

## CITY-WIDE

**CITY OF BELLEVILLE**  
**CITY-WIDE**  
**DEVELOPMENT CHARGES PAMPHLET**  
*effective January 1, 2018 to January 25, 2021*



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This pamphlet summarizes the City of Belleville's policy with respect to city-wide development charges. By-law No. 2016-16, imposes city-wide development charges for municipal services.

The information contained herein is intended only as a guide. Applicants should review the by-law and consult with the Chief Building Official to determine the charges that may apply to specific development proposals.

Development Charge By-law No. 2016-16, is available for inspection in the Finance Department during regular working hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

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(This Pamphlet does not include development charge information for the County, District School Board or Catholic District School Board, or their policies on development charges.)

## **CITY OF BELLEVILLE** **CITY-WIDE DEVELOPMENT CHARGES**

### Purpose of Development Charges

The general purpose for which development charges are imposed by the City is to assist in providing the infrastructure required by future development in the municipality by establishing a viable capital funding source to meet the City's financial requirement.

The Council of the City of Belleville passed By-law No. 2016-16 (uniform city-wide charges) on January 25, 2016 under subsection 2(1) of the *Development Charges Act, 1997*. Area-specific development charges are payable **in addition** to the city-wide charge. Please refer to the pamphlet "Stanley Park Development Area".

### Development Charge Rules

The rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charge By-law No. 2016-16 applies to all lands in the City of Belleville. Water service charges are applicable within the designated service areas only.
2. Development charges are payable under the by-law prior to issuance of a building permit.
3. The following uses are wholly exempt from development charges under the by-law:
  - lands owned by and used for purpose of a municipality, local board thereof, or board of education;
  - private schools as defined in the *Education Act*;
  - a place of worship classified as exempt from taxation under Section 3 of the *Assessment Act*;
  - hospitals under the *Public Hospitals Act*;
  - a non-residential farm building;
  - development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area;
  - the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified conditions are met;
  - the enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less; and

4. A 50% reduction for development charges is provided for residential development located within the City's Central Business District (CBD). See Map 1. In addition, commercial development charges are waived for commercial development within the Belleville Downtown Improvement Area (BDIA). See Map 2.
5. A credit against development charges under the by-law is allowed in the case of a demolition of all or part of a residential or non-residential building or structure, provided that the land was improved by occupied structures within the five years prior to the issuance of the building permit and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit was issued.
6. The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

**Current Schedule of Development Charges as of January 1, 2018 –  
January 25, 2021**

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL
	Single & Semi Detached	Duplex and Apartments: 2 Bedrooms +	Apartments: Bach. & 1 Bedroom and Special Care	Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>City Wide Services:</b>					
Roads and Related Protection Services	\$ 4