

The Corporation of the Town of Saugeen Shores

By-law 70-2026

Being a By-law to Establish Development Charges for the Corporation of the Town of Saugeen Shores

Whereas subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, (the “*Act*”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies; and

Whereas the Corporation of the Town of Saugeen Shores has given notice in accordance with Section 12 of the *Act* of its intention to pass a by-law pursuant to Section 2 of the said *Act*; and

Whereas the Council of the Town of Saugeen Shores has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 11, 2026; and

Whereas the Council of the Town of Saugeen Shores had before it a report entitled “Consolidated Development Charges Background Study” dated April 9, 2026 (the “Study”) prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Saugeen Shores will increase the need for services as defined herein; and

Whereas the Council of the Town of Saugeen Shores on July 6, 2026 approved the Study in which certain recommendations were made relating to the establishment of a development charges policy for the Town of Saugeen Shores pursuant to the *Act*; and

Whereas the Council of the Town of Saugeen Shores has given consideration to and deems that the increase in the need for services attributable to the anticipated development as contemplated in the Study, as amended, including any capital costs, will be met by updating the capital budget and forecast for the Town of Saugeen Shores, where appropriate; and

Whereas the Council of the Town of Saugeen Shores on June 8, 2026 confirmed that no additional public meeting was required; and

Whereas the Council of the Town of Saugeen Shores on July 6, 2026 expressed its intention that infrastructure related to post-2035 development shall be paid for by development charges;

Whereas the Council of the Town of Saugeen Shores has given consideration of the use of more than one development charge (“DC”) by-law to reflect different needs for services in different areas, also known as area rating or area-specific DC’s, and has determined that for the services, and associated infrastructure proposed to be funded by DCs under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis; and

Whereas the Study includes an asset management plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle; and

Whereas the Council of the Town of Saugeen Shores will give consideration to incorporate the asset management plan outlined in the Study within the Town of Saugeen Shore’s ongoing practices and corporate asset management strategy; now therefore be it

Now Therefore that the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. Definitions

In this by-law:

1. “Accessory use” means a use, including a building, which is commonly incidental, subordinate and exclusively devoted to the main use or main building situated on the same lot;
2. “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27;
3. “Affordable housing” means affordable residential unit as defined by subsection 4.1 (1) of the Act;
4. “Agricultural use” means the growing of crops, including nursery, biomass, horticultural crops, tree crops and flower or truck gardening; farms for the boarding, training or raising of livestock for food, fur, or fibre, including poultry and fish; aquaculture; nurseries; aviaries; greenhouses; apiaries; beekeeping; forestry and reforestation; and maple syrup production. Agricultural uses may include associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value-retaining facilities that serve to maintain the quality of farm commodities produced on the farm, accommodation for full-time farm labour when the size and nature of the operation requires additional employment as well as a detached building that is accessory to an agricultural use. Agricultural uses shall also include any use that is consistent with normal farm practices but shall not include kennels, abattoirs, retail operations, landscaping businesses, off-season vehicle storages and meat processing;
5. “Apartment dwelling” means a building consisting of five (5) or more residential units, each with an independent entrance either directly from the outside, or through a common vestibule or common halls;
6. “Assessment Act” means the Assessment Act, R.S.O. 1990, c.A.31;
7. “Attainable housing” means attainable residential unit as defined in subsection 4.1 (1) of the Act;
8. “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
9. “Board of Education” means a board defined in ss. 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;
10. “Building Code Act” means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended;
11. “Bona Fide Farm Use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation;
12. “Capital Cost” means costs as defined in the Act;
13. “Council” means the Council of the Corporation of the Town of Saugeen Shores;
14. “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
15. “Development charge” means a charge imposed pursuant to this By-law;

