



2026 Development Charges Background Study – Revised Draft By-law

Town of Minto

For Public Review and Comment

February 27, 2026

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Appendix H

Proposed Development Charge By-law

The Corporation of the Town of Minto

BY-LAW NO. 2026-XX

To establish Development Charges for the Town of Minto

WHEREAS the *Development Charges Act, 1997* S.O. 1997, c.27, as amended, authorizes by-laws of the council of a municipality to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.

AND WHEREAS a development charges background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Town of Minto provided notice as required by the Act and held a public meeting on March 3, 2026, in accordance with the Act and the regulations thereto;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made; and

AND WHEREAS the Council, in adopting the Town of Minto 2026 Development Charges Background Study, dated February 5, 2026, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MINTO ENACT AS FOLLOWS:

1. Interpretation

1.1. In this By-law the following items shall have the corresponding meanings:

- (a) "Accessory" when used to describe use, building or structure, means of use, building, or structure which is incidental, subordinate, and exclusively



devoted to the main use, building or structure located on the same lot, excluding Home Industries;

- (b) "Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27, as amended, or any successor thereof;
- (c) "Affordable Residential Unit" shall mean a Residential Unit that meets the criteria set out in the Act;
- (d) "Agricultural Use" means the use of land, building or structure for the purpose of animal husbandry, raising of livestock and other animals for food or fur including poultry, beekeeping, fish, aqua-culture and dairy; the growing of field crops, vegetables, agro forestry, forestry, fruit farming, sod farming, greenhouses and horticultural crops, pasturage, fallow, maple syrup production, or any other farming use; and includes the growing, raising, packing, treating, storing, and sale of agricultural products produced on the premises, but does not include an abattoir, a kennel, a rendering plant, a commercial greenhouse and/or nursery, or garden centre;
- (e) "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row Dwelling;
- (f) "Apartment Unit" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;
- (g) "Attainable Residential Unit" shall mean a Residential Dwelling that meets the criteria set out in the Act;
- (h) "Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;
- (i) "Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;



- (j) “Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
- (k) “Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;
- (l) "Cannabis" shall mean:
 - i. A Cannabis Plant;
 - ii. Any part of a Cannabis Plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - iii. any substance or mixture of substances that contains or has on it any part of such a plant; and
 - iv. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- (m) "Cannabis Plant" means a plant that belongs to the genus "Cannabis";
- (n) "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.
- (o) “Capital Cost” shall mean costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- i. to acquire land or an interest in land, including a leasehold interest,
 - ii. to improve land,
 - iii. to acquire, lease, construct or improve buildings and structures,
 - iv. to acquire, construct or improve facilities, including:
 - 1. furniture and equipment other than computer equipment, and
 - 2. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - 3. rolling stock with an estimated useful life of seven years or more, and
 - v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the Development Charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related.
- (p) “Charitable Dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act*, 2007, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;



- (q) “Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial, institutional, or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;
- (r) “Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;
- (s) “Council” means the Council of the Municipality;
- (t) “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes Redevelopment;
- (u) “Development Charge” means a charge imposed with respect to this By-law;
- (v) “Dwelling Unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and may or may not be provided with culinary and sanitary facilities for their exclusive use;
- (w) “Farm Building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;



- (x) “Gross Floor Area” means:
- i. in the case of a residential building or structure, the total area of all floors above grade of a Dwelling Unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the Dwelling Unit from any other Dwelling Unit or other portion of a building; and
 - ii. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 1. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 2. loading facilities above or below grade; and
 3. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- (y) “Group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (z) "Home Business" means a business or occupation, which is conducted for gain or profit as a secondary use within a permitted Residential Dwelling



or Residential Dwelling unit. A home business or occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist, a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer's establishment, and similar businesses or occupations;

- (aa) "Home Industry" means a small-scale occupation or business conducted for gain or profit as a secondary use to the main permitted use, and may include such uses as a carpentry shop, a welding shop, a machine shop, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop;
- (bb) "Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- (cc) "Industrial" means lands, buildings or structures used or designed or intended for use for:
 - (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

but does not include the sale of commodities to the general public through a warehouse club;



- (dd) “Interest” means the annual rate of interest calculated at the Town’s 10-year borrowing rate plus 1%;
- (ee) “Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,
- i. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - ii. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - iii. by any of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - 2. a college or university federated or affiliated with a university described in subclause (i), or
 - 3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
 - iv. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - v. as a hospice to provide end of life care;
- (ff) “Live-work Unit” means a building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both residential use and non-residential use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- (gg) “Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town of Minto or any part or parts thereof;
- (hh) “Local Services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- (ii) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Fixing Long-Term Care Act, 2021;
- (jj) “Maximum Interest Rate” shall mean on a particular date, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada, adjusted on the first business day of every January, April, July, and October, plus one percentage point;
- (kk) “Minimum Interest Rate” means the interest rate of the Bank of Canada on the day the by-law comes into force, updated on the first business day of every January, April, July, and October;
- (ll) “Mixed Use Development” means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;



- (mm) “Multiple Dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;
- (nn) “Municipality” means the Corporation of the Town of Minto;
- (oo) “Non-Profit Housing Development” means development of a building or structure intended for use as residential premises by,
- i. a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii. a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) “Non-Residential Use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;
- (qq) “Official Plan” means the Official Plan approved for the Town of Minto;
- (rr) “Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (ss) “Place of Worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;
- (tt) “Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- (uu) “Redevelopment ” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or



structure has previously been demolished on such land or changing the use of a building or structure from residential to non-residential or from non-residential to residential.

- (vv) “Regulation” means any regulation made pursuant to the Act;
- (ww) “Rental Housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (xx) “Residential Dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;
- (yy) “Residential Use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;
- (zz) “Retirement Home” means a residential building or the residential portion of a mixed-use building that is defined as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (aaa) “Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting Dwelling Unit;
- (bbb) “Semi-Detached Dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (ccc) “Service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;



- (ddd) “Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the Municipality;
- (eee) “Single Detached Dwelling Unit” means a residential building consisting of one Dwelling Unit and not attached to another structure;
- (fff) “Solar Farm” means any solar energy system comprised of one or more solar panels and associated control or conversion electronics that converts sunlight into electricity. A solar farm may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary;
- (ggg) “Special Care/Special Dwelling Unit” means a building or part of a building:
- i. containing two or more dwelling unit which units have a common entrance from street level;
 - ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - iii. that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
 - iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels;
 - v. and includes, but is not limited to, Retirement Homes or lodges, Charitable Dwellings, Group Homes (including Correctional Group Homes) and Hospices.
- (hhh) "Temporary Use" means a building, mobile home, or structure for a construction camp, work camp, temporary accommodation, tool shed,



scaffold or other building or structure incidental to and necessary for construction work on a lot, but only for as long as such use, building or structure has not been finished or abandoned or for a period of one year, whichever is the lessor;

- (iii) “Town” means the area within the geographic limits of the Town of Minto;
- (jjj) “Wind Turbine” means any wind energy system, comprising one or more turbines, that converts energy into electricity, with a combined nameplate generating capacity greater than 500 kilowatts and a height greater than 100 metres, that converts energy into electricity, and consists of a wind turbine, a tower, and associated control or conversion electronics. A Wind Turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and
- (kkk) “Zoning By-Law” means the Zoning By-Law of the Town of Minto, or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1. The categories of services/class of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Water Services;
- (e) Wastewater Services;
- (f) Growth-related Studies (class of services); and
- (g) Land Acquisition – Urban Services.



2.2. The components of the services designated in Section 2.1 are described in Schedule A.

3. Application of By-law Rules

3.1. Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in Section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2. Subject to Section 3.3, this By-law applies to all lands in the Town of Minto whether or not the land or use thereof is exempt from taxation under s.13 of the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this By-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Town or a local board thereof;
- (b) a board of education as defined in Section 1(1) of the *Education Act*; or
- (c) the Corporation of the County of Wellington or any local board thereof; and
- (d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



Approvals for Development

3.4.

- (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- i. the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - ii. the approval of a minor variance under Section 45 of the *Planning Act*;
 - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - iv. the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - v. a consent under Section 53 of the *Planning Act*;
 - vi. the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies, even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



Exemptions

- 3.5. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to developments or portions of developments as follows:
- (a) Affordable Residential Unit;
 - (b) Attainable Residential Unit;
 - (c) Affordable inclusionary zoning Residential Units
 - (d) Non-Profit Housing units;
 - (e) Long-term Care Homes;
 - (f) an enlargement to an existing Dwelling Unit;
 - (g) A second residential unit in an existing detached house, Semi-Detached Dwelling, or rowhouse on a parcel of land on which Residential Use, other than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the existing detached house, Semi-Detached Dwelling or rowhouse cumulatively contain no more than one residential unit;
 - (h) A third residential unit in an existing detached house, Semi-Detached Dwelling, or rowhouse on a parcel of land on which Residential Use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the existing detached house, Semi-Detached Dwelling or rowhouse contains any residential units;
 - (i) One residential unit in a building or structure ancillary to an existing detached house, Semi-Detached Dwelling or rowhouse on a parcel of land, if the existing detached house, Semi-Detached Dwelling or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, Semi-Detached Dwelling or rowhouse contains any residential units;
 - (j) A second residential unit in a new detached house, Semi-Detached Dwelling or rowhouse on a parcel of land on which Residential Use, other



than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the new detached house, Semi-Detached Dwelling or rowhouse cumulatively will contain no more than one residential unit;

- (k) A third residential unit in a new detached house, Semi-Detached Dwelling or rowhouse on a parcel of land on which Residential Use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the new detached house, Semi-Detached Dwelling or rowhouse contains any residential units;
- (l) One residential unit in a building or structure ancillary to a new detached house, Semi-Detached Dwelling or rowhouse on a parcel of land, if the new detached house, Semi-Detached Dwelling or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, Semi-Detached Dwelling or rowhouse contains any residential units; or
- (m) In an existing rental residential Building, which contains four or more Residential Dwelling units, the creation of the greater of one Residential Dwelling unit or one percent of the existing Residential Dwelling units.

3.6. Exemption for Existing Industrial Building

For the purposes of the exemption for the enlargement of existing Industrial buildings, the following provisions shall apply:

- (a) there shall be an exemption from the payment of Development Charges for one or more enlargements of an existing Industrial building, up to a maximum of fifty per cent (50%) of the original building's Gross Floor Area before the first enlargement for which an exemption from the payment of Development Charges was granted pursuant to the Act or under this section of the By-law or any predecessor hereto;
- (b) Development Charges shall be imposed in the amounts set out in this By-law with respect to the amount of floor area of an enlargement that results in the Gross Floor Area of the Industrial building being increased by



greater than fifty per cent (50%) of the Gross Floor Area of the existing Industrial building.

3.7. Other Exemptions

Notwithstanding the provision of this By-law, development charges shall not be imposed with respect to:

- (a) A temporary use permitted under s.39 of the *Planning Act*;
- (b) An accessory use;
- (c) A home business;
- (d) A temporary building;
- (e) A Place of Worship;
- (f) A Bona Fide Farm operation;

Amount of Charges

Residential

3.8. The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a Dwelling Unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.9. The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and on the residential portion for a Live-Work unit, and



calculated with respect to each of the services according to the total floor area of the non-residential use.

Wind Turbines

- 3.10. The development charges described in Schedule B to this By-law shall be imposed on wind turbines with respect to Services Related to a Highway, Fire Protection Services and Growth-related Studies (excluding those for Parks and Recreation Service) on a per unit basis.

Solar Farms

- 3.11. The development charges described in Schedule B to this By-law shall be imposed on solar farms with respect to Services Related to a Highway, Fire Protection Services and Growth-related Studies (excluding those for Parks and Recreation Service) on a per unit basis.

Discounts

- 3.12. The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
- (a) Three or more bedrooms - 25% reduction;
 - (b) Two bedrooms - 20% reduction; and
 - (c) All other bedroom quantities - 15% reduction.

Reduction of Development Charges for Redevelopment

- 3.13. Despite any other provisions of this By-law, where, as a result of the Redevelopment of land, a building or structure existing on the same land within 60 months (5 years) prior to the date of payment of development charges in regard to such Redevelopment was or is to be demolished in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the Redevelopment, the development charges otherwise



payable with respect to such Redevelopment shall be reduced by the following amounts:

- (a) In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 3.11, by the Gross Floor Area that has been or will be demolished or converted to another principal use;

provided that such amount shall not exceed, in total, the amount of the development charges otherwise payable with respect to the Redevelopment.

Time of Payment of Development Charges

- 3.14. Development charges are due and payable in full to the Municipality on the date the first building permit is issued for any land, buildings, or structures affected by the applicable Development Charge and a building permit with respect to a building or structure shall be withheld where the applicable Development Charge has not been paid pursuant to Section 28 of the Act.
- 3.15. Where a Development Charge applies to land in relation to which a completed building permit has been submitted, the building permit shall not be issued until the Development Charge has been paid in full.
- 3.16. Notwithstanding subsections 3.14 and 3.15, development charges for Rental Housing and Institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and



each subsequent installment, payable on the anniversary date each year thereafter

- 3.17. Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the development charges under sections 3.8, 3.9, 3.10, and 3.11 shall be calculated based on the lower of the development charges set out in Schedule B on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, development charges under sections 3.8, 3.9, 3.10, and 3.11 shall be calculated on the development charges set out in Schedule B on the date of the later planning application, including interest, based on the Maximum Interest Rate.
- 3.18. Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under sections 3.8, 3.9, 3.10, and 3.11 shall be calculated based on the lower of the development charges set out in Schedule B on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, development charges under sections 3.8, 3.9, 3.10, and 3.11 shall be calculated on the development charges set out in Schedule B, on the date of the latter planning application, including interest, based on the Maximum Interest Rate.
- 3.19. Notwithstanding sections 3.14 to 3.18, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.



- 3.20. Notwithstanding subsections 3.17 and 3.18, the D.C.s payable are the lower of the rate in force on the date the D.C.s are payable, or the rate at the time of site plan and/or the rezoning application date plus interest.
- 3.21. Notwithstanding subsection 3.16, should the person required to pay the Development Charge waive the requirement to pay as per subsection 3.16, the Development Charge may be paid in accordance with subsection 3.14, without entering into an agreement made under Section 27 of the Act.
- 3.22. Interest for the purposes of sections 3.17 and 3.18 shall be determined as prescribed in the Act, as amended from time to time.
- 3.23. Interest for the purposes of subsection 3.16 may only be accrued up to June 4, 2025.

4. Payment of Services

- 4.1. Despite the payment required under Sections 3.10, 3.11, 3.12, and 3.13, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this By-law.

5. Indexing

- 5.1. Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the third quarter of the prescribed index in the Act.

6. Schedules

- 6.1. The following schedules shall form part of this By-law:

Schedule A - components of services Designated in section

Schedule B – Schedule of Development Charges; and

Schedule C – Map of Urban Service Areas



7. Conflicts

- 7.1. Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2. Notwithstanding Section 7.1, where a development which is the subject of an agreement to which Section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional Development Charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. Severability

- 8.1. If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. Date By-law In Force

- 9.1. This By-law shall come into effect on April 7, 2026.

10. Existing By-Law Repealed

- 10.1. By-law No. 2020-11, as amended, is hereby repealed upon the enforcement of this By-law.

Read a first, second, third time and passed in open Council this 7th day of April 2026.

Dave Turton, Mayor



Annilene McRobb, Town Clerk

SCHEDULE “A” TO BY-LAW 2026-XX
Components of Services Designated in Section 2.1

Designated Town Services Under this By-law

Eligible Services

1. Services Related to a Highway
2. Fire Protection Services
3. Parks and Recreation Services
4. Water Services
5. Wastewater Services

