



Schedule 3

Municipality of Mississippi Mills Development Charges By-laws Pamphlet

1. Development charges for Services Related to a Highway, Fire Protection, Parks and Recreation, Library, Childcare, Septage, Wastewater and Water Services, shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of calculated and be payable on the date the first building permit is issued.
2. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - A public hospital exempt from taxation under section 3 of the *Assessment Act*;
 - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within two years of the issuance of the demolition permit.
4. The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

MISSISSIPPI MILLS DEVELOPMENT CHARGES

By-law 23-081 (Services Related to a Highway)

By-law 23-082 (Fire Protection Services)

By-law 23-083 (Parks and Recreation Services)

By-law 23-084 (Library Services)

By-law 23-085 (Childcare Services)

By-law 23-086 (Septage Services)

By-law 23-087 (Wastewater Services)

By-law 23-088 (Water Services)

Effective Until January 1, 2029

This pamphlet summarizes the Municipality of Mississippi Mills' policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 23-081, 23-082, 23-083, 23-084, 23-085, 23-086, 23-087, and 23-088 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the Municipality's website at <https://www.mississippimills.ca>.

For further information, please contact:

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Municipal-wide Development Charges under By-law 23-081 (Services Related to a Highway)

EFFECTIVE JANUARY 1, 2024

A list of the municipal services for which municipal-wide development charges are imposed and the maximum amount of the charge by development type is as follows:

Service (Bylaw 23-081 – Services Related to a Highway)	RESIDENTIAL (per unit)				NON- RESIDENTIAL (per s.m. of Gross Floor Area)
	Singles and Semi- Detached Dwelling	Other Multiple Dwelling	Apartment Dwelling Unit – 2 Bedrooms+	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Services Related to a Highway - 2024	\$3,956	\$3,520	\$2,330	\$1,682	\$2.61
Services Related to a Highway - 2025	\$4,203	\$3,740	\$2,476	\$1,787	\$2.77
Services Related to a Highway - 2026	\$4,451	\$3,960	\$2,621	\$1,892	\$2.94
Services Related to a Highway - 2027	\$4,698	\$4,180	\$2,767	\$1,997	\$3.10
Services Related to a Highway - 2028	\$4,945	\$4,400	\$2,913	\$2,103	\$3.26

As required by the More Homes Built Faster Act, the calculated development charges will be phased-in over a five-year period.

2024 - 80% of the maximum charge
 2025 - 85% of the maximum charge
 2026 - 90% of the maximum charge
 2027 - 95% of the maximum charge
 2028 to expiry - 100% of the maximum charge

Purpose of Development Charges

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the Municipality's financial requirements.

The Council of the Municipality of Mississippi Mills passed municipal-wide By-laws 23-081, 23-082, 23-083, 23-084, 23-085, 23-086, 23-087 and 23-088 on December 5, 2023 under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charges By-law No. 23-081 through 23-085 apply to all lands in the Municipality of Mississippi Mills. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Municipality of Mississippi Mills 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 Corporation of the Municipality of Mississippi Mills for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 3131 Old Perth Road, Almonte, Ontario K0A 1A0.