16. "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, including time share units;
17. "Existing Industrial Building" means a building used for or in connection with:
 - a) manufacturing, producing, processing, storing or distributing something;
 - b) research or development in connection with manufacturing, producing or processing something;
 - c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution
18. "Fixing Long-Term Care Act" means the Fixing Long-Term Care Act, 2021 S.O. 2021, chapter 39 Schedule 1;
19. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
20. "Gross floor area" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
21. "Local board" means a municipal service board, transportation commission, public library board, board of health, police service board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any Act with respect to the affairs or purposes of one or more municipalities, excluding a school board and a conservation authority as defined in Section 1 (1) of the Municipal Act, 2001;
22. "Local services" means those services, facilities or things which are intended to be under the jurisdiction of the Town and are within the boundaries of or related to or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 51 or 53 of the Planning Act, or any successor legislation;
23. "Long-term care home" means a long-term care home as defined in subsection 2 (1) of the Fixing Long-Term Care Act;
24. "Mixed-Use" means land, buildings or structures used or designed or intended for use for a combination of retail uses and residential uses;
25. "Mobile Home" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or seasonal residence for one or more persons, but does not include a trailer or tent trailer. A mobile home shall be distinguished from other forms of prefabricated transportable housing by reason of a design which permits and features ready transfer from place to place. For the purposes of this by-law a mobile home is an apartment unit – bachelor or one bedroom;

26. "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
27. "Non-residential uses" means a building or structure used for other than a residential use;
28. "Non-profit housing" means non-profit housing as defined by subsection 4.2 (1) of the Act;
29. "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
30. "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
31. "Place of Worship" means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereof;
32. "Public Hospitals Act" means the *Public Hospitals Act*, R.S.O. 1990, c. P.40
33. "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from a residential use to a non-residential use or from a non-residential use to a residential use, or changing a building or structure from one form of residential use to another form of residential use or from one form of non-residential use to another form of non-residential use;
34. "Rental Housing Development" means development of a building or structure with four or more residential units all of which are intended for use as rented residential premises as defined in Section 1 of the Act;
35. "Regulation" means any regulation made pursuant to the Act;
36. "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling a townhouse dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
37. "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
38. "Services" means services set out in Section 2 to this By-law;
39. "Single detached dwelling" means a separate, free-standing dwelling containing only one dwelling unit;
40. "Town" means the Corporation of the Town of Saugeen Shores;
41. "Townhouse dwelling" means a dwelling unit divided vertically into a minimum of three dwelling units but does not include an apartment dwelling;
42. "Vacant Buildings or Structures" means buildings or structures that have been vacant for a minimum 12 consecutive months and are proposed to be converted from non-residential to residential or residential to non-residential;

2. Designation of Service

1. The categories of service for which development charges are imposed under this By-law are as follows:
 - a) Library Services;

- b) Fire Protection;
- c) Police Services;
- d) Parks and Recreation Services;
- e) Services Related to a Highway: Public Works and Fleet;
- f) Waste Diversion Services;
- g) Development Related Studies;
- h) Land Acquisition;
- i) Services Related to a Highway: Roads and Related;
- j) Storm Water Drainage and Control Services;
- k) Water Services; and
- l) Wastewater Services.

2. A development charge under this By-law shall include:

- a) a charge in respect of Library Services;
- b) a charge in respect of Fire Protection;
- c) a charge in respect of Police Services;
- d) a charge in respect of Parks and Recreation Services;
- e) a charge in respect to Services Related to a Highway: Public Works and Fleet
- f) a charge in respect of Waste Diversion Services;
- g) a charge in respect of Development Related Studies;
- h) a charge in respect of Land Acquisition;
- i) a charge in respect of Services Related to a Highway: Roads and Related;
- j) a charge in respect of Storm Water Drainage and Control Services;
- k) if Water service is available, a charge in respect of Water Services; and
- l) if Wastewater service is available, a charge in respect of Wastewater Services.

3. Calculation of Development Charges

- 1. Subject to the provisions of this By-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "A" which relate to the services set out in Section 2.
- 2. The development charge with respect to the uses of any land, building or structure shall be calculated as follows:
 - a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "A".
 - b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "A".
- 3. Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Section 2.

