

# Development Charges

**Imposed under By-law 2024-064, as amended**  
**By-law Effective July 11, 2024, to July 11, 2034**

## **RATES FOR 2026**

This pamphlet summarizes information relating to the Municipality of Middlesex Centre's Development Charge By-law (2024-064, as amended). 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.

## **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 under Middlesex Centre By-law 2024-064 include:

- **Municipal-Wide Services**
  - Services Related to a Highway
  - Fire Protection Services
  - Parks & Recreation Services
  - Growth-Related Studies
- **Area-Specific (Urban) Services**
  - Water
  - Wastewater

Area-specific (urban) services apply to all lands which are or will be serviced by municipal water and/or wastewater. These lands include but are not limited to the Ilderton, Komoka-Kilworth, Arva, and Delaware settlement areas. Settlement area maps, taken from the Middlesex Centre Official Plan, are provided at the end of this document for illustrative purposes. These maps are subject to change.

# 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*.

## Date of Calculation and Payment

Development charges imposed by the municipality are calculated and payable in accordance with the by-law and the provisions of the *Development Charge Act*.

Generally, development charges are calculated and payable on the date of building permit issuance. However, for developments that are subject to a Zoning By-law Amendment or Site Plan application (whichever is later), the development charge is calculated the day a complete application is received and is “locked in” upon approval for a period of up to 18 months. If after 18 months a building permit has not been issued, the rate will revert to the development charge rate in effect on the date the building permit is issued. There are also deferred payment schedules for rental housing and certain institutional development. Please consult the by-law and/or contact the municipality for details.

## Exemptions

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

- Lands owned by and used for purposes of a board of education; a municipality, local board thereof; or publicly funded university
- The erection of a temporary building or structure
- The enlargement of an existing residential dwelling unit, or the creation of one or more additional residential units, where specific conditions are met
- In an existing rental residential building that contains four or more residential units, the creation of the greater of one residential unit or 1 per cent of the existing residential units
- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 per cent or less of the original gross floor area of the industrial building prior to the first expansion, where certain conditions are met
- Non-profit housing development
- Inclusionary zoning residential unit development
- Affordable and attainable residential units
- Long-term care homes

Please consult the by-law and/or contact the municipality to review the conditions and other limitations related to these exemptions.

## 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, non-residential, or mixed-use 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 years of the issuance of the demolition permit.

## Development Charge Incentives

Middlesex Centre offers incentives to offset development charges. The incentives are as follows:

- Single and Semi-Detached Dwellings: 5% reduction
- Other Multiples: 10% reduction
- Apartments: 15% reduction

Should developments be eligible for discounts under the *Development Charges Act*, such as discounts for purpose-built rental units based on the number of bedrooms, the incentives apply to the total development charge calculated after those statutory discounts.

As an example, if the proposed development was for a purpose-built rental apartment building with 10 two-bedroom units (urban area):

Stacked Incentives	Calculation	Total
Current Development Charge (2026)	\$29,220.74 x 10 units	\$292,207.40
After <i>Development Charge Act</i> Discount	20% for 2 bedrooms	\$233,765.92
LESS Middlesex Centre Development Charge Incentive	15%	\$35,064.89
<b>New Development Charge with all Discounts and Incentives</b>		<b>\$198,701.03</b>

The development charge incentives:

- will be offered from September 3, 2025, to December 2028;
- will be applied automatically at time of billing;
- apply to all services in the Development Charges By-law;
- have an upper limit of \$100,000 per property/development; and
- are capped at a total of \$750,000 per year, offered on a first-come, first-serve basis.

Note that incentives will be revoked if construction has not started within 6 months of a building permit being issued.

The incentive program is being offered with funding Middlesex Centre is receiving from the Housing Accelerator Fund (HAF).

# Residential Development Charges

Residential development charges are imposed according to the number and type of dwelling units proposed and are calculated, payable, and collected as outlined in the Development Charges By-law and/or the *Development Charges Act* (with the Act taking precedence).

