



Development Charges

By-law #2024-29

The Corporation of the Town of The Blue Mountains

Town Wide Development Charges

This pamphlet was created on January 1, 2025, for By-law No. 2024-29 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 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 and Town website 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

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:

- Fire
- Police
- Public Works
- Wastewater
- Roads and Related
- Water Works
- Parks and Recreation
- Library
- By-Law
- Solid Waste
- Development Related Studies

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. 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

Soft Services	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment	Non-Res/m ²
Development Related Studies	\$380	\$341	\$256	\$2.13
Public Library	\$1,124	\$1,009	\$756	\$0
Fire Services	\$1,753	\$1,573	\$1,179	\$9.84
Police Department	\$134	\$119	\$90	\$0.75
Parks and Recreation	\$9,916	\$8,900	\$6,676	\$0
Public Works	\$1,323	\$1,187	\$890	\$7.43
By-Law	\$31	\$28	\$21	\$0.18
Solid Waste	\$171	\$154	\$115	\$0.97
Sub Total:	\$14,832	\$13,311	\$9,983	\$21.30
Hard Services				
Roads and Related	\$21,575	\$19,364	\$14,523	\$121.18
Total:	\$36,407	\$32,675	\$24,506	\$142.48

Charges by Service Area – Water:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigleith	\$13,367	\$11,996	\$8,997
Camperdown	\$19,958	\$19,618	\$18,871
Castle Glen	\$19,408	\$17,419	\$13,064
Swiss Meadows	\$0	\$0	\$0
Lora Bay Service Area #1	\$24,455	\$21,949	\$16,462
Lora Bay Service Area #2	\$18,562	\$16,660	\$12,495
Lora Bay Service Area #3	\$18,562	\$16,660	\$12,495
Clarksburg	\$25,828	\$23,180	\$17,385
Osler	\$49,465	\$44,395	\$33,296
Thornbury – East	\$6,831	\$6,131	\$4,598
Thornbury – West	\$41,297	\$37,064	\$27,799

Charges by Service Area – Wastewater:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigleith	\$11,070	\$9,935	\$7,452
Camperdown	\$40,386	\$37,825	\$32,218
Castle Glen	\$15,756	\$14,141	\$10,606
Swiss Meadows	\$0	\$0	\$0
Lora Bay Service Area #1	\$35,214	\$31,604	\$23,704
Lora Bay Service Area #2	\$27,445	\$24,633	\$18,475
Lora Bay Service Area #3	\$27,547	\$24,724	\$18,543
Clarksburg	\$49,236	\$44,190	\$33,142
Osler	\$53,098	\$47,656	\$35,742
Thornbury – East	\$27,529	\$24,707	\$18,530
Thornbury – West	\$50,847	\$45,635	\$34,227

Total Development Charges by Service Area:

Service Area	Single & Semi-Detached	Rows and Other Multiples/ Hotels	Apartment
Craigleith	\$60,844	\$54,606	\$40,955
Camperdown	\$96,751	\$90,118	\$75,595
Castle Glen	\$71,571	\$64,235	\$48,176
Swiss Meadows	\$36,407	\$32,675	\$24,506
Lora Bay Service Area #1	\$96,076	\$86,228	\$64,672
Lora Bay Service Area #2	\$82,414	\$73,968	\$55,476
Lora Bay Service Area #3	\$82,516	\$74,059	\$55,544
Clarksburg	\$111,471	\$100,045	\$75,033
Osler	\$138,970	\$124,726	\$93,544
Thornbury – East	\$70,767	\$63,513	\$47,634
Thornbury – West	\$128,551	\$115,374	\$86,532

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 \$137.12 / m² as noted on Page 2.

Service Area	Water / m²	Wastewater / m²	Total Charge / m²
Craigeleith	\$67.75	\$65.15	\$275.38
Camperdown	\$133.18	\$284.50	\$560.16
Castle Glen	\$154.63	\$90.03	\$387.14
Swiss Meadows	\$0.00	\$0.00	\$142.48
Lora Bay Service Area #1	\$149.03	\$244.52	\$536.03
Lora Bay Service Area #2	\$103.13	\$257.39	\$503.00
Lora Bay Service Area #3	\$103.13	\$222.98	\$468.59
Clarksburg	\$306.96	\$542.90	\$992.34
Osler	\$372.97	\$392.30	\$907.75
Thornbury – East	\$39.22	\$201.94	\$383.64
Thornbury – West	\$273.58	\$374.91	\$790.97