4. Applicable Lands

1. Subject to Sections 4 and 5, this by-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under the Assessment Act.
2. This by-law shall not apply to land that is owned by and used for the purposes of:
 - a) owned by a board as defined under subsection 1(1) of the Education Act and as defined in Section 3 of the Act;
 - b) any municipality or local board thereof;
 - c) a hospital under the Public Hospitals Act;
 - d) a place of worship and land used in connection therewith, which shall include only the grounds of the place of worship, a cemetery or burial grounds exempt from taxation under the Assessment Act;
 - e) a long-term care home;
 - f) Affordable housing;
 - g) Attainable housing;
 - h) Non-profit housing;
 - i) non-residential farm building constructed for bona fide farm uses;
 - j) Development charges payable for Rental Housing Developments, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit in accordance with Section 26.2 (1.1) of the Act summarized as follows:
 - (i) 3 or more bedrooms – 25% reduction;
 - (ii) 2 bedrooms – 20% reduction; and
 - (iii) all other quantities of bedrooms – 15% reduction.

5. Rules with Respect to Exemptions for Intensification of Existing Housing

1. Notwithstanding Section 4 above, the creation of additional residential units in existing and new residential developments will be treated in accordance with Section 2 of the Act.

6. Rules with Respect to an Industrial Expansion Exemption

1. Notwithstanding Section 5 and in accordance with Section 4 of the Act, if a development includes the enlargement of the gross floor area of an existing industrial building:
 - (a) shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this subsection. Development charges shall be imposed in accordance with Schedule "A", with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building; or
 - (b) if the gross floor area is enlarged by more than fifty percent, development charges are payable on the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement.

7. Development Charges Imposed

1. Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires:
 - a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
 - b) the approval of a minor variance under Section 45 of the Planning Act;
 - c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - e) a consent under Section 53 of the Planning Act;
 - f) the approval of a description under Section 2 of the Condominium Act, 1998; or
 - g) the issuing of a permit under the Building Code Act, in relation to a building or structure.
2. Subsection (1) shall not apply in respect to:
 - (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

8. Local Service Installation

Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at their own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require in accordance with the Town's policy in respect to local services.

9. Multiple Charges

1. Where two or more of the actions described in subsection 7(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
2. Notwithstanding subsection (1), if two or more of the actions described in subsection 7(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Section 2, an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

10. Services in Lieu

1. Council may authorize an owner, through an agreement under Section 38 of the *Act*, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of Section 39 of the *Act*, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an

owner to the Town in respect of the development to which the agreement relates.

2. In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
3. The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

11. Rules with Respect to Redevelopment

In the case of the demolition of all or part of a residential or non-residential building or structure:

1. A credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
2. If a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a credit shall be allowed equivalent to:
 - a) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
 - b) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable;
 - c) in the case of a mixed-use building or structure, by an amount calculated by the residential use for the existing type of dwelling units and by gross floor area for the non-residential use portion, of the unit that has been or will be demolished or converted to another principal use
3. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.
4. A credit will only be applied to buildings or structure located within the same parcel or site plan unless otherwise agreed upon by Council.
5. For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the demolished building or structure or part thereof prior to the demolition or conversion would have been exempt from the payment of development charges pursuant to this by-law.

12. Timing of Calculation and Payment

1. Development Charges imposed under this by-law are calculated, payable and collected in accordance with the Act.
2. Despite Section 12.1., Council may from time to time, and at any time, enter into agreements providing for all or part of a development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the *Act*.

13. Reserve Funds

1. Monies received from payment of development charges under this by-law shall be maintained in a separate reserve fund by the following categories: Library Services, Fire Protection, Police Services, Parks and Recreation Services, Services Related to a Highway: Public Works and Fleet, Waste Diversion Services, Development Related Studies, Land,

Services Related to a Highway: Roads and Related, Storm Water Drainage and Control Services, Water Services and Wastewater Services.

2. Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
3. Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
4. Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
5. The Treasurer of the Town shall, in each year commencing in 2027 for the 2026 year, provide to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O. Reg. 82/98.