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. Please note these maps may change from time-to-time to reflect the most current Middlesex Centre Official Plan.

These rates came into effect July 11, 2024, and are adjusted for inflation annually on January 1<sup>st</sup> using the Construction Price Index.

*Table 1: Residential Development Charges  
– IN EFFECT FOR 2026.*

Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom
Municipal Wide Services:				
Services Related to a Highway	\$6,998.77	\$5,169.45	\$4,882.14	\$3,108.77
Fire Protection Services	\$2,054.22	\$1,517.27	\$1,433.33	\$912.50
Parks & Recreation Services	\$5,760.22	\$4,254.79	\$4,018.06	\$2,558.90
Growth-related Studies	\$637.04	\$470.25	\$444.41	\$283.00
Total Municipal Wide Services	\$15,450.25	\$11,411.76	\$10,777.94	\$6,863.17
Urban Services:				
Wastewater	\$19,849.23	\$14,661.49	\$13,846.90	\$8,817.33
Water	\$6,587.72	\$4,866.00	\$4,595.90	\$2,925.84
Total Urban Services	\$26,436.95	\$19,527.49	\$18,442.80	\$11,743.17
<b>GRAND TOTAL RURAL AREA</b>	<b>\$15,450.25</b>	<b>\$11,411.76</b>	<b>\$10,777.94</b>	<b>\$6,863.17</b>
With DC Incentive Applied	\$14,677.74	\$10,270.58	\$9,161.25	\$5,833.69
<b>GRAND TOTAL URBAN AREA</b>	<b>\$41,887.20</b>	<b>\$30,939.25</b>	<b>\$29,220.74</b>	<b>\$18,606.34</b>
With DC Incentive Applied	\$39,792.84	\$27,845.33	\$24,837.63	\$15,815.39

## 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. Charges are payable and collected as outlined in the Development Charges By-law and/or the *Development Charges Act* (with the Act taking precedence).

These rates came into effect July 11, 2024, and are adjusted for inflation annually on January 1<sup>st</sup> using the Construction Price Index.

*Table 2: Non-Residential Development Charges (per m<sup>2</sup> of gross floor area)  
– IN EFFECT FOR 2026.*

Service	Other Non-residential	Agricultural
Municipal Wide Services:		
Services Related to a Highway	\$23.67	\$17.75
Fire Protection Services	\$6.75	\$5.06
Parks & Recreation Services	\$4.88	\$ -
Growth-related Studies	\$2.03	\$1.53
<b>Total Municipal Wide Services</b>	<b>\$37.33</b>	<b>\$24.34</b>
Urban Services:		
Wastewater	\$80.80	\$ -
Water	\$26.80	\$ -
<b>Total Urban Services</b>	<b>\$107.60</b>	<b>\$ -</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$37.33</b>	<b>\$24.34</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$144.93</b>	<b>\$24.34</b>

## 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 under the *Development Charges Act*, 1997, 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](http://www.middlesexcentre.ca)).

## For Further Information

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

Municipality of Middlesex Centre

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

Fax – 519-666-0271

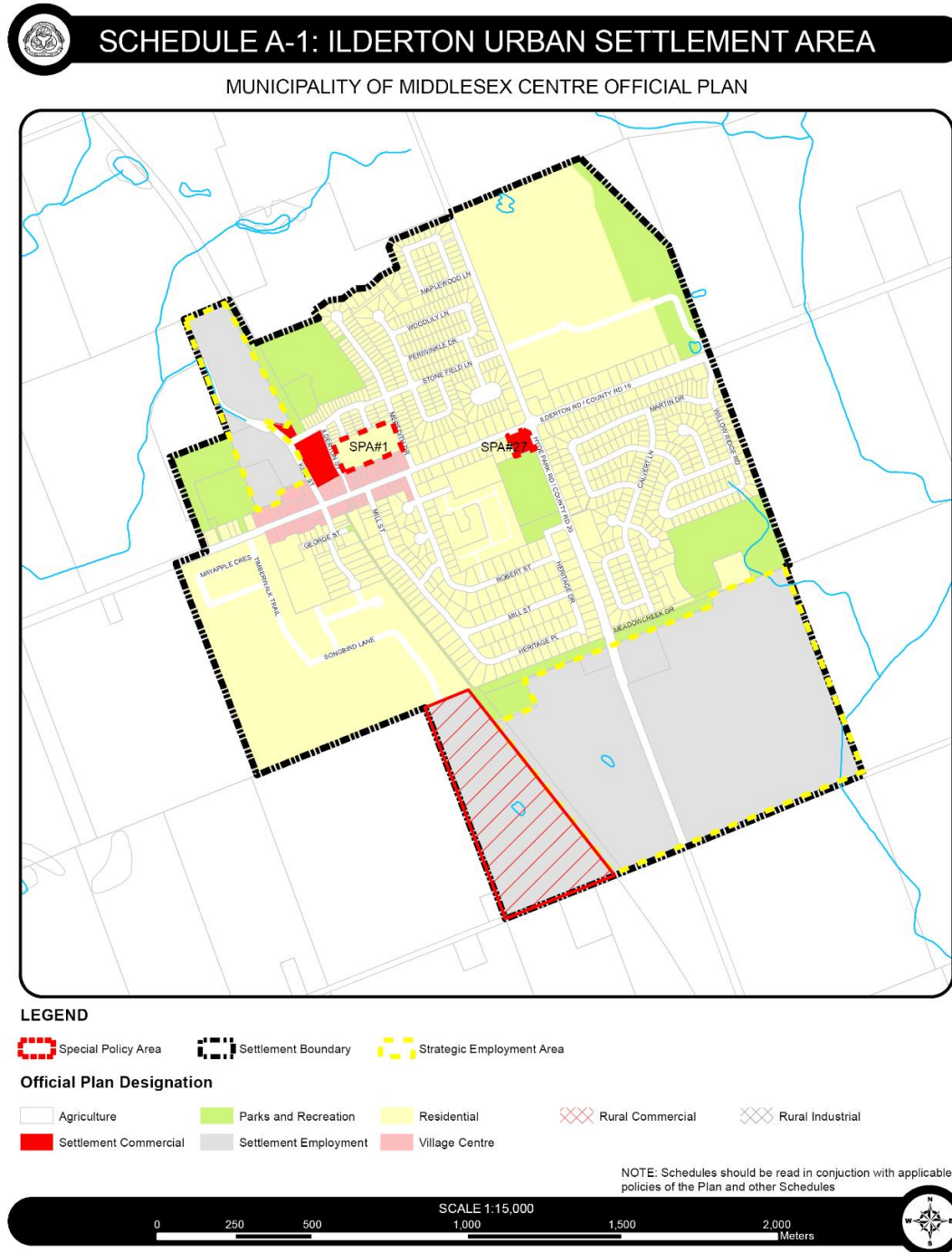
Email – [customerservice@middlesexcentre.ca](mailto:customerservice@middlesexcentre.ca)

Business Hours: Monday to Friday, 8:30 a.m. to 4:30 p.m.

