



COUNTY OF WELLINGTON

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74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 29, 2020

Stephen O'Brien
General Manager/City Clerk
Guelph City
1 Carden St.
Guelph, ON N1H 3A1

Sent via email: stephen.obrien@guelph.ca

Good afternoon,

At its meeting held on May 29, 2020 Wellington County Council passed the following two By-laws:

5664-20 To declare certain housing properties as Municipal Capital Facilities

5665-20 To provide for property tax exemption of Municipal Capital Housing Facilities

Please find copies of the by-laws enclosed. Should you have any questions, please contact Emma Reddish, Property Tax Analyst for Wellington County at 519.837.2600 x 2940 or emmar@wellington.ca.

Respectfully,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5664-20

A By-law to authorize entering into an agreement for the provision of municipal capital facilities for affordable housing projects located at various properties owned by Non-Profit and Co-operative Housing Service Providers pursuant to Section 110 of the *Municipal Act S.O. 2001, c.25*.

WHEREAS subsection 110(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person; and

WHEREAS paragraph 18 of section 2 of Ontario Regulation 603/06, as amended, prescribe municipal housing project facilities as eligible municipal capital facilities; and

WHEREAS the portions of the Premises identified in Schedule A are to be primarily used for affordable housing (the "Eligible Premises"); and

WHEREAS Council is desirous of entering into an agreement with the Service Providers identified in Schedule A ("the Service Providers") for the provision of municipal housing project facilities for use as affordable housing at the Eligible Premises;

NOW THEREFORE the Corporation of the County of Wellington enacts as follows:

1. The Corporation of the County of Wellington is authorized to enter into an agreement under section 110(1) of the *Municipal Act* with the Service Providers for the provision of affordable housing at the Eligible Premises, in accordance with Ontario Regulation 603/06 ("the Agreement").
2. That the Warden and Clerk be authorized to execute any and all agreements for the provision of the municipal capital facility between the Corporation of the County of Wellington as Service Manager and each Service Provider, to give effect to the provisions of this by-law.
3. That upon passing of this by-law, the Clerk shall give written notice of the contents hereof to the Ministers of Finance and Education .
4. This by-law shall come into effect upon its passing.

5. This by-law may be cited as the Non-Profit and Co-operative Municipal Capital Facility Agreement By-Law 2020.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 28, 2020.



A handwritten signature in black ink, appearing to read "K. Linton", written over a horizontal line.

KELLY LINTON - WARDEN

A handwritten signature in black ink, appearing to read "Donna Bryce", written over a horizontal line.

DONNA BRYCE – COUNTY CLERK

SCHEDULE A to By-law # 5664-20

Municipal Capital Facilities Service Providers
Non-Profit and Co-op Housing Properties
Service Manager: Wellington (County) Housing Corporation
PROPERTY DESCRIPTIONS - CITY OF GUELPH LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 08 020 001 068 00	Abbeyfield Houses Society of Guelph	147 Norfolk Street	6	6	RT
23 08 060 009 601 00	Cole Road Co-operative Community	125 Cole Road	82	74	RT
23 08 050 015 029 00	Fife Road Co-operative Homes	186 Fife Rd AND	99	85	RT
23 08 050 015 029 50	Fife Road Co-operative Homes	190 Fife Rd	-	-	RT
23 08 020 016 002 76	Guelph Non Profit Housing Corp	394 Auden Road	61	48	MT
23 08 020 016 003 40	Guelph Non Profit Housing Corp	470 Auden Road	48	38	MT
23 08 060 009 029 50	Guelph Non Profit Housing Corp	7 Christopher Court	102	82	MT
23 08 040 017 671 10	Guelph Non Profit Housing Corp	142-150 Imperial Road	96	76	MT
23 08 040 017 781 50	Guelph Non Profit Housing Corp	75 Flaherty	50	40	MT
23 08 010 002 040 20	Guelph Non Profit Housing Corp	85 Neeve	68	62	MT
23 08 040 017 229 10	Guelph Non Profit Housing Corp	246 Westwood	49	35	MT/CT
23 08 010 008 338 00	Guelph Non Profit Housing Corp	780 York Road	38	37	MT
23 08 040 014 192 21	Guelph Independent Living	238 Willow Road	83	55	MT
23 08 060 008 260 00	Matrix Housing Corp	216 College	31	31	MT
23 08 060 008 267 00	Matrix Housing Corp	264 College	43	43	MT
23 08 020 002 097 00	Matrix Housing Corp	141 Woolwich	70	70	MT/CT
23 08 040 003 213 00	Matrix Housing Corp	560-562 Woolwich	20	20	MT
23 08 040 008 102 00	Royal City Housing Co-operative	33 North Street	28	25	RT
23 08 050 015 023 00	Upbuilding! Non Profit Homes	50-60 Fife Road	70	52	MT
23 08 010 002 041 00	Victor Davis Memorial Court Non Profit	87 Neeve Street	114	90	MT
23 08 020 016 003 60	Wyndham Hill Co-operative Homes	467 Auden Road	44	38	RT
Total Units City of Guelph			1202	1007	

PROPERTY DESCRIPTIONS - COUNTY OF WELLINGTON LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 11 000 002 100 00	Eramosa Non Profit Housing Corp	160 Guelph Street, Rockwood	26	13	MT
23 16 000 009 072 59	Erin Township Non Profit Housing Corp	15 Spruce Street, Hillsburgh	29	14	MT
23 26 000 014 200 01	Grand River Non Profit Housing Corp	41 Cuthbert Street, Elora	25	15	MT
23 32 000 007 063 15	Gerousia Inc.	81 Wood Street, Drayton	32	10	MT
23 41 000 005 066 60	Clifford Housing Corporation	5 James Street South, Clifford	22	11	MT
23 49 000 013 145 40	Rural North Wellington New Hope Non Profit Housing Corp	301 Tucker Street, Arthur	25	20	MT
Total Units Wellington County			159	83	
TOTAL AFFORDABLE UNITS				1090	

* Affordable Units are "Eligible Premises" for property tax exemption *



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5665-20

A By-law to provide property tax exemption for municipal and school purposes pursuant to Section 110 of the *Municipal Act S.O. 2001, c.25* for municipal capital facilities for affordable housing projects located at various properties owned by Non-Profit and Co-operative Housing Service Providers.

WHEREAS subsection 110(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person; and

WHEREAS paragraph 18 of section 2 of Ontario Regulation 603/06, as amended, prescribe municipal housing project facilities as eligible municipal capital facilities; and

WHEREAS the County's Municipal Housing Facilities By-Law Number 4548-03 provides that the County may enter into municipal housing project facility agreements and that the County may exempt from taxation for municipal and school purpose land or a portion of it on which the municipal housing project facilities are or will be located; and

WHEREAS Council has entered into or will enter into an agreement for the provision of municipal capital facilities ("the Agreement") with each of the Service Providers identified in Schedule A (each referred to as " the Service Provider") for their various properties also listed in Schedule A ("the Premises") to be utilized as municipal affordable housing projects; and

WHEREAS the portion of the Premises identified in Schedule A are to be primarily used for affordable housing ("the Eligible Premises"); and

WHEREAS Section 110(6) of the *Municipal Act* permits a municipality to exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are located, subject to the notice provisions, limitations and requirements set out in the *Municipal Act*; and

WHEREAS Council is desirous of exempting the Eligible Premises from taxation for municipal and school purposes;

NOW THEREFORE the Corporation of the County of Wellington enacts as follows:

1. The portion of the lands and municipal capital facilities of the properties primarily used for affordable housing as described in Schedule A being the Eligible Premises shall be exempt from taxation for municipal and school purposes while this by-law is in force and so long as the Eligible Premises are used as a municipal capital facility, namely as affordable housing.

2. The tax exemptions referred to herein shall be effective from the latter of the date the Agreement is entered into with each Service Provider and January 1, 2021.
3. That upon passing of this by-law, the Clerk shall give written notice of the contents hereof to:
 - a) the Ministers of Finance and Education for the Province of Ontario;
 - b) the Municipal Property Assessment Corporation;
 - c) the clerk of any other municipality that would, but for this by-law, have had the authority to levy rates on the assessment for the land exempted by this by-law; and
 - d) the secretary of any school board if the area of jurisdiction of the board includes the land exempted by the by-law
4. This by-law shall come into effect upon its passing.
5. This by-law shall be deemed to be repealed with respect to each and every Service Provider who is in breach of the following provisions:
 - a) If the Service Provider ceases to occupy the buildings on the Eligible Premises without having assigned the Agreement to a person approved by the County of Wellington in accordance with the Agreement;
 - b) If the Service Provider, or its successor in law ceases to use the Eligible Premises for the purpose of affordable housing in accordance with By-law Number 4548-03 and its Agreement with the County of Wellington;
 - c) If the Agreement is terminated for any reason whatsoever.
8. This by-law may be cited as Non-Profit and Co-operative Municipal Capital Facility Tax Exemption By-Law 2020.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 28, 2020





KELLY LINTON - WARDEN



DONNA BRYCE – COUNTY CLERK

SCHEDULE A to By-law # 5665-20

Property Tax Exemption: Housing Service Providers
Non-Profit and Co-op Housing Properties
Service Manager: Wellington (County) Housing Corporation

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