14. By-law Amendment or Appeal

1. Where this by-law or any development charge prescribed there under is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
2. Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
3. Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

15. By-law Indexing

The development charges set out in Schedule "A" to this by-law shall be adjusted annually as of January 1st of each year commencing January 1, 2027, without amendment to the by-law, in accordance with the most recent twelve (12) month change in the Statistics Canada Quarterly Non-residential Building Construction Price Index for Toronto.

16. Severability

In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

17. Headlines for Reference Only

The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of interpretation of this by-law.

18. By-law Registration

A certified copy of this by-law may be registered on title to any land to which this by-law applies.

19. By-law Administration

This by-law shall be administered by the Treasurer and the Chief Building Official.

20. Schedules to the By-law

The following Schedules to this by-law form an integral part of this by-law:

Schedule "A" - Development Charges effective the date the by-law comes into force to the expiration of the by-law.

21. Date By-law Effective

This By-law shall come into force and effect on July 6, 2026. For greater clarity, the development charges set out in this by-law shall apply to any building permits issued on or after July 6, 2026.

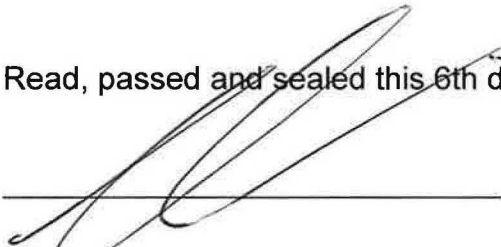
22. Date By-law Expires

This By-law expires ten (10) years after the day on which it comes into force.

23. Short Title

This by-law may be cited as the "Town of Saugeen Shores Development Charge By-law, 2026."

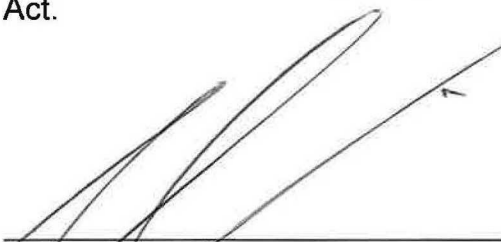
Read, passed and sealed this 6th day of July 2026.



Luke Charbonneau, Mayor

Kaitlin Bos, Clerk

By signing this By-law on July 6, 2026, I, Mayor Luke Charbonneau, will not exercise the power to veto this by-law pursuant to subsection 284.11 (4)(a) of the Municipal Act.



Luke Charbonneau, Mayor

Schedule “A”
To By-law 70 - 2026

Schedule of Development Charges Effective the Date the By-law
Comes into Force Until By-law Expiry

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$1,217	\$775	\$738	\$432	\$0.00
Fire Protection	\$2,333	\$1,486	\$1,415	\$829	\$15.25
Police Services	\$1,107	\$705	\$672	\$393	\$7.22
Parks And Recreation Services	\$20,436	\$13,014	\$12,394	\$7,256	\$0.00
Services Related To A Highway: Public Works And Fleet	\$1,875	\$1,194	\$1,137	\$666	\$12.23
Waste Diversion Services	\$143	\$91	\$87	\$51	\$0.93
Development Related Studies	\$188	\$120	\$114	\$67	\$1.23
Land Acquisition	\$132	\$84	\$80	\$47	\$0.86
Subtotal Town-wide General Services	\$27,431	\$17,469	\$16,637	\$9,741	\$37.71
Services Related To A Highway: Roads And Related	\$3,588	\$2,285	\$2,176	\$1,274	\$23.44
Storm Water Drainage And Control Services	\$436	\$277	\$264	\$155	\$2.84
Water Services	\$7,744	\$4,931	\$4,696	\$2,750	\$50.63
Wastewater Services	\$5,822	\$3,707	\$3,531	\$2,067	\$37.98
Subtotal Town-wide Engineering Services	\$17,590	\$11,200	\$10,667	\$6,246	\$114.89
Total Town-wide Charge	\$45,021	\$28,669	\$27,304	\$15,987	\$152.61