

MORE INFO?

Copies of the Development Charges Background Study and Development Charges By-law can be viewed on the Township's website at www.southstormont.ca/DevelopmentCharges or is available for inspection at the Township Office.

For further information regarding development charges or to review the Annual Statement of the Treasurer which accounts the annual transactions related to the Development Charges Reserve Funds, visit the Township website or contact the Township Municipal Office during regular business hours.

** This pamphlet summarizes the Township of South Stormont's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-law No. 2026-046 and consult with the Development Services Department to determine the applicable charges that may apply to specific proposals.*



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DEVELOPMENT CHARGES

Township of South Stormont
Effective September 15, 2026

**Prepared September 2026*



Purpose of Development Charges

The general purpose for which the Township imposes development charges is to assist in providing the infrastructure required by future development in South Stormont through the establishment of a viable capital funding source to meet the Township's financial requirements.

The *Development Charges Act*, 1997, as amended, authorizes municipalities to pass by-laws to impose development charges against land to recover the increased capital costs required because of increased needs for services arising from development.

In April 2026, a Development Charges Study authorized by the Township of South Stormont was completed which provided a framework and basis upon which the Township's new development charges were calculated. The principle of the study is to determine a development charge rate structure which will not require existing taxpayers to cover the capital costs of new growth and which will not require new taxpayers to contribute more than their fair share of the net capital cost of providing the average level of service that has been provided over the past ten year period in the Township.

On September 2, 2026, the Township of South Stormont passed By-law No. 2026-046, being a by-law to impose development charges on new development in South Stormont. The development charge is allocated between five different categories: Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, and Growth-Related Studies.

All Development charges must be paid prior to the issuance of a building permit.

Statement of the Treasurer

As required by the *Development Charges Act*, 1997, as amended, and Bill 73, the Treasurer for the Township of South Stormont must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of South Stormont for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 2 Mille Roches Road, Long Sault, ON.

**SCHEDULE "A" TO BY-LAW 2026-046
SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	1,629	1,317	1,026	765	640	0.19
Fire Protection Services	3,587	2,900	2,261	1,685	1,409	0.39
Parks and Recreation Services	3,663	2,961	2,308	1,720	1,439	0.02
Land	528	427	332	248	207	0.01
Growth-Related Studies	471	381	297	222	185	0.03
Total Municipal Wide Services/Class of Services	9,879	7,986	6,225	4,640	3,881	0.64