



# Development Charges

---

By-law #2014-51

## The Corporation of The Town of The Blue Mountains

---

### Town Wide Development Charges

This pamphlet was created on January 1, 2018 for By-law No. 2014-51 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. Additional Development Charges for the County of Grey and School Boards may be applicable.

### 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  
[finance@thebluemountains.ca](mailto:finance@thebluemountains.ca)

### 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 in order to pay for the increased capital costs required due to increased needs for services arising from the development, including the 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
- Wastewater
- Roads and Related
- Water Works
- Parks and Recreation
- Library

## Lands subject to Development Charges

---

The development of all lands within the 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 Soft Service Charges are applied to all development in the Town. The Hard Services are charged to either the Castle Glen Service Area or to the Town-Wide area. 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.

## 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>

## Town Wide Uniform Charges (Excluding Castle Glen)

---

Soft Services	Res "A"	Res "B"	Res "C"	Res "D"	Non Res/m <sup>2</sup>
Public Library	\$ 1,228	\$ 1,023	\$ 819	\$ 613	\$ 0.00
Fire Services	\$ 1,737	\$ 1,448	\$ 1,158	\$ 868	\$ 7.53
Police Department	\$ 312	\$ 261	\$ 208	\$ 158	\$ 1.36
Parks and Recreation	\$ 2,439	\$ 2,033	\$ 1,626	\$ 1,221	\$ 0.00
Public Works	\$ 860	\$ 717	\$ 574	\$ 430	\$ 3.74
General Government	\$ 1,121	\$ 934	\$ 746	\$ 560	\$ 4.87
<b>Sub Total:</b>	<b>\$ 7,697</b>	<b>\$ 6,416</b>	<b>\$ 5,131</b>	<b>\$ 3,850</b>	<b>\$ 17.50</b>
<b>Hard Services</b>					
Roads and Related	\$ 10,358	\$ 8,632	\$ 6,905	\$ 5,180	\$ 43.00
<b>Total:</b>	<b>\$ 18,055</b>	<b>\$ 15,048</b>	<b>\$ 12,036</b>	<b>\$ 9,030</b>	<b>\$60.50/m<sup>2</sup></b>

### Castle Glen Uniform Charges:

Soft Services	Res "A"	Res "B"	Res "C"	Res "D"	Non Res/m <sup>2</sup>
Public Library	\$ 1,228	\$ 1,023	\$ 819	\$ 613	\$ 0.00
Fire Services	\$ 1,737	\$ 1,448	\$ 1,158	\$ 868	\$ 7.53
Police Department	\$ 312	\$ 261	\$ 208	\$ 158	\$ 1.36
Parks and Recreation	\$ 2,439	\$ 2,033	\$ 1,626	\$ 1,221	\$ 0.00
Public Works	\$ 860	\$ 717	\$ 574	\$ 430	\$ 3.74
General Government	\$ 1,121	\$ 934	\$ 746	\$ 560	\$ 4.87
<b>Sub Total:</b>	<b>\$ 7,697</b>	<b>\$ 6,416</b>	<b>\$ 5,131</b>	<b>\$ 3,850</b>	<b>\$ 17.50</b>
<b>Hard Services</b>					
Roads and Related	\$ 11,311	\$ 9,428	\$ 7,541	\$ 5,656	\$ 49.91
<b>Total:</b>	<b>\$ 19,008</b>	<b>\$ 15,844</b>	<b>\$ 12,672</b>	<b>\$ 9,506</b>	<b>\$67.41/m<sup>2</sup></b>

