



Development Charges Information 2016
ENACTED UNDER—Development Charges Act, 1997. S.O. 1997, c27
By-law No. 2014-069 passed on July 23rd, 2014.

Municipal Council received the report entitled:

1. Municipality of Middlesex Centre 2014 Development Charge Background Study, dated July 2, 2014, prepared by Watson & Associates Economists Ltd.

The Final Development Charges are based upon this Background Study

The By-law and Background Study are available by contacting the Municipal Offices at 519.666.0190

MUNICIPAL-WIDE ROADS & RELATED SERVICES

	RESIDENTIAL DWELLINGS				NON - RESIDENTIAL PER SQ. METRE		
	SINGLE & SEMI	APARTMENTS 2+ BED	BACH & 1	OTHER MULTIPLES	OTHER NR	AG	IND
MUNICIPAL WIDE							
PROTECTION	1,043	591	438	731	5.19	1.30	2.08
MAJOR ROADS	1,548	877	651	1,085	7.79	1.32	3.12
PUBLIC WORKS	517	292	217	362	2.60	-	1.04
PARKS & RECREATION	1,673	949	704	1,173	2.79	-	1.12
LIBRARIES	64	36	27	44	0.10	-	0.04
MAJOR DEVELOPMENT RELATED STUDIES	280	159	118	196	1.39	-	0.56
TOTAL MUNICIPAL WIDE	5,124	2,905	2,154	3,591	19.87	2.62	7.96

AREA SPECIFIC SERVICES—ARVA, DELAWARE, ILBERTON, KILWORTH/KOMOKA (FIGS 1.1-1.4)

	RESIDENTIAL DWELLINGS				NON - RESIDENTIAL PER SQ. METRE		
	SINGLE & SEMI	APARTMENTS 2+ BED	BACH & 1	OTHER MULTIPLES	OTHER NR	AG	IND
AREA SPECIFIC SERVICES							
WATER	1,343	762	565	941	3.59	-	1.44
WASTEWATER	9,908	5,617	4,166	6,943	26.45	-	10.58
WATER & SEWER SERVICE AREAS (INCL DELAWARE)	16,375	8,983	6,663	11,474	49.91	2.62	19.97

PARTIAL SERVICES AND NO SERVICES

	RESIDENTIAL DWELLINGS				NON - RESIDENTIAL PER SQ. METRE		
	SINGLE & SEMI	APARTMENTS 2+ BED	BACH & 1	OTHER MULTIPLES	OTHER NR	AG	IND
UNSERVICED	5,124	2,905	2,154	3,591	19.87	2.62	7.96
PARTIAL SERVICED (WATER ONLY)	6,467	3,666	2,720	4,532	23.46	2.62	9.39

