

DEVELOPMENT CHARGES BACKGROUND STUDY

Municipality of Meaford

HEMSON Consulting Ltd.

July 2009

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
I BACKGROUND	1
II EXISTING DEVELOPMENT CHARGES POLICIES AND RATES	4
III MUNICIPALITY OF MEAFORD 2009 DEVELOPMENT CHARGES UPDATE STUDY	5
IV PRELIMINARY ANALYSIS INDICATES CHARGES WILL INCREASE	6
V CONCLUSION AND RECOMMENDATION	10
APPENDIX Draft Proposed By-law	

EXECUTIVE SUMMARY

The following summarizes the findings of the study.

(i) A NEW SHORT-TERM DEVELOPMENT CHARGES BY-LAW IS RECOMMENDED

- The Municipality of Meaford Interim Development Charges Background Study is presented as part of a process to lead to the approval of a development charges by-law in compliance with the *Development Charges Act, 1997* (the DCA) that provides for the continuation of the Municipality's current development charges rates and policies for a period of approximately six months but not exceeding one year.

(ii) MUNICIPALITY TO CONTINUE WITH A COMPREHENSIVE DEVELOPMENT CHARGES REVIEW AND UPDATE TO PROVIDE NEW RATES AND POLICIES EFFECTIVE IN 2010

- The Municipality is in the process of completing a comprehensive review and update of its development charges policies and practices; however, the study process will not be completed, while allowing for extended public and developer consultation, prior to the expiry of the Municipality's current by-law.
- The key factor in the delay is the need to more fully examine the growth-related capital costs associated with servicing development, in particular the options for the sewage treatment plant expansion, consideration of recently identified potential upper-level government funding of growth-related projects, and the service level and development charges funding impact of the recently constructed and oversized facilities.
- In order to provide for a full and comprehensive consultative process, it is necessary to extend the Background Study beyond the current by-law expiry.
- The comprehensive Development Charges Background Study and related process will be completed during the summer and fall of 2009 and a new development charges by-law is intended to be brought before Council in late 2009.

(iii) ALL SERVICES WITH GROWTH-RELATED COSTS INCLUDED IN THE ANALYSIS

The following Municipality services have been included in the development charges analysis:

General Services

- general government
- recreation
- park development
- library
- public works (buildings, equip., fleet)
- police
- fire protection

Engineered Services

- roads and related
- water services
- sewer services

The Municipality of Meaford levies development charges under By-law Number 66-2004; the by-law provides for the recovery of general services and roads on a Municipal-wide uniform basis (all development pays the same charge) and the water and sewer are levied on a service area basis.

(iv) RECOMMENDATION: THAT THE COUNCIL OF THE MUNICIPALITY OF MEAFORD ADOPT A NEW DEVELOPMENT CHARGES BY-LAW FOR A PERIOD OF SIX MONTHS TO ONE YEAR THAT CONTINUES CURRENT RATES AND POLICIES

- It is recommended that the Council of the Municipality of Meaford enact a new development charges by-law and that the new by-law be considers a short-term development charges by-law to be replaced within a period of six months to one year.
- The development charges rates and policies of the new by-law are to be identical to those currently imposed by the Municipality. Table 1 provides a summary of the recommended interim development charges rates.

- The rates contained in the new by-law are the same as those currently being levied by the Municipality.
- A preliminary analysis indicates that there is upward pressure on the Municipality's rates as a result of the following key factors:
 - Increases in construction and project costs identified in the 2004 DC Study;
 - Additional servicing needs identified as a result of more detailed master servicing studies;
 - Recovering costs and financing costs associated with facilities and infrastructure already constructed by the Municipality and oversized to accommodate future growth, most notably the new Fire Hall;
 - Identification of additional water and sewer infrastructure needs;
 - Identification of the need to expand the capacity of the Wastewater Treatment Plant;
 - More comprehensive development of the capital asset inventories for all services resulting in higher service levels;
 - Evidence of capital programs which will maintain the higher service levels; and
 - An analysis of recovery of the growth-related share of the actual costs of projects recently completed and identified in the 2004 DC Study would increase the current charge.

