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. 2436-2024. 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, 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 Study and Bylaw 2436-2024.

For further information, contact:

Denise Krug,
Treasurer
Township of Blandford-Blenheim
47 Wilmot St. S.
Drumbo, ON
N0J 1G0
Tel: (519) 463-5347
E-mail: dkrug@blandfordblenheim.ca

TOWNSHIP OF BLANDFORD-BLENHEIM

DEVELOPMENT CHARGE INFORMATION

BY-LAW 2436-2024 and 2440-2024

This pamphlet summarizes the Development Charge By-law effective June 13, 2024 and amending by-law effective June 19, 2024. The rates contained herein are applicable June 13, 2026.

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 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 April 5, 2024. The study served as the basis for the development charge rates approved by the Township on June 5, 2024 through by-law 2436-2024, and amending by-law 2440-2024 passed on June 19, 2024.

DEVELOPMENT CHARGES FOR THE TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAWS 2436-2024 & 2440-2024

- 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 June 13, 2026.**

TERM OF BY-LAW

By-law 2436-2024 and amending By-law 2440-2024 have a maximum life of 10 years and will remain in force until June 19, 2034 unless repealed sooner.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be adjusted annually on June 13th 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.”

	RESIDENTIAL				NON-RESIDENTIAL	
Service	Single Detached Dwellings & Semi-Detached Dwellings	Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Per sq. m. of Gross Floor Area	Per Wind Turbine
Roads & Related	$ 6,108	$ 4,219	$ 3,379	$ 2,145	$ 4.01	$ 6,108
Fire Services	$ 5,514	$ 3,808	$ 3,051	$ 1,936	$ 3.61	$ 5,514
Parks & Recreation	$ 2,556	$ 1,765	$ 1,414	$ 897	$ 0.54	$ -
Growth Related Studies	$ 232	$ 160	$ 129	$ 81	$ 0.14	$ 232
Total	$ 14,410	$ 9,952	$ 7,973	$ 5,059	$ 8.29	$ 11,854