



**MUNICIPALITY OF NORTH MIDDLESEX
NOTICE OF THE PASSING OF A BY-LAW 17 of 2018
BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES
FOR AILSA CRAIG, NAIRN AND PETTY AREA AND THE PARKHILL AREA**

TAKE NOTICE that the Council of the Municipality of North Middlesex passed a Development Charges By-law No. 17 of 2018 on the 21ST day of March 2018 under section 2 (1) of the *Development Charges Act*, 1997, S.O. 1997 c.27, as amended;

AND TAKE NOTICE that any person or organization may appeal to the Ontario Municipal Board under Section 14 of the Act, in respect of the development charge by-law, by filing with the Clerk of the Municipality on or before May 4th, 2018 a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedule of development charges imposed by the By-law which came into effect March 21, 2018 is as follows:

Schedule of Ailsa Craig/Nairn/Petty Area – Specific Calculated Development Charges:

| SERVICE | RESIDENTIAL | | | NON-RESIDENTIAL (per sq ft of Gross Floor Area) |
|--------------|---------------------------------|----------------|-----------------|--|
| | Single & Semi Detached Dwelling | Apartments | Other Multiples | |
| Roads | 2,092 | 1,117 | 1,412 | 0.29 |
| Water | 334 | 178 | 225 | 0.05 |
| Wastewater | 8,557 | 4,567 | 5,775 | 1.18 |
| Total | \$10,983 | \$5,862 | \$7,412 | \$1.52 |

The Council of the Municipality of North Middlesex passed Motion #055/2018 March 7, 2018 to continue the 50% Reduction of the calculated Development Charge for Ailsa Craig/Nairn/Petty Area

| | | | | |
|--|----------------|----------------|----------------|---------------|
| 50% REDUCTION OF CALCULATED DC CHARGE | \$5,491 | \$2,931 | \$3,706 | \$0.76 |
|--|----------------|----------------|----------------|---------------|

Schedule of Parkhill-Area Specific Development Charges:

| SERVICE | RESIDENTIAL | | | NON-RESIDENTIAL (per sq ft of Gross Floor Area) |
|--------------|---------------------------------|----------------|-----------------|--|
| | Single & Semi Detached Dwelling | Apartments | Other Multiples | |
| Roads | 1,225 | 654 | 827 | 0.17 |
| Water | 963 | 514 | 650 | 0.13 |
| Wastewater | 8,029 | 4,285 | 5,418 | 1.11 |
| Storm | 972 | 519 | 656 | 0.13 |
| Total | \$11,189 | \$5,972 | \$7,551 | \$1.54 |

The Council of the Municipality of North Middlesex passed Motion #055/2018 March 7, 2018 to continue the 50% Reduction of the calculated Development Charge for Parkhill Area

| | | | | |
|--|----------------|----------------|----------------|---------------|
| 50% REDUCTION OF CALCULATED DC CHARGE | \$5,595 | \$2,986 | \$3,776 | \$0.77 |
|--|----------------|----------------|----------------|---------------|

Key Maps are available on the municipal website or by person in the municipal office. A copy of the complete by-law is available for examination at the Municipality of North Middlesex office, 229 Parkhill Main Street, Parkhill, Ont NOM 2KO during regular business hours (weekdays 8:30 a.m.- 4:30 p.m.) excluding statutory holidays

Dated at the Municipality of North Middlesex this 26th day of March, 2018
Jackie Tiedeman, Clerk
Municipality of North Middlesex



**The Corporation of the Municipality of North Middlesex
By-law Number 17 of 2018
Being a By-law for the Imposition of Development Charges**

WHEREAS the Municipality of North Middlesex will experience growth through development and re-development;

AND WHEREAS development and re-development require the provision of physical and social services by the Municipality of North Middlesex;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burdens on, municipal services does not place an excessive financial burden on the Municipality of North Middlesex or its existing taxpayers, while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called "the Act") provides that the Council the Municipality of North Middlesex may impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS the Council of The Corporation of the Municipality of North Middlesex has given Notice on January 16, 2018 according to section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the Municipality of North Middlesex has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on February 21, 2018;

AND WHEREAS the Council of the Municipality of North Middlesex had before it a report entitled 2018 Development Charge Background Study dated January 16, 2018 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality of North Middlesex on March 21, 2018 approved the applicable Development Charge Background Study, as amended,



inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of North Middlesex pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Municipality of North Middlesex on March 21, 2018 determined that no additional public meeting was required to be held as part of the approval process.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX ENACTS AS FOLLOWS:

1. Interpretation

1.1 In this by-law, the following items shall have corresponding meanings:

“accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign.

