



**NOTICE OF THE PASSING OF A  
DEVELOPMENT CHARGES BY-LAW BY  
THE TOWN OF THE BLUE MOUNTAINS**

**TAKE NOTICE** that the Council of the Town of The Blue Mountains passed Development Charge By-law No. 2024-29 on the 15<sup>th</sup> day of April 2024, under Section 2 of the *Development Charges Act, 1997*.

**AND TAKE NOTICE** that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of the Town of The Blue Mountains no later than Monday, May 27<sup>th</sup>, 2024, a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. A processing fee will be payable to the Town of The Blue Mountains Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal to access required forms and applicable Provincial fees.

The charges in the aforementioned By-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein. Town-wide development charges are levied against new development to pay for the increased capital costs related to the provision of municipal services such as Public Library, Fire Services, Police Department, Parks and Recreation, By-law Enforcement, and Services Related to a Highway: Public Works and Roads and Related services.

Rates imposed for the Service Areas of Craigeleith, Castle Glen, Osler, Thornbury East, Thornbury West, Clarksburg, Lora Bay (SA1, SA2 and SA3), Camperdown and Swiss Meadows are related to the provision of Water and Sanitary Sewer services. Schedules 1 to 4 below set out the residential and non-residential development charge rates applicable throughout the Town by service area. Map 1 delineates all applicable Service Areas within the Town in which the area-specific charges are applied.

The development charges imposed under the By-law come into effect on April 15<sup>th</sup>, 2024. Copies of the complete Development Charge By-law are available for examination during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) in the offices of the municipality located at 32 Mill Street Thornbury, ON and on the website at [www.thebluemountains.ca](http://www.thebluemountains.ca). For further information, please contact the Clerk's Office at 519-599-3131 x232.

Dated at the Town of The Blue Mountains this 18<sup>th</sup> of April, 2024.

Corrina Giles  
Town of The Blue Mountains, 32 Mill Street Thornbury, ON, NOH 2P0

## Schedule 1 - Development Charges for "Single and Semi-Detached" Dwelling Units

Service Area	Municipal Service												Development Rel. Studies**	Total Charge
	Library	Fire	Police	Parks & Recreation	By-law Enforcement	Solid Waste Management	Public Works*	Roads & Related*	Water	Sanitary Sewer	Sub-Total Charge			
1. Craigleith	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$12,865	\$10,654	\$58,194	\$366	\$58,560	
2. Castle Glen	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$18,680	\$15,165	\$68,520	\$366	\$68,886	
3. Osler	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$47,608	\$51,105	\$133,388	\$366	\$133,754	
4. Thornbury East	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$6,575	\$26,495	\$67,745	\$366	\$68,111	
5. Thornbury West	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$39,747	\$48,938	\$123,360	\$366	\$123,726	
6. Clarksburg	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$24,858	\$47,388	\$106,921	\$366	\$107,287	
7. Lora Bay - SA1	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$23,537	\$33,892	\$92,105	\$366	\$92,471	
8. Lora Bay - SA2	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$17,865	\$26,415	\$78,956	\$366	\$79,322	
9. Lora Bay - SA3	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$17,865	\$26,513	\$79,054	\$366	\$79,420	
10. Camperdown	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$19,291	\$39,116	\$93,082	\$366	\$93,448	
11. Swiss Meadows	\$1,082	\$1,687	\$129	\$9,544	\$30	\$165	\$1,273	\$20,765	\$0	\$0	\$34,675	\$366	\$35,041	

\* Services Related to a Highway

\*\* Class of services of Development Related Studies to be in effect immediately upon amendment to the Act.

