

**NOTICE OF THE PASSING OF A
DEVELOPMENT CHARGES BY-LAW BY
THE MUNICIPALITY OF STRATHROY-CARADOC**

TAKE NOTICE that the Council of the Municipality of Strathroy-Caradoc passed Development Charge By-law No. 10-20 on the 18th day of February, 2020, under Section 2 of the *Development Charges Act, 1997*.

AND TAKE NOTICE that any person or organization may appeal to the Local Planning Appeal Tribunal under Section 14 of the Act, in respect of the Development Charges By-laws, by filing with the Clerk of the Municipality of Strathroy-Caradoc on or before **Monday, March 30, 2020**, a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 52 Frank St, Strathroy, ON N7G 2R4, will be accepted on or before **Monday, March 30, 2020**. A processing fee will be payable to the Municipality of Strathroy-Caradoc's Office with the appeal application. The appellant is advised to contact the Local Planning Appeal Tribunal (Ontario Municipal Board) to access required forms and applicable Provincial fees.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein. Schedule 1 below sets out the development charge rates applicable throughout the Municipality of Strathroy Caradoc for discounted and non-discounted services.

Municipal-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as Services Related to a Highway (Public Works: Buildings & Fleet and Municipality-wide Engineering), Fire Services and Police Services. Strathroy Service Area development charges in addition to the municipality-wide service above are levied against new development in the Strathroy Area as noted in Schedule 2 below. The services related to the Strathroy Service Area are Strathroy Engineering (Roads and Storm), Strathroy Water and Strathroy Wastewater. Mount Brydges Area development charges in addition to the municipality-wide service above are levied against new development in the Mount Brydges Area as noted in Schedule 3 below. The services related to the Mount Brydges Area are Mount Brydges Water and Mount Brydges Wastewater. Development Charges related to the Municipality's Discounted Services will continue to be levied as permitted under the legislation under By-law 14-15 until the Municipality adopts a Community Benefits Charge by-law or until a date prescribed by Provincial regulation, whichever occurs first. By-law 10-20 and this notice of passage relates to the non-discounted service development charge rates only.

The development charges imposed under the By-law come into effect on the 2nd day of March 2020. Copies of the complete Development Charge By-law are available for examination during regular business hours (weekdays from 8:00 a.m. to 4:30 p.m.) in the offices of the municipality located at 52 Frank St, Strathroy, and on the website at www.strathroy-caradoc.ca.

For further information, please contact the Clerk's Office at 519-245-1105 ext.256.

Dated at the Municipality of Strathroy-Caradoc, 20th day of February, 2020.

Fred Tranquilli
Clerk / Chief Administrative Officer
Municipality of Strathroy-Caradoc
52 Frank Street, Strathroy ON N7G 2R4

Schedule 1

Municipal-Wide Development Charge Rates (By-law 10-20 Schedule 2A)

Rate	Single & Semi	Multiples	Apartments	Non-Residential Charge (\$/sq.m.)
Non-Discounted Services (By-law 10-20)	\$3,448	\$2,842	\$1,792	\$19.56

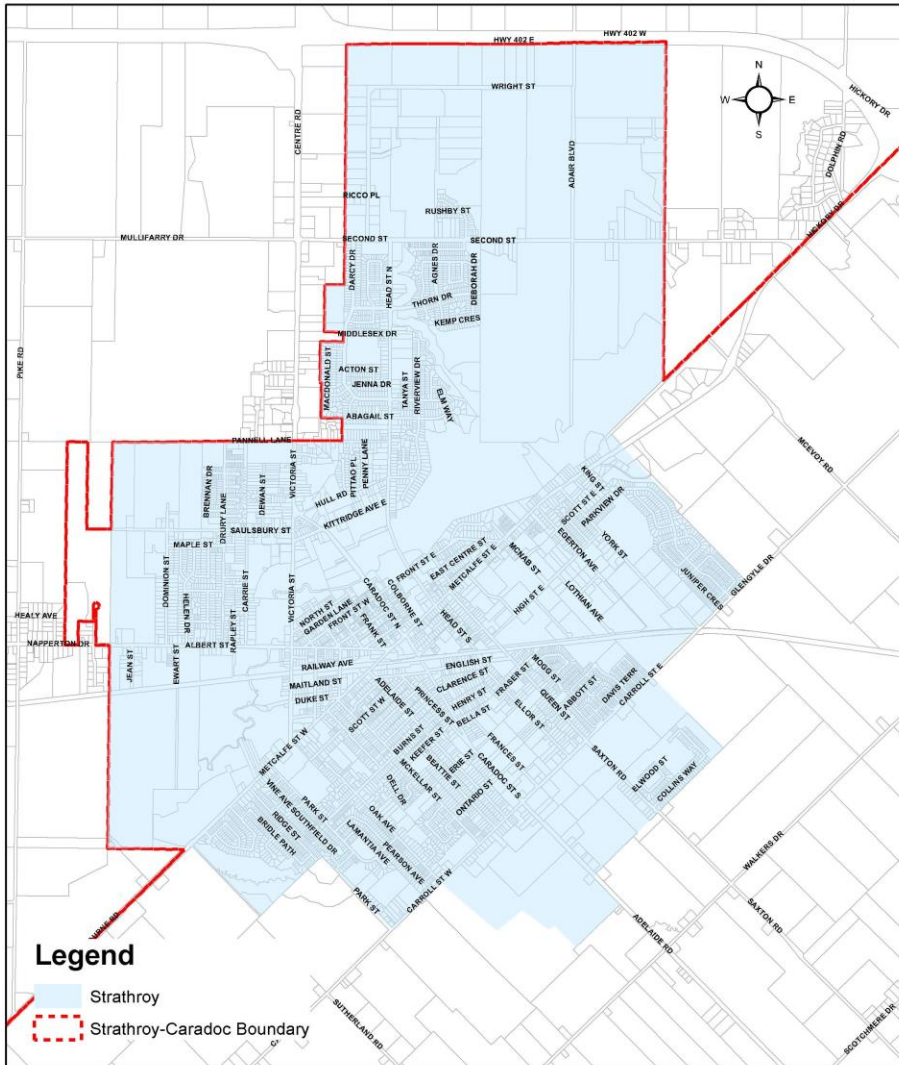
Strathroy Service Area Development Charge Rates (By-law 10-20 Schedule 2B)

Rate	Single & Semi	Multiples	Apartments	Non-Residential Charge (\$/sq.m.)
Non-Discounted Services (By-law 10-20)	\$19,478	\$16,057	\$10,122	\$109.04

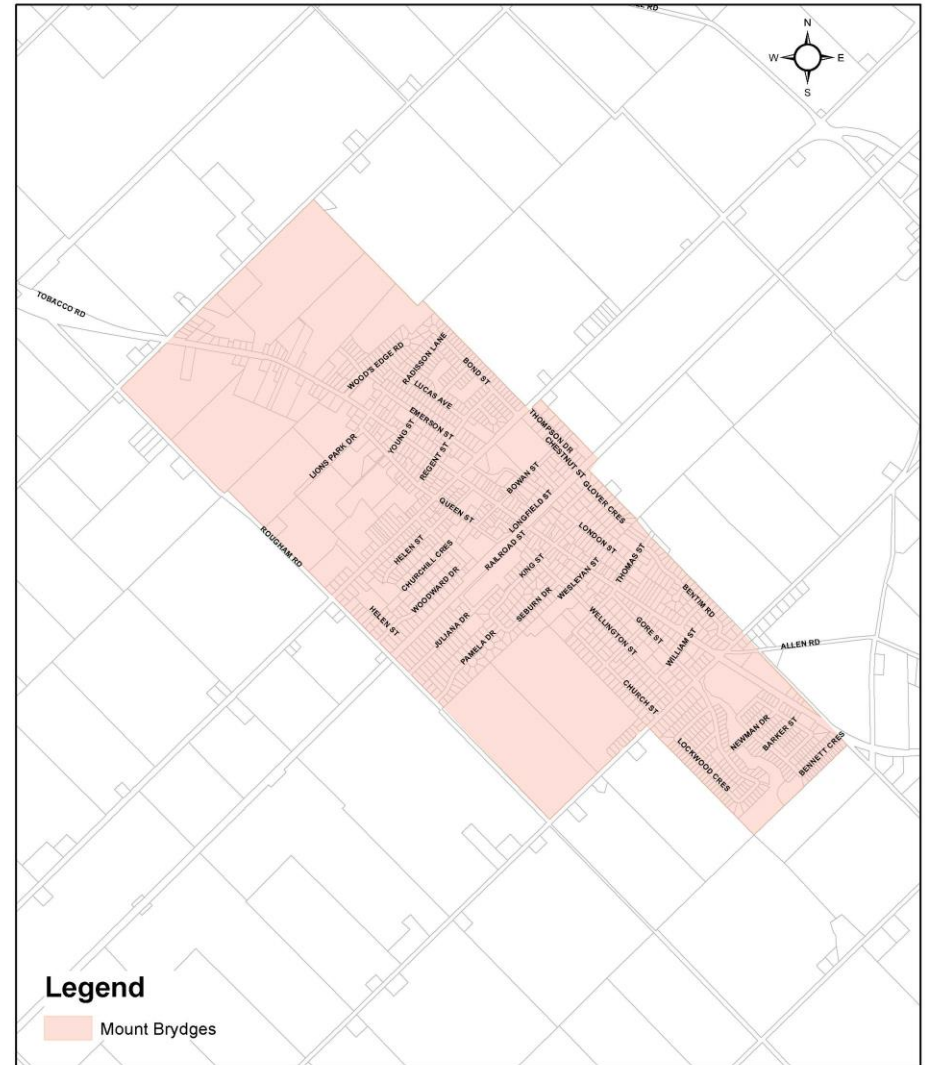
Mount Brydges Service Area Development Charge (By-law 10-20 Schedule 2C)

Rate	Single & Semi	Multiples	Apartments	Non-Residential Charge (\$/sq.m.)
Non-Discounted Services (By-law 10-20)	\$13,828	\$11,398	\$7,186	\$103.28

Schedule 2 – Strathroy Area Map



Schedule 3 – Mount Brydges Area Map



STRATHROY
Municipality of Strathroy-Caradoc

Date: January 6, 2020
0 310 620
Meters



MOUNT BRYDGES
Municipality of Strathroy-Caradoc

Date: January 6, 2020
0 310 620
Meters