“Act” means the *Development Charges Act, 1997*, as amended, or any successor thereof;

“agreement” shall mean a contract between the municipality and an owner of land and any amendment thereto;

“Agricultural Use” means the cultivation of land, the production of crops and the selling of such product on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, nurseries and greenhouses. However, “agricultural use” does not include facilities for the permanent or temporary housing of persons employed on the lot;

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 19990, Chap. E.2, as amended, or any successor thereof;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the municipality, or a local board thereof, directly or under an agreement, required for the provision of services designated in this by-law within or outside of the municipality;

(a) to acquire land or an interest in land, including a leasehold interest,

(b) to improve land,

(c) to acquire, lease, construct or improve buildings and structures,

(d) to acquire, construct or improve facilities including,

i. furniture and equipment other than computer equipment, and

ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 19990, Chap. P.44, as amended, or any successor thereof; and

iii. rolling stock with an estimated useful life of seven years or more, and

(e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Corporation of the Municipality of North Middlesex;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this by-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- i. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- ii. loading facilities above or below grade; and
- iii. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“farm building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality of North Middlesex or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or

53 of the *Planning Act*, R.S.O. 19990, Chap. P.13, as amended, or any successor thereof;

“mixed use building” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“municipality” means the Corporation of the Municipality of North Middlesex;

“net capital cost” shall mean the capital cost, less capital grants, subsidies and other contributions made to the municipality or that the Council anticipates will be made, including conveyances or payments under Sections 42, 51 and 53 of the *Planning Act*, in respect of the capital cost;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Municipality, as amended and approved;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“Residential Dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

“service” means a service designed in Schedule “A” to this by-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Zoning By-law” means the Zoning By-law of the Municipality of North Middlesex, or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- Road Services
- Water Services
- Wastewater
- Stormwater

2.2 The components of the services designated in subsection 2.1 are described in Schedule A.

3. Application of By-law Rules

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- (a) the lands are located in the area described in subsection 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to subsection 3.3, this by-law applies to all lands within the Parkhill, Ailsa Craig and Nairn and Petty service areas, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act*.

3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the municipality or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the County of Middlesex or a local board thereof.

Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- ii. the approval of a minor variance under section 45 of the *Planning Act*;
- iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;

- iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - v. a consent under section 53 of the *Planning Act*;
 - vi. the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building.
- 3.6 Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

- 3.7 Notwithstanding subsection 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development:

- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - i. determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - ii. divide the amount determined under subsection (i) by the amount of the enlargement

- 3.9 For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

Amount of Charges

Residential

- 3.10.1 The development charges set out in Schedule B and C shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or

structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

3.10.2 Notwithstanding section 3.10.1 of this by-law, the following percentage of each service of the residential charges provided in Schedules B and C be imposed.

| Service | Percentage of Schedule B Residential Charges to be Imposed | Percentage of Schedule C Residential Charges to be Imposed |
|------------|--|--|
| | Residential (all unit types) | Residential (all unit types) |
| Roads | 50% | 50% |
| Water | 50% | 50% |
| Wastewater | 50% | 50% |
| Storm | n/a | 50% |

3.11 For vacant lots within the Ailsa Craig, Nairn and Petty area which have paid a capital charge for sanitary services under the *Development Charges Act, 1997* or *Municipal Act*, no further development charges for this service are payable.

