

Development Charges

**Imposed under By-law 2019 (2019-073)
and Amended by By-law 2021 (2021-119)
By-law Effective July 17, 2019, to July 17, 2024**

RATES FOR 2023

This pamphlet summarizes information relating to the Municipality of Middlesex Centre's Development Charge By-law (2019-073) and amending By-law (2021-119). It is intended only as a guide. Applicants should review the by-law and consult with municipal staff to determine the charges that may apply to specific development proposals.

If there is a discrepancy between this pamphlet and the Development Charge By-Law, the by-law shall prevail.

This pamphlet is available in an alternate format upon request.

Purpose of Development Charges

Development charges are imposed to allow for the recovery of growth-related capital expenditures that occur as a result of providing municipal services to new residential and non-residential development.

The services for which development charges are imposed include:

- **Municipal-Wide Services**
 - Roads
 - Public Works
 - Fire Protection
 - Parks and Recreation
 - Library
 - Growth-Related Studies for Roads, Public Works, Fire Protection, Parks and Recreation, Library, Water, Wastewater
- **Area-Specific (Urban) Services**
 - Water
 - Wastewater

Area-specific (urban) services apply to the Komoka/Kilworth, Ilderton, Delaware and Arva Settlement Areas, as shown in the maps at the end of this document.

Development Charges Rules

In general, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.

Exemptions

The following uses are exempt from development charges under the by-law:

- Land owned by and used for the purposes of a board of education, a municipality or a local board thereof
- The erection of temporary buildings or structures
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion

Reductions in Development Charges

A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential or non-residential building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five (5) years of the issuance of the demolition permit.

Residential Development Charges

Residential development charges are imposed according to the number and type of dwelling units proposed and are calculated, payable, and collected at the time of building permit issuance.

Area-specific (urban) services apply to the Komoka/Kilworth, Ilderton, Delaware and Arva Settlement Areas, as shown in the maps at the end of this document.

These rates came into effect December 15, 2021, and are adjusted annually for inflation using the Construction Price Index.

Table 1: Residential Development Charges – ADJUSTED AND IN EFFECT FOR 2023.

Service	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
Municipal Wide Services:				
Roads	\$5,671	\$3,631	\$2,289	\$3,722
Public Works	\$2,459	\$1,576	\$992	\$1,614
Fire Protection	\$2,083	\$1,334	\$840	\$1,368
Parks and Recreation	\$5,305	\$3,396	\$2,141	\$3,483
Library	\$ -	\$ -	\$ -	\$ -
Administration - Studies	\$636	\$408	\$257	\$418
Total Municipal Wide Services	\$16,154	\$10,345	\$6,519	\$10,605
Urban Services:				
Wastewater	\$14,701	\$9,414	\$5,931	\$9,650
Water	\$2,303	\$1,475	\$929	\$1,512
Total Urban Services	\$17,004	\$10,889	\$6,860	\$11,162
GRAND TOTAL RURAL AREA	\$16,154	\$10,345	\$6,519	\$10,605
GRAND TOTAL URBAN AREA	\$33,158	\$21,234	\$13,379	\$21,767

Non-Residential Development Charges

Development charges applicable to non-residential development are calculated by multiplying the total gross floor area (square metres) of the building or structure by the non-residential rate in effect at the time of final building permit issuance.

These rates came into effect December 15, 2021, and are adjusted annually for inflation using the Construction Price Index.

*Table 2: Non-Residential Development Charges (per m² of gross floor area)
– ADJUSTED AND IN EFFECT FOR 2023.*

Service	Other Non-residential	Agricultural Use	Industrial
Municipal Wide Services:			
Roads	\$27.78	\$2.65	\$11.11
Public Works	\$12.06	\$ -	\$4.82
Fire Protection	\$10.30	\$2.37	\$4.12
Parks and Recreation	\$7.81	\$ -	\$3.13
Library	\$ -	\$ -	\$ -
Administration - Studies	\$3.14	\$ -	\$1.26
Total Municipal Wide Services	\$61.09	\$5.02	\$24.44
Urban Services:			
Wastewater	\$32.96	\$ -	\$13.18
Water	\$5.18	\$ -	\$2.07
Total Urban Services	\$38.14	\$ -	\$15.25
GRAND TOTAL RURAL AREA	\$61.09	\$5.02	\$24.44
GRAND TOTAL URBAN AREA	\$99.23	\$5.02	\$39.69

