0.00</b>
SERVICE	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	Trailer Units	Commercial (per ft <sup>2</sup> of Gross Floor Area) (except in CC zone)	Industrial /Institutional (per ft <sup>2</sup> of Gross Floor Area)
Water Supply Services***	1,307	863	598	974	182	0.61	-
Wastewater Services***	6,269	4,329	3,004	4,889	916	3.02	-
<b>SUBTOTAL</b>	<b>7,877</b>	<b>5,191</b>	<b>3,603</b>	<b>5,863</b>	<b>1,098</b>	<b>3.63</b>	<b>-</b>
<b>TOTAL*</b>	<b>16,563</b>	<b>10,915</b>	<b>7,575</b>	<b>12,325</b>	<b>2,512</b>	<b>6.71</b>	<b>-</b>

\*Due to rounding, columns may not equal total. However, total amount is the charge in force and effect.

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

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