

The Corporation of the Town of The Blue  
Mountains

# DEVELOPMENT CHARGES BY-LAW #2010-18

Town Wide Development Charges

This pamphlet was created on January 1, 2011 for By-law No. 2010-18 in accordance with Ontario Regulation 82/98. It is for information purposes only. For further details, please consult the By-law.

NOTE: This pamphlet deals only with Town Wide Development Charges. In addition, lands in the Town may be subject to Area Specific Charges. Please refer to separate pamphlets for By-law 2009-70 (Service Area 2 – Camperdown) and By-law 2009-56 (Service Area 6 – Lora Bay). Additional Development Charges for the County of Grey and School Boards may be applicable.

## GENERAL PURPOSES 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 re-development 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:

- General Government
- Fire
- Police
- Public Works
- Roads & Related
- Water Works
- Wastewater
- Parks & Recreation
- Library

### LANDS SUBJECT TO DEVELOPMENT CHARGES

The development of all lands within Town of The Blue Mountains is subject to the terms of this By-law. Development Charges are levied according to the service area in which the development is located. The Town Wide Uniform Charges are applied to all development in the Town. Additional charges by service area are applicable for lands receiving municipal water and wastewater services. The amounts of the charges vary by service area.

### RESIDENTIAL DEVELOPMENT CHARGES

Development Charges are levied on a fully calculated residential rate that varies by unit type reflecting the difference in unit sizes and the associated differences in demand that is placed on Town Services. The recovery of engineered infrastructure for Water Distribution, Sewage Treatment and Sewage Collection is calculated on a Service Area Specific basis.

#### Town Wide Uniform Charges:

<b>Soft Services</b>	<b>Res “A”</b>	<b>Res “B”</b>	<b>Res “C”</b>	<b>Res “D”</b>	<b>Non Res/m<sup>2</sup></b>
Public Library	\$946	\$788	\$631	\$473	\$0.00
Fire Services	\$1,444	\$1,204	\$963	\$722	\$7.84
Police Dept.	\$213	\$177	\$142	\$107	\$1.16
Parks & Recreation	\$3,727	\$3,106	\$2,485	\$1,864	\$0.00
Public Works	\$654	\$545	\$436	\$328	\$3.56
Gen. Government	\$887	\$739	\$591	\$444	\$4.82
<b>Sub Total:</b>	<b>\$7,871</b>	<b>\$6,559</b>	<b>\$5,248</b>	<b>\$3,938</b>	<b>\$17.38</b>
<b>Hard Services</b>					
Roads & Related	\$9,254	\$7,712	\$6,170	\$4,627	\$50.81
<b>Total:</b>	<b>\$17,125</b>	<b>\$14,271</b>	<b>\$11,418</b>	<b>\$8,565</b>	<b>\$68.19/m<sup>2</sup></b>

**Charges by Service Area – Water:**

<b>Service Area</b>	<b>Res “A”</b>	<b>Res “B”</b>	<b>Res “C”</b>	<b>Res “D”</b>
Craigleith	\$2,620	\$2,184	\$1,747	\$1,311
Camperdown	\$928	\$773	\$619	\$464
Castle Glen	\$7,359	\$6,133	\$4,906	\$3,680
Swiss Meadows	\$0	\$0	\$0	\$0
Lora Bay	\$928	\$773	\$619	\$464
Clarksburg	\$17,646	\$14,706	\$11,764	\$8,823
Osler	\$928	\$773	\$619	\$464
Thornbury – East	\$2,973	\$2,478	\$1,983	\$1,487
Thornbury – West	\$8,657	\$7,214	\$5,772	\$4,329

**Charges by Service Area – Wastewater:**

<b>Service Area</b>	<b>Res “A”</b>	<b>Res “B”</b>	<b>Res “C”</b>	<b>Res “D”</b>
Craigleith	\$5,832	\$4,861	\$3,889	\$2,916
Camperdown	\$6,001	\$5,001	\$4,001	\$3,000
Castle Glen	\$6,210	\$5,176	\$4,140	\$3,105
Swiss Meadows	\$0	\$0	\$0	\$0
Lora Bay	\$6,001	\$5,001	\$4,001	\$3,000
Clarksburg	\$19,250	\$16,042	\$12,834	\$9,626
Osler	\$2,950	\$2,459	\$1,967	\$1,476
Thornbury – East	\$6,978	\$5,814	\$4,651	\$3,489
Thornbury – West	\$12,094	\$10,079	\$8,063	\$6,047

**Total Development Charge by Service Area:**

<b>Service Area</b>	<b>Res “A”</b>	<b>Res “B”</b>	<b>Res “C”</b>	<b>Res “D”</b>
Craigleith	\$25,577	\$21,316	\$17,054	\$12,792
Camperdown	\$24,054	\$20,045	\$16,038	\$12,029
Castle Glen	\$30,694	\$25,580	\$20,464	\$15,350
Swiss Meadows	\$17,125	\$14,271	\$11,418	\$8,565
Lora Bay	\$24,054	\$20,045	\$16,038	\$12,029
Clarksburg	\$54,021	\$45,019	\$36,016	\$27,014
Osler	\$21,003	\$17,503	\$14,004	\$10,505
Thornbury – East	\$27,076	\$22,563	\$18,052	\$13,541
Thornbury – West	\$37,876	\$31,564	\$25,253	\$18,941

**Definitions:**

**Res “A”** – a residence that is in excess of 225 m<sup>2</sup>

**Res “B”** – a residence that is equal to or less than 225 m<sup>2</sup> but greater than 150 m<sup>2</sup>

**Res “C”** – a residence that is equal to or less than 150 m<sup>2</sup> but greater than 75 m<sup>2</sup>

**Res “D”** – a residence that is equal to or less than 75 m<sup>2</sup>

## 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. The amount of Development Charges varies by the Service Area. In addition to the Water and Sewer charge / m<sup>2</sup>, each Non-residential development is subject to the Town Wide Uniform Charge of \$68.19 / m<sup>2</sup> as noted on Page 2.

Service Area	Water / m <sup>2</sup>	Wastewater / m <sup>2</sup>	Total Charge / m <sup>2</sup> **
Craigleith	\$16.04	\$38.48	<b>\$122.71</b>
Camperdown	\$5.10	\$24.93	<b>\$98.22</b>
Castle Glen	\$58.91	\$47.12	<b>\$174.22</b>
Swiss Meadows	\$0.00	\$0.00	<b>\$68.19</b>
Lora Bay	\$5.10	\$24.93	<b>\$98.22</b>
Clarksburg	\$56.59	\$65.74	<b>\$190.52</b>
Osler	\$203.01	\$154.68	<b>\$425.88</b>
Thornbury – East	\$9.22	\$26.91	<b>\$104.32</b>
Thornbury – West	\$23.54	\$39.48	<b>\$131.21</b>

\*\* Includes \$68.19/m<sup>2</sup> for Town Wide Development Charges

## INDEXING OF DEVELOPMENT CHARGES

As permitted under the *Act* and Regulations, Development Charges shall be indexed based on the Statistics Canada Construction Price Statistics annually on January 1<sup>st</sup> in each year.

## 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 Charge Reserve Funds and transactions relating to the Reserve Fund 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 further information, please contact:

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