



Municipality of North Middlesex

By-law 067 of 2026

Being a By-law of the Municipality of North Middlesex to Amend By-law 041 of 2022, as amended Respecting Development Charges

Whereas the Municipality of North Middlesex (the “Municipality”) enacted By-law 041 of 2022, as amended pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the Municipality has undertaken a study pursuant to the Act which has provided an updated Schedule to By-law 041 of 2022, as amended;

And Whereas Section 19(1.1) of the Act provides that a municipality may undertake a simplified amendment process if the effect is a reduction of the Development Charge for one or more types of development;

And Whereas the Council of the Municipality of North Middlesex (“Council”) has before it a report entitled “Municipality of North Middlesex 2026 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated July 31, 2026 (the “update study”);

NOW THEREFORE Council hereby enacts as follows:

1. By-law 041 of 2022, as amended, is hereby amended as follows:
 - A. Schedule “B” is deleted, and the attached Schedule “B” is substituted, therefore.
2. This By-law shall come into force and effect at 12:01AM on August 13, 2026.
3. Except as amended by this By-law, all provisions of By-law 041 of 2022, as amended, are and shall remain in full force and effect.

By-law read a First, Second and Third time, and passed this 12th day of August 2026.

Mayor: Ben Kopp

Clerk: Dee Ann K

SCHEDULE "B"
TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES (2022\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,525	1,088	1,038	655	563	0.55	0.55
Fire Protection Services	1,405	1,002	956	603	518	0.50	0.50
Parks and Recreation Services	603	430	411	259	223	0.06	0.06
Growth Studies	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	3,533	2,520	2,405	1,517	1,304	1.11	1.11
Urban Services:							
Wastewater Treatment	13,557	9,672	9,231	5,819	5,004	5.06	13.36
Wastewater Sewers	1,234	880	840	530	456	0.46	0.46
Water Storage	3,679	2,625	2,505	1,579	1,358	1.37	1.37
Water Distribution	1,561	1,114	1,063	670	576	0.58	0.58
Total Urban Services	20,031	14,291	13,639	8,598	7,394	7.48	15.77
GRAND TOTAL RURAL AREA	3,533	2,520	2,405	1,517	1,304	1.11	1.11
GRAND TOTAL - URBAN	23,564	16,811	16,044	10,115	8,698	8.59	16.88