

The Corporation of the City of Guelph

By-law Number (2024) - 20927

Being a by-law to authorize the imposition of special charges on private residential property under the Guelph Greener Homes Program

Whereas:

- A. City Council enacted By-law (2023) - 20764 pursuant to Ontario Regulation 586/06 under the *Municipal Act, 2001* (Ontario) ("O. Reg. 586/06") to authorize the undertaking of energy efficiency works, renewable energy works or water conservation works on private residential property as local improvements under the Guelph Greener Homes Program;
- B. The property owner(s) of the benefitting property and The Corporation of the City of Guelph ("City") have entered into a property owner agreement ("POA") pursuant to O. Reg. 586/06 for the City to undertake work as a local improvement ("Work") on the benefitting property and to raise the cost of the Work ("Cost") by imposing a special charge on the benefitting property;
- C. The City Clerk has certified the POA as sufficient pursuant to O. Reg. 586/06;
- D. The Work has been completed;
- E. A local improvement roll was prepared in accordance with O. Reg. 586/06 that sets out the Cost of the Work, the proposed special charges to be imposed on the benefitting property, when the special charges are to be paid, and the lifetime of the Work;
- F. The City has given notice of the proposed local improvement roll to the property owner(s) of the benefitting property pursuant to O. Reg. 586/06;
- G. The Treasurer has certified the proposed local improvement roll in accordance with O. Reg. 586/06;
- H. O. Reg. 586/06 provides that, after the Treasurer has certified the local improvement roll, the City shall by by-law provide that the amount specially charged on the lot set out in the roll shall be sufficient to raise the lot's share of the cost by a number of equal annual payments and that a special charge shall be imposed in each year on the lot equal to the amount of the payment payable in that year;

The Council of the Corporation of the City of Guelph enacts as follows:

- 1. The provisions of section 36.14 of O. Reg. 586/06 apply to the benefitting property as a result of the completion of the Work pursuant to the POA.
- 2. The amounts specially charged on the lot as set out in the certified local improvement roll and Schedule 1 to this by-law ("Special Charge") is sufficient to raise the lot's share of the Cost.
- 3. The Special Charge is imposed in each year on the lot as set out in the certified local improvement roll and Schedule 1 to this by-law and collected by annually adding the annual amount payable as set out in Schedule 1 to this by-law ("Annual Payments") to the tax roll of the lot.
- 4. The amount of each payment made in respect of the Special Charge shall be entered in the local improvement roll by the Treasurer.
- 5. The Annual Payments as set out in the certified local improvement roll and Schedule 1 to this by-law do not extend beyond the lifetime of the Work.
- 6. This by-law shall be referred to and may be cited as the "Special Charge By-law".
- 7. This by-law shall come into force and take effect on the date of its passing and shall be deemed repealed on the date on which the Treasurer certifies that the Special Charge has been paid in full.

Passed this 16th day of April, 2024.

Schedules:

Schedule 1: Local Improvement Charges under the Guelph Greener Homes Program

Cam Guthrie, Mayor

Dylan McMahon, Acting City Clerk