

INDEXING OF DEVELOPMENT CHARGES

As permitted under the *Act* and regulations, the Development Charges shall be indexed based on the Statistics Canada Construction Price Statistics, annually on January 1st in each year. They were indexed by 4.3% effective January 1, 2012.

STATEMENT OF THE TREASURER

As required under the *Act*, the Treasurer will provide a report to Council each year outlining the opening and closing balances of the Development Charges Reserve Funds and of the transactions relating to the reserve funds along with other information required by regulation. This statement will be available at the Town Office for review by the public.

RULES FOR DETERMINING DEVELOPMENT CHARGES

Development Charges apply based on service area without regard to the services used by an individual development. Charges apply for development which requires the issuing of a building permit or approval under the *Planning Act* or *Condominium Act*. Some forms of institutional enlargement, and temporary structures are exempt from Development Charges. Further rules are detailed in the By-law, *Act*, and *Regulations*.

ADDITIONAL INFORMATION

If you require additional information, please contact:

Town of The Blue Mountains
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Phone: 519-599-3131

Fax: 519-599-2474

Email: info@thebluemountains.ca

Note: This pamphlet deals only with Service Area 6 Lora Bay, Waterworks System Lora Bay and Wastewater System Lora Bay services. In addition, lands in the Town are subject to services under By-law No. 2010-18. Additional Development Charges for County of Grey and School Board Services may be applicable.



TOWN OF THE BLUE MOUNTAINS

SERVICE AREA 6 LORA BAY

DEVELOPMENT CHARGES PAMPHLET

BY-LAW NO. 2009-56

This pamphlet was revised on January 1, 2012 for By-law No. 2009-56, in accordance with Ontario Regulation 82/98. It is informational only. For further details, please consult the aforementioned By-law. E&OE.

GENERAL PURPOSE FOR WHICH DEVELOPMENT CHARGES ARE IMPOSED

The *Development Charges Act, 1997* (the "Act") authorizes municipalities to pass by-laws to impose development charges against land to pay for the increased capital costs required because of increased needs for services arising from the development, including redevelopment, of land within the municipality.

LIST OF SERVICES TO WHICH DEVELOPMENT CHARGES RELATE

The following are services to which the Development Charges By-law relates:

- Waterworks System - Lora Bay
- Wastewater System - Lora Bay

LANDS SUBJECT TO DEVELOPMENT CHARGES

The development of all lands in the geographic area of Service Area 6 Lora Bay of the Town of The Blue Mountains are subject to the terms of the By-law. Development of certain lands as described in Schedule D to the By-law are exempt only from the Wastewater System Lora Bay component of the Development Charges. These Charges are **in addition to** the development charges imposed under By-law No. 2010-18

RESIDENTIAL DEVELOPMENT CHARGES

Development Charges are levied on a per unit basis for residential dwelling units, commercial resort units (CRU's), hotel units, and motel units. The Charges for CRU's are generally 100% of the Charges for residential dwelling units. The Charges for hotel units and motel units are generally 50% of the Charges for residential dwelling units.

Charge by Component, per unit, per service area:

Service Area 1

- Waterworks System Lora Bay \$ 5,322
- Wastewater System Lora Bay \$ 5,540
- Total Area Specific Charge \$10,861

Service Area 2

- Waterworks System Lora Bay \$ 1,463
- Wastewater System Lora Bay \$ 7,319
- Total Area Specific Charge \$ 8,783

Service Area 3

- Waterworks System Lora Bay \$ 1,457
- Wastewater System Lora Bay \$ 7,383
- Total Area Specific Charge \$ 8,840

NON-RESIDENTIAL DEVELOPMENT CHARGES

Non-Residential Development Charges are levied on a per square metre of gross floor area basis. Gross floor area is defined in the By-law. Non-residential Charges are not levied on the unit portion of CRU's, hotel units, and motel units as detailed under the previous heading. The amount of the Charges **vary by type and service area** of development.

Type	Water	Sewer	Total
Restaurant and Intensive Industrial			
Area 1	\$35.05	\$34.62	\$69.67
Area 2	\$35.05	\$ 9.15	\$44.20
Area 3	\$35.05	\$ 9.10	\$44.16
Private Ski Club Lodge			
Area 1	\$22.17	\$23.08	\$45.25
Area 2	\$30.50	\$ 6.10	\$36.60
Area 3	\$20.76	\$ 6.07	\$36.83
Comm. Other, Recreational, Ind. Other, Inst. Other			
Area 1	\$16.63	\$17.32	\$33.95
Area 2	\$22.88	\$ 4.57	\$27.45
Area 3	\$23.07	\$ 4.55	\$27.62
Agricultural, Conf. Centre, Maintenance Inst. Hall			
Area 1	\$ 8.32	\$ 8.65	\$16.97
Area 2	\$11.44	\$ 2.29	\$13.73
Area 3	\$11.53	\$ 2.27	\$13.80