### Charges by Service Area – Water:

Service Area	Res "A"	Res "B"	Res "C"	Res "D"
Craigleith	\$ 2,031	\$ 1,692	\$ 1,353	\$ 1,016
Camperdown	\$ 2,882	\$ 2,763	\$ 2,644	\$ 2,527
Castle Glen	\$ 6,918	\$ 5,765	\$ 4,612	\$ 3,458
Swiss Meadows	\$ 0	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 9,252	\$ 7,708	\$ 6,167	\$ 4,626
Lora Bay Service Area #2	\$ 3,289	\$ 2,741	\$ 2,192	\$ 1,645
Lora Bay Service Area #3	\$ 3,294	\$ 2,745	\$ 2,196	\$ 1,648
Clarksburg	\$ 22,629	\$ 18,857	\$ 15,086	\$ 11,315
Osler	\$ 45,575	\$ 37,979	\$ 30,381	\$ 22,786
Thornbury – East	\$ 4,339	\$ 3,614	\$ 2,891	\$ 2,170
Thornbury – West	\$ 11,204	\$ 9,335	\$ 7,468	\$ 5,602

### Charges by Service Area – Wastewater:

Service Area	Res "A"	Res "B"	Res "C"	Res "D"
Craigleith	\$ 4,448	\$ 3,706	\$ 2,964	\$ 2,224
Camperdown	\$ 11,217	\$ 10,437	\$ 9,661	\$ 8,881
Castle Glen	\$ 6,478	\$ 5,398	\$ 4,317	\$ 3,239
Swiss Meadows	\$ 0	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 13,991	\$ 11,658	\$ 9,329	\$ 6,996
Lora Bay Service Area #2	\$ 12,006	\$ 10,003	\$ 8,004	\$ 6,002
Lora Bay Service Area #3	\$ 13,850	\$ 11,540	\$ 9,235	\$ 6,925
Clarksburg	\$ 27,096	\$ 22,579	\$ 18,065	\$ 13,549
Osler	\$ 17,484	\$ 14,569	\$ 11,654	\$ 8,740
Thornbury – East	\$ 5,359	\$ 4,466	\$ 3,574	\$ 2,680
Thornbury – West	\$ 13,570	\$ 11,306	\$ 9,049	\$ 6,785

## Total Development Charges by Service Area:

Service Area	Res "A"	Res "B"	Res "C"	Res "D"
Craigleith	\$ 24,534	\$ 20,446	\$ 16,353	\$ 12,270
Camperdown	\$ 32,154	\$ 28,248	\$ 24,341	\$ 20,438
Castle Glen	\$ 32,404	\$ 27,007	\$ 21,601	\$ 16,203
Swiss Meadows	\$ 18,055	\$ 15,048	\$ 12,036	\$ 9,030
Lora Bay Service Area #1	\$ 41,298	\$ 34,414	\$ 27,532	\$ 20,652
Lora Bay Service Area #2	\$ 33,350	\$ 27,792	\$ 22,232	\$ 16,677
Lora Bay Service Area #3	\$ 35,199	\$ 29,333	\$ 23,467	\$ 17,603
Clarksburg	\$ 67,780	\$ 56,484	\$ 45,187	\$ 33,894
Osler	\$ 81,114	\$ 67,596	\$ 54,071	\$ 40,556
Thornbury – East	\$ 27,753	\$ 23,128	\$ 18,501	\$ 13,880
Thornbury – West	\$ 42,829	\$ 35,689	\$ 28,553	\$ 21,417

## 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 \$60.50 / 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> <sup>1</sup>
Craigleith	\$ 9.89	\$ 21.62	\$ 92.01
Camperdown	\$ 23.89	\$ 82.14	\$ 166.53
Castle Glen	\$ 32.59	\$ 29.89	\$ 129.89
Swiss Meadows	\$ 0.00	\$ 0.00	\$ 60.50
Lora Bay Service Area #1	\$ 43.58	\$ 70.94	\$ 175.02
Lora Bay Service Area #2	\$ 20.26	\$ 166.97	\$ 247.73
Lora Bay Service Area #3	\$ 25.30	\$ 119.11	\$ 204.91
Clarksburg	\$ 194.71	\$ 248.89	\$ 504.10
Osler	\$ 411.85	\$ 147.12	\$ 619.47
Thornbury – East	\$ 20.07	\$ 29.10	\$ 109.67
Thornbury – West	\$ 52.18	\$ 70.34	\$ 183.02

<sup>1</sup> Includes \$60.50/m<sup>2</sup> for Town Wide Development Charges, \$67.41/m<sup>2</sup> for Castle Glen