

## **The Corporation of the Municipality of Bluewater**

### **By-Law Number 78 – 2025**

Being a By-law to reduce development charges for The Corporation of the Municipality of Bluewater

**WHEREAS** the Development Charges Act 1997 (the “Act”) provides that the Council of a municipality may impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** The Corporation of the Municipality of Bluewater completed a Development Charge Background Study in accordance with the Act and passed Development Charges By-Law Number 86-2022 (“By-Law 86-2022”);

**AND WHEREAS** the Council of The Corporation of the Municipality of Bluewater wishes to reduce development charges payable under By-Law 86-2022 in accordance with the terms of this By-Law;

**NOW THEREFORE** the Council of The Corporation of the Municipality of Bluewater enacts as follows:

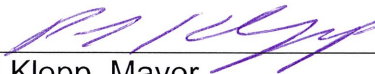
1. All words and phrases in this By-Law shall have the same meaning as the corresponding words and phrases in the definitions set out in By-Law 86-2022.
2. Notwithstanding Section 3.17 and Schedule “B” of By-Law 86-2022, the prevailing development charges enumerated in Schedule “B” of By-Law 86-2022 shall be reduced by forty-five (45%) percent from the date of this By-Law until the earlier of:
  - (i) the date this By-Law is repealed; or
  - (ii) the date By-Law 86-2022 is repealed(the “Development Charge Reduction”).
3. Nothing in this By-Law shall serve to reduce, qualify or derogate from any development charges that were payable (the “Development Charges Date”) in connection with any development prior to the date of this By-Law. For the purposes of this Section 3, the Development Charges Date shall be determined in accordance with the Act and By-Law 86-2022.
4. The Development Charge Reduction in this By-Law shall apply to the amount of development charges payable under By-Law 86-2022 after applying any credits or other adjustments to the development charges that may otherwise apply

under By-Law 86-2022.

5. For clarity, nothing in this By-Law shall qualify, reduce or otherwise limit the indexing of development charges under Section 5 of By-Law 86-2022. The Development Charge Reduction contemplated in this By-Law shall be calculated after any applicable annual indexing of development charges under By-Law 86-2022 has been determined.
6. Where The Corporation of the Municipality of Bluewater and an owner or former owner have entered into an agreement with respect to land within the area to which this By-Law applies, and a conflict exists between the provisions of this By-Law and such agreement, the provisions of the agreement shall prevail to the extent there is a conflict.
7. Notwithstanding Section 6 of this By-Law, where a development which is the subject of an agreement to which Section 6 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a) of By-Law 86-2022, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of By-Law 86-2022 and the Development Charge Reduction in this By-Law if the development has the effect of increasing the needs for services, unless such agreement provides otherwise. Notwithstanding Section 7, the prior development charges that applied to such a development under By-Law 86-2022 before the date of this By-Law shall not be reduced in accordance with the Development Charge Reduction.
8. If for any reason any provision of this By-Law is held to be invalid, it is hereby declared to be the intention of Council that all remained of this By-Law shall continue in full force and effect until repealed, re-enacted, amended and modified.
9. This By-Law shall come into effect at 12:01 a.m. on August 1, 2025.

Read a first and second time, this 14th day of July, 2025.

Read a third time and finally passed this 14th day of July, 2025.

  
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Paul Klopp, Mayor

  
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Chandra Alexander, Clerk