

DESIGNATION OF SERVICES

Development Charges are imposed for the following categories of services to pay for the capital costs because of increased needs for services arising from development:

- (a) Fire Services
- (b) Police Services
- (c) Indoor Recreation
- (d) Parks Development and Facilities
- (e) Public Works: including buildings, fleet
- (f) General Government (growth-related studies)
- (g) Municipality-wide Engineering (storm sewers, roads and related costs, etc.)
- (h) Strathroy Engineering
- (g) Water Services and Wastewater Services

APPLICATION

Development Charges are imposed against all lands to be developed, where the development requires:

- (1) Passing of a zoning bylaw or of an amendment under the Planning Act;
- (2) The approval of a minor variance under the Planning Act;
- (3) A conveyance of land to which a bylaw passed under the Planning Act applies;
- (4) Approval of a plan of subdivision under the Planning Act;
- (5) Approval of consent to sever land under the Planning Act;
- (6) Approval of condominium under the Condominium Act;
- (7) Issuance of a building permit under the Building Code Act, in relation to a building or structure; or
- (8) Development on lots of record.

EXEMPTIONS

Exemption by user applies for all development upon lands owned and occupied by:

- (1) The Corporation of the Municipality of Strathroy-Caradoc;
- (2) The Corporation of the County of Middlesex;
- (3) A Board of Education as defined in the Education Act;
- (4) Farm buildings;
- (5) Any other buildings that are exempt under the *Development Charges Act*, 1997 or regulation made under the Act.

INDUSTRIAL EXPANSION EXEMPTION

If a development includes the enlargement of the total floor area of an existing industrial building, the amount of the Development Charge that is payable is the following:

- (a) if the total floor area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; and
- (b) if the total floor area is enlarged by more than 50 percent, Development Charges are payable on the amount by which the enlargement exceeds 50 per cent of the total floor area before the enlargement.

For the purpose of this section the terms “total floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the *Development Charges Act*, 1997.

PLEASE SEE THE OTHER SIDE OF THIS BROCHURE FOR DEVELOPMENT CHARGES RATES.

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-

CARADOC

DEVELOPMENT CHARGES

BYLAW 14-15

EFFECTIVE MARCH 1, 2015



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This pamphlet is prepared as a result of Council passing Bylaw 14-15 on March 2nd, 2015 pursuant to the *Development Charges Act*, 1997 and applicable Ontario regulations. For further details about Development Charges, please consult the bylaw which is available on the Municipality's website or contact the Building Department at the Municipal office.

Development Charges in effect under Development Charges Bylaw 14-15

All rates effective March 1, 2015	Residential Charge by dwelling unit			Non-Residential Charge by gross floor area (m ²)	
	Single & semi-detached	Multiples	Apartments	Commercial/ Institutional	Industrial
Strathroy Water and Sewer Service Area	\$12,205	\$9,829	\$6,365	\$57.98	\$32.71
Mount Brydges Water and Sewer Service Area	\$17,641	\$14,207	\$9,199	\$57.98	\$32.71
Mount Brydges Wastewater – Special Area 1	\$18,786	\$15,129	\$9,796	\$57.98	\$32.71
Mount Brydges Wastewater – Special Area 2	\$19,881	\$16,011	\$10,367	\$57.98	\$32.71
All Other Areas	\$5,909	\$4,759	\$3,082	\$14.42	\$14.42

The above development charges rates are in effect March 1, 2015 until February 28, 2020 unless amended by Council.

The Development Charges may be adjusted annually for inflation, without amendment to this bylaw, commencing on the first anniversary date of this bylaw and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Index.

For the allocation of the development charges to the designated services please refer to the Development Charges Bylaw on the Municipality's website or obtain a copy from the Building Department at the Municipal Office.

CALCULATION AND PAYMENT OF DEVELOPMENT CHARGES

A development charge shall be calculated and payable;

(1) where a permit is required under the Building Code Act in relation to a building or structure, at the time of application for the permit, or

(2) prior to the commencement of development or redevelopment as the case may be.

STATEMENT OF TREASURER

Each year, the Treasurer will document the continuity of each Development Charge Reserve Fund, inclusive of services covered, and any drawings, interest earnings, development charge collections, borrowing and landowner credit transactions.

The annual statement of the Treasurer regarding Development Charges Reserve Funds will be available by April 30th of the subsequent year. This statement may be viewed by the public in the offices of the Treasurer at the Municipal office during regular business hours.

NOTE

If there is any discrepancy between this Pamphlet and the Development Charges Bylaw, the Development Charges Bylaw shall prevail.