Development Charge Complaint Procedure

A person, or the person's agent, may complain to Council in writing (no later than 90 days after the day the development charge, or any part of it is payable) stating the complainant's name, address and reasons for the complaint if they believe:

- the amount of the development charge was incorrectly determined.
- a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined.
- there was an error in the application of the Development Charges By-law.

Council is required to hold a hearing into the complaint and give the complainant an opportunity to make representations at the hearing.

Annual Statement

As required by *the Development Charges Act*, 1997, and Bill 73, the Treasurer for the Municipality of Middlesex Centre must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year.

This statement is presented to the Council of the Municipality of Middlesex Centre for their review. It may be viewed on the municipality's website (www.middlesexcentre.ca). Other formats are available by contacting the Municipal Clerk at the address below.

For Further Information

Please contact the Municipality of Middlesex Centre if you require further information regarding development charges:

Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, ON, N0M 2A0

Phone – 519-666-0190 or 1-800-220-8968

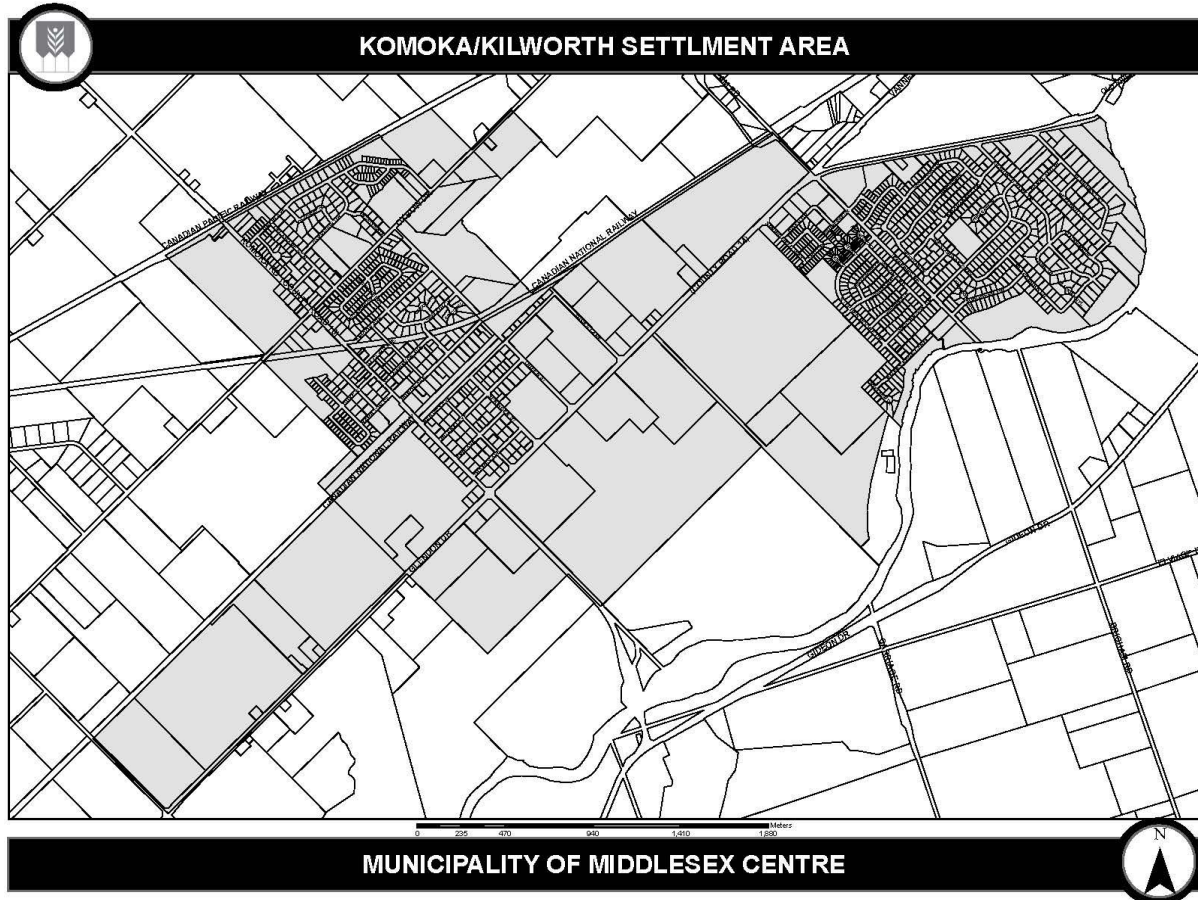
Fax – 519-666-0271

Email – customerservice@middlesexcentre.ca

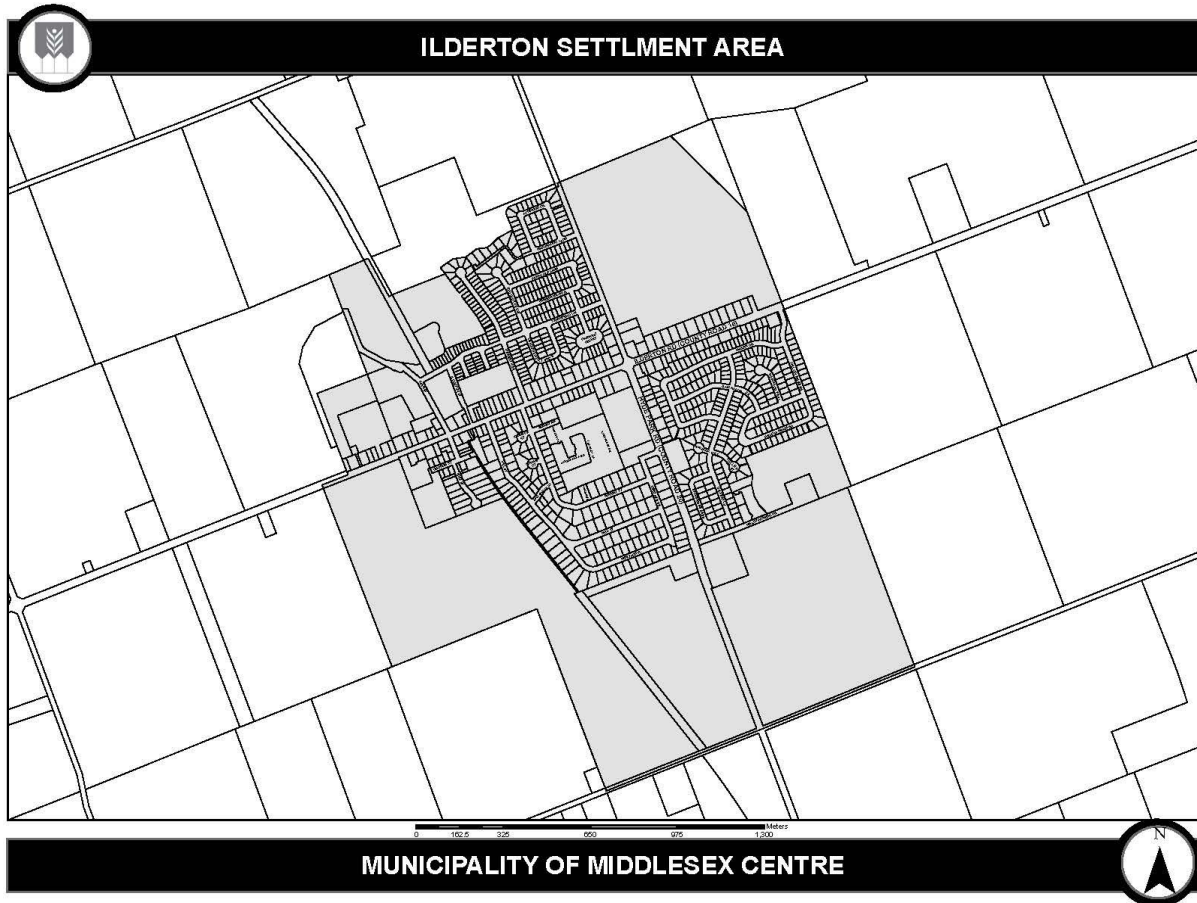
Business Hours: Monday to Friday, 8:30 am to 4:30 pm

Area-Specific Service Designated Lands

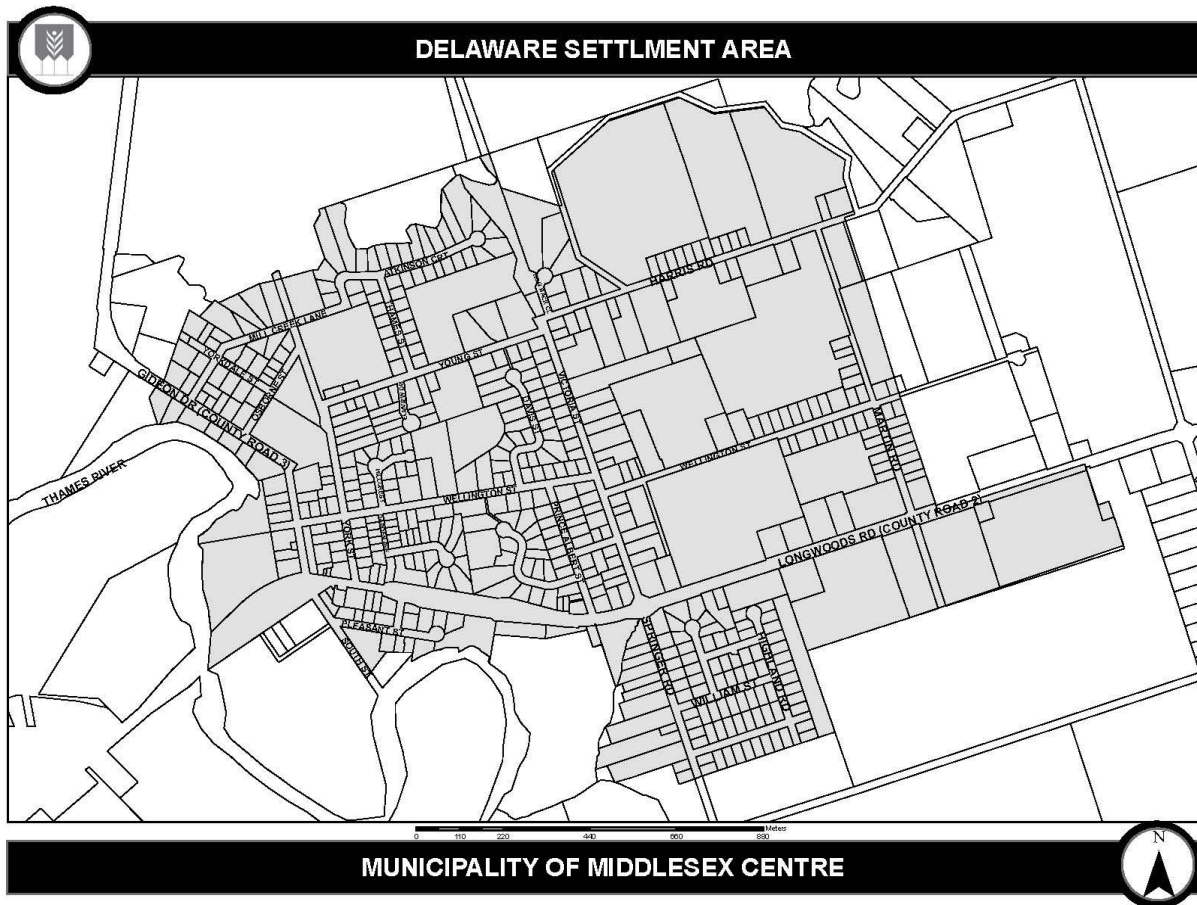
Komoka/Kilworth Settlement Area



Ilderton Settlement Area



Delaware Settlement Area



Arva Settlement Area

