

**THE CORPORATION OF THE
MUNICIPALITY OF STRATHROY-CARADOC DEVELOPMENT CHARGES
BY-LAW 76-18, 10-20 & 34-22**

FEBRUARY 6, 2024



52 FRANK STREET
STRATHROY, ONTARIO
N7G 2R4
TELEPHONE: 519-245-1070
FAX: 519-245-6353
EMAIL: GENERAL@STRATHROY-CARADOC.CA
WEBSITE: WWW.STRATHROY-CARADOC.CA

This pamphlet is prepared as a result of Council directing the indexing of development charges 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.

STATEMENT OF THE TREASURER

The Treasurer's Annual Statement, identifying opening and closing balances and development charges reserve fund transactions during the year, may be viewed by the public at www.strathroy-caradoc.ca or at the municipal office 52 Frank Street, Strathroy during regular business hours.

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 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

By-law 34-22

- a) Parks Recreation Services
- b) Development Related Studies

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 complete building permit application.

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 34-22
- (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.

DEVELOPMENT CHARGES RATE LOCK IN:

As per Section 26.2 of the DC Act, the DC rate charged to a development will be based on the application date of a complete Site Plan Application or a Site-Specific Zoning Amendment, if such application is applicable and only where such application is applied for on, or after January 1, 2020 and the related building permit is issued within two years of the approval of a related application. Interest rates may apply. To be clear, the development charge lock-in provision apply only to those building permits related to a complete Site Plan Application or a Site-Specific Zoning Amendment Application that was submitted after January 1, 2020.

TRANSITION POLICY:

Normally, the development charges rate payable is the rate in effect on the day that the building permit is issued. However, where the DC Rate lock-in per Section 26.2 of the Act does not apply, the development charge rate payable is the rate in effect on the date that a complete building permit application is received and accepted by the Municipality's Chief Building Official.

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.

Development Charges Schedule effective July 1, 2023 – March 1, 2024

	Residential Charge by Dwelling Unit			Non-Residential Charge by Gross Floor Area (m ²)	
	Single & Semi-Detached	Multiples	Apartments	Commercial/ Institutional	Industrial
-STRATHROY-					
Total Development Charge	\$29,102.41	\$23,991.19	\$15,123.56	\$125.12	\$125.12
-MOUNT BRYDGES-					
Total Development Charge	\$33,070.98	\$26,139.21	\$17,186.85	\$221.77	\$176.77
-RURAL AREAS-					
Total Development Charge	\$10,748.06	\$8,860.01	\$5,585.71	\$22.67	\$22.67

Development Charges Schedule Effective **March 2, 2024 – June 30, 2024**

*5.5% indexing based on 2023 Q4 Construction Price Index

	Residential Charge by Dwelling Unit			Non-Residential Charge by Gross Floor Area (m ²)	
	Single & Semi-Detached	Multiples	Apartments	Commercial/ Institutional	Industrial
-STRATHROY-					
Total Development Charge	\$30,703.04	\$25,310.70	\$15,955.36	\$132.01	\$132.01
-MOUNT BRYDGES-					
Total Development Charge	\$34,889.88	\$25,576.86	\$18,132.13	\$233.97	\$186.50
-RURAL AREAS-					
Total Development Charge	\$11,339.20	\$9,347.31	\$5,892.92	\$23.92	\$23.92

Development Charges Schedule Effective **July 1, 2024 – March 1, 2025**

*Bill 23 90% reduction on Development Charge By-law 34-22

	Residential Charge by Dwelling Unit			Non-Residential Charge by Gross Floor Area (m ²)	
	Single & Semi-Detached	Multiples	Apartments	Commercial/ Institutional	Industrial
-STRATHROY-					
Total Development Charge	\$31,125.05	\$25,658.60	\$16,174.66	\$132.02	\$132.02
-MOUNT BRYDGES-					
Total Development Charge	\$35,311.89	\$27,924.76	\$18,351.44	\$233.98	\$186.51
-RURAL AREAS-					
Total Development Charge	\$11,761.21	\$9,695.21	\$6,112.23	\$23.93	\$23.93