



Development Charges

**Imposed under By-law Number (2019) – 20372
Effective March 2, 2019,
to March 1, 2020**

This pamphlet summarizes information relating to the City of Guelph Development Charges By-law. It is intended only as a guide. Applicants should review the By-law and consult with City staff to determine the charges that may apply to specific development proposals.

This pamphlet is available in an alternate format upon request.

Purpose of Development Charges

On February 11, 2019, the Council of the City of Guelph passed By-law Number (2019) – 20372, under the authority of the *Development Charges Act, 1997*. It imposes development charges (DCs) against land to pay for increased capital costs required because of increased needs for physical and other services arising from development and redevelopment within the municipality.

Services for Which Development Charges are Imposed:

- a) Water Services
- b) Wastewater Services
- c) Stormwater Drainage and Control Services
- d) Services Related to a Highway
- e) Fire Protection Services
- f) Library Services
- g) Indoor Recreation
- h) Outdoor Recreation (Excluding Land Acquisition)
- i) Transit
- j) Administration (Studies)
- k) Ambulance Services
- l) Municipal Court
- m) Municipal Parking Spaces
- n) Police Services
- o) Health Services
- p) Waste Diversion

See Schedule A to the By-law for the components of each service.

Development Charges Rules

- 1) The Development Charges By-law applies to all lands in the City of Guelph except those owned by and used for the purposes of the City, a local board of the City, a board of education, the County of Wellington, or a local board of the County of Wellington.
- 2) Development charges are imposed if the development of land, buildings, or structures requires any of the following:
 - The passing of a zoning by-law or amendment;
 - The approval of a minor variance;
 - A conveyance of land not subject to part-lot control;
 - The approval of a plan of subdivision;
 - A consent;
 - The approval of a condominium; or
 - The issuing of a building permit.
 Development charges are calculated, payable, and collected upon issuance of a building permit.
- 3) The City's Development Charges By-law provides for the following exemptions from DCs:
 - Development of certain land, buildings, or structures for the University of Guelph or university-related purposes;
 - Land, buildings or structures to be used by a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, as amended, or any successor thereof
 - A place of worship, cemetery, or burial ground;
 - Non-residential temporary uses permitted pursuant to section 39 of the Planning Act;
 - Development creating or adding an accessory use or accessory structure not exceeding 10 square metres of gross floor area;

- A public hospital
- The enlargement of an existing dwelling unit or the creation of up to two additional dwelling units in prescribed classes of existing residential buildings;
- The portion of an enlargement, whether attached or separate, of the gross floor area of an existing industrial building up to 50% of the gross floor area before the first enlargement for which an exemption was granted. (Note: for greater clarity, research establishments and computer establishments are not industrial uses of land, and this exemption for industrial enlargement does not apply to a research establishment or a computer establishment.)
- Parking structures

Residential Development Charges

Residential DCs are imposed according to the number and type of dwelling units proposed and are calculated, payable, and collected at the time of building permit issuance. For certain residential plans of subdivision, development charges for water, wastewater, stormwater, roads and related services are required to be paid upon entering into the subdivision agreement.

Table 1: Residential Development Charges (City Only)

	Total
Single Detached or Semi-detached Dwelling Unit	\$35,098
Apartment Unit, Stacked Townhouse (2 or More Bedrooms)	\$19,478
Apartment Unit Stacked Townhouse (Bachelor or 1 Bedroom)	\$13,924
Multiple Unit	\$25,860
Special Care/Special Dwelling Unit	\$11,587

These rates became effective March 2, 2019, and will be adjusted annually for inflation.

Non-residential Development Charges

Development charges applicable to non-residential development shall be calculated by multiplying the total gross floor area (square metres) of the building or structure by the non-residential rate in effect at the time of final building permit issuance.

Table 2: Non-residential Development Charges

March 2/19 to March 1/20	\$133.15 / square metre
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This rate became effective March 2, 2019, and will be adjusted annually for inflation.

Redevelopment Reduction

If the redevelopment of a property involves the demolition of a building or structure existing on the same land within 48 months prior to the date of building permit issuance, or the

conversion from one principal use to another principal use on the same land, a credit shall be given for the number, according to type, of residential dwelling units being demolished or converted, or alternatively for the amount of existing non-residential floor area being demolished or converted.

Development Charge Complaint Procedure

The *Development Charges Act* allows owners to register complaints if they believe that the amount of the DC was incorrectly determined, that a credit should have been applied or was incorrectly determined, or that there was an error in the application of the Development Charges By-law. A complaint to City Council must be in writing and made within 90 days of the day any part of the development charge became payable. Council is required to hold a hearing into the complaint and give the complainant an opportunity to make representations at the hearing.

Annual Statement

The City Treasurer provides Council with an annual financial statement related to the Development Charges By-law and development charge reserve funds. The purpose of the statement is to document opening balances, DC collections, interest earned, contributions to capital projects, borrowing, and closing balances for each DC reserve fund. A copy of the statement may be obtained from the Finance Department in Guelph City Hall or on the City's web site at guelph.ca.

FOR FURTHER INFORMATION

Please contact the City of Guelph Finance Department in any of the following ways if you require further information regarding development charges:

In person – Guelph City Hall, 1 Carden Street, Guelph ON N1H 3A1

By phone – 519-837-5610

By fax – 519-822-3207

By e-mail – finance@guelph.ca

Education Development Charges

The City also collects education development charges on behalf of school boards. Information regarding education development charges can be obtained by contacting the Upper Grand District School Board at 519-822-4420 and the Wellington Catholic District School Board at 519-821-4600.