FIG 1.1

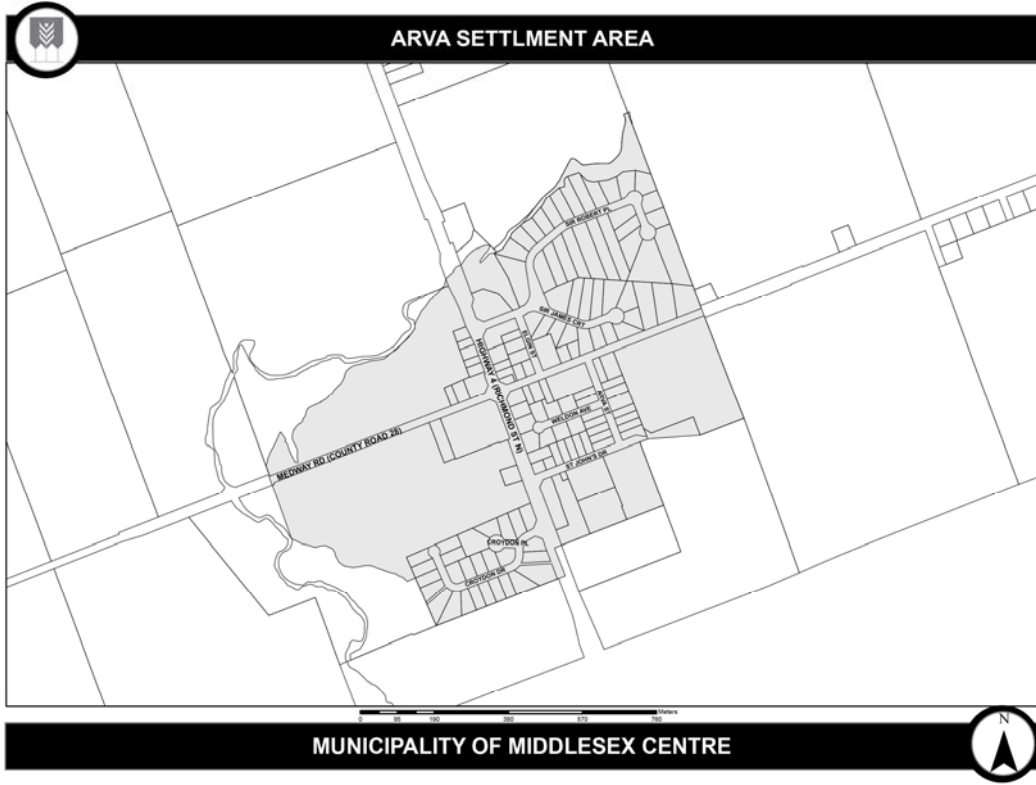


FIG 1.2

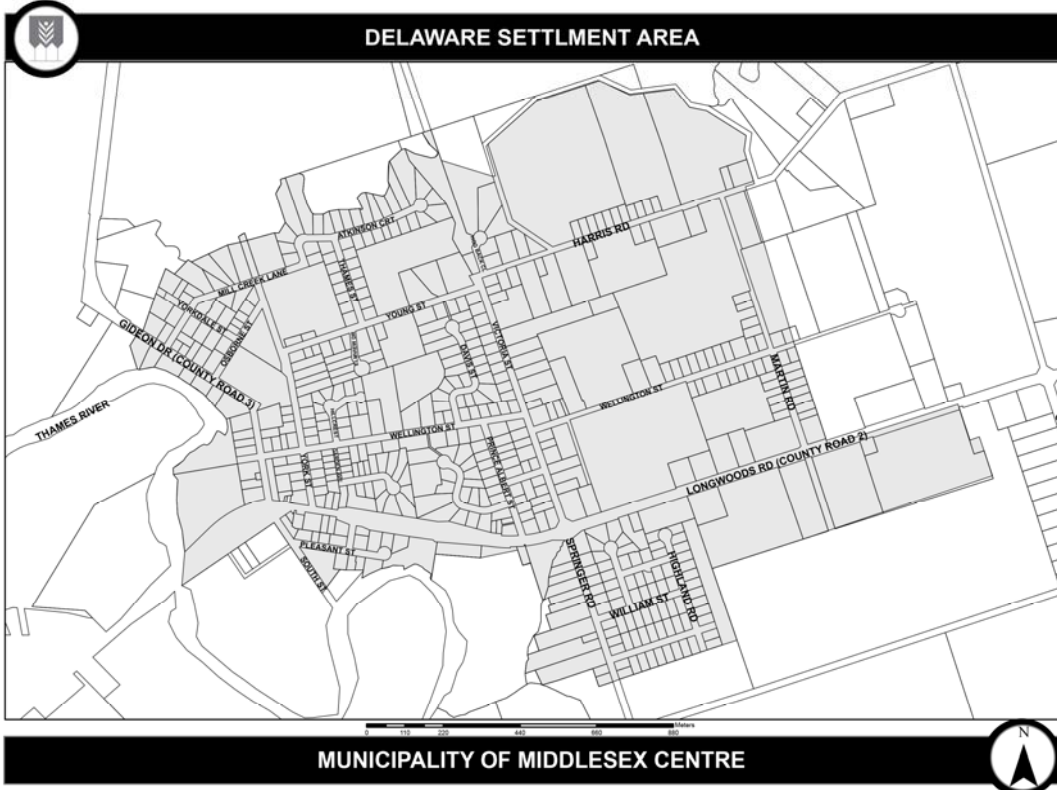


FIG 1.3

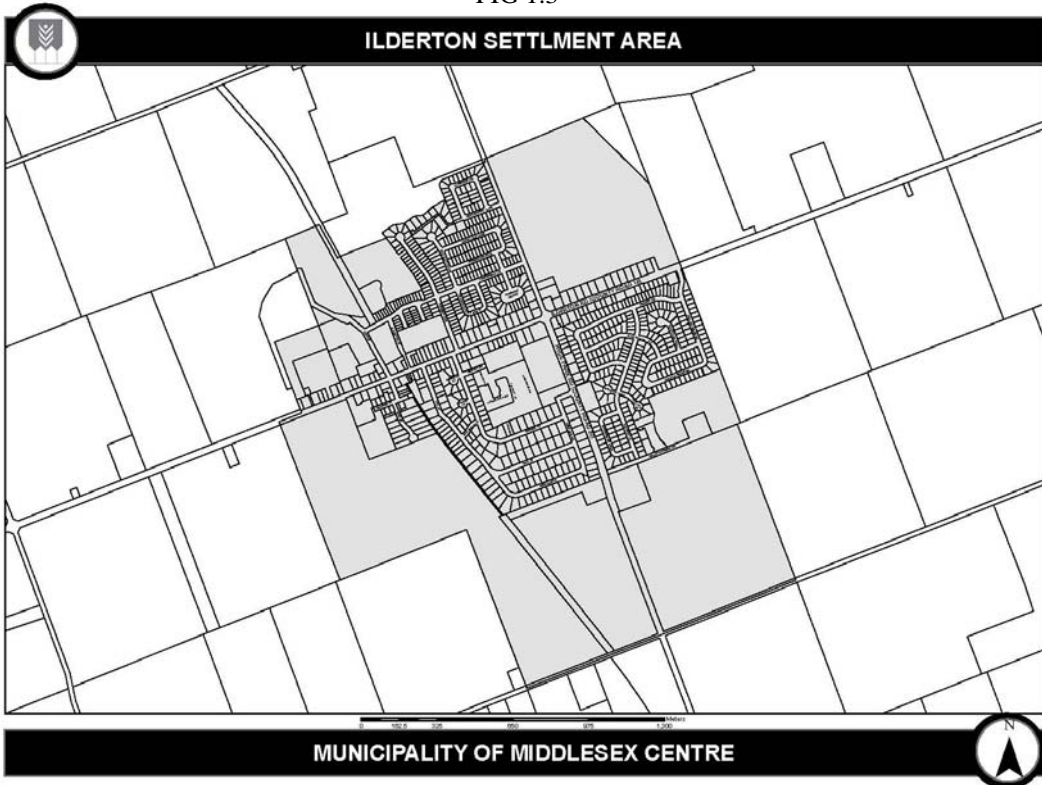
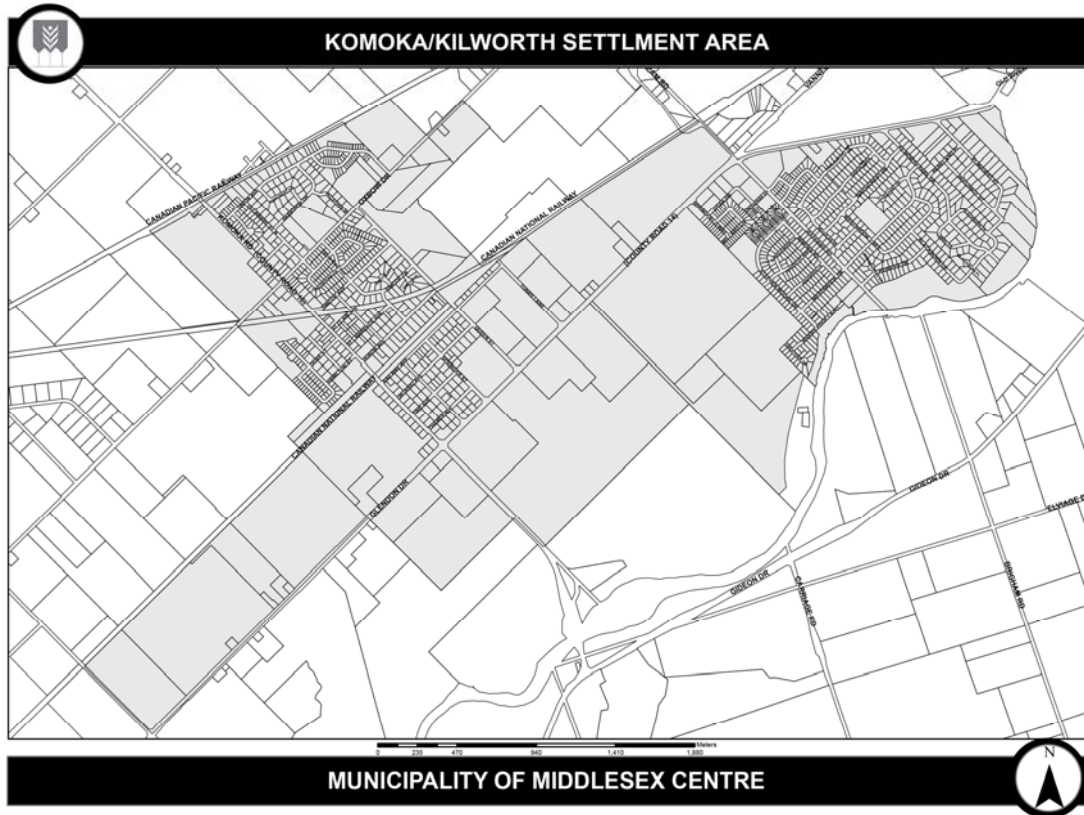


FIG 1.4



Development Charges shall be adjusted annually on January 1st in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

The Development Charges apply to all lands within the Municipality whether or not the land or use is exempt from taxation under section 3 of the Assessment Act, R.S.O. 1990, c.A.31, except that this bylaw shall not apply to land that is owned by and used for the purposes of:

- a) a board of education
- b) any municipality or local board thereof

The By-law also does not apply to certain categories of exempt development described in subsection 2(3) of the Development Charges Act. For a more detailed description of the applicable lands please refer to section 3 of the by-law.

Development Charges are due and payable at the time a building permit is issued. The by-law allows for an agreement under Section 38 of the Development Charges Act between the owner and the Municipality to provide services in lieu of the payment of all or any portion of an applicable development charge. The Municipality may agree to give a credit up to the reasonable cost to the owner, for providing services in lieu.

The by-law does not prevent Council from requiring, as a condition of an agreement under section 41, 51 or 53 or the Planning Act, that the owner at his or her own expense, shall install or pay for such local services as Council may require.

All development charges paid to the Municipality shall be accounted for and used only for the purposes collected.

MUNICIPALITY OF MIDDLESEX CENTRE

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