

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 Tuesday, May 19, 2009, to hear comments from the public and receive a Development Charges Background Study prepared by Watson & Associates Economists for the update of the current Development Charges.

Council at its meeting on May 19, 2009, passed a resolution to receive the Development Charges Background Study dated May, 2009, and authorized Watson & Associates Economists to review the concerns raised by the public and report back to Council.

By-law 42/2009 was passed on June 1, 2009, 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

(1)

Area-specific charges are included within By-law 42/2009 for the serviced area of the municipality, Rockwood. The area-specific development charges relate to the following services:

- Water
- Sanitary Sewer - Collection
- Sanitary Sewer - 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 42/2009 is administered by the Manager 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 42/2009, 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 42/2009, 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

(2)

- 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, 2010 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 Charge By-law 42/2009 came into force on June 1, 2009 and repealed By-law 26/2004 and By-law 2/2005.

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 42/2009, 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	
SERVICES AND DESIGNATED DEVELOPMENT CHARGE FINANCING AREAS					
<u>MUNICIPAL WIDE CHARGES</u>					
Roads and Related	\$ 763.94	\$ 435.59	\$ 298.93	\$ 560.86	\$0.00
Fire	564.65	321.71	221.12	414.71	0.00
Outdoor Recreation	2,432.29	1,386.49	951.85	1,784.12	0.00
Indoor Recreation	761.10	433.69	297.99	558.01	0.00
Administration	321.71	183.16	126.22	236.30	0.00
SUBTOTAL MUNICIPAL-WIDE	\$4,843.69	\$2,760.64	\$1,896.11	\$3,554.00	\$0.00
<u>ROCKWOOD AREA-SPECIFIC CHARGE</u>					
Water Services	\$3,562.55	\$2,029.91	\$1,394.08	\$2,613.55	\$2.77
Wastewater Services	5,271.69	3,004.53	2,063.13	3,868.12	4.10
Collection	3,785.56	2,278.55	1,589.57	2,850.80	1.96
Treatment					
SUBTOTAL - ROCKWOOD AREASPECIFIC	\$12,619.80	\$7,312.99	\$5,046.78	\$9,332.47	\$8.83



TOWNSHIP OF GUELPH/ERAMOSIA

BY-LAW 42/2009

**DEVELOPMENT CHARGES
JANUARY 2010**