

The Province of Ontario proclaimed the Development Charges Act on March 1, 1998. Subsection 2(1) of the Development Charges Act, 1997, enables the Council of a municipality to pass a By-law(s) for the imposition of development charges against land to pay for increased capital costs required because of the need for services arising from development of the area(s) to which the By-law applies and requires one or more of the actions set out in subsection 2(2) of the Act.

The Township of Guelph/Eramosa held a Public Meeting on Monday, October 7, 2013, to hear comments from the public and receive a Development Charges Background Study dated September 20, 2013, prepared by Watson & Associates Economists for the update of the current Development Charges.

By-law 59/2013 was passed on October 21, 2013, and amended by By-law 52/2014, July 14, 2014; being a By-law for the Township of Guelph/Eramosa with respect to development charges for the following municipal-wide services:

- Public Works
- Fire Protection
- Corporate
- Parks and Recreation - Outdoor Recreation
- Parks and Recreation – Indoor Recreation

Area-specific charges are included within By-law 59/2013 (amended by By-law 52/2014) for the serviced area of the municipality, Rockwood. The area-specific development charges relate to the following services:

- Water
- Sanitary Sewer - Collection and Treatment

(1)

The complete By-law is available for inspection in the office of the Clerk's Department during regular office hours (8:30 a.m. to 4:30 p.m.) or on the Website at www.get.on.ca

By-law 59/2013 (amended by By-law 52/2014) is administered by the Director of Finance.

The following is an explanation of the development charges imposed under the By-law, a description of the lands to which the By-laws apply:

1. Lands Affected

By-law 59/2013 (amended by By-law 52/2014), imposes the residential development charges described in regard to public works, fire, corporate and parks and recreation services against all lands within the Township.

By-law 59/2013 (amended by By-law 52/2014), imposes additional residential and non-residential development charges described in regard to water and sanitary sewer services only against those lands within the Township that are serviced, namely Rockwood.

2. Exemptions

In addition to statutory exemptions legislated in the Development Charges Act, 1997, a number of non-statutory exemptions were approved by Council. These are as follows:

- places of worship, churchyards and/or burial grounds
- non-residential farm buildings constructed for a bona fide farm use
- enlargement of an existing industrial building
- issuance of a building permit in accordance with Section 2(3) of the Act.

(2)

3. Indexing

Development Charges shall be adjusted on January 1, 2014 and each January 1 annually thereafter in accordance with the Statistics Canada Quarterly Construction Price Statistics.

4. Time of Payment of Development Charges

Development Charges are payable upon issuance of a building permit with respect to each dwelling unit, building or structure.

5. When Development Charges are in force

Development Charges By-law 59/2013 (amended by By-law 52/2014) came into force on October 21, 2013 and repealed By-law 42/2009.

6. Other Development Charges

In addition to the Development Charges imposed by the Township, the County of Wellington and the Public and Separate School Boards also impose Development Charges.

7. Type and amount of Development Charges

The residential and non-residential development charges imposed by By-law 59/2013 (amended by By-law 52/2014), are set out in the following chart:

(3)

USES OF LAND, BUILDING OR STRUCTURES	RESIDENTIAL DEVELOPMENT CHARGE (PER DWELLING UNIT)					NON-RESIDENTIAL CHARGE
	Single and Semi-detached	2 Bedroom and Larger Apartments	Bachelor and One Bedroom Apartments	Multiple Units	Per Square Foot of Gross Floor Area	
SERVICES AND DESIGNATED DEVELOPMENT CHARGE FINANCING ARRANGEMENTS						
<u>MUNICIPAL WIDE CHARGES</u>						
Roads and Related	\$ 755.52	\$ 430.10	\$ 291.22	\$ 553.42	\$ 0.00	
Fire	\$ 863.30	\$ 492.28	\$ 332.67	\$ 633.22	\$ 0.00	
Outdoor Recreation	\$ 3,004.44	\$ 1,712.08	\$ 1,158.66	\$ 2,202.29	\$ 0.00	
Indoor Recreation	\$ 2,226.12	\$ 1,268.52	\$ 859.15	\$ 1,631.24	\$ 0.00	
Administration	\$ 490.21	\$ 278.79	\$ 188.63	\$ 359.62	\$ 0.00	
SUBTOTAL MUNICIPAL-WIDE	\$ 7,339.59	\$ 4,181.77	\$ 2,830.33	\$ 5,379.79	\$ 0.00	
<u>ROCKWOOD AREA-SPECIFIC CHARGE</u>						
Water Services	\$ 3,010.66	\$ 1,715.20	\$ 1,161.77	\$ 2,206.43	\$ 1.27	
Wastewater Services	\$ 12,027.26	\$ 6,852.65	\$ 4,639.38	\$ 8,814.83	\$ 5.09	
SUBTOTAL - ROCKWOOD AREASPECIFIC	\$ 15,037.92	\$ 8,567.85	\$ 5,801.15	\$ 11,021.26	\$ 6.36	



TOWNSHIP OF GUELPH/ERAMOSA

BY-LAW 59/2013
(Amended by By-law 52/2014)

DEVELOPMENT CHARGES
JANUARY 2016