

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 Monday, April 19, 2004 to hear comments from the public and receive a Development Charges Background Study prepared by C.N. Watson & Associates Limited for the update of the current Development Charges.

Council at its meeting on April 19, 2004 passed a resolution to receive the Development Charges Background Study dated April, 2004 and authorized C.N. Watson & Associates Limited to review the concerns raised by the public and report back to Council.

On June 8, 2004 C.N. Watson & Associates Limited presented to Council an Addendum Report to the Background Study. Council passed a resolution to approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated April, 2004, and the Addendum Report dated June 3, 2004.

Council determined, as a result of the changes made to the Development Charges rates provided in the Background Study, that no further Public Meetings were required.

By-law 26/2004 was passed on June 8, 2004, 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

(4)

Effective January 1, 2009

- Corporate
- Parks and Recreation

Area-specific charges are included within By-law 26/2004 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 26/2004 is administered by the Manager of Finance.

The following is an explanation of the development charges imposed under the By-laws, a description of the lands to which the By-laws apply:

1. Lands Affected

By-law 26/2004, 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 26/2004, 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. Type and amount of Development Charges

The residential and non-residential development charges imposed by By-law 26/2004, are set out in the following chart:

USES OF LAND, BUILDING OR STRUCTURES	RESIDENTIAL DEVELOPMENT CHARGE (PER DWELLING UNIT)				NON-RESIDENTIAL CHARGE
	Single and Semi-detached	2 Bedroom and larger apts.	Bachelor and one bedroom apts.	Multiple units	
SERVICES AND DESIGNATED DEVELOPMENT CHARGE FINANCING AREAS					Per Square Foot of Gross Floor Area
MUNICIPAL WIDE CHARGES					
1. Public Works	\$ 841.79	\$413.00	\$299.70	\$610.91	\$0.00
2. Fire	242.34	119.01	86.04	174.96	0.00
3. Corporate	103.26	50.20	35.85	73.14	0.00
4. Parks and Recreation	1,898.68	930.69	675.45	1,378.13	0.00
SUBTOTAL MUNICIPAL- WIDE	\$3,086.07	\$1,512.90	\$1,097.04	\$2,237.14	\$0.00
ROCKWOOD AREA-SPECIFIC CHARGE					
5. Hydro	nil	nil	nil	nil	nil
6. Water	\$4,660.66	\$2,283.01	\$ 1,654.89	\$3,377.18	\$3.50
7. Sanitary Sewer - Collection	5,991.45	2,936.93	2,128.12	4,343.73	4.49
8. Sanitary Sewer - Treatment	1,359.47	665.39	483.28	985.19	1.27
SUBTOTAL - ROCKWOOD AREA-SPECIFIC	\$12,011.58	\$5,885.33	\$4,266.29	\$8,706.10	\$9.26

3. 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
- enlargement of an existing industrial building

4. Indexing

Development Charges shall be adjusted on January 1, 2005 and each January 1 annually thereafter in accordance with the Statistics Canada Quarterly Construction Price Statistics.

5. 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.

6. When Development Charges are in force

Development Charge By-law 26/2004 came into force on June 8, 2004 and repealed By-law 51/1999 and By-law 57/2000.

7. 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.



TOWNSHIP OF GUELPH/ERAMOSIA

BY-LAW 26/2004

**DEVELOPMENT CHARGES
PAMPHLET - 2009**