

INDEXING OF DEVELOPMENT CHARGES

Although permitted under the *Act* and regulations, the Development Charges can be indexed based on the Statistics Canada Construction Price Statistics, annually on January 1st in each year. This By-law does not utilize an indexing factor.

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 the Town:

Town of The Blue Mountains
26 Bridge Street East
P.O. Box 310
Thornbury, ON N0H 2P0
Phone: 519-599-3131
Fax: 519-599-2474
Email: info@thebluemountains.ca

Note: This pamphlet deals only with Service Area 2 Camperdown, Waterworks System Camperdown and Wastewater System Camperdown 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 2 CAMPERDOWN DEVELOPMENT CHARGES PAMPHLET *BY-LAW NO. 2009-70*

This pamphlet was revised on January 1, 2011 for By-law No. 2009-70, 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 - Camperdown
Wastewater System - Camperdown

LANDS SUBJECT TO DEVELOPMENT CHARGES

The development of all lands in the geographic area of Service Area 2 Camperdown of the Town of The Blue Mountains is 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 Camperdown 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:

- Waterworks System Camperdown \$2,171
- Wastewater System Camperdown \$6,546
- Total Area Specific Charge \$8,717

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** of development.

<u>Type</u>	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Restaurant Intensive Ind.	\$13.57	\$40.91	\$54.48
Private Ski Club Lodge	\$ 9.05	\$27.28	\$36.33
Comm. Other Recreational Ind. Other Inst. Other	\$ 6.78	\$20.46	\$27.24
Agricultural Conf. Centre Maintenance Inst. Hall	\$ 3.39	\$10.23	\$13.62