

Schedule of Development Charges

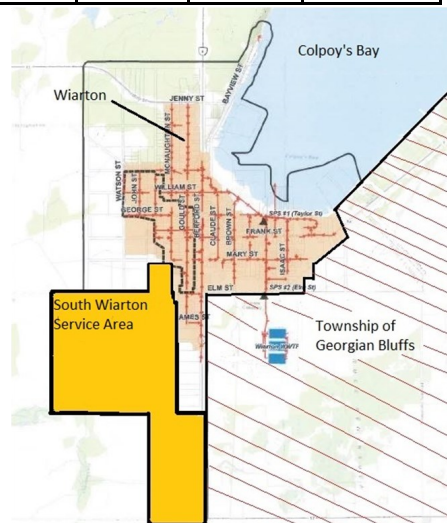
A list of the municipal services for which Development Charges are imposed and the amount of the charge by development type is as follows:

Service Area	\$/Dwelling Unit		Townhomes	Apartments	\$/Sq.Ft. of GFA
	Singles & Semis	Retirement Subdivision			

South Warton Service Area					
- Water DCWAT	2,976	2,167	1,983	1,688	\$1.76
- Sewage Treatment Plant DCSEW	1,912	1,393	1,273	1,084	\$1.19
- Sanitary Sewer DCSAN	2,400	1,749	1,598	1,361	\$1.48
- Roads DCRDS	2,334	1,699	1,555	1,323	\$1.38
- Administration DCADMIN	82	62	55	47	\$0.04
Sub-Total	9,704	7,070	6,464	5,503	5.85

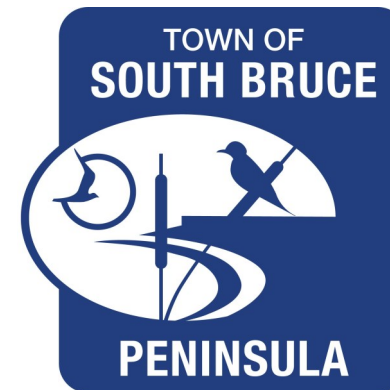
Outside of South Warton Service Area					
- Water DCWAT	6,509	4,740	4,335	3,691	6.23
- Sewage Treatment Plant DCSEW	1,912	1,393	1,273	1,084	\$1.19
- Sanitary Sewer DCSAN	4,679	3,634	3,115	2,652	\$3.80
- Roads DCRDS	\$ -	\$ -	\$ -	\$ -	\$ -
- Administration DCADMIN	82	61	55	47	\$0.04
Sub-Total	13,182	9,828	8,778	7,474	11.26

South Warton and Outside of South Warton Service Areas



Town of South Bruce Peninsula

Development Charges



By-Law 30-2022

This pamphlet summarizes the Town's Development Charges requirements as at April 19, 2025. The information is intended only as a guide. Applicants should review the by-law and consult with the Building Division to determine the applicable charges that may apply to specific development proposals. The by-law is available for inspection at Town Hall during regular office hours and is on the Town's website.

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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 Wiarton through the establishment of a viable capital funding source to meet the Town's financial requirements.

The Council of the Town of South Bruce Peninsula passed By-Law 30-2022 on April 19, 2022 under Section 2(1) of the Development Charges Act, 1997.

By-Law 30-2022 was not appealed to the Ontario Land Tribunal (OLT). The appeal period closed on May 29, 2022.

Development Charges 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:

- Development Charges By-Law 30-2022 applies to all lands in the South Wiarton Service Area and the Outside of South Wiarton Service Area, based upon the provisions in the by-law.
- Development charges imposed under the by-law are calculated, payable, and collected upon issuance of a building permit for the development.

Development Charges Rules

- Council from time to time, and at any time, may enter into agreements providing for all or any part of a Development Charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

Exemptions (see the by-law for full details)

- An enlargement to an existing dwelling unit;
- One or two additional dwelling units in an existing single detached dwelling or one additional dwelling unit in any other existing residential building-subject to conditions
- An enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less
- Hospitals.

Reductions (see the by-law for full details)

- 50% reduction in the development charges for new build industrial, institutional and office development
- Redevelopment, demolition and conversion of principal uses

The schedule of Development Charges will be adjusted annually as of April 19th each year, in accordance with the most recent twelve month change in the Infrastructure Consumer Price Index.