

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 / m², each Non-residential development is subject to the Town Wide Uniform Charge of \$71.10 / m² as noted on Page 2.

Service Area	Water / m ²	Wastewater / m ²	Total Charge / m ² **
Craigleith	\$16.73	\$40.13	\$127.99
Camperdown	\$5.32	\$26.00	\$102.45
Castle Glen	\$61.44	\$49.14	\$181.71
Swiss Meadows	\$0.00	\$0.00	\$71.13
Lora Bay	\$5.32	\$26.00	\$102.45
Clarksburg	\$59.02	\$68.57	\$198.72
Osler	\$211.74	\$161.33	\$444.20
Thornbury – East	\$9.62	\$28.06	\$108.81
Thornbury – West	\$24.55	\$41.17	\$136.85

** Includes \$71.10/m² 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 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 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:

Town of The Blue Mountains
32 Mill Street., P.O. Box 310
Thornbury, ON N0H 2P0
519-599-3131 or toll free 888-258-6867
info@thebluemountains.ca

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, 2012 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:

Soft Services	Res “A”	Res “B”	Res “C”	Res “D”	Non Res/m ²
Public Library	\$986	\$822	\$658	\$493	\$0.00
Fire Services	\$1,507	\$1,255	\$1,004	\$753	\$8.18
Police Dept.	\$222	\$185	\$148	\$111	\$1.21
Parks & Recreation	\$3,887	\$3,239	\$2,592	\$1,944	\$0.00
Public Works	\$682	\$569	\$455	\$342	\$3.71
Gen. Government	\$925	\$771	\$616	\$463	\$5.03
Sub Total:	\$8,209	\$6,841	\$5,473	\$4,106	\$18.13
Hard Services					
Roads & Related	\$9,652	\$8,044	\$6,435	\$4,826	\$53.00
Total:	\$17,861	\$14,885	\$11,908	\$8,932	\$71.10/m²

Charges by Service Area – Water:

Service Area	Res “A”	Res “B”	Res “C”	Res “D”
Craigleith	\$2,733	\$2,278	\$1,822	\$1,367
Camperdown	\$968	\$806	\$646	\$484
Castle Glen	\$7,676	\$6,396	\$5,117	\$3,837
Swiss Meadows	\$0	\$0	\$0	\$0
Lora Bay	\$968	\$806	\$646	\$484
Clarksburg	\$18,405	\$15,338	\$12,270	\$9,202
Osler	\$968	\$806	\$646	\$484
Thornbury – East	\$3,101	\$2,584	\$2,068	\$1,551
Thornbury – West	\$9,030	\$7,524	\$6,020	\$4,514

Charges by Service Area – Wastewater:

Service Area	Res “A”	Res “B”	Res “C”	Res “D”
Craigleith	\$6,083	\$5,070	\$4,056	\$3,042
Camperdown	\$6,259	\$5,216	\$4,173	\$3,129
Castle Glen	\$6,477	\$5,398	\$4,318	\$3,238
Swiss Meadows	\$0	\$0	\$0	\$0
Lora Bay	\$6,259	\$5,216	\$4,173	\$3,129
Clarksburg	\$20,078	\$16,731	\$13,386	\$10,039
Osler	\$3,077	\$2,564	\$2,051	\$1,539
Thornbury – East	\$7,277	\$6,064	\$4,851	\$3,639
Thornbury – West	\$12,614	\$10,512	\$8,410	\$6,307

Total Development Charge by Service Area:

Service Area	Res “A”	Res “B”	Res “C”	Res “D”
Craigleith	\$26,678	\$22,233	\$17,786	\$13,340
Camperdown	\$25,088	\$20,907	\$16,726	\$12,544
Castle Glen	\$32,014	\$26,679	\$21,343	\$16,008
Swiss Meadows	\$17,861	\$14,885	\$11,908	\$8,932
Lora Bay	\$25,088	\$20,907	\$16,726	\$12,544
Clarksburg	\$56,343	\$46,954	\$37,564	\$28,174
Osler	\$21,907	\$18,256	\$14,605	\$10,955
Thornbury – East	\$28,240	\$23,533	\$18,827	\$14,121
Thornbury – West	\$39,505	\$32,922	\$26,338	\$19,753

Definitions:

Res “A” – a residence that is in excess of 225 m²

Res “B” – a residence that is equal to or less than 225 m² but greater than 150 m²

Res “C” – a residence that is equal to or less than 150 m² but greater than 75 m²

Res “D” – a residence that is equal to or less than 75 m²