

## **REDEVELOPMENT**

- A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property.
- The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

## **UNPAID CHARGES TO BE ADDED TO TAX ROLL**

- Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

## **STATEMENT OF THE TREASURER**

- The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.
- The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

## **ADDITIONAL INFORMATION**

- This pamphlet is intended to give an overview of development charges. For more complete information, reference should be made to the County's annual development charges statement, the Development Charge Background Study, by-law 4584-03, and by-law 4792-05, which are available on the County's website at [www.wellington.ca](http://www.wellington.ca), or in printed version in the County Clerk's office during regular office hours of 8:30am to 4:30pm, Monday to Friday.
- For further information please contact:

**Simon Burgess**  
**Financial Analyst**  
Treasury Department  
County of Wellington  
74 Woolwich St.  
Guelph, Ontario N1H 3T9  
Tel: (519) 837-2600 ext. 2790  
Toll Free: 1-800-663-0750  
Fax: (519) 837-1909  
E-mail: [simonb@wellington.ca](mailto:simonb@wellington.ca)



## **THE CORPORATION OF THE COUNTY OF WELLINGTON**

### **DEVELOPMENT CHARGE INFORMATION**

By-Law 4584-03  
As amended by By-Law 4792-05

This pamphlet summarizes the Development Charge By-Laws for the County of Wellington

*January 2008*

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the County of Wellington Treasury Department staff to determine the applicable charges that may apply to specific development proposals.

**PURPOSE OF DEVELOPMENT CHARGES**

- Development Charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

**BACKGROUND STUDY**

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a by-law, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development;
- The average service levels provided in the County over the 10-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development.

C.N. Watson and Associates Ltd. prepared the study for the County dated April 25, 2003. The study served as the basis for the development charge rates originally approved by County Council on June 25, 2003 through by-law 4584-03. Residential development charges came into effect on October 1, 2003.

The by-law was subsequently amended by By-law 4792-05. The amendment provided for the implementation of non-residential development charges as of January 1, 2006.

**DEVELOPMENT CHARGES FOR THE COUNTY OF WELLINGTON: BY-LAW NO. 4584-03 AS AMENDED**

- Residential development charges (calculated on the number and type of units) are imposed upon all lands within the County of Wellington.
- The development charge is payable in full upon issuance of a building permit.
- The development charge rates set out below are effective January 1<sup>st</sup>, 2008:

Development Type	Rate (per unit)
Single Detached and Semi-Detached Dwelling	\$1,465
Apartments (1 bedroom or less)	\$574
Apartments (2 or more bedrooms)	\$795
Other Multiples	\$1,059

- Non-residential development charges are imposed on all non-residential development within the County of Wellington:

Development Type	Rate (per sq. ft. of gross floor area)
Commercial, Institutional and Industrial	\$1.22

**TERM OF BY-LAWS**

- By-law 4584-03 will remain in force until September 30, 2008.

**INDEXING OF DEVELOPMENT CHARGES**

- The development charges will be adjusted annually on January 1<sup>st</sup> of each year, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Construction Price Statistics."

**SERVICES COVERED**

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Police
- Roads and Related (Garages & Equipment)
- Library
- Administration (Growth Related Studies)
- Ambulance
- Childcare
- Provincial Offences Act
- Health Unit