



MUNICIPALITY OF MEAFORD DEVELOPMENT CHARGES

There has never been a better time to invest in Meaford



Effective July 27, 2016

This pamphlet provides an overview of development charges in the Municipality of Meaford and is intended to be used as a guide. Applicants should review the Development Charges By-law and the Development Charges Act, 1997 and consult with Municipal Building staff for charges that may apply to specific land development projects.



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WHY BUILD IN MEAFORD?

Location

Meaford is located only 2 hours from the Greater Toronto Area and a short distance to Blue Mountain Village Resort. The city of Barrie, Owen Sound and Collingwood are all less than 100 KM away.



Affordability

Meaford is one of the most affordable places to live in southern Ontario, attracting retirees and young families alike.

Climate

Meaford is home to a unique micro climate due to Georgian Bay and the Niagara Escarpment, allowing for unique growing opportunities rarely found elsewhere. Apples, grapes and hops grow well in Meaford, providing strong agribusiness opportunities.



Beauty

Meaford offers scenic hill top views, waterfront properties on Georgian Bay and riverside properties along the Bighead River. The scenic, rolling countryside paired with the charming urban centre make Meaford a location that truly stands out.

Culture

Meaford is the Cultural Centre of Grey County, once home to John Muir, Tom Thomson, Beautiful Joe and the proud home of the Meaford Hall Arts and Cultural Centre. All the cultural amenities you'd expect in a large urban centre can be found in the picturesque town of Meaford.



Tourism

Meaford is a true, Canadian, four-season destination. Enjoy the harbour front and unspoiled natural trails in the warmer months, and the snow covered hills and quaint local shops in the colder months.



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DEVELOPMENT CHARGES



Purpose of Development Charges

Development charges are imposed on land development and redevelopment projects to help pay for the capital costs of infrastructure that is needed to service new development.

Background

On July 27th, 2015, the Municipality of Meaford Council passed Development Charges By-law 56-2015 (the By-law) in accordance with the Development Charges Act, 1997 (the Act). The By-law came into force on July 27, 2015 and imposes development charges on all new developments (residential and non-residential lands, buildings or structures) within the Municipality of Meaford

Indexing and Phase-In

Development charges imposed under the By-law are adjusted annually, without an amendment to the By-law, on July 27 of each year, commencing July 27, 2016. Indexing will occur in accordance with the most recent annual change in the Statistics Canada Quarterly Capital Expenditure Price Statistics, Catalogue Number 62-007-X.

Note

- If there is any discrepancy between this pamphlet and the By-Law, the By-Law prevails.

Statement of the Treasurer

The Treasurer's Annual Statement, identifying opening and closing balances and development charges reserve fund transactions during the year, may be viewed by the public at Meaford.ca or in the offices of the Municipal Clerk at 21 Trowbridge Street West, Meaford, Ontario, during regular business hours.

Is My Project Subject to Development Charges?

You may be required to pay development charges for land development or redevelopment projects, if you are:

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building





Services Included

Development charges help pay for growth-related capital costs for the following municipal services:

- Roads and Related, including Storm Water
- Water
- Sanitary Sewer
- Parks and Recreation
- Library
- Fire
- Parking
- Public Works
- Development-Related Studies

When Are Development Charges Payable?

Development charges imposed under the By-law are calculated, payable and collected on the date that an above grade building permit under the Building Code Act is issued in relation to a building or structure on the land to which the development charge applies. Where a development charge applies to land in relation to which a building permit is required, no building permit will be issued until the development charge has been paid in full.

Exemptions

Exemptions provided in the By-law and/or the Act include:

- The City or a local board thereof as defined in the Act
- A board of education
- The creation of an additional dwelling unit, under the restrictions of 2 (3) (b) of the Act
- Land, buildings or structures used or to be used for a public hospital receiving aid under the Public Hospitals Act
- Temporary structures that will not be erected for more than 8 months.
- Accessory uses not greater than 10 square metres

Consult the By-law and the Act for the full list of exemptions.

County Development Charges

The Municipality of Meaford collects development charges on behalf of Grey County, as required by the Development Charges Act. Grey County is responsible for setting the development charge rates and applicable policies. Please review the Development Charges By-law at greycounty.ca



MUNICIPALITY-WIDE CHARGES

Any new building development in the Municipality of Meaford is subject to the following development charges. These charges will be used to provide new services to support the development.

MUNICIPALITY-WIDE CHARGES

Service	Residential Charge by Unit Type		Non-Residential Charge per Sq.M	
	Single & Semi-Detached	Rows & Other Multiples	Other Non-Residential Development	Industrial Development
Public Library	\$519	\$349	\$0.00	\$0.00
Fire Emergency Services	\$647	\$434	\$5.03	\$2.95
Parks And Recreation	\$2,119	\$1,425	\$0.00	\$0.00
Public Works	\$418	\$281	\$3.31	\$1.83
Parking	\$149	\$101	\$1.07	\$0.92
Administration	\$261	\$176	\$2.14	\$1.12
Roads And Related	\$832	\$559	\$7.14	\$3.79
TOTAL UNSERVICED CHARGE	\$4,945	\$3,325	\$18.69	\$10.61
System-Wide Water	\$821	\$551	\$7.04	\$3.74
System-Wide Sanitary Sewer	\$5,868	\$3,945	\$50.35	\$26.78
TOTAL SERVICED CHARGE	\$11,634	\$7,821	\$76.08	\$41.13

SERVICE AREA 2

Service	Residential Charge by Unit Type		Non-Residential Charge per Sq.M	
	Single & Semi-Detached	Rows & Other Multiples	Other Non-Residential Development	Industrial Development
Total Municipal-Wide Charge	\$4,945	\$3,325	\$18.69	\$10.61
System-Wide Water	\$821	\$551	\$7.04	\$3.74
System-Wide Sanitary Sewer	\$5,868	\$3,945	\$50.35	\$26.78
Service Area 2 Water	\$998	\$671	\$8.55	\$4.56
Service Area 2 Sewer	\$1,409	\$947	\$12.08	\$6.43
TOTAL SERVICED CHARGE	\$14,041	\$9,439	\$96.71	\$52.12

SERVICE AREA 3

Service	Residential Charge by Unit Type		Non-Residential Charge per Sq.M	
	Single & Semi-Detached	Rows & Other Multiples	Other Non-Residential Development	Industrial Development
Total Municipal-Wide Charge	\$4,945	\$3,325	\$18.69	\$10.61
System-Wide Water	\$821	\$551	\$7.04	\$3.74
System-Wide Sanitary Sewer	\$5,868	\$3,945	\$50.35	\$26.74
Service Area 3 Water	\$1,004	\$674	\$8.72	\$4.54
Service Area 3 Sewer	\$1,409	\$947	\$8.80	\$4.58
TOTAL SERVICED CHARGE	\$14,047	\$9,442	\$93.60	\$50.25

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