

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, April 9, 2018, to hear comments from the public and receive a Development Charges Background Study dated March 21, 2018, prepared by Watson & Associates Economists for the update of the current Development Charges.

By-law 38/2018 was passed on May 22, 2018, and repealed By-law 59/2013; being a By-law for the Township of Guelph/Eramosa with respect to development charges for the following municipal-wide services: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 38/2018 for the serviced area of the municipality, Rockwood. The area-specific development charges relate to the following services:

- Water
- Sanitary Sewer - Collection and Treatment

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 38/2018 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 38/2018 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 38/2018 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.

3. Indexing

Development Charges shall be adjusted on January 1, 2019, 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 38/2018 came into force on May 22, 2018, and repealed By-law 59/2013.

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 38/2018, are set out in the following charts on the back page.



DEVELOPMENT CHARGES

BY-LAW 38/2018

**EFFECTIVE
MAY 22, 2018**

SCHEDULE "B-1"
TO BY-LAW NO. 38/2018
SCHEDULE OF MUNICIPAL WIDE DEVELOPMENT CHARGE
(MAY 23, 2018 – MAY 23, 2019)

Service	Residential					Non-Residential
	Single & Semi Detached Dwelling	Apartments -2 Bedrooms +	Apartments -Bachelor and 1 Bedroom	Other Multiples	Special Care/ Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	\$1,007.00	\$538.00	\$458.00	\$743.00	\$369.00	\$0.00
Fire Protection Services	\$1,006.00	\$538.00	\$457.00	\$742.00	\$369.00	\$0.00
Outdoor Recreation Services	\$3,441.00	\$1,839.00	\$1,564.00	\$2,539.00	\$1,262.00	\$0.00
Indoor Recreation Services	\$4,515.00	\$2,413.00	\$2,052.00	\$3,332.00	\$1,656.00	\$0.00
Administration	\$573.00	\$306.00	\$260.00	\$423.00	\$210.00	\$0.00
Total Municipal Wide Services	\$10,542.00	\$5,634.00	\$4,791.00	\$7,779.00	\$3,866.00	\$0.00

SCHEDULE "B-2"
TO BY-LAW NO. 38/2018
SCHEDULE OF MUNICIPAL WIDE DEVELOPMENT CHARGE
(MAY 24, 2019 – MAY 23, 2023)

Service	Residential					Non-Residential
	Single & Semi Detached Dwelling	Apartments -2 Bedrooms +	Apartments -Bachelor and 1 Bedroom	Other Multiples	Special Care/ Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	\$1,007.00	\$538.00	\$458.00	\$743.00	\$369.00	\$0.08
Fire Protection Services	\$1,006.00	\$538.00	\$457.00	\$742.00	\$369.00	\$0.08
Outdoor Recreation Services	\$3,441.00	\$1,839.00	\$1,564.00	\$2,539.00	\$1,262.00	\$0.01
Indoor Recreation Services	\$4,515.00	\$2,413.00	\$2,052.00	\$3,332.00	\$1,656.00	\$0.02
Administration	\$573.00	\$306.00	\$260.00	\$423.00	\$210.00	\$0.05
Total Municipal Wide Services	\$10,542.00	\$5,634.00	\$4,791.00	\$7,779.00	\$3,866.00	\$0.24

SCHEDULE "C"
TO BY-LAW NO. 38/28
SCHEDULE OF AREA SPECIFIC DEVELOPMENT CHARGE

Service	Residential					Non-Residential
	Single & Semi Detached Dwelling	Apartments -2 Bedrooms +	Apartments -Bachelor and 1 Bedroom	Other Multiples	Special Care/ Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Area Specific (Rockwood Services):						
Wastewater Services	\$19,109.00	\$10,214.00	\$8,685.00	\$14,101.00	\$7,009.00	\$7.67
Water Services	\$6,437.00	\$3,441.00	\$2,926.00	\$4,750.00	\$2,361.00	\$2.58
Total Area Specific (Rockwood Services)	\$25,546.00	\$13,655.00	\$11,611.00	\$18,851.00	\$9,370.00	\$10.25