

EXEMPTIONS

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 2148-2019 as well as 2237-2021. These include land that is owned and used for the purposes of a public hospital, a board of education and places of worship. This by-law shall not be applied to Farm, Industrial buildings, private schools, temporary buildings, affordable housing, temporary dwellings and long-term care homes.

UNPAID CHARGES TO BE ADDED TO TAX ROLL

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

STATEMENT OF THE TREASURER

The Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the list of assets whose capital costs were funded from the reserve fund during the year, the amount spent on growth related projects, the portions of each project that is funded from the reserve fund and the portion funded from other sources of funding.

ADDITIONAL INFORMATION

This pamphlet is intended to give an overview of development charges. For more complete information, references must be made to the Development Charges Background Studies and Bylaws 2148-2019 and 2137-2021.

For further information, contact:

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TOWNSHIP OF BLANDFORD-BLENHEIM

DEVELOPMENT CHARGE INFORMATION

BY-LAW 2148-2019 and 2237-2021

This pamphlet summarizes the Development Charge By-law effective August 7, 2019 and amending by-law effective April 1, 2021.

The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult the Township of Blandford-Blenheim building department to determine the applicable charges that may apply.

PURPOSE OF DEVELOPMENT CHARGES

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

BACKGROUND STUDY

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a bylaw, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average service levels provided in the Township over the 10-year period immediately preceding the preparation of the background study
- Capital cost calculations for each of eligible development charge service
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

Watson & Associates Economists Ltd. prepared the Development Charges Background Studies for the Township dated May 29, 2019 and January 5, 2021. The studies served as the basis for the development charge rates approved by the Township on March 17, 2021 through by-law 2237-2021.

DEVELOPMENT CHARGES FOR THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW 2148-2019 and 2237-2021

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the Township of Blandford-Blenheim.
- The development charge rates set out below are **effective April 1, 2021**.

Development Type	Rate (per unit)
Singles & Semis	\$10,160
Apartment (2 or more bedrooms)	\$5,417
Apartment (Bachelor & 1 bedroom)	\$3,664
Other Multiples	\$6,384
Non-Residential	\$37.94/sq m
Wind Turbine	\$7,604

TERM OF BY-LAW

By-law 2148-2019 has a maximum life of 5 years and will remain in force until August 7, 2024 unless repealed sooner.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be adjusted annually on April 1st of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics."

SERVICES COVERED

Development charges have been imposed for the following categories of the Township services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Fire Protection
- Roads and Related
- Parks and Recreation
- Growth-Related Studies