Non-Residential

3.12.1 The development charges described in Schedule B and Schedule C to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

3.12.2 Notwithstanding section 3.12.1 of this by-law, the following percentage of each service of the non-residential charges provided in Schedules B and C be imposed.

| Service | Percentage of Schedule B Non-residential Charges to be Imposed | Percentage of Schedule C Non-residential Charges to be Imposed |
|------------|--|--|
| | Residential (all unit types) | Residential (all unit types) |
| Roads | 50% | 50% |
| Water | 50% | 50% |
| Wastewater | 50% | 50% |
| Storm | n/a | 50% |

Reduction of Development Charges for Redevelopment

3.13 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.14 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.15 Despite subsection 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.10 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this by-law may be adjusted annually, without amendment to this by-law, commencing on January 1, 2019 and annually thereafter, in accordance with the prescribed index in the Act.

6. Schedules

- 6.1 The following schedules shall form part of this by-law:

Schedule A - Components of Services Designated in Subsection 2.1

Schedule B - Residential and Non-Residential Development Charges for the Ailsa Craig, Nairn and Petty Service Area

Schedule C - Residential and Non-Residential Charge for the Parkhill Area Service

Schedule D - Map Illustrating the Ailsa Craig Service Area Subject to the Development Charges

Schedule E - Map Illustrating the Nairn and Petty Service Area Subject to the Development Charges



Schedule F - Map Illustrating the Parkhill Service Area Subject to the Development Charges

7. Conflicts

- 7.1 Where the Municipality and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding subsection 9.1, where a development which is the subject of an agreement to which subsection 9.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4, an additional Development Charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. Severability

- 8.1 If, for any reason, any provision of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. Date By-law In Force

- 9.1 This by-law shall come into effect on the date of passage hereof.

10. Date By-law Expires

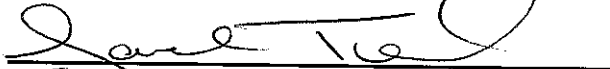
- 10.1 This by-law will expire at 12:01 AM on March 21, 2023 unless it is repealed by Council at an earlier date.

11. Existing By-law Repealed




11.1 By-law Number 2013-08, as amended, is hereby repealed as of the date and time of this by-law coming into effect.

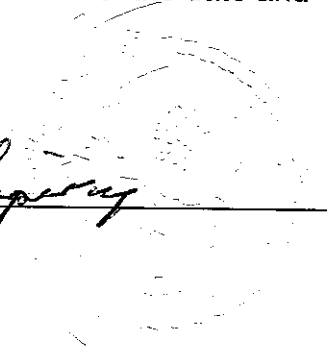
ENACTED and PASSED THIS 21st day of March, 2018.



Clerk



Mayor

A faint, circular seal is visible in the background to the right of the Mayor's signature. It appears to be the official seal of North Middlesex, though the details are not clearly legible.



Schedule "A" to By-law Number 17 of 2018

Designated Municipal Services Under This By-law:

100% Eligible Services

Roads

Roads, Sidewalks, Curbs and Gutters

Water

Distribution system

Wastewater

Treatment

Collection System

Stormwater

Storm Sewers

Schedule B
By-law No. 17 of 2018
Schedule of Ailsa Craig/Nairn/Petty Area Specific Development Charges

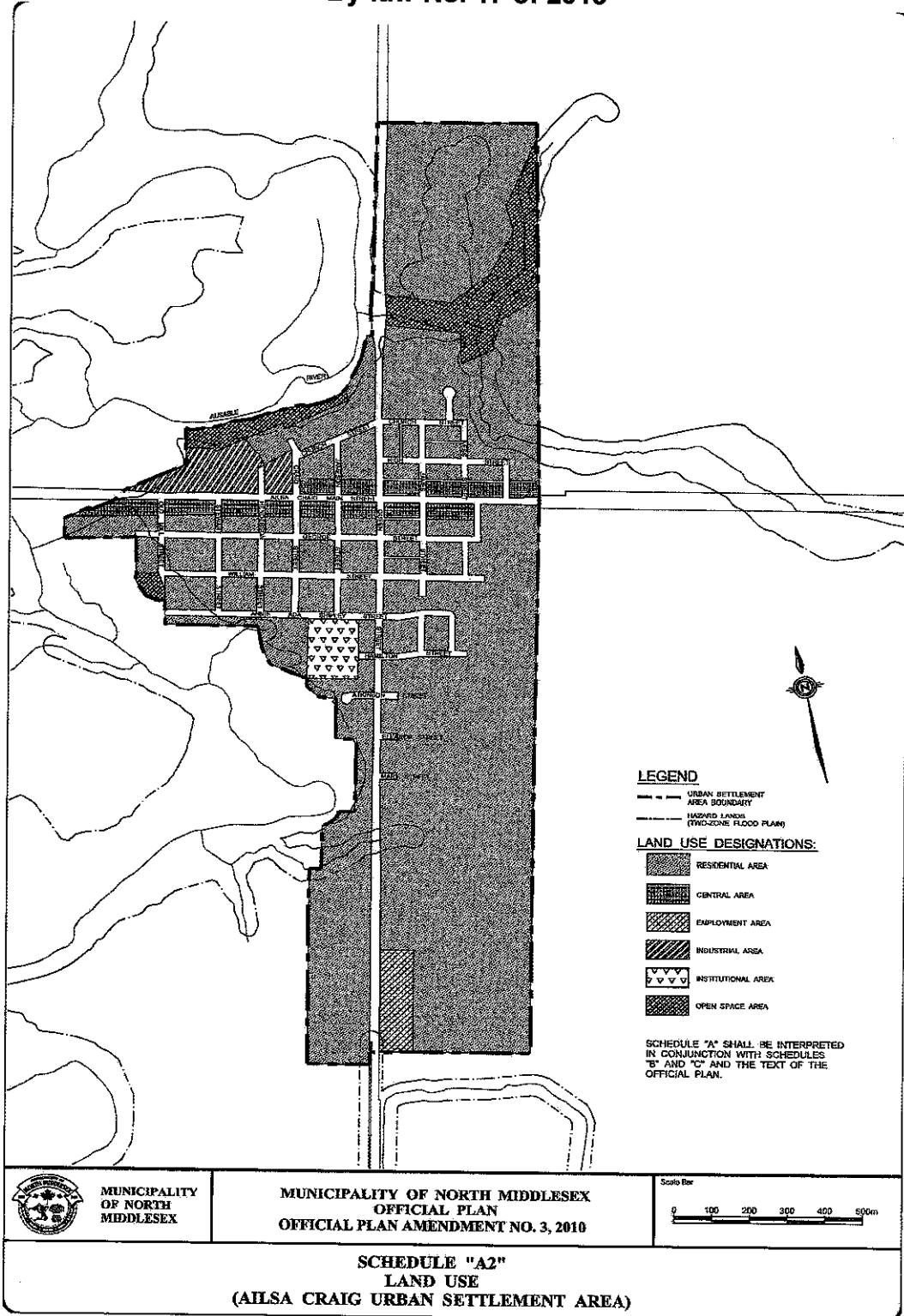
| Service | Residential | | | Non-residential (per sq.ft. of Gross Floor Area) |
|--------------|-------------------------------------|--------------|-----------------|--|
| | Single & Semi- detached Dwelling | Apartments | Other Multiples | |
| Roads | 2,092 | 1,117 | 1,412 | 0.29 |
| Water | 334 | 178 | 225 | 0.05 |
| Wastewater | 8,557 | 4,567 | 5,775 | 1.18 |
| Total | 10,983 | 5,862 | 7,412 | 1.52 |



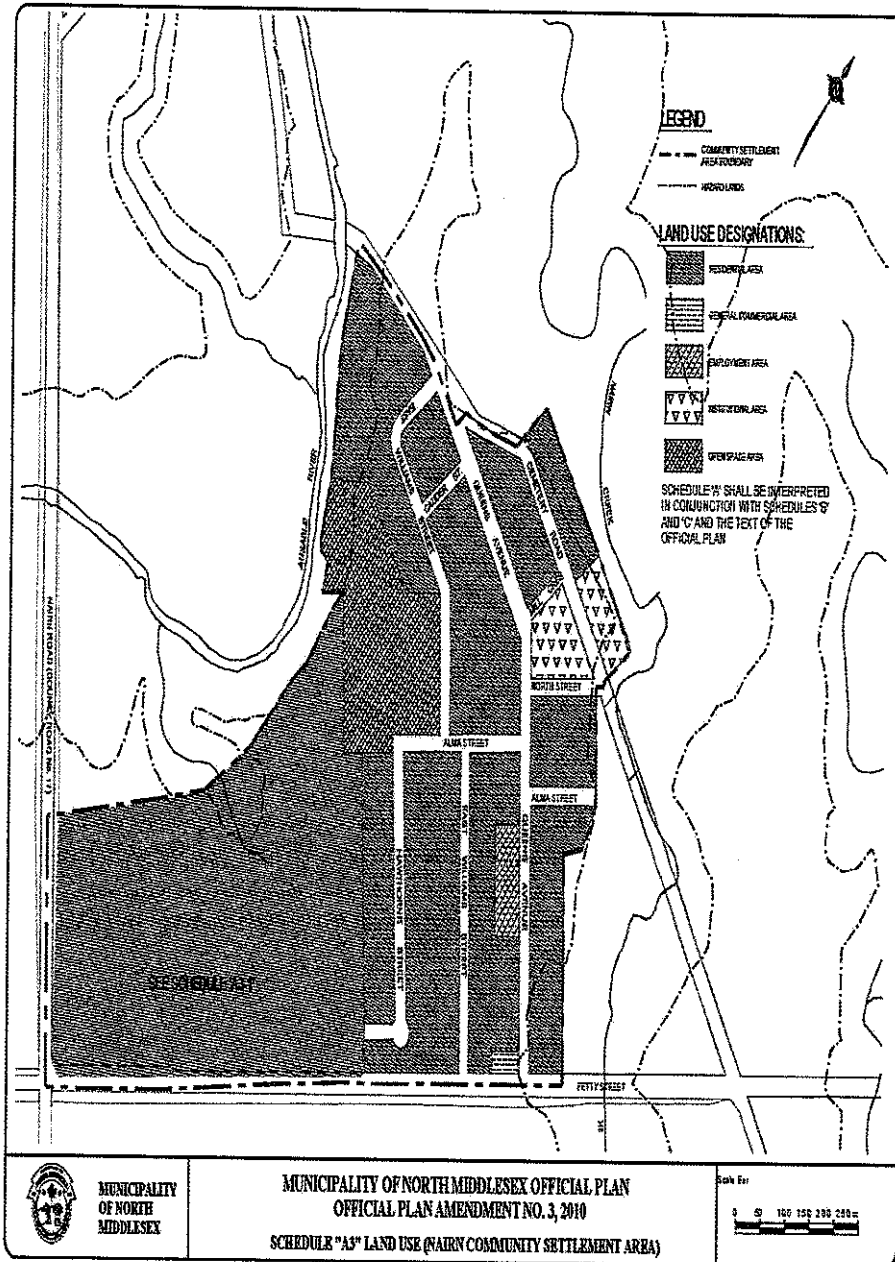
Schedule C
By-law No. 17 of 2018
Schedule of Parkhill Area Specific Development Charges

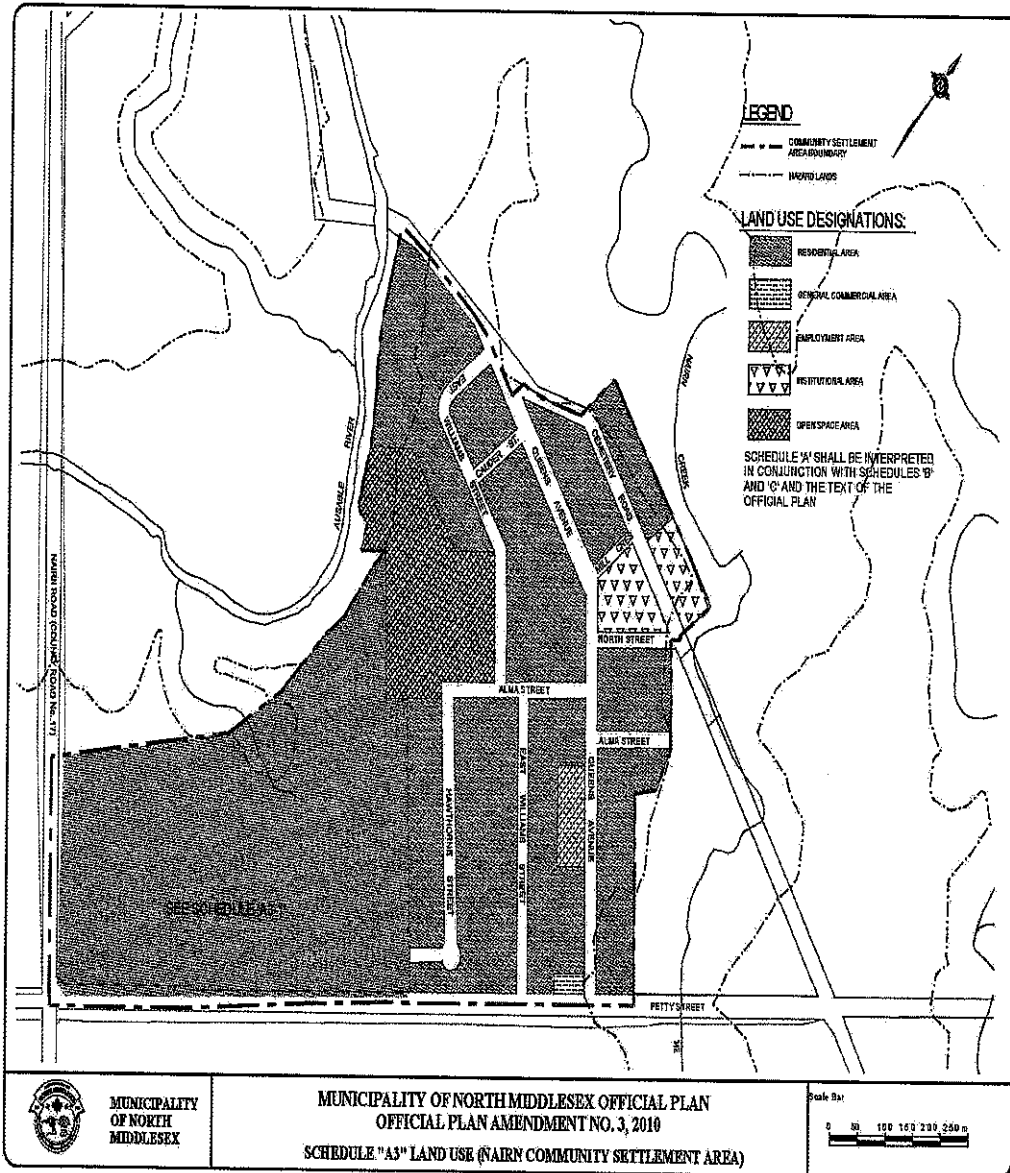
| Service | Residential | | | Non-residential (per sq.ft. of Gross Floor Area) |
|--------------|-------------------------------------|--------------|-----------------|--|
| | Single & Semi- detached Dwelling | Apartments | Other Multiples | |
| Roads | 1,225 | 654 | 827 | 0.17 |
| Water | 963 | 514 | 650 | 0.13 |
| Wastewater | 8,029 | 4,285 | 5,418 | 1.11 |
| Storm | 972 | 519 | 656 | 0.13 |
| Total | 11,189 | 5,972 | 7,551 | 1.54 |

Schedule D
By-law No. 17 of 2018



Schedule E
By-law No. 17 of 2018
Map of Benefitting Area – Nairn & Petty





Schedule F
By-law No. 17 of 2018
Map of Benefitting Area – Parkhill

