

## General Purpose

Under the Development Charges Act, 1997, S.O. 1997, c. 27 municipalities must undertake a study and adopt a by-law if they wish to impose Development Charge fees. The Municipality of South Huron has prepared a study adopted By-law 17-2020 which will be effective for the period March 17, 2020 to March 17, 2025 unless it is repealed by Council at an earlier date.

### Area to Which By-law Applies

Subject to Section 3.3 of By-law 17-2020, the Development Charges By-law applies to all lands in the Municipality of South Huron whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act

### Areas to Which the By-law is Not Applicable

- the municipality or a local board thereof
- The County of Huron or any local board thereof
- A board of education as defined in Section 1(1) of the Education Act

## Exemptions

The following uses are exempted from development charges under the by-law:

- Any residential development creating or adding an accessory use, building or structure including a garage, storage building, or swimming pool
- An agricultural building or structure
- Places of worship
- Affordable housing units
- The creating of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to restrictions under the by-law section 3.9(e)

Please refer to the by-law sections 3.5 to 3.9 for a full list of all exemptions

### Municipality of South Huron

322 Main Street South  
PO Box 759  
Exeter ON N0M 1S6

Phone: 519-235-0310  
Fax: 519-235-3304  
Website: [www.southhuron.ca](http://www.southhuron.ca)

This pamphlet is intended to provide a summary only. Applicants should review ByLaw 17-2020 to determine the applicable charges that may apply to specific development proposals.

## DEVELOPMENT CHARGES BROCHURE PROCESS



### Municipality of South Huron

Development Services



## Schedule of Development Charges

Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		Agricultural Use	Other Non-Residential
<b>Municipal Wide Services:</b>	629	435	236	403	629	0.12	0.28
Roads and Related	207	143	78	133	207	0.04	0.09
Fire Protection Services	1,860	1,286	698	1,191	-	0.06	0.13
Parks and Recreation Administration	105	73	39	67	105	0.02	0.05
<b>Total Municipal Wide Services</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Urban Services</b>							
Water Services	916	633	344	587	-	0.09	0.22
Wastewater Services	651	450	244	417	-	0.12	0.27
<b>Total Urban Services</b>	<b>1,567</b>	<b>1,083</b>	<b>588</b>	<b>1,004</b>	<b>-</b>	<b>0.21</b>	<b>0.49</b>
<b>Grand Total - Rural Area</b>	<b>2,801</b>	<b>1,937</b>	<b>1,051</b>	<b>1,794</b>	<b>941</b>	<b>0.24</b>	<b>0.55</b>
<b>Grand Total - Partially Serviced (Water Only)</b>	<b>3,717</b>	<b>2,570</b>	<b>1,395</b>	<b>2,381</b>	<b>941</b>	<b>0.33</b>	<b>0.77</b>
<b>Grand Total - Urban Area</b>	<b>4,368</b>	<b>3,020</b>	<b>1,639</b>	<b>2,798</b>	<b>941</b>	<b>0.44</b>	<b>1.04</b>

D.C. Charges imposed shall be adjusted annually on January 1, in accordance with the 3rd quarter of the prescribed index in the Act.

### Amendment to Existing By-Law

On November 16, 2020 Council approved report dated October 6, 2020 titled "Municipality of South Huron Development Charge Background Study Charge By-law amendment to Update Grand Bend Trunk Sewer Cost Estimates." That Council passed amending By-Law 68-2020 effective December 08, 2020.

### Existing By-Law Repealed

Development Charges By-Law 17-2020 repeals By-Law 20-2015 upon the enforcement of the by-law on March 17, 2020.

### Statement of the Treasurer

The Treasurer of the Municipality shall provide to Council an annual financial statement, reporting on the status and transactions relating to the development charge reserve funds for the previous year.

### Purpose of Development Charges

The general purpose for which the municipality 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 municipality's financial requirements.

### Services Covered

The categories of services for which Development Charges are imposed are as follows:

- Transportation Services
- Fire Protection Services
- Parks and Recreation Services
- Administration Services
- Water Services
- Wastewater Services

South Huron Development Services  
Email: [planning@southhuron.ca](mailto:planning@southhuron.ca)  
Phone: 519-235-0310