



# Development Charges

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By-law #2019-17

## The Corporation of the Town of The Blue Mountains

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### Town Wide Development Charges

This pamphlet was created on April 25, 2019 for By-law No. 2019-17 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

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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

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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

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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

### General purpose for which Development Charges are imposed

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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

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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
- Parking and By-Law
- Solid Waste

## Lands subject to Development Charges

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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 Road and Related Charges 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

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

## Definitions

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**Apartment** means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor.

**Hotel Unit** means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities and for the purposes of the by-law is defined as another multiple dwelling unit.

**Non-Residential** means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use.

**Other Multiple** mean residential buildings not including single detached dwellings, semi-detached dwellings or apartment dwellings and shall include a hotel unit and motel unit.

**Semi-Detached Dwellings** mean a residential building divided vertically into dwelling units each of which has a separate entrance and access at grade.

**Single Detached Dwellings** mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings.

## Town Wide Uniform Charges (Excluding Castle Glen)

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Soft Services	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment	Non-Res/m <sup>2</sup>
General Government	384	307	230	3.10
Public Library	1,193	954	716	0
Fire Services	416	332	249	3.35
Police Department	126	101	76	1.01
Parks and Recreation	2,787	2,230	1,672	0
Public Works	1,004	803	602	8.11
Parking and By-Law	925	740	555	7.47
Solid Waste	195	156	117	1.58
<b>Sub Total:</b>	<b>7,030</b>	<b>5,623</b>	<b>4,217</b>	<b>24.62</b>
<b>Hard Services</b>				
Roads and Related	10,405	8,324	6,243	41.52
<b>Total:</b>	<b>17,435</b>	<b>13,947</b>	<b>10,460</b>	<b>66.14</b>

## Castle Glen Uniform Charges:

Soft Services	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment	Non-Res/m <sup>2</sup>
General Government	384	307	230	3.10
Public Library	1,193	954	716	0
Fire Services	416	332	249	3.35
Police Department	126	101	76	1.01
Parks and Recreation	2,787	2,230	1,672	0
Public Works	1,004	803	602	8.11
Parking and By-Law	925	740	555	7.47
Solid Waste	195	156	117	1.58
<b>Sub Total:</b>	<b>7,030</b>	<b>5,623</b>	<b>4,217</b>	<b>24.62</b>
<b>Hard Services</b>				
Roads and Related	12,416	9,933	7,449	62.23
<b>Total:</b>	<b>19,446</b>	<b>15,556</b>	<b>11,666</b>	<b>86.85</b>

## Charges by Service Area – Water:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigleith	\$ 6,094	\$ 4,876	\$ 3,657
Camperdown	\$ 2,982	\$ 2,820	\$ 2,657
Castle Glen	\$ 9,438	\$ 7,551	\$ 5,664
Swiss Meadows	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 9,937	\$ 7,951	\$ 5,963
Lora Bay Service Area #2	\$ 4,209	\$ 3,368	\$ 2,526
Lora Bay Service Area #3	\$ 4,209	\$ 3,368	\$ 2,526
Clarksburg	\$ 10,477	\$ 8,383	\$ 6,287
Osler	\$ 21,297	\$ 17,038	\$ 12,779
Thornbury – East	\$ 3,314	\$ 2,652	\$ 1,989
Thornbury – West	\$ 17,004	\$ 13,605	\$ 10,203

## Charges by Service Area – Wastewater:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigleith	\$ 4,513	\$ 3,610	\$ 2,708
Camperdown	\$ 15,567	\$ 13,976	\$ 12,386
Castle Glen	\$ 7,615	\$ 6,092	\$ 4,569
Swiss Meadows	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 17,085	\$ 13,668	\$ 10,251
Lora Bay Service Area #2	\$ 10,270	\$ 8,216	\$ 6,162
Lora Bay Service Area #3	\$ 9,876	\$ 7,901	\$ 5,926
Clarksburg	\$ 18,273	\$ 14,618	\$ 10,964
Osler	\$ 21,975	\$ 17,580	\$ 13,185
Thornbury – East	\$ 8,951	\$ 7,161	\$ 5,371
Thornbury – West	\$ 17,083	\$ 13,666	\$ 10,250

## Total Development Charges by Service Area:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigeleith	\$ 28,042	\$ 22,433	\$ 16,825
Camperdown	\$ 35,984	\$ 30,743	\$ 25,503
Castle Glen	\$ 36,499	\$ 29,199	\$ 21,899
Swiss Meadows	\$ 17,435	\$ 13,947	\$ 10,460
Lora Bay Service Area #1	\$ 44,457	\$ 35,566	\$ 26,674
Lora Bay Service Area #2	\$ 31,914	\$ 25,531	\$ 19,148
Lora Bay Service Area #3	\$ 31,520	\$ 25,216	\$ 18,912
Clarksburg	\$ 46,185	\$ 36,948	\$ 27,711
Osler	\$ 60,707	\$ 48,565	\$ 36,424
Thornbury – East	\$ 29,700	\$ 23,760	\$ 17,820
Thornbury – West	\$ 51,522	\$ 41,218	\$ 30,913

## 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 \$66.14 / m<sup>2</sup> as noted on Page 3.

Service Area	Water / m <sup>2</sup>	Wastewater / m <sup>2</sup>	Total Charge / m <sup>2</sup> <sup>1</sup>
Craigeleith	\$ 24.48	\$ 19.90	\$ <b>110.52</b>
Camperdown	\$ 20.91	\$ 100.23	\$ <b>187.28</b>
Castle Glen	\$ 48.65	\$ 29.18	\$ <b>164.68</b>
Swiss Meadows	\$ 0.00	\$ 0.00	\$ <b>66.14</b>
Lora Bay Service Area #1	\$ 44.80	\$ 82.54	\$ <b>193.48</b>
Lora Bay Service Area #2	\$ 17.54	\$ 88.80	\$ <b>172.48</b>
Lora Bay Service Area #3	\$ 17.54	\$ 62.89	\$ <b>146.57</b>
Clarksburg	\$ 93.69	\$ 153.05	\$ <b>312.88</b>
Osler	\$ 199.16	\$ 192.40	\$ <b>457.70</b>
Thornbury – East	\$ 14.62	\$ 48.57	\$ <b>129.33</b>
Thornbury – West	\$ 77.85	\$ 89.21	\$ <b>233.20</b>

## Non-Statutory Exemption

The following situations where development charges are exempt for new builds:

- Accessory apartments;
- Non-residential development that is smaller than 232 square meters in gross floor area;
- If a sprinkler system is provided in the residential or non-residential buildings where sprinklers are not required to comply with the Ontario Building Code the Fire Services portion of the development charge is exempt.

## Non-Statutory Partial Exemption

The following situations where development charges are partially exempt for new builds:

- Single-detached dwellings that are less than 115 square metres in gross floor area (excluding total area of basement) pay the “Other Multiples/Hotel” rate.
- Semi-detached dwellings that are less than 115 square metres in gross floor area (excluding total area of the basement) shall pay the “Other Multiples/Hotel” rate.

<sup>1</sup> Includes \$66.14/m<sup>2</sup> for Town Wide Development Charges, \$86.85/m<sup>2</sup> for Castle Glen