TABLE 1
MUNICIPALITY OF MEAFORD
2009 INTERIM DEVELOPMENT CHARGES STUDY
CURRENT DEVELOPMENT CHARGE RATES

Services	Meaford Urban Water Service Area		
	Singles/ Semi-Detached (\$/unit)	Apartments/ Townhouses (\$/unit)	Commercial/ Industrial (\$/square metre)
Administration	\$538	\$431	\$1.66
Library	\$112	\$90	\$0.00
Recreation	\$691	\$553	\$0.00
Fire and Emergency	\$89	\$71	\$0.27
Police	\$28	\$23	\$0.09
Transportation	\$1,555	\$1,243	\$4.80
Sewer	\$97	\$77	\$0.12
Water	\$144	\$115	\$0.18
Total Charge	\$3,254	\$2,603	\$7.12

Services	Outside Meaford Urban Water Service Area		
	Singles/ Semi-Detached (\$/unit)	Apartments/ Townhouses (\$/unit)	Commercial/ Industrial (\$/square metre)
Administration	\$538	\$431	\$1.59
Library	\$112	\$90	\$0.00
Recreation	\$691	\$553	\$0.00
Fire and Emergency	\$89	\$71	\$0.26
Police	\$28	\$23	\$0.08
Transportation	\$1,555	\$1,243	\$4.59
Sewer	\$97	\$77	\$0.11
Water	\$0	\$0	\$0.17
Total Charge	\$3,110	\$2,488	\$6.81

Note: Special Area Charge of \$2,500 applies to Service Study Area in Lots 15 to 18,
Concession BF and A (Sydenham)

I BACKGROUND

The Municipality of Meaford Interim Development Charges Background Study is presented as part of a process to lead to the approval of a new development charges by-law in compliance with the *DCA* that provides for the continuation of the Municipality's current development charges rates and policies for the period of six months to one year.

The Municipality is in the process of completing a comprehensive review and update of its development charges policies and practices; however, the study process will not be completed, while allowing for sufficient public and developer consultation, prior to the expiry of the Municipality's current by-law. The need to enact interim development charges is a result of a number of factors and the Municipality wants to ensure that the full update of the development charges rates is done comprehensively and with complete fulsome public consultation.

It is proposed that the comprehensive Development Charges Background Study and related process be completed during the fall of 2009 and a new development charges by-law will be adopted by Council in late 2009 or early 2010.

The Municipality has experienced continual residential growth over the last decade with recent growth of 50 to 100 units a year. The Municipality has historically experienced a consistent steady rate of growth and the expectation - based on planning applications, supply and demand - is that growth will continue at a similar pace.

Furthermore, the Grey County Growth Management Strategy (GMS), April 2008, identifies a projected 2031 population of 13,500 — an increase of 20% from 2006. The project growth in residential units - a key factor in establishing growth-related infrastructure needs - is even more significant over the period with an estimated 1,200 new units to 2031, and increase of almost 30% from 2006. The County's also projects continued employment growth in the Municipality.

The anticipated residential and non-residential growth in the Municipality will generate the need for municipal services. In response, the Municipality will need to expand municipal infrastructure and add new facilities to meet the increased service demands and maintain service levels. A significant amount of the 20-year growth will be accommodated in the urban serviced area, which will require, as identified in the

master servicing studies, investment in municipal infrastructure to meet the servicing needs of new development. A summary of the County's GMS Forecast is displayed on Table 2.

Development charges are a critical component of the Municipality's ability to fund growth-related capital projects and to ensure that development can continue in the Municipality in a fiscally viable manner. It is imperative that sufficient time be taken to ensure that all growth-related costs are captured and sufficient public consultation occurs before Council adopts new development charges rates.

TABLE 2
GREY COUNTY GROWTH MANAGEMENT STRATEGY
POPULATION, HOUSEHOLD AND EMPLOYMENT FORECAST
FOR THE MUNICIPALITY OF MEAFORD

	2001 Census Total	2006 Census Total	2031 Proposed Total	Growth 2006 - 2031
Population	10,400	11,400	13,500	2,100
Households		4,400	5,600	1,200
Employment by Place of Work	2,770	3,080	3,600	520
Activity Rate	27%	27%	27%	

Source: Extracts from the Grey County Growth Management Strategy, Growth Allocations and Issues Report, April 2008, Malone Given Parsons Ltd in association with The Centre for Spatial Economics.

II EXISTING DEVELOPMENT CHARGES POLICIES AND RATES

The Municipality of Meaford currently levies development charges under By-law 66-2004. The by-law was passed in August of 2004 after full consultation with the development industry and other stakeholders. As required by the DCA, the Municipality's development charges by-law has a maximum life of five years from its enforcement date.

The current by-law provides for the recovery of a range of eligible growth-related capital costs for the provision of Municipality services. The Municipality's development charges by-law rates are levied uniformly against all development in the Municipality.

