



Municipality of Meaford **DEVELOPMENT CHARGES**



Investing in the future of our community

October 7, 2024 (updated January 1, 2026)

This booklet 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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What are 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 October 7, 2024, the Council of the Municipality of Meaford passed Development Charges By-law 2024-48 (the By-law) under the authority of the Development Charges Act, 1997. The By-law came into force on the date of its enactment and establishes development charges on all new residential and non-residential development within the Municipality of Meaford. This By-law replaces the previous Development Charges By-law 2021-13.

Indexing

In accordance with Section 8 of the By-law, development charges are subject to annual indexing. Beginning January 1, 2025 and on January 1 of each year thereafter, rates will be adjusted based on the most recently available Statistics Canada Quarterly Non-residential Construction Price Index. No amendment to the By-law is required for these annual adjustments.

Phase-In

The 2024 Development Charges By-law does not include a phase-in period. Development charges are payable in full, subject to applicable exemptions and credits, as of the date the By-law came into force.

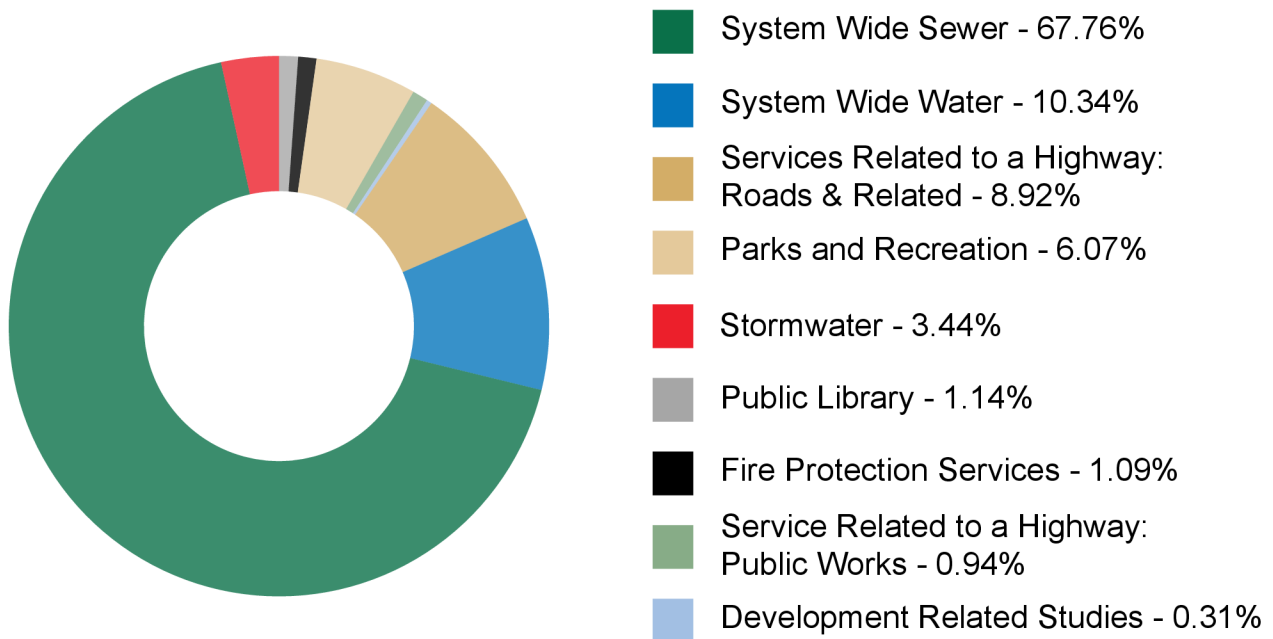
Statement of the Treasurer

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.
- Re-developing 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:



Meaford Public Library



Fire Protection Services



Services Related to Highways



Development Studies



Parks and Recreation



Water and Wastewater

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



Why Build in Meaford?

Location

Meaford is ideally located just two hours from the Greater Toronto Area and a short drive to Blue Mountain Village Resort. The cities of Barrie, Owen Sound, and Collingwood are all within 100 km, offering easy access to urban amenities.

Affordability

As one of the most affordable places to live in southern Ontario, Meaford attracts both retirees and young families looking for a high quality of life.

Beauty

With breathtaking hilltop views, waterfront properties along Georgian Bay, and charming riverside homes by the Bighead River, Meaford's scenic countryside and inviting urban center make it a truly standout destination.

Climate

Thanks to its unique microclimate created by Georgian Bay and the Niagara Escarpment, Meaford offers exceptional growing conditions. Apples, grapes, and hops thrive here, creating strong agribusiness opportunities.

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 four-season Canadian destination. In the warmer months, enjoy the picturesque harbourfront and explore unspoiled natural trails, while the colder months bring snow-covered hills and quaint local shops, offering something special no matter the season.



Municipal 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.

SERVICES	CHARGE BY UNIT TYPE		
	SINGLE AND SEMI-DETACHED	ROWS AND OTHER MULTIPLES	NUSING HOME (PER BED)
PUBLIC LIBRARY	\$1,236	\$704	\$470
FIRE PROTECTION SERVICES	\$928	\$529	\$353
PARKS AND RECREATION	\$4,530	\$2,583	\$1,722
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$131	\$75	\$50
DEVELOPMENT RELATED STUDIES	\$341	\$194	\$129
SEVRVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$6,436	\$3,670	\$2,447
STORMWATER	\$2,989	\$1,705	\$1,137
TOTAL UNSERVICED CHARGE	\$16, 591	\$9,459	\$6,307
SYSTEM-WIDE WATER	\$9,673	\$5,515	\$3,677
SYSTEM-WIDE SEWER	\$20,723	\$11,816	\$7,878
TOTAL SERVICED CHARGE	\$46,987	\$26,791	\$17,862

SERVICES	NON-RESIDENTIAL CHARGE PER SQ.M	
	OTHER NON-RESIDENTIAL	INDUSTRIAL
	CHARGE (\$/SQ.M)	CHARGE (\$/SQ.M)
PUBLIC LIBRARY	\$0	\$0
FIRE PROTECTION SERVICES	\$5.85	\$3.53
PARKS AND RECREATION	\$0	\$0
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$0.83	\$0.50
DEVELOPMENT RELATED STUDIES	\$2.15	\$1.29
SEVRVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$40.57	\$24.47
STORMWATER	\$18.84	\$11.37
TOTAL UNSERVICED CHARGE	\$67.23	\$40.16
SYSTEM-WIDE WATER	\$73.53	\$36.77
SYSTEM-WIDE SEWER	\$157.54	\$78.78
TOTAL SERVICED CHARGE	\$298.30	\$155.71

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