



1. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
2. The following uses are wholly exempt from development charges under the bylaw:
  - a. Lands owned by and used for purposes of a municipality, local board thereof, or school board;
  - b. An interior alteration to an existing building or structure which does not change or intensify the use of the land;
  - c. The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
  - d. The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 per cent or less of the original gross floor area of the industrial building prior to the first expansion;
  - e. A public hospital exempt from taxation under section 3 of the *Assessment Act*;
  - f. A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. A reduction in development charges under the bylaws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

The schedule of development charges will be adjusted annually as of March 2 each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

### Municipality of Guelph Development charges

**By-law 2021-20643 (as amended) effective December 13, 2021 to December 13, 2026**  
**By-law 2019-20372 effective March 2, 2019 to March 2, 2024**

Amended rates  
 Effective until December 13, 2021

**This pamphlet summarizes the City of Guelph's policy with respect to development charges.**

**The information contained herein is intended only as a guide. Applicants should review By-law No. 2021-20643 (as amended) and By-law No. 2019-20372 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.**

**Development charges bylaws are available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the municipality's website at [guelph.ca](http://guelph.ca).**

**For more information, please contact:**

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**Municipal-wide Development Charges under By-law No. 2021-20643 and By-law No. 2019-20372**

**Effective December 13, 2021**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential (per unit)					Non-Residential	
	Single detached or semi-detached dwelling	Apartments and stacked townhouses with 2+ bedrooms	Apartments, stacked townhouse, garden suite, bachelor and 1 bedroom	Multiple unit dwellings	Special care/special dwellings	(per square metre of Gross floor Area)	(per square foot of Gross floor Area)
<b>Municipal Wide Services</b>							
Services Related to a Highway	\$6,034	\$3,349	\$2,394	\$4,446	\$1,992	\$29.52	\$2.74
Fire protection services	\$335	\$185	\$132	\$247	\$110	\$1.71	\$0.16
Police services	\$701	\$389	\$278	\$517	\$232	\$3.42	\$0.32
Transit	\$2,912	\$1,616	\$1,155	\$2,145	\$961	\$15.04	\$1.40
Parking Services	\$1,316	\$731	\$522	\$970	\$434	\$6.84	\$0.64
Parks and Recreation	\$9,331	\$5,179	\$3,703	\$6,876	\$3,081	\$5.36	\$0.50
Public Works	\$566	\$314	\$224	\$418	\$187	\$2.74	\$0.25
Library services	\$886	\$491	\$352	\$653	\$292	\$0.57	\$0.05
Growth Studies	\$825	\$457	\$327	\$608	\$272	\$4.33	\$0.40
Public Health services	\$319	\$177	\$126	\$235	\$105	\$0.34	\$0.03
Provincial Offences Act	\$7	\$4	\$3	\$5	\$2	\$0.00	\$0.00
Ambulance services	\$118	\$66	\$47	\$87	\$39	\$0.57	\$0.05
Waste diversion	\$582	\$323	\$231	\$429	\$193	\$1.48	\$0.14
<b>Total Municipal Wide Services</b>	<b>\$23,933</b>	<b>\$13,281</b>	<b>\$9,494</b>	<b>\$17,636</b>	<b>\$7,901</b>	<b>\$71.92</b>	<b>\$6.68</b>
<b>Urban Services</b>							
Wastewater services	\$6,899	\$3,829	\$2,737	\$5,083	\$2,278	\$33.62	\$3.12
Water services	\$7,298	\$4,050	\$2,896	\$5,378	\$2,410	\$35.56	\$3.30
Stormwater services	\$238	\$132	\$94	\$176	\$78	\$1.14	\$0.11
<b>Total: Urban Services</b>	<b>\$14,436</b>	<b>\$8,011</b>	<b>\$5,727</b>	<b>\$10,637</b>	<b>\$4,766</b>	<b>\$70.32</b>	<b>\$6.53</b>
<b>Total: All Residential Development Charges</b>	<b>\$38,369</b>	<b>\$21,292</b>	<b>\$15,222</b>	<b>\$28,273</b>	<b>\$12,667</b>	<b>\$142.24</b>	<b>\$13.21</b>

**Purpose of Development Charges**

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The Guelph City Council passed uniform municipal-wide By-law No. 2019-20372 on January 21, 2019 and amended via municipal-wide By-law 2021-20643 on December 13, 2021 under subsection 2 (1) of the Development Charges Act, 1997, as amended.

**Development Charge rules**

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charges By-law No. 2021-20643 (as amended) apply to all lands in the municipality of Guelph. Charges relating to municipal water, sanitary sewer, and stormwater services apply only to development receiving the respective services, based on provisions in the bylaw.

**Statement of the Treasurer**

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the City of Guelph must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Guelph City Council for their review and may be reviewed by the public in the Clerk's Department during regular business hours.