The Municipality's current development charges by-law levies charges on new development and redevelopment to help finance the growth-related cost of municipal services which include:

General Services

- general government
- recreation
- park development
- library
- public works (buildings, equip., fleet)
- police
- fire protection

Engineered Services

- roads and related
- water services
- sewer services

The current development charges rates are displayed on Table 1 in the Executive Summary.

The Municipality's current development charges by-law, By-law No. 66-2004, expires shortly. The DCA limits the life of a by-law to five years after the date it came into effect and as such, the fifth anniversary of the by-law is forthcoming.

III MUNICIPALITY OF MEAFORD 2009 DEVELOPMENT CHARGES UPDATE STUDY

A Development Charges Review and Update Study was started in spring of 2009. Since that time, staff and the consultant have been gathering information and have started to compile the Study. On July 21, 2009, a meeting was held with Municipal Staff and the consultant to discuss the status of the Study and the approaching by-law expiry.

Since initiation of the Study, the consultant has been working with Municipal staff to establish maximum permissible funding envelopes and growth-related capital programs and to finalize the growth forecast. At the July 21 meeting, the consultant and staff reviewed the status of the process and determined that it was not possible to complete a study which met all of the objectives of the Municipality and have a new by-law in place by prior to the expiry of the current DC by-law.

The proposed solution is to pass a short-term by-law , based on this Interim Background Study, that will see the existing development charges rates remain in effect for a period of six months to one year. The balance of the summer and early fall will be used to complete a full study and pass a new by-law with revised rates to be in effect in late 2009 or early 2010. The revised timeframe will ensure a full and comprehensive consultative process with the Municipal staff, Council, the development industry and other stakeholders.

IV PRELIMINARY ANALYSIS INDICATES CHARGES WILL INCREASE

The Municipality of Meaford currently imposes Municipality-wide uniform development charges against all new development in the municipality for general, roads and sewer services and water on a service area basis. The proposed new short-term DC by-law will not result in any individual developer or land owner in the Municipality paying higher development charges after the new DC by-law is passed (excluding possible indexing in January 2010).

Section 10(1) of the *DCA* sets out the requirement for a municipality to complete a Development Charges Background Study prior to the passage of a development charges by-law. Subsection 10(2) identifies what is to be included in the Development Charges Background Study. The legislative requirements of the *DCA* are summarized as follows:

- s.10(2)(a) — estimate the amount, type and location of development to which the development charge is to apply;
- s.10(2)(b) — establish the eligible growth-related costs and services (as determined under paragraphs 2 to 8 of subsection 5(1) of the *DCA*) to which the development charges by-law would relate;
- s.10(2)(c) — examine, for each service to which the development charges by-law relates, the long-term capital and operating costs for the capital infrastructure required.

The legislative requirements of *Ontario Regulation 82/98* made pursuant to the *DC Act* are summarized as follows:

- s.8(1) Set out the total estimated capital costs relating to each service to which the development charge relates;
- s.8(2) Set out the allocation of the costs referred to in paragraph 8(1) between costs that would benefit new development and costs that would benefit existing development;
- s.8(3) Set out the total estimated capital costs relating to the service that will be incurred during the proposed development charge by-law;
- s.8(4) Set out the allocation of the costs referred to in paragraph 8(3) between the costs that would benefit new development and costs that would benefit existing development;

- S.8(5) Set out the estimated and actual value of credits that are being carried forward relating to the service.

Part I of this study identifies the anticipated amount, type and location of development that is forecast to occur in the Municipality to 2031. These forecasts are based upon current approved Official Plans of both the County and the Municipality. In addition, the County's 2008 Growth Management Strategy allocates continued residential and non-residential growth to the Municipality of Meaford. The Municipality's 2004 DC Background Study contained a growth forecast consistent with these growth forecasts and with the level of development that has occurred in the Municipality over the last five years, the Municipality has been able to estimate the amount, type and location of development to which a short-term development charge is to apply. As such, we consider that the requirements of s.10(2)(a) have been addressed.

Municipality staff have undertaken an analysis of the cost of meeting the servicing needs of new development using the development charges model of the 2004 DC Background Study. The growth-related capital program contained in the 2004 Study was reviewed updated to reflect the actual cost of projects already constructed and oversized to accommodate growth in the 2009–2031 period; the balance of the project costs was indexed to 2009 dollars. The analysis maintained the 2004 Study allocation of the capital between growth and non-growth and no additional projects were included. The analysis yielded calculated development charges rates that are higher than those currently levied by the Municipality.

Furthermore, a preliminary review of the anticipated levels of growth and the growth-related capital works necessary to service the new development indicate that the newly calculated rates will be higher than those currently levied by the Municipality, based on numerous factors including:

- Increases in construction and project costs identified in the 2004 DC Study;
- Additional servicing needs identified as a result of more detailed master servicing studies;
- Recovering costs and financing costs associated with facilities and infrastructure already constructed by the Municipality and oversized to accommodate future growth, most notably the new Fire Hall and additions to the Fire fleet;

- Identification of additional water and sewer infrastructure needs;
- Identification of the need to expand the capacity of the Wastewater Treatment Plant;
- More comprehensive development of the capital asset inventories for all services resulting in higher service levels;
- Evidence of capital programs which will maintain the higher service levels; and
- An analysis of recovery of the growth-related share of the actual costs of projects recently completed and identified in the 2004 DC Study would increase the current charge.

Preliminary calculations of the possible maximum permissible rates have been initiated based on the analysis completed for the 2009 Background Study. The calculations are based on the Municipality's 10-year, 1999–2008, historic service levels for the general services and funding the growth-related water and sewer infrastructure identified in the Wastewater Treatment Plant Environmental Study Report . The Municipality has identified wastewater collection system and water distribution needs to service development lands and the preliminary costs have been developed. In addition, the fire service component of the current charge will increase to recover the growth-related costs, including financing of the new Fire Station and additions to the Fire fleet, namely the pumper truck. This preliminary analysis indicates a significant upward pressure on the Municipality's current development charges rates.

As a result of completing this preliminary analysis, it is clear that the required calculations for each service to which the development charge by-law relates justify as a minimum that current rates be maintained for the short-term development charge by-law contemplated herein. In addition, the preliminary analysis completed to date has permitted a sufficient examination of the long term capital and operating costs for capital infrastructure required for each service to which the development charge relates to justify the maintaining of current rates during for the anticipated term of this short-term development charge by-law. This preliminary analysis addresses the requirements of ss.10(2)(b) and (c) of the DCA.

With respect to the requirements of *Ont. Reg 82/98* set out above, the review and update of the 2004 DC Background Study, the preliminary calculations completed for this interim Background Study and the approach taken to maintain the same capital projects from the 2004 DC Background Study including the allocation of costs between new and existing development justify a decision of Municipal Council to maintain the existing development charge rates during a short-term development charge by-law. This preliminary analysis addresses the requirements of section 8 of *Ont. Reg. 82/98*.

V CONCLUSION AND RECOMMENDATION

It is proposed that Council of the Municipality of Meaford enact a new development charges by-law prior to the expiry of the current DC by-law and that the new by-law be considered a short-term development charges by-law to remain in effect for a period of six months to one year . The development charges rates and policies of the new by-law are to be identical to those currently imposed by the Municipality, subject to possible indexing in January 2010.

The additional study time will be used to complete the development rate calculations and analysis and continue the consultative process with the Steering Committee and other stakeholders.

The proposed short-term development charges rates are displayed on Table 3. The proposed new by-law is contained in the Appendix to this report and contains all of the same provisions and policies of the Municipality's current development charges by-laws.

TABLE 3
MUNICIPALITY OF MEAFORD
2009 INTERIM DEVELOPMENT CHARGES STUDY
PROPOSED DEVELOPMENT CHARGE RATES

Services	Meaford Urban Water Service Area		
	Singles/ Semi-Detached (\$/unit)	Apartments/ Townhouses (\$/unit)	Commercial/ Industrial (\$/square metre)
Administration	\$538	\$431	\$1.66
Library	\$112	\$90	\$0.00
Recreation	\$691	\$553	\$0.00
Fire and Emergency	\$89	\$71	\$0.27
Police	\$28	\$23	\$0.09
Transportation	\$1,555	\$1,243	\$4.80
Sewer	\$97	\$77	\$0.12
Water	\$144	\$115	\$0.18
Total Charge	\$3,254	\$2,603	\$7.12

Services	Outside Meaford Urban Water Service Area		
	Singles/ Semi-Detached (\$/unit)	Apartments/ Townhouses (\$/unit)	Commercial/ Industrial (\$/square metre)
Administration	\$538	\$431	\$1.59
Library	\$112	\$90	\$0.00
Recreation	\$691	\$553	\$0.00
Fire and Emergency	\$89	\$71	\$0.26
Police	\$28	\$23	\$0.08
Transportation	\$1,555	\$1,243	\$4.59
Sewer	\$97	\$77	\$0.11
Water	\$0	\$0	\$0.17
Total Charge	\$3,110	\$2,488	\$6.81

