



Development Charges

By-law #2019-17

The Corporation of the Town of The Blue Mountains

Town Wide Development Charges

This pamphlet was created on January 1, 2021 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

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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Thornbury, ON N0H 2P0

519-599-3131 or toll free 888-258-6867
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
- Parking and By-Law
- Solid Waste

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 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

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

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)

Soft Services	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment	Non-Res/m ²
General Government	406	324	243	3.27
Public Library	1260	1,008	757	0
Fire Services	440	351	263	3.54
Police Department	133	106	81	1.06
Parks and Recreation	2,945	2,357	1,767	0
Public Works	1,061	848	636	8.57
Parking and By-Law	978	782	586	7.90
Solid Waste	206	165	124	1.67
Sub Total:	7,429	5,941	4,457	26.01
Hard Services				
Roads and Related	10,995	8,797	6,597	43.88
Total:	18,424	14,738	11,054	69.89

Castle Glen Uniform Charges:

Soft Services	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment	Non-Res/m ²
General Government	406	324	243	3.27
Public Library	1,260	1,008	757	0
Fire Services	440	351	263	3.54
Police Department	133	106	81	1.06
Parks and Recreation	2,945	2,357	1,767	0
Public Works	1,061	848	636	8.57
Parking and By-Law	978	782	586	7.90
Solid Waste	206	165	124	1.67
Sub Total:	7,429	5,941	4,457	26.01
Hard Services				
Roads and Related	13,121	10,497	7,872	65.76
Total:	20,550	16,438	12,329	91.77

Charges by Service Area – Water:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigeith	\$ 6,440	\$ 5,153	\$ 3,864
Camperdown	\$ 3,028	\$ 2,856	\$ 2,685
Castle Glen	\$ 9,973	\$ 7,979	\$ 5,984
Swiss Meadows	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 10,500	\$ 8,402	\$ 6,301
Lora Bay Service Area #2	\$ 4,447	\$ 3,559	\$ 2,669
Lora Bay Service Area #3	\$ 4,447	\$ 3,559	\$ 2,669
Clarksburg	\$ 11,071	\$ 8,859	\$ 6,643
Osler	\$ 22,506	\$ 18,005	\$ 13,504
Thornbury – East	\$ 3,502	\$ 2,803	\$ 2,101
Thornbury – West	\$ 17,969	\$ 14,377	\$ 10,781

Charges by Service Area – Wastewater:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigeith	\$ 4,769	\$ 3,815	\$ 2,861
Camperdown	\$ 16,079	\$ 14,398	\$ 12,717
Castle Glen	\$ 8,048	\$ 6,438	\$ 4,829
Swiss Meadows	\$ 0	\$ 0	\$ 0
Lora Bay Service Area #1	\$ 18,054	\$ 14,444	\$ 10,833
Lora Bay Service Area #2	\$ 10,853	\$ 8,683	\$ 6,512
Lora Bay Service Area #3	\$ 10,436	\$ 8,350	\$ 6,262
Clarksburg	\$ 19,310	\$ 15,448	\$ 11,586
Osler	\$ 23,223	\$ 18,578	\$ 13,932
Thornbury – East	\$ 9,459	\$ 7,567	\$ 5,676
Thornbury – West	\$ 18,052	\$ 14,442	\$ 10,832

Total Development Charges by Service Area:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigeleith	\$ 29,633	\$ 23,706	\$ 17,779
Camperdown	\$ 37,531	\$ 31,992	\$ 26,456
Castle Glen	\$ 38,571	\$ 30,855	\$ 23,142
Swiss Meadows	\$ 18,424	\$ 14,738	\$ 11,054
Lora Bay Service Area #1	\$ 46,978	\$ 37,584	\$ 28,188
Lora Bay Service Area #2	\$ 33,724	\$ 26,980	\$ 20,235
Lora Bay Service Area #3	\$ 33,307	\$ 26,647	\$ 19,985
Clarksburg	\$ 48,805	\$ 39,045	\$ 29,283
Osler	\$ 64,153	\$ 51,321	\$ 38,490
Thornbury – East	\$ 31,385	\$ 25,108	\$ 18,831
Thornbury – West	\$ 54,445	\$ 43,557	\$ 32,667

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 \$69.89 / m² as noted on Page 3.

Service Area	Water / m ²	Wastewater / m ²	Total Charge / m ² ¹
Craigeleith	\$ 25.87	\$ 21.04	\$ 116.80
Camperdown	\$ 22.10	\$ 105.91	\$ 197.90
Castle Glen	\$ 51.41	\$ 30.84	\$ 174.02
Swiss Meadows	\$ 0.00	\$ 0.00	\$ 69.89
Lora Bay Service Area #1	\$ 47.34	\$ 87.23	\$ 204.46
Lora Bay Service Area #2	\$ 18.54	\$ 93.84	\$ 182.27
Lora Bay Service Area #3	\$ 18.54	\$ 66.45	\$ 154.88
Clarksburg	\$ 99.01	\$ 161.73	\$ 330.63
Osler	\$ 210.46	\$ 203.32	\$ 483.67
Thornbury – East	\$ 15.45	\$ 51.32	\$ 136.66
Thornbury – West	\$ 82.27	\$ 94.27	\$ 246.43

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.

¹ Includes \$69.89/m² for Town Wide Development Charges, \$91.77/m² for Castle Glen