

## GENERAL PURPOSE

Under the Development Charges Act, 1997, S.O. 1997, c. 27, municipalities must undertake a study and adopt a by-law if they wish to impose Development Charge fees. The Municipality of Bluewater has prepared a study and adopted By-law 92-2017 which is effective for the period of August 22, 2017 to August 22, 2022 unless it is repealed by Council at an earlier date. This pamphlet summarizes the Municipality of Bluewater's development charges by-law.

## AREA TO WHICH BY-LAW APPLIES

Subject to section 3.3, this By-law applies to all lands in the Municipality of Bluewater whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act, R.S.O 1990, c. A.31.

## INDEXING

Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on the 1st of January, 2018 and each year thereafter, in accordance with the prescribed index in the Act.

## STATEMENT OF THE TREASURER

The Treasurer shall each year on or before such date as Council may direct, give Council a financial statement relating to the development charge by-law and reserve funds established.



## INSPECTION OF BY-LAW

The Development Charges By-law is available for inspection at the Municipal Office, Monday to Friday, 8:30 am to 4:30 pm and on the Municipal website at: <http://bit.ly/2FlvTRi>.

## CONTACT US

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**This pamphlet is intended to provide preliminary information only.**



*The information contained herein is intended only as a guide. Applicants should review By-law 92-2017, 'Being a By-law to Establish Development Charges for the Corporation of the Municipality of Bluewater,' and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.*

Municipality of  
**Bluewater**



## Development Charges

WHEN BUILDING A HOME, RENTAL  
PROPERTY OR COMMERCIAL OR  
INDUSTRIAL BUILDING

## SERVICES COVERED

The categories of services for which Development Charges are imposed are as follows:

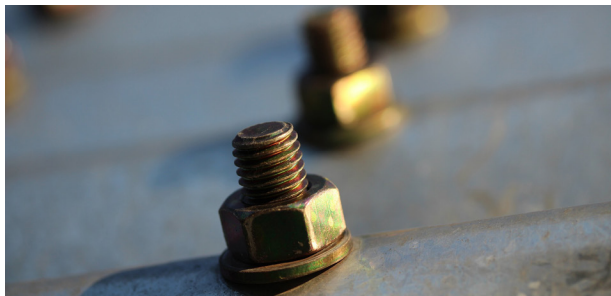
- a. Services related to a Highway;
- b. Outdoor Recreation Services;
- c. Administration;
- d. Waste Diversion;
- e. Wastewater Services; and
- f. Water Services

## DEVELOPMENT CHARGES EXEMPTIONS

Notwithstanding the provision of this by-law, development charges are not imposed with respect to:

- a. Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act; and
- b. The development of nonresidential farm buildings constructed for bona fide farm uses, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class.

Please refer to By-law 92-2017 for a full list of development charge exemptions.



# DEVELOPMENT CHARGES

(as of 2018)

	RESIDENTIAL				NON-RESIDENTIAL	
	Single & Semi-Detached Dwelling	Apartments: 2 Bed-rooms +	Apartments: Bachelor & 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)	Wind Turbines
<b>Municipal Wide Services:</b>						
Services Related to a Highway	838	617	401	666	0.48	838
Outdoor Recreation Services	672	494	322	533	0.09	-
Administration	387	285	185	307	0.25	387
Waste Diversion	21	15	10	17	0.01	-
<b>TOTALS</b>	<b>1,918</b>	<b>1,411</b>	<b>918</b>	<b>1,523</b>	<b>0.83</b>	<b>1,225</b>
<b>Urban Services:</b>						
<i>Wastewater:</i>						
Bayfield	7,320	5,398	3,510	5,811	1.26	-
Hensall	3,034	2,237	1,455	2,409	0.16	-
Zurich	6,481	4,779	3,108	5,145	0.00	-
<i>Water:</i>						
Hensall	2,495	1,840	1,196	1,981	0.13	-
<b>GRAND TOTALS</b>						
RURAL AREA	1,918	1,411	918	1,523	0.83	1,225
BAYFIELD AREA	9,238	6,809	4,428	7,334	2.09	1,225
HENSALL AREA	7,447	5,488	3,569	5,913	1.12	1,225
ZURICH AREA	8,399	6,190	4,026	6,668	0.83	1,225