



DEVELOPMENT CHARGES

INFORMATION BROCHURE

The information contained in this brochure is intended as a guide and provided for convenience only. Reference should be made to [Middlesex County's Development Charge By-law No. 7291](#) for full details and application of charges. The Middlesex County Development Charges By-law is available on the County website at www.middlesex.ca.

Development Charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development Charges may only be used for the purpose for which they are collected. Middlesex County collects development charges for services related to a highway (roads and related infrastructure, facilities and fleet) and growth-related studies.

In accordance with the Development Charges Act, Middlesex County conducted a [Development Charges Background Study](#) to forecast the County's future residential and non-residential growth to determine infrastructure needs and costs. This information is used to calculate the amount of money recoverable from Development Charges.

Is My Project Subject to Development Charges?

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
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building

Middlesex County Development Charges are levied County-wide. There are no area charges. For a complete list of requirements, reference should be made to [By-law No. 7291](#)

When Are the Charges Due?

Development charges imposed under the Middlesex County Development Charges By-law are generally calculated, payable and collected on the date that a building permit under the *Building Code Act, 1992, S.O. 1992, c. 23, as amended*; if issued in relation to a building or structure on the land to which the development charge applies. In some cases, development agreements may change the payment timing. Where a development charge applies to land in relation to which a building permit is required, no building permit will be issued until the development charge has been paid in full.

When Are Development Charges Exempt?

Middlesex County Development Charges, generally, are not imposed with respect to the following non-statutory exemptions:

- industrial development
- land, buildings, or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*
- non-residential agricultural use buildings

2024 Development Charge Rates

Schedule B to By-Law #7291



SINGLE & SEMI-DETACHED DWELLING

OTHER MULTIPLES

APARTMENTS (2+ BEDROOMS)

APARTMENTS (BACHELOR AND 1 BEDROOM)

SPECIAL CARE / SPECIAL DWELLING UNITS

(PER SQ. M. OF GROSS FLOOR AREA)

Municipal Services

	SINGLE & SEMI-DETACHED DWELLING	OTHER MULTIPLES	APARTMENTS (2+ BEDROOMS)	APARTMENTS (BACHELOR AND 1 BEDROOM)	SPECIAL CARE / SPECIAL DWELLING UNITS	(PER SQ. M. OF GROSS FLOOR AREA)
SERVICES RELATED TO A HIGHWAY	\$5,462	\$4,188	\$3,779	\$2,405	\$1,955	\$39.18
GROWTH STUDIES	\$22	\$17	\$15	\$10	\$8	\$0.11
TOTAL	\$5,484	\$4,205	\$3,794	\$2,415	\$1,963	\$39.29

The schedule of Middlesex County Development Charges will be adjusted annually as of January 1st each year.

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Regulation 82/98 the Treasurer for the County of Middlesex must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the County of Middlesex for their review and will be available on the County’s website.

Contact Info

Middlesex County Administration Offices
 399 Ridout St. N. London, ON N6A 2P1
 Phone: (519) 434-7321

[Contact Us](#)