

City of Guelph

By-Law No. (2024)-20997

A By-law to Amend Development Charges By-law (2024)-20866

WHEREAS subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose Development Charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the by-law applies;

AND WHEREAS Section 19 of the Act provides for amendments to be made to Development Charges by-laws;

AND WHEREAS subsections 19 (1.2) and 19 (1.3) of the Act permit a municipality to amend a Development Charges by-law, subject to conditions being met, and exempt such amendments from the process for by-law amendments under subsection 19 (1) of the Act;

AND WHEREAS the Council of the City of Guelph, hereinafter referred to as the “City”, enacted and passed By-law (2024)-20866 on January 16, 2024; and

AND WHEREAS on November 13, 2024, Council approved Staff Report 2024-410 thereby indicating that it intends to include the growth-related costs of studies, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the Development Charge calculation.

NOW THEREFORE THE COUNCIL OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law (2024)-20866 is hereby amended as follows:

(1) Section 2.1 of the by-law is deleted and substituted with the following:

The categories of Services for which Development Charges are imposed under this By-law and related By-laws which provide the Schedule of Charges, are as follows:

- i. Water Services;
- ii. Wastewater Services;
- iii. Stormwater Services;
- iv. Services Related to a Highway;
- v. Public Works (Facilities and Fleet);

- vi. Fire Protection Services;
- vii. Policing Services;
- viii. Transit Services;
- ix. Library Services;
- x. Parks and Recreation Services;
- xi. Ambulance Services;
- xii. Public Health Services;
- xiii. Long-Term Care Services;
- xiv. Waste Diversion Services;
- xv. Growth Studies; and
- xvi. Such other Services for which Development Charges are authorized by the Act and for which a Schedule of Charges is fixed by a by-law enacted by Council

(2) Section 3.11 of the by-law is deleted in its entirety.

(3) Schedule "A" is deleted and replaced with Schedule "A" attached to this by-law.

2. This by-law shall come into force and effect on the day it is passed.

Cam Guthrie – Mayor

Dylan McMahon – General Manager/City Clerk

SCHEDULE “A”
COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN
SUBSECTION 2.1 OF THE ACT

City-Wide D.C.-Eligible Services

- Water Services:
 - Treatment Plants and Storage
 - Distribution Systems
- Wastewater Services:
 - Treatment Plants
 - Sewers
- Stormwater Services:
 - Drainage and Control Services
- Services Related to a Highway:
 - Roads and Related Infrastructure
 - Bridges and Culverts
 - Sidewalks
 - Traffic Signals
 - Streetlights
- Public Works:
 - Facilities
 - Vehicles and Equipment
- Fire Protection Services:
 - Fire Facilities
 - Fire Vehicles, Equipment, and Gear
- Policing Services:
 - Police Facilities
 - Police Vehicles, Equipment, and Gear
- Transit Services:
 - Transit Facilities
 - Transit Vehicles and Equipment
- Library Services:
 - Library Facilities
 - Library Vehicles
 - Library Collection Materials
- Parks and Recreation Services:

- Recreation Facilities
 - Parkland Development, Amenities, Buildings, and Trails
 - Parks and Recreation Vehicles and Equipment
- Ambulance Services:
 - Ambulance Facilities
 - Ambulance Vehicles and Equipment
- Public Health Services:
 - Public Health Facilities
- Long-Term Care Services:
 - Long-Term Care Facilities
 - Long-Term Care Vehicles and Equipment
- Waste Diversion Services:
 - Waste Diversion Facilities
 - Waste Diversion Vehicles and Equipment
- Growth Studies

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2024)-20998

A by-law for the imposition of
Development Charges for By-law
Number (2024) – 20866

WHEREAS the City of Guelph will experience growth through development and re-development;

AND WHEREAS development and redevelopment require the provision of physical and other services by the City of Guelph;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place an undue financial burden on the City of Guelph or its taxpayers;

AND WHEREAS subsection 2(1) of the Development Charges Act, 1997 (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased Capital Costs required because of increased needs for services arising from the development and redevelopment of land;

AND WHEREAS a development charges background study has been completed in accordance with the Act;

AND WHEREAS the Council of the Corporation of the City of Guelph has given notice of and held a meeting on the 13th day of November, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. PURPOSE

The contents of this by-law provide the supporting Development Charges for By-law (2024) – 20866 for the Service Category designated in 2.

2. DESIGNATION OF SERVICE/CLASS OF SERVICE

The service category for which Development Charges are imposed under this By-law are as follows:

- i. Growth Studies.

3. SCHEDULES

The following schedules shall form part of this By-law:

Schedule A: Schedule of Development Charges – Growth Studies

4. DATE BY-LAW IN FORCE

This By-law shall come into effect at 12:01 A.M. on November 20, 2024.

5. DATE BY-LAW EXPIRES

This By-law will expire at 12:01 A.M. on March 2, 2034 unless it is repealed by Council at an earlier date.

PASSED this 13th day of November, 2024

Cam Guthrie – Mayor

Dylan McMahon – General Manager/City Clerk

By-law Number (2024)-20998

**SCHEDULE "A"
SCHEDULE OF DEVELOPMENT CHARGES – GROWTH STUDIES**

Municipal Wide Services / Class of Service	Single and Semi-Detached Dwelling	Multiples¹	Apartments² - 2 Bedrooms +	Apartments² - Studio and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential³ (per sq.ft. of Gross Floor Area)
Growth Studies	\$2,164	\$1,558	\$1,295	\$949	\$700	\$1.26

¹ Multiples include Townhomes, Row Dwellings, and Duplex Dwellings

² Apartments also include Triplex Dwellings, Fourplex Dwellings, Stacked Townhomes, and Additional Residential Dwelling Units

³ Non-Residential Developments include Institutional, Commercial, Industrial, Short-Term Accommodations, and any structure not considered Residential