Eligible Class of Services

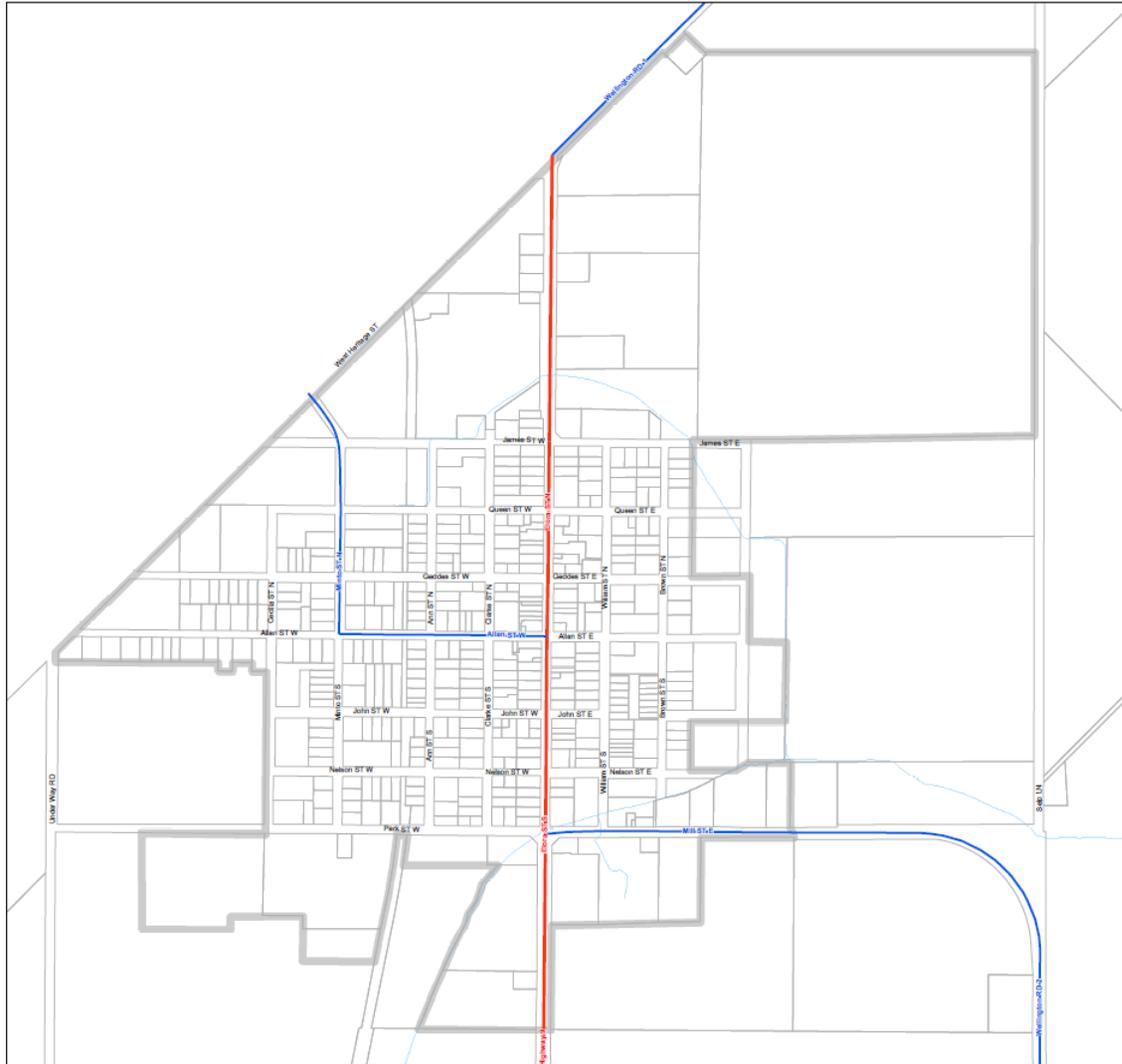
1. Growth-related Studies
2. Land Acquisition – Urban Services

SCHEDULE "B" TO BY-LAW 2026-XX
Schedule of Development Charges
2026\$

| Service/Class of Services | RESIDENTIAL | | | | | NON-RESIDENTIAL | Solar Farms | Wind |
|--|-----------------------------------|-----------------|---------------------------|-------------------------------------|-------------------------------------|----------------------------------|----------------------------------|----------------|
| | 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) | (per sq.ft. of Gross Floor Area) | Turbines |
| Municipal Wide Services/Class of Services: | | | | | | | | |
| Services Related to a Highway | 6,673 | 5,645 | 4,681 | 3,413 | 2,606 | 2.28 | 2.28 | 6,673 |
| Fire Protection Services | 559 | 473 | 392 | 286 | 218 | 0.19 | 0.19 | 559 |
| Parks and Recreation Services | 142 | 121 | 100 | 72 | 55 | 0.01 | - | - |
| Growth-Related Studies | 56 | 47 | 39 | 29 | 22 | 0.03 | 0.03 | 56 |
| Total Municipal Wide Services/Class of Services | \$7,430 | \$6,286 | \$5,212 | \$3,800 | \$2,901 | \$2.51 | \$2.50 | \$7,288 |
| Urban Services/Class of Services: | | | | | | | | |
| Wastewater Services | 5,606 | 4,743 | 3,933 | 2,867 | 2,189 | 2.00 | - | - |
| Water Services | 8,290 | 7,013 | 5,815 | 4,241 | 3,237 | 2.95 | - | - |
| Land Acquisition - Urban Services | 87 | 74 | 61 | 45 | 34 | 0.03 | - | - |
| Total Urban Services/Class of Services | \$13,983 | \$11,830 | \$9,809 | \$7,153 | \$5,460 | \$4.98 | \$0.00 | \$0 |
| GRAND TOTAL RURAL AREA | \$7,430 | \$6,286 | \$5,212 | \$3,800 | \$2,901 | \$2.51 | \$2.50 | \$7,288 |
| GRAND TOTAL URBAN AREA | \$21,413 | \$18,116 | \$15,021 | \$10,953 | \$8,361 | \$7.49 | \$2.50 | \$7,288 |

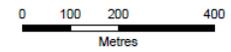


SCHEDULE "C" TO BY-LAW 2026-XX
Maps of Urban Service Area



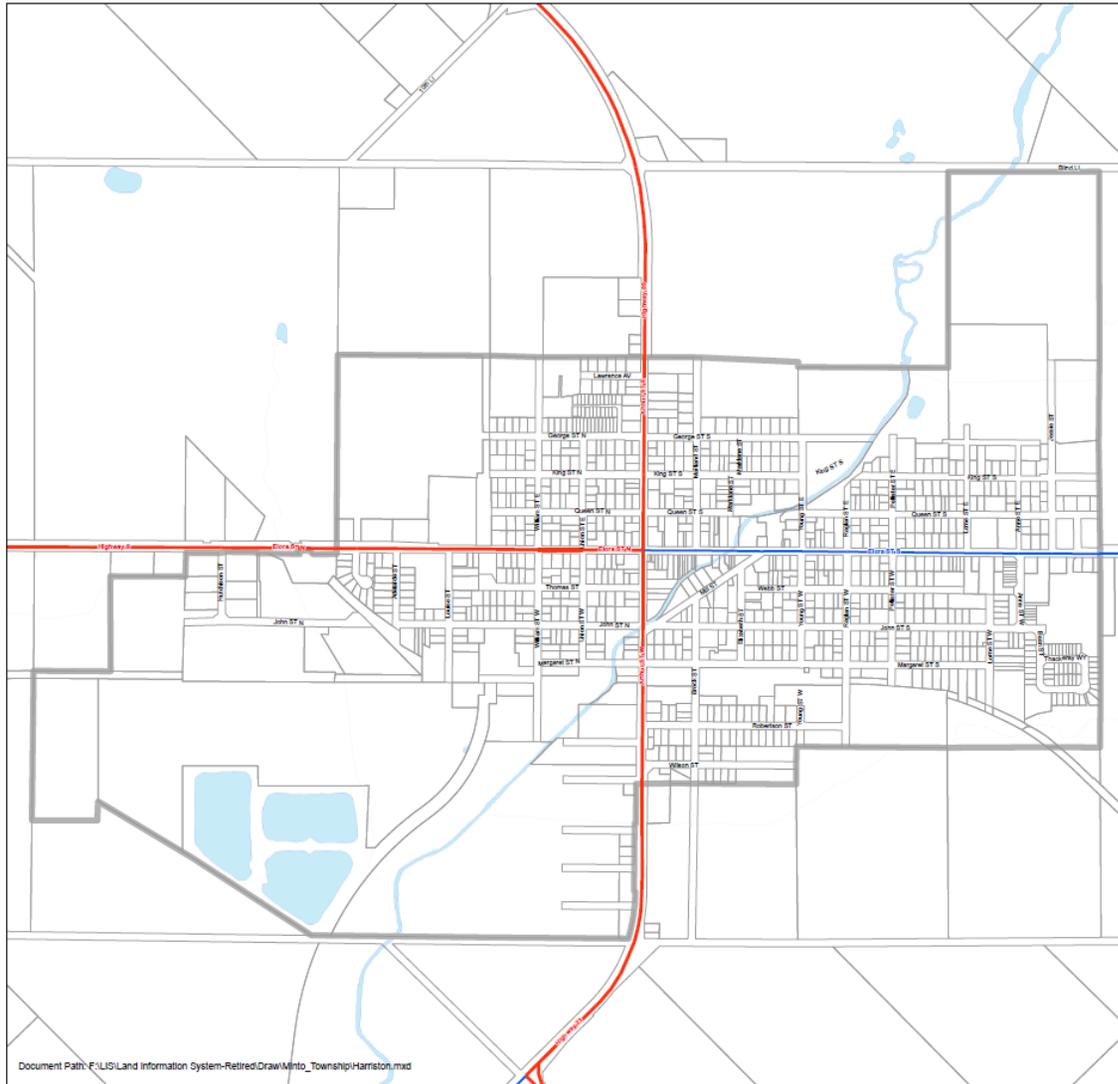
CLIFFORD

Town of Minto



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Sources:
Parcels: County of Wellington
Planning and Development
Department 2025, Teranet 2002.



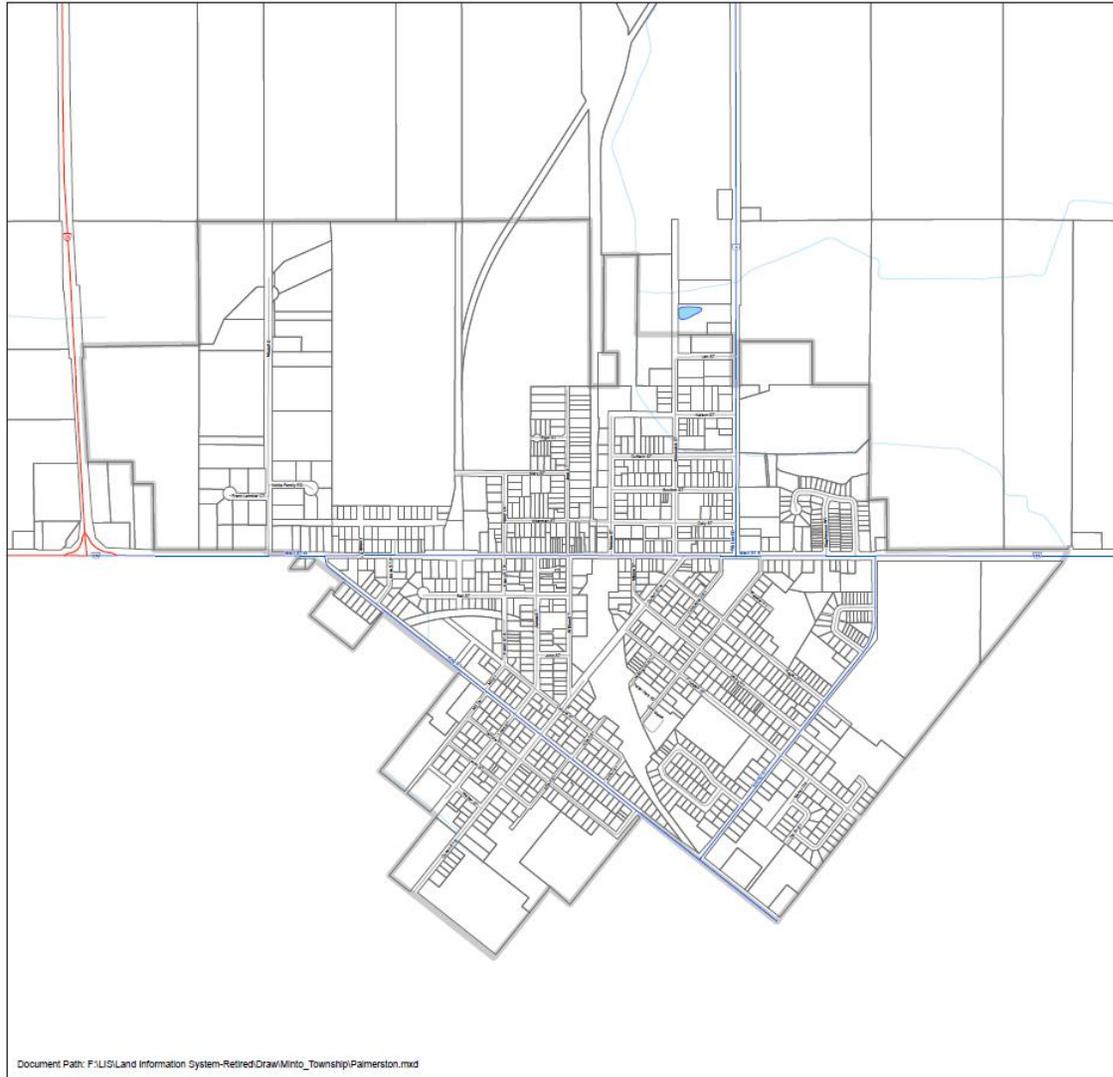
HARRISTON

Town of Minto



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PALMERSTON

Town of Minto



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