

**THE CORPORATION OF THE  
MUNICIPALITY OF STRATHROY-CARADOC DEVELOPMENT CHARGES  
BY-LAW 10-20**

**EFFECTIVE MARCH 2, 2020**



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This pamphlet is prepared as a result of Council passing Bylaw 10-20 on February 18, 2020 pursuant to the Development Charges Act, 1997 and applicable Ontario regulations. For further details about Development Charges, please consult the by-law which is available on the Municipality's website or contact the Building Department at the Municipal office.



## **DESIGNATION OF SERVICES**

Development charges are collected for the following categories of services to pay for the capital costs because of increased needs for services arising from development:

### **By-law 14-15**

- a) Indoor Recreation
- b) Park Development & Facilities
- c) Cemeteries
- d) Library Services
- e) General Government

### **By-law 76-18**

- a) Mount Brydges Engineered Services

### **By-law 10-20**

- a) Fire Services
- b) Police Services
- c) Services Related to a Highway
- a. Public Works: Building & Fleet
- b. Municipality-Wide Engineering
- d) Strathroy Engineering (Roads and Storm)
- e) Strathroy Water
- f) Strathroy Wastewater
- g) Mount Brydges Water
- h) Mount Brydges Wastewater

## **APPLICATION**

Development charges are imposed against all lands to be developed, where the development requires:

- (1) Passing of a zoning bylaw or of an amendment under the Planning Act;
  - (2) The approval of a minor variance under the Planning Act;
  - (3) A conveyance of land to which a bylaw passed under the Planning Act applies;
  - (4) Approval of a plan of subdivision under the Planning Act;
  - (5) Approval of consent to sever land under the Planning Act;
  - (6) Approval of condominium under the Condominium Act;
  - (7) Issuance of a building permit under the Building Code Act, in relation to a building or structure;
- or
- (8) Development on lots of record.

## **PAYMENT OF DEVELOPMENT CHARGES**

A development charge shall be payable;

- (1) where a permit is required under the Building Code Act in relation to a building or structure, at the time of application for the permit,
- (2) prior to the commencement of development or redevelopment as the case may be, or
- (3) for deferred charges, at an agreed upon payment schedule subject to terms of a development charges deferral agreement or as permitted under Section 26.1 of the Development Charges Act.

## **CALCULATION OF DEVELOPMENT CHARGES**

For rental housing (that is not non-profit), institutional development and non-profit housing development, development charges are to be paid in 6 installments (20 installments for non-profit housing, beginning the date of issuance of an occupancy permit or occupancy of building, which ever is earlier). Where development charges are payable in installments, the municipality may charge interest on the development charge rate.

Development charge rates will be based on:

- (a) the date of an application for a site plan control area, or
- (b) if there is no such application on the date of an application for zoning by-laws, or
- (c) if neither of these applications have been made, the amount is determined at time of building permit.

## **EXEMPTIONS**

Exemption by user applies for all development upon lands owned and occupied by:

- (1) The Corporation of the Municipality of Strathroy-Caradoc;
- (2) The Corporation of the County of Middlesex;
- (3) a "board" (of Education) as defined in the *Education Act*;
- (4) farm buildings as defined in by-law 10-20
- (5) Any other buildings that are exempt under the *Development Charges Act*, 1997 or regulations made under the Act.
- (6) The owner of any land in the Municipality who develops or redevelops land or any building or structure thereon shall at the time mentioned in Section 8 of the *Development Charges Act* pay a development charge to the Municipality calculated in accordance with the applicable rate or rates in Table 1 attached.
- (7) The services for which the development charge is imposed shall be as set out in Table 1 attached.

## **INDUSTRIAL EXPANSION EXEMPTION**

Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of the current by-law. With the following conditions:

- (a) Where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and
- (b) Shall only apply to the enlargement or enlargements of the existing buildings to a maximum of fifty percent of the gross floor area of the existing industrial buildings. This exemption shall only apply for those buildings that existed for longer than five years prior to the date that the application for a building permit for the enlargement is received.

**Table 1. Development Charges in effect under Development Charges By-laws 10-20, 14-15 and 76-18**

	Residential Charge by Dwelling Unit			Non-Residential Charge by Gross Floor Area (m <sup>2</sup> )	
	Single & Semi-Detached	Multiples	Apartments	Commercial/ Institutional	Industrial
<b>-STRATHROY-</b>					
Water and Sewer Service Area (under by-law 10-20)	\$19,478.00	\$16,057.00	\$10,122.00	\$109.15	\$109.10
Discounted services (under by-law 14-15)*	\$3,561.00	\$2,868.00	\$1,857.00	\$0.37	\$0.21
<b>Total Development Charge 2020 (effective March 2, 2020)</b>	<b>\$23,039.00</b>	<b>\$18,925.00</b>	<b>\$11,979.00</b>	<b>\$109.52</b>	<b>\$109.31</b>
<b>-MOUNT BRYDGES-</b>					
Water and Sewer Service Area (under by-law 10-20)	\$13,828.00	\$11,398.00	\$7,186.00	\$103.28	\$103.28
Discounted services (under by-law 14-15) *	\$3,561.00	\$2,868.00	\$1,857.00	\$0.48	\$0.27
Mount Brydges Engineered Services (under by-law 76-18)	\$9,116.00	\$6,535.00	\$4,738.00	\$90.17	\$50.87
<b>Total Development Charge 2020 (effective March 2, 2020)</b>	<b>\$26,505.00</b>	<b>\$20,801.00</b>	<b>\$13,781.00</b>	<b>\$193.93</b>	<b>\$154.42</b>
<b>-RURAL AREAS-</b>					
Water and Sewer Service Area (under by-law 10-20)	\$3,448.00	\$2,842.00	\$1,792.00	\$19.56	\$19.56
Discounted services (under by-law 14-15) *	\$3561.00	\$2,868.00	\$1,857.00	\$0.48	\$0.48
<b>Total Development Charge 2020 (effective March 2, 2020)</b>	<b>\$7,009.00</b>	<b>\$5,710.00</b>	<b>\$3,649.00</b>	<b>\$20.04</b>	<b>\$20.04</b>