Note: Special Area Charge of \$2,500 applies to Service Study Area in Lots 15 to 18, Concession BF and A (Sydenham)

APPENDIX

DRAFT PROPOSED BY-LAW

**BY-LAW NUMBER XX-2009
OF
THE CORPORATION OF THE MUNICIPALITY OF MEAFORD**

**BEING A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF MEAFORD
WITH RESPECT TO DEVELOPMENT CHARGES**

WHEREAS Section 2(1) of the Development Charges Act, 1997 enables the Council of a municipality to pass by-laws for the imposition of Development Charges against lands located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law;

AND WHEREAS The Corporation of the Municipality of Meaford has determined that the development of lands within the municipality will increase the need for municipal services;

AND WHEREAS the Council of the Corporation of the Municipality of Meaford has given Notice of its Development Charges Proposal in accordance with subsection 12(1) of the Act, and held a public meeting on August 17, 2009;

AND WHEREAS the Council of the Corporation of the Municipality of Meaford has, by Resolution Number _____, determined that no further Public Meeting is required in accordance with Section 12(3) of the Development Charges Act, 1997;

NOW THEREFORE the Corporation of the Municipality of Meaford by its Council enacts the following:

PART I - DEFINITIONS

1. "Act" means the Development Charges Act, 1997, S.O. 1997, c.27.
2. In this by-law:

all words and phrases used in this by-law that have been defined in the Act shall have the same meaning as those words and phrases in the Act;

words and phrases that have not been defined in either the Act or this by-law, but that have been defined in the Comprehensive Zoning By-laws applying to lands within the former corporate limits of Meaford (By-law 631-1974), Sydenham (By-law 1993-11) and St. Vincent (By-law 613) shall have the same meaning given to them in such by-laws;

if Zoning By-law No.'s 631-1974, 1993-11 and 613 are amended or repealed and replaced with a successor by-law, the words and phrases as amended or as defined in said successor by-law shall have the same meaning in this by-law unless they are given other meanings in the Act or in this by-law;

the reference to any statute or regulation in this by-law includes not only the statute or regulation itself, but also any statute or regulation that replaces it in the future; and,

the reference to any section or subsection of any statute or regulation in this by-law includes not only the section or subsection itself but also the equivalent section or subsection in any statute or regulation that replaces it, as amended from time to time.

3. "Meaford Urban Water Service Area" means:
 - a) lands that are currently serviced by the former Town of Meaford Water System; and/or,
 - b) lands where a municipal water main connected to the former Town of Meaford water system, because of its location within the municipal right-of-way in front of the lands, is capable of servicing the lands at the time of building permit.

PART II- IMPOSITION OF DEVELOPMENT CHARGES

1. This By-law applies to all lands in the Municipality of Meaford.
2. Any development or redevelopment of lands, buildings or structures for residential purposes is deemed to require the provision, enlargement and/or expansion of the services referred to in Schedule 'A'.
3. Subject to the provisions of this By-law, Development Charges against lands shall be imposed, collected and allocated to the service areas as set out in Schedule 'B', which relates to the services which are set out in Schedule 'A'.
4. This By-law shall apply to the development of all lands, buildings and structures within the Corporate limits of the Corporation of the Municipality of Meaford, whether or not the land is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31.
5. The Development Charge shall be collected when the development requires the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

6. Development Charges shall be calculated and payable in full in money (cash or certified cheque in Canadian funds) or by provisions of services as may be agreed upon, or by credit granted by the Act.
7. The amount of the Development Charge payable in accordance with this By-law shall be reduced by the amount of the Development Charge already paid in accordance with the Act or the Development Charges Act, 1989, plus interest, with the interest being calculated by determining the average prime interest rate as set by the Bank of Canada in the five years prior to the application for building permit submission, with that rate applied on a yearly basis from when the original Development Charge was paid.