## Schedule 2 - Development Charges for "Other Multiples/Hotel" Dwelling Units

Service Area	Municipal Service												Development Rel. Studies**	Total Charge
	Library	Fire	Police	Parks & Recreation	By-law Enforcement	Solid Waste Management	Public Works*	Roads & Related*	Water	Sanitary Sewer	Sub-Total Charge			
1. Craigleith	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$11,546	\$9,562	\$52,230	\$328	\$52,558	
2. Castle Glen	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$16,765	\$13,610	\$61,497	\$328	\$61,825	
3. Osler	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$42,728	\$45,867	\$119,717	\$328	\$120,045	
4. Thornbury East	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$5,901	\$23,779	\$60,802	\$328	\$61,130	
5. Thornbury West	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$35,673	\$43,922	\$110,717	\$328	\$111,045	
6. Clarksburg	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$22,310	\$42,531	\$95,963	\$328	\$96,291	
7. Lora Bay - SA1	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$21,125	\$30,418	\$82,665	\$328	\$82,993	
8. Lora Bay - SA2	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$16,034	\$23,708	\$70,864	\$328	\$71,192	
9. Lora Bay - SA3	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$16,034	\$23,796	\$70,952	\$328	\$71,280	
10. Camperdown	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$18,963	\$36,651	\$86,734	\$328	\$87,062	
11. Swiss Meadows	\$971	\$1,514	\$115	\$8,566	\$27	\$148	\$1,142	\$18,637	\$0	\$0	\$31,120	\$328	\$31,448	

\* Services Related to a Highway

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## Schedule 3 - Development Charges for "Apartment" Dwelling Units

Service Area	Municipal Service												Development Rel. Studies**	Total Charge
	Library	Fire	Police	Parks & Recreation	By-law Enforcement	Solid Waste Management	Public Works*	Roads & Related*	Water	Sanitary Sewer	Sub-Total Charge			
1. Craigleith	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$8,660	\$7,172	\$39,173	\$246	\$39,419	
2. Castle Glen	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$12,574	\$10,208	\$46,123	\$246	\$46,369	
3. Osler	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$32,046	\$34,400	\$89,788	\$246	\$90,034	
4. Thornbury East	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$4,426	\$17,834	\$45,602	\$246	\$45,848	
5. Thornbury West	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$26,755	\$32,942	\$83,038	\$246	\$83,284	
6. Clarksburg	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$16,733	\$31,898	\$71,972	\$246	\$72,218	
7. Lora Bay - SA1	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$15,844	\$22,814	\$61,999	\$246	\$62,245	
8. Lora Bay - SA2	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$12,026	\$17,781	\$53,148	\$246	\$53,394	
9. Lora Bay - SA3	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$12,026	\$17,847	\$53,214	\$246	\$53,460	
10. Camperdown	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$18,244	\$31,254	\$72,839	\$246	\$73,085	
11. Swiss Meadows	\$728	\$1,135	\$87	\$6,425	\$20	\$111	\$857	\$13,978	\$0	\$0	\$23,341	\$246	\$23,587	

\* Services Related to a Highway

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## Schedule 4 - Development Charges for Non-Residential Development per Square Metre

Service Area	Municipal Service											Development Rel. Studies**	Total Charge
	Library	Fire	Police	Parks & Recreation	By-law Enforcement	Solid Waste Management	Public Works*	Roads & Related*	Water	Sanitary Sewer	Sub-Total Charge		
1. Craigleith	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$65.21	\$62.70	<b>\$262.98</b>	\$2.05	<b>\$265.03</b>
2. Castle Glen	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$148.83	\$86.65	<b>\$370.55</b>	\$2.05	<b>\$372.60</b>
3. Osler	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$358.97	\$377.57	<b>\$871.61</b>	\$2.05	<b>\$873.66</b>
4. Thornbury East	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$37.74	\$194.36	<b>\$367.17</b>	\$2.05	<b>\$369.22</b>
5. Thornbury West	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$263.31	\$360.83	<b>\$759.21</b>	\$2.05	<b>\$761.26</b>
6. Clarksburg	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$295.43	\$522.52	<b>\$953.02</b>	\$2.05	<b>\$955.07</b>
7. Lora Bay - SA1	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$143.44	\$235.34	<b>\$513.85</b>	\$2.05	<b>\$515.90</b>
8. Lora Bay - SA2	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$99.26	\$247.72	<b>\$482.05</b>	\$2.05	<b>\$484.10</b>
9. Lora Bay - SA3	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$99.26	\$214.61	<b>\$448.94</b>	\$2.05	<b>\$450.99</b>
10. Camperdown	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$128.18	\$273.82	<b>\$537.07</b>	\$2.05	<b>\$539.12</b>
11. Swiss Meadows	\$0.00	\$9.47	\$0.72	\$0.00	\$0.17	\$0.93	\$7.15	\$116.63	\$0.00	\$0.00	<b>\$135.07</b>	\$2.05	<b>\$137.12</b>

\* Services Related to a Highway

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### Map 1 – Service Area Map