# Area-Specific Service Designated Lands

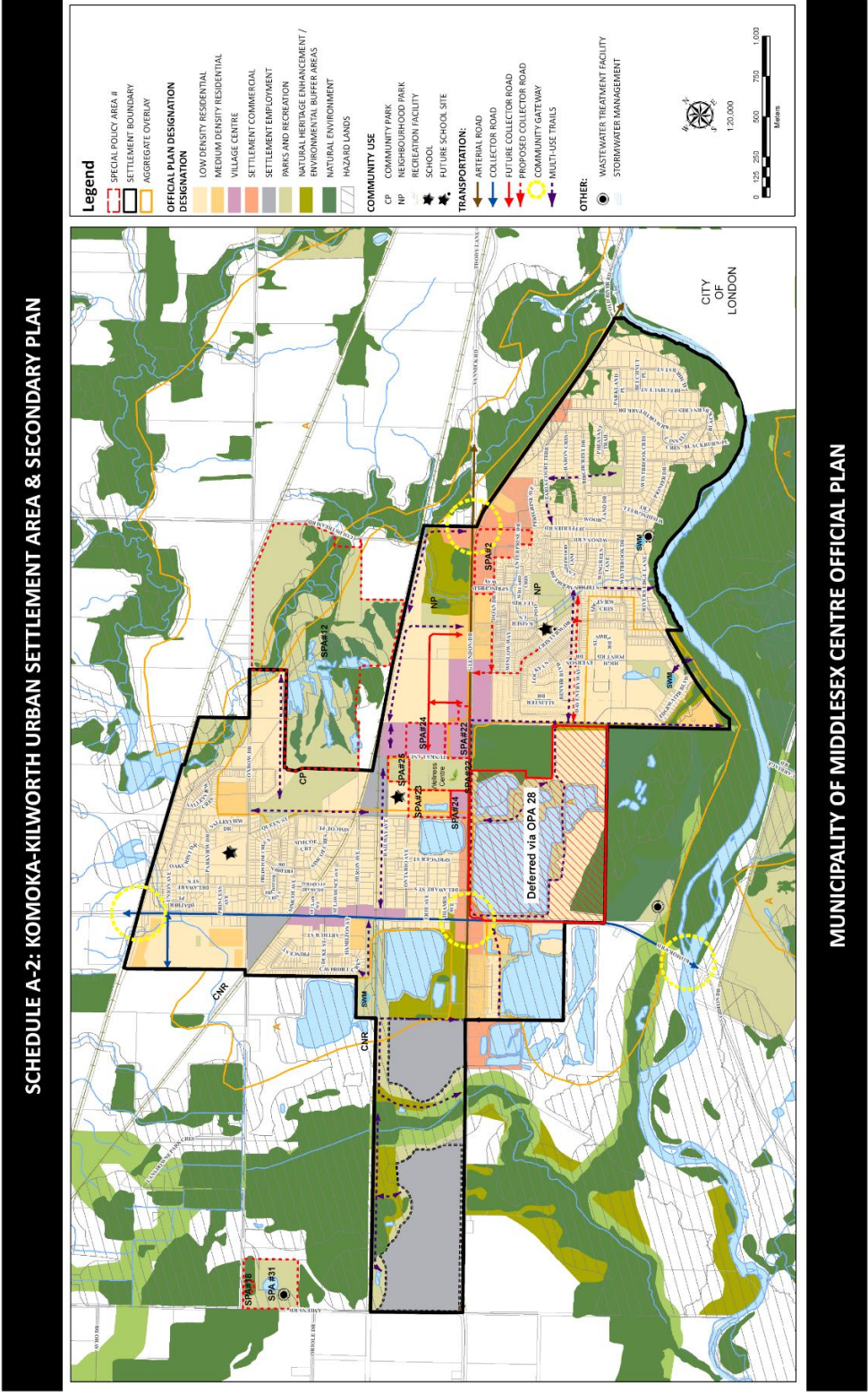
The following maps are from the March 2024 Consolidation of the Middlesex Centre Official Plan and are subject to change. They are provided for illustrative purposes only.

