



Memorandum

Attachment 2 Town of Midland Development Charges Effective January 1, 2026

TOWN OF MIDLAND RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES (TOWN-WIDE) SCHEDULE "B" TO BY-LAW 2025-21

2026 Indexed Rates

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services Class Service:					
Servles Related to a Highway	8,874	8,760	6,904	4,541	67.47
Fire Protection Services	1,560	1,540	1,214	798	11.56
Police Services	461	454	358	236	3.41
Parks and Recreation Services	6,297	6,217	4,900	3,223	8.70
Library services	1,229	1,213	956	628	1.70
Growth-Related Studies	383	378	298	196	1.90
Total Municipal Wide Services/Class of Services	18,804	18,562	14,630	9,622	94.73
Urban Services					
Water Services	3,410	3,366	2,653	1,746	25.64
Wastewater Services	5,470	5,400	4,256	2,800	41.11
Total Urban Services	8,880	8,766	6,909	4,546	66.75
GRAND TOTAL TOWN-WIDE ARED	18,804	18,562	14,630	9,622	94.73
GRAND TOTAL URBAN ARE	27,684	27,328	21,539	14,168	161.47



Memorandum

**TOWN OF MIDLAND
AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES (TIFFIN BY THE BAY)
SCHEDULE "C" TO BY-LAW 2025-21**

2026 Indexed Rates

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Tiffin by the Bay Area Specific Services Services Related to a Highway	2,600	2,567	2,023	1,331	0.00
Tiffin by the Bay Area Specific Services	2,600	2,567	2,023	1,331	0.00

**TOWN OF MIDLAND
AREA SPECIFIC RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES (BALM BEACH ROAD)
SCHEDULE "D" TO BY-LAW 2025-21**

2026 Indexed Rates

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Balm Beach Area Specific Services Water and Wastewater Services	3,201	3,161	2,491	1,638	27.36
Total Balm Beach Area Specific Services	3,201	3,161	2,491	1,638	27.36