



Community Benefits Charges

Community benefits charges (CBC) cover the capital-related costs of public services associated with new growth, which aren't covered by development charges and parkland dedication. The CBCs are calculated, payable and collected when a building permit is issued for eligible development or redevelopment.

Under the Planning Act, any municipality in Ontario can create and collect community benefits charges (CBC) for residential buildings or structures that are a minimum of five (5) storeys high and have 10 or more residential units. The charge cannot exceed 4 per cent of the property's land value on the day before a building permit is issued. Community benefits charges are paid as a one-time fee by the property developer or builder.

To ensure minimum delays in the building permit approval process, it is highly recommended the land value appraisal described above be triggered by the owner prior to site plan approval and at least provided to the City 60 days before a building permit is issued. Where possible, Parkland Dedication and CBC will both be calculated based on the same appraisal.

**Municipality of Guelph
Community Benefits Charges**

By-law 2022-20714
effective Sept 18, 2022 to Sept 18, 2027

This pamphlet summarizes the City of Guelph's policy with respect to community benefits charges.

The information contained within this pamphlet is intended only as a guide. Applicants should review By-law No. 2022-20714 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Details about community benefits charges and the related bylaws are available on the City's website at guelph.ca/city-hall/budget-and-finance/community-benefits-charge/

Land value is determined based on the following process:

- a. The City will require the owner of each eligible development or redevelopment to provide a land appraisal of the market value of the land from a certified professional appraiser of real estate who is designated as an accredited appraiser by the Appraisal Institute of Canada, at no expense to the City. This appraisal should be no more than 12 months before the building permit is issued. To ensure sufficient processing time for calculating the CBC for the development or redevelopment, the appraisal should be provided to the City 60 days before a building permit is issued.
- b. If the City agrees with the appraised value, then the owner pays their CBCs to the City based on that land value.
- c. If the City does not agree with the appraisal provided by the owner in a) above, the City has 45 days to provide the owner with an appraisal value. If the City's appraisal is not provided in time, then the owner's appraisal in a) will be deemed accurate.

- d. Should the land value appraisal from the City in c) above come within 5 per cent of owner's appraisal in a) above, then the owner's appraisal in a) will be deemed accurate.
- e. Should the land value appraisal from the City in c) above be more than 5 per cent higher than the owner's appraisal in a) above, the City shall request an appraisal be undertaken by an appraiser, selected by the development owner from a City-published CBC appraiser roster approved by Watson & Associates Economists Ltd. This must be undertaken within 60 days. This final appraisal is deemed accurate for the purposes of calculating the applicable CBC.

For more information, please contact:

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