## Ilderton Settlement Area





Komoka-Kilworth Settlement Area



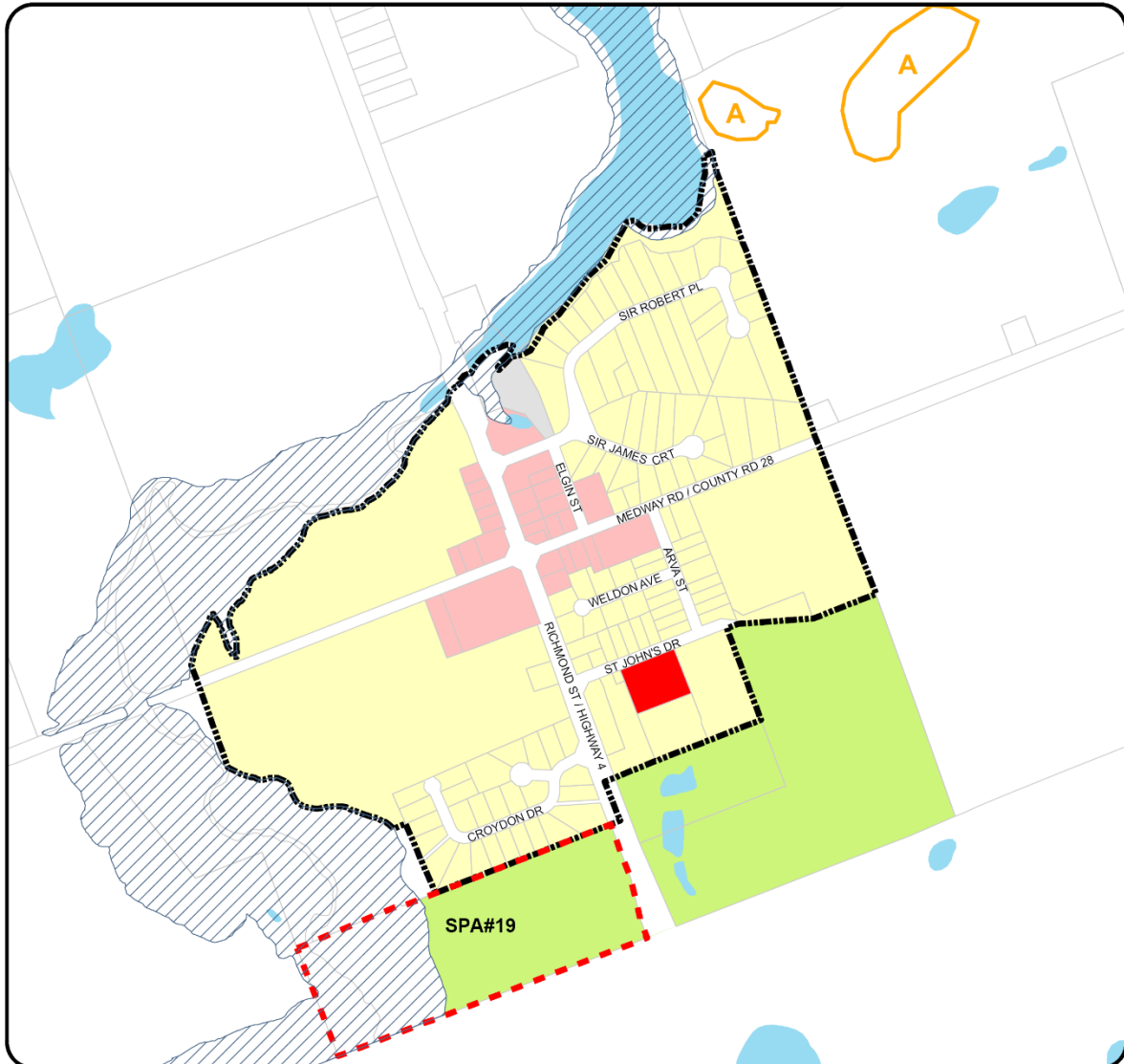


## Arva Settlement Area



### SCHEDULE A-3: ARVA COMMUNITY SETTLEMENT AREA

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



#### LEGEND

- Special Policy Area
- Settlement Boundary
- Aggregate Overlay
- Flood Plain

#### Official Plan Designation

- Agriculture
- Parks and Recreation
- Residential
- Settlement Commercial
- Settlement Employment
- Village Centre

NOTE: Schedules should be read in conjunction with applicable policies of the Plan and other Schedules



# Delaware Settlement Area

