

Municipality of South Bruce Development Charges Information



The information below is provided for general guidance only. Applicable development charges should be confirmed by reviewing approved by-laws and consulting municipal staff.

PURPOSE OF DEVELOPMENT CHARGES

Development charges, as set out in the Development Charges Act 1997, are a tool that allows municipalities to finance increased capital costs associated with servicing new growth. Development charges are collected from new building developments, as set out in By-law 2025-36.

Any development charges collected by the municipality must be used towards the services outlined in the Development Charges By-law.

LIST OF SERVICES

The capital costs of the following services are collected through development charges:

Municipal - wide charges:

- Fire Services
- Parks and Recreation
- Public Works
- Administration

Service Area specific charges apply for Mildmay and Teeswater:

- Water Services
- Wastewater Services

A list of development charge related projects and a map of service areas is available in By-law 2025-36.

WHEN ARE DEVELOPMENT CHARGES PAYABLE?

Development charges are generally calculated and payable at the issuance of the building permit.

SOUTH BRUCE DEVELOPMENT CHARGES

Development Charges in South Bruce are levied on new building development. Charges are calculated on a per unit basis for residential development. The charges will be phased in based on the following schedule:

- August 1, 2025, to December 31, 2025 - 33%
- January 1, 2026, to December 31, 2026 - 66%
- January 1, 2027, and onwards - 100%

INDEXING OF DEVELOPMENT CHARGES

Charges may be adjusted annually on January 1 in accordance with the Development Charges Act, without requiring an amendment to the by-law. An annual indexing adjustment of 4.2% applies for 2026, based on the Q3 2024 to Q3 2025 change in the Toronto Non-Residential Building Construction Price Index.

APPLICATION OF DEVELOPMENT CHARGES

By-law 2025-36 applies to all lands within the Municipality of South Bruce, effective as of August 1, 2025.

Residential Development Charges – 2026 (Per Dwelling Unit)

Year: 2026	Phase-In: 66%	Index: 4.2%	Residential Dwelling Location		
Residential Dwelling Type			Municipal Wide	Mildmay	Teeswater
Single detached & Semi-detached			\$2,204.84	\$6,414.37	\$7,089.71
Rowhouse & Other Multi-unit dwellings			\$1,631.96	\$4,746.65	\$5,246.62
Apartments (2+ bedroom units)			\$1,348.62	\$3,924.13	\$4,338.14
Apartments (1 bedroom and bachelor units) & Other dwelling types (Park Model, Mobile Home, Special Care)			\$1,102.41	\$3,206.83	\$3,544.51

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EXEMPTIONS

The following types of development are exempted from development charges under the current by-law:

- Lands vested by the Municipality, Board of Education, or County
- Enlargement of an existing dwelling unit
- Second and third residential units in single detached, semi-detached, or row houses. (one-time)
- Non-residential farm buildings constructed for bona fide farm uses
- Non-profit housing
- Non-residential development
- Industrial development enlargement by 50% or less (one-time)
- Affordable and attainable residential units, as defined in the Development Charges Act.
- Institutional developments
- Temporary Structures

ADDITIONAL INFORMATION

This pamphlet provides an overview of South Bruce development charges. For further information on development charges, please view the Development Charges Background Study, and the Development Charges By-law 2025-36. These documents are available at the South Bruce Municipal Office, Monday to Friday 8:30 AM – 4:30 PM, and on the municipal website: (www.southbruce.ca/building/development-charges)

STATEMENT OF THE TREASURER

The Treasurer is required to produce an annual statement by June 30th of the following year, showing detailed information about each reserve fund established to account for development charges revenues.

The statement documents the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that might have occurred, the amount spent on growth-related projects, and the portion of each project that is funded from the reserve fund the portion that is funded from other sources of financing.

The statement will be available at the South Bruce Municipal Office for review by the public.

TERM OF THE DEVELOPMENT CHARGES BY-LAW

The Development Charges By-Law will remain in force for 10 years from the date of passage unless repealed at an earlier date.

For further information, please contact:

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