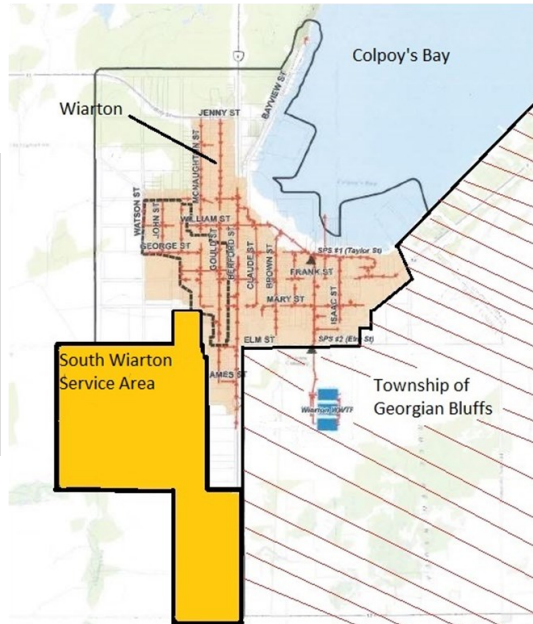


## Schedule of Development Charges

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				\$/Sq.Ft. of GFA
	Singles & Semis	Retirement Subdivision	Townhomes	Apartments	Non-Residential
<b>South Wiarion Service Area</b>					
- Water	\$ 2,418	\$ 1,760	\$ 1,611	\$ 1,371	\$ 1.43
- Sewage Treatment Plant	\$ 1,553	\$ 1,131	\$ 1,034	\$ 881	\$ 0.96
- Sanitary Sewer	\$ 1,950	\$ 1,420	\$ 1,299	\$ 1,106	\$ 1.20
- Roads	\$ 1,896	\$ 1,381	\$ 1,263	\$ 1,075	\$ 1.12
- Administration	\$ 67	\$ 50	\$ 45	\$ 38	\$ 0.04
Sub-Total	\$ 7,885	\$ 5,741	\$ 5,252	\$ 4,472	\$ 4.76
<b>Outside of South Wiarion Service Area</b>					
- Water	\$ 5,288	\$ 3,850	\$ 3,521	\$ 2,998	\$ 5.06
- Sewage Treatment Plant	\$ 1,553	\$ 1,131	\$ 1,034	\$ 881	\$ 0.96
- Sanitary Sewer	\$ 3,800	\$ 2,952	\$ 2,530	\$ 2,154	\$ 3.08
- Roads	\$ -	\$ -	\$ -	\$ -	\$ -
- Administration	\$ 67	\$ 50	\$ 45	\$ 38	\$ 0.04
Sub-Total	\$ 10,708	\$ 7,982	\$ 7,131	\$ 6,072	\$ 9.14

## South Wiarion and Outside of South Wiarion Service Areas



## Town of South Bruce Peninsula

### Development Charges



### By-Law 75-2016

This pamphlet summarizes the Town's Development Charges requirements as at September 7, 2020. 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 on the Town's website.

Director of Financial Services/Treasurer  
 PO Box 310, 315 George Street  
 Wiarion ON N0H 2T0  
 Phone 519-534-1400 Toll Free 1-877-534-1400  
[www.southbrucepeninsula.com](http://www.southbrucepeninsula.com)

## Purpose of Development Charges

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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 75-2016 on September 6, 2016 under Section 2(1) of the Development Charges Act, 1997.

By-Law 75-2016 was appealed to the Ontario Municipal Board (OMB). A settlement was reached which saw the withdrawal of the appeal. The subsequent OMB order, dated March 8, 2018, resulted in no amendments to the by-law.

## Development Charges Rules

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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 75-2016 applies to all lands in the South Wiarton Service Area and the Outside of South Wiarton Service Area and receiving municipal water and/or sewer services, 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

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- 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 industrial, institutional and office development
- Redevelopment, demolition and conversion of principal uses

**The schedule of Development Charges will be adjusted annually as of September 7th each year, in accordance with the most recent twelve month change in the Infrastructure Consumer Price Index.**