PART III – EXEMPTIONS

1. This by-law shall not apply to development on lands that are owned by and used for the purposes of:

a Board of Education; and,

the Municipality or a local board thereof.
2. No Development Charge shall be payable for the redevelopment of a dwelling unit that has been demolished, provided that a building permit for the redevelopment is issued within five years of the date that a demolition permit has been issued.
3. Development Charges are not payable where:

two or less dwelling units are being added to a single detached dwelling, provided the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the dwelling unit already in the building;

one dwelling unit is being added to a semi-detached dwelling or a townhouse dwelling, provided the gross floor area of the additional unit is less than or equal to the gross floor area of the dwelling unit already in the building; or,

one dwelling unit is being added to an building containing apartment dwellings or a building containing dwellings which are not considered to be single detached, semidetached or townhouse dwellings, provided the gross floor area of the additional unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building; or,

commercial, industrial or institutional floor area is being replaced as part of a redevelopment scheme; or

an industrial building is being enlarged by 50 percent or less.

PART IV – LOCAL SERVICES

Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the Planning Act, that the owner, at his or her expense, shall install or pay for local services as Council may require.

PART V - INDEXING

The Development Charge shall be adjusted, without amendment to this by-law, on the first day of January in each year, beginning January 1st, 2010, in accordance with the Statistics Canada Quarterly, Construction Price Statistics.

PART VI – REPEAL OF FORMER BY-LAW

By-law 66-2004 is hereby repealed as of the date of this by-law coming into force.

PART VII – EXPIRY OF BY-LAW

This By-law shall continue in force and effect for a term of not more than one year from the date of its coming into force.

PART VIII - ADMINISTRATION

This by-law shall be administered by the Treasurer of the Municipality.

PART IX - SCHEDULES TO THE BY-LAW

The following schedules to this by-law form an integral part of this by-law;

Schedule A - Classification of Services;

Schedule B - Components of Development Charge; and,

Schedule C - Amount of Development Charge.

PART X - SEVERABILITY

If for any reason whatsoever any provision, terminology, covenant or condition of this by-law,

or any application to any person or circumstances, is to an extent held to be or rendered invalid, unenforceable or illegal, then such provisions, terminology, covenants or condition is deemed to be independent of the remainder of the by-law or any part thereof, and this by-law continues to be applicable to and enforceable to the fullest extent permitted by law against any person in circumstances other than those as to which it has been held or rendered invalid, unenforceable or illegal.

PART XI - EFFECTIVE DATE

This by-law comes into force and effect on the date of its enactment.

READ a FIRST time this 17th day of August, 2009.

READ a SECOND time this 17th day of August, 2009.

READ a THIRD time and finally passed this 17th day of August, 2009

Francis Richardson, Mayor

Peggy Rouse, Clerk

SCHEDULE "A" TO BY-LAW NUMBER XX-2009

Classification of Services

ITEM
TRANSPORTATION
Road upgrades Road equipment Buildings
FIRE + EMERGENCY
Fire stations Fire vehicles Equipment Master Plan
RECREATION
Parkland development Arena Community centres Pool Recreation Master Plan
ADMINISTRATION
Official Plan update Secondary Plan Development Charges Study Community Improvement Plan Office equipment
POLICE SERVICES
LIBRARY
Owen Sound Capital Fees Materials, software and equipment Furniture and staff supplies Building
SEWER AND WATER
Water Treatment Plant Sewage Treatment Plant Water and Sewage Study

SCHEDULE "B" TO BY-LAW NUMBER XX-2009

Components of Development Charge

Item	Residential Share of Total in Meaford Urban Water Service Area	Residential Share of Total outside of Meaford Urban Water Service Area	Commercial/Industrial/Institutional Share of Total
Transportation	47.79%	50.00%	67.4%
Fire And Emergency	2.73%	2.85%	3.85%
Recreation	21.24%	22.22%	0.00%
Administration	16.54%	17.30%	23.33%
Police Services	0.87%	0.91%	1.23%
Library	3.45%	3.61%	0.00%
Sewer	2.97%	3.10%	4.18%
Water	4.43%	0.00%	4.69%

SCHEDULE "C" TO BY-LAW NUMBER XX-2009

Amount of Development Charge

	Effective Date to repeal of By-law
Singles/Semis (Per Dwelling Unit)	
Meaford Urban Water Service Area	\$3,253.79
Outside Meaford Urban Water Service Area	\$3,109.72
Apartments/Townhouses/Other (Per Dwelling Unit)	
Meaford Urban Water Service Area	\$2,603.04
Meaford Urban Non-Water Service Area	\$2,487.77
Commercial/Industrial/Institutional (Per Sq. M.)	
Meaford Urban Water Service Area	\$7.12
Meaford Urban Non-Water Service Area	\$6.81
Special Area Charge applying to Service Study Area in Lots 15 to 18, Concession BF and A(Sydenham). Note: This charge is in addition to basic charge and is per dwelling unit	\$2,500.00