



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-050-024

TO: Mayor and Members of Council
FROM: Director of Planning & Development Services
MEETING DATE: September 23, 2024
SUBJECT: Middlesex County Development Charges

RECOMMENDATION:

THAT Report No. PDS-050-024 **BE RECEIVED** for information.

PURPOSE:

Effectively communicate and align with the County of Middlesex to administer a Development Charges By-law. The collection of County-Wide Development Charges requires the administration of lower-tier municipalities to collect development charges on behalf of the County for capital project financing resulting from growth and development. The collection is for services related to highway (roads and related infrastructure, fleet and facilities) and growth-related studies.

BACKGROUND:

The County of Middlesex held a mandatory public meeting on June 26, 2024, and adopted a Development Charges By-law on July 16, 2024.

Development Charges applicable to residential and non-residential developments are calculated, payable, and collected upon the issuance of a building permit. You may be required to pay Middlesex County Development Charges for development or redevelopment projects, if you are: constructing a new building, making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area, and/or re-developing a property or making interior alterations that result in a change of use to all or part of a building.

The Council of the County of Middlesex passed a county-wide Development Charges By-law No. 7291 on the 16th day of July, 2024 under the Development Charges Act, 1997, S.O., 1997 c. 27, as amended.

County of Middlesex Development Charges



The below Schedule of Development Charges, Schedule “B”, imposed by the by-law is proposed to come into effect on January 1, 2025. The County Development Charges are an added administrative function of the lower-tier municipalities. The below categorized municipal-wide amounts will be collected on behalf of the County of Middlesex and will be in addition to the collection of the Municipality of Thames Centre’s Development Charges.

Schedule “B” By-law No. 7291

Service/ Class of Service	RESIDENTIAL (Per Unit)					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Special Care / Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	\$5,462	\$4,188	\$3,779	\$2,405	\$1,955	\$3.64
Growth Studies	\$22	\$17	\$15	\$10	\$8	\$0.01
Total Municipal Wide Services / Class of Services	\$5,484	\$4,205	\$3,794	\$2,415	\$1,963	\$3.65

Thames Centre Proposed 2025 Development Charges

The purpose of development charges is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the Municipality's financial requirements. The below values are for illustrative purposes as an inflationary impact will be applied when the Non-Residential Building Construction Price Index is available for 2025 and the proposed removal of Bill 23 Phase-In through Bill 185.

Service/Class of Service	RESIDENTIAL (Per Unit)					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Nursing Home Bedroom Units	(per sq. ft. of Gross Floor Area)
Municipal Wide Services / Class of Service:						
Services Related to a Highway	3,620	2,361	2,254	1,421	1,222	1.41
Public Works	1,431	933	891	561	483	0.53
Fire Protection Services	1,524	995	949	598	514	0.56
Parks and Recreation Services	7,609	4,962	4,737	2,986	2,568	0.71
Library Services	547	357	340	214	184	0.04
Growth Studies	682	445	425	268	230	0.25
Waste Diversion	207	135	129	81	70	0.01
Total Municipal Wide Services / Class of Services	15,620	10,188	9,725	6,128	5,271	3.52
Urban Services						
Wastewater Services	18,684	12,185	11,629	7,331	6,304	8.84
Water Services	11,685	7,621	7,273	4,584	3,943	5.52
Total Urban Services	30,369	19,806	18,902	11,915	10,247	14.36
GRAND TOTAL RURAL AREA	15,620	10,188	9,725	6,128	5,271	3.52
GRAND TOTAL URBAN AREA	45,989	29,994	28,627	18,043	15,519	17.88

* For illustrative purposes only as an inflationary impact has not been applied to Thames Centre's development charges as of January 1, 2025. Also, the above chart assumes the mandatory phase-in has been eliminated as per Bill 185, pending Council approval.



The below chart shows (for illustrative purposes/subject to approval and inflationary rates) the combined estimated total amount of Development Charges collected by the Municipality of Thames Centre and the County of Middlesex.

Service/Class of Service	RESIDENTIAL (Per Unit)					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Nursing Home Bedroom Units	(per sq. ft. of Gross Floor Area)
County of Middlesex Development Charges						
County Services Related to a Highway	5,462	4,188	3,779	2,405	1,955	3.64
Growth Studies	22	17	15	10	8	0.01
Total County of Middlesex Development Charges	5,484	4,205	3,794	2,415	1,963	3.65

Thames Centre and County of Middlesex Combined Development Charges	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Nursing Home Bedroom Units	(per sq. ft. of Gross Floor Area)
GRAND TOTAL RURAL AREA	21,104	14,393	13,519	8,543	7,234	7.17
GRAND TOTAL URBAN AREA	51,473	34,199	32,421	20,458	17,482	21.53

COMMENTS:

Based on discussions with the County of Middlesex and local municipalities, the following comments should be addressed and communicated prior to administration and collection:

- Impacts development affordability due to increased costs.
- Municipal Staff capacity increase from the collection and administration.
- Review of County and Municipal Development Charge By-law terminology.

FINANCIAL IMPLICATIONS:

The administrative and remittance duties impact staff capacity and the increase in development charges will affect the development community with affordability and procurement.

STRATEGIC PLAN LINK

Pillar: *Economic Development*

Goal: *Increase communications between the municipality (Council and Staff) and the public*

CONSULTATION:

E. Schinbein, Director of Financial Services
 D. Barrick, Chief Administrative Officer

REFERENCES:

ATTACHMENTS:

Report No.
Council Date: Click or tap to enter a date.
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County of Middlesex Development Charges By-law
County of Middlesex Development Charges Report
County of Middlesex Development Charges Notice of Passing

Prepared by: A. Storrey, Interim Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer