

NON-RESIDENTIAL CHARGES

Development Charges shall be imposed upon non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, upon the non-residential uses of the mixed-use building or structure upon all lands within the Town. Non-Residential Development Charges are assessed and shall be collected as follows:

Total Charges Payable	Charge Per Square Metre of Gross Floor Area
All Development (no sewer or water)	\$15.91
Development with Sewer only	\$22.08
Development with Water only	\$26.61
Development with Water and Sewer Service	\$32.77

CREDITS AND EXEMPTIONS

The Development Charges By-law 2009-34 provides for various exemptions such as:

- (a) all residential use building permits not resulting in the creation of an additional unit;
- (b) the creation of one or two additional dwelling units in an existing single-detached dwelling provided that the total gross floor area of the additional one or two dwelling units does not exceed the gross floor area of the existing single-detached dwelling unit;
- (c) the creation of one additional dwelling unit in a residential use building, other than a single-detached dwelling, provided that the additional dwelling unit does not have a residential gross floor area greater than:

- (i) in the case of a semi-detached dwelling or row dwelling, the residential gross floor area of the existing dwelling unit; or
- (ii) in the case of any other residential use building, the residential gross floor area of the smallest dwelling unit contained in the residential use building;
- (d) buildings or structures owned and used for the purpose of a municipality or school board, as defined in subsection 1(1) of the *Education Act*;
- (e) every churchyard, cemetery or burying ground exempt under the *Assessment Act* for taxation purposes;
- (f) buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40;
- (g) buildings or structures owned by and used for the purposes of the Town, the County or their local boards;
- (h) buildings or structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the *Ministry of Colleges and University Act*, R.S.O. 1990, c M.19;
- (i) buildings or structures owned by and used for the purposes of a university established by an *Act* of the Legislative Assembly of Ontario;
- (j) non-residential use building permits not resulting in the creation of additional gross floor area; or
- (k) buildings for "industrial uses" as defined herein;
- (l) lands designated "Downtown Core" under The Town of Midland Zoning By-law, as amended from time to time.

THE CORPORATION OF THE TOWN OF MIDLAND



DEVELOPMENT CHARGES PAMPHLET FOR BY-LAW 2009-34

Rates effective January 1, 2012

This pamphlet summarizes the Town of Midland's Development Charges. The information contained herein is intended only as a guide. Please review the approved by-law and consult with the Municipality to determine the applicable charges that may apply to specific development proposals.

Any inquiries regarding the Town of Midland Development Charges may be directed to the Planning Department at (705) 526-4275 or planning@midland.ca

THE CORPORATION OF THE TOWN OF MIDLAND

PURPOSE OF DEVELOPMENT CHARGES

Under the authorization of the *Development Charges Act, R.S.O. 1997* the Corporation of the Town of Midland has enacted Development Charges By-law 2009-34 in order to establish development charges on residential and non-residential development.

Where the development of the land would increase the need for municipal services, development charges allow the Municipality to recover the costs for services attributable to growth. These services include the installation of water and sanitary sewer services and the construction of roads and other facilities for staff operations, and services related thereto. Development charges are used solely for the purpose for which they are collected.

SERVICES

The service components of Development Charges By-law 2009-34 include General Government, Library Board, Fire Department, Police Department, Indoor Recreation, Park Development and Facilities, Midland Transit, Midland Harbour, Midland Parking, Public Works and Fleet, Sanitary Sewer Services and Water Services.

The charges for water and sewer services are applicable only to the extent that these services are available.

The development charge rates are set out in this pamphlet and are effective January 1st, 2012, and shall be indexed January 1st of each year the by-law is in effect. The By-law expires five years less a day from the date of passage.

BY-LAW 2009-34

By-law 2009-34 was passed by Midland Council on May 25, 2009, imposing development charges on residential and non-residential development, which increase the need for services.

TREASURER'S STATEMENT

As required by the *Development Charges Act*, the Treasurer prepares and submits to Council an annual statement of development charges relating to the transactions and status of funds for the previous year.

Development Charge By-law 2009-34, the background study and the Treasurer's statement are available for public viewing at the Town during regular office hours – Monday through Friday 8:30 am to 4:30 pm or on the town website at www.midland.ca

PAYMENT/REFUNDS

Development charges are payable at the time of Building Permit issuance. Those persons requesting refunds should a building permit be cancelled may obtain a full refund of the development charges paid.

INDUSTRIAL CHARGES

There are no Industrial Development Charges for Town purposes.

RESIDENTIAL CHARGES

Residential charges are assessed and shall be collected as follows:

Type of Residential Unit	Town Charge
Low-Density (Single-family)	\$15,786
Medium-Density (Semi-detached, Row, Townhouse)	\$11,682
High-Density (Apartment)	\$10,734

In addition to the above charges, lands which do not receive water and sanitary service from the Municipality are subject to a reduced, area specific development charge.

Subject to the provisions of the By-law, area specific development charges shall be imposed upon residential dwelling units at the special rate set out in Schedule "D" for the Tiffin By the Bay area as set out in Schedule "E" to the By-law.

COMBINED RESIDENTIAL & NON-RESIDENTIAL

Where residential and non-residential development is combined, the development charges are calculated for each individual use as per the above rates and then combined.

In addition to Town Development Charges, the Town collects development charges for the County of Simcoe and Education Development Charges for the two County School Boards. The County and EDC charges are provided on the Town's "*Summary of Charges*" sheets updated annually and are available on the Town's website.