



**Municipality of Middlesex Centre  
BY-LAW 2025-064**

**Being a by-law to amend By-law 2024-064 for the imposition of development charges for the Corporation of the Municipality of Middlesex Centre**

**WHEREAS** Section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the by-law applies;

**AND WHEREAS** the Council of the Municipality of Middlesex Centre completed a Development Charge Background Study in accordance with the Act and passed By-law 2024-064 for the imposition of development charges on July 10, 2024;

**AND WHEREAS** Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* amends the *Development Charges Act, 1997*, necessitating amendments to By-law 2024-064;

**AND WHEREAS** the Corporation of the Municipality of Middlesex Centre entered into a contribution agreement with Canada Mortgage and Housing Corporation on December 23, 2024 with respect to the Housing Accelerator Fund and increasing the availability and affordability of housing;

**AND WHEREAS** the Council of the Municipality of Middlesex Centre wishes to reduce development charges payable for one or more types of development under By-law 2024-064 by offering incentives via the Housing Accelerator Fund;

**AND WHEREAS** the Council of the Municipality of Middlesex Centre has determined that no further public meeting is required in accordance with Section 19 (1.1) of the *Act*, as amended by Schedule 4 to Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Middlesex Centre amends By-law 2024-064 as follows:

1. **THAT** Section 4 “APPLICABLE LANDS” be amended to add Subsection 9 as follows:

“4 (9) This by-law shall not apply to that category of exempt development described in section 4.4 of the Act, namely that development charges shall not be imposed with respect to long-term care home development.”

2. **AND THAT** Section 10 “TIMING OF CALCULATION AND PAYMENT” be amended to delete reference to interest payments in Subsection 3 as follows:

“10 (3) Notwithstanding subsection (1), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of partial or full occupancy, and each subsequent installment payable on the anniversary date each year thereafter.”

3. **AND THAT** Section 10 “TIMING OF CALCULATION AND PAYMENT” Subsection 4 be amended to add a rate adjustment as follows:

“10 (4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the Development Charges under subsections (1) and (3) shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under subsections (1) and (3) shall be calculated based on the rates, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application. If the calculated charge exceeds the Development Charges rate in effect at the time of the payment, the lower rate shall be applied.”

4. **AND THAT** Schedule “A” of By-law 2024-064, being the Schedule of Development Charges, be amended to include reference to new development charge reduction incentives as follows:

- (i) Single and Semi-Detached Dwellings - 5% reduction; and
- (ii) Multi-Residential (Other Multiples – Townhomes) - 10% reduction; and
- (iii) Multi-Residential (Apartments) - 15% reduction.

5. **AND THAT** By-law 2024-064 be amended to include a new Schedule “B”, attached hereto and forming part of this by-law, to establish new development charge reduction incentives related to the Housing Accelerator Fund Contribution Agreement.

**FINAL PASSING:**

This by-law shall come into force and take effect on September 3, 2025.

**PASSED AND ENACTED** this 3rd day of September, 2025.

*Original Signed*

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Aina DeViet, Mayor

*Original Signed*

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Brianna Hammer-Keidel, Municipal Clerk

\*By signing this by-law on September 3, 2025, Mayor DeViet has granted approval and will not exercise the power to veto this by-law under Strong Mayor Powers.

**BY-LAW 2025-065 PROVIDING FOR  
SCHEDULE “B” TO BY-LAW 2024-064, AS AMENDED**

**DEVELOPMENT CHARGE REDUCTION INCENTIVES AVAILABLE  
VIA THE HOUSING ACCELERATOR FUND**

1. The prevailing development charges enumerated in Schedule “A” of By-law 2024-064, as amended, shall be eligible for reduction incentives as follows:
  - (i) Single and Semi-Detached Dwellings - 5% reduction; and
  - (ii) Multi-Residential (Other Multiples – Townhomes) - 10% reduction; and
  - (iii) Multi-Residential (Apartments) - 15% reduction.
2. The maximum financial value of development charge incentives provided for in Schedule “B” of By-law 2024-064 shall be no more than \$100,000 per property.
3. The maximum financial value of development charge incentives provided for in Schedule “B” of By-law 2024-064 shall total no more than \$750,000.00 per year.
4. Eligible construction receiving a development charge incentive provided for in Schedule “B” of By-law 2024-064 shall commence within six (6) months of issuance of a building permit, otherwise the permit shall be revoked, and the incentive shall be withdrawn.
5. The development charge incentives provided for in Schedule “B” of By-law 2024-064 shall apply to the amount of development charges payable under By-law 2024-064 after applying any credits, legislative discounts, or other adjustments to the development charges that may otherwise apply under By-law 2024-064.
6. Nothing in Schedule “B” of By-law 2024-064 shall qualify, reduce, or otherwise limit the indexing of development charges under Section 13 of By-law 2024-064. For clarity, any development charge reduction contemplated in this by-law shall be calculated after any applicable indexing of development charges under By-law 2024-064 has been determined.
7. All development charge reduction incentives provided for in Schedule “B” of By-law 2024-064 shall be funded via the Housing Accelerator Fund Contribution Agreement between the Municipality of Middlesex Centre and Canada Mortgage and Housing Corporation.
8. The Incentives noted in Section 1 of Schedule “B” of By-law 2024-064 shall be in effect from the date of the enactment until the earlier of:
  - (i) The expiry of the Housing Accelerator Fund Contribution Agreement between the Municipality of Middlesex Centre and Canada Mortgage and Housing Corporation dated December 24, 2024; or
  - (ii) The total depletion of funds set aside to provide the development charge incentives; or
  - (iii) The date By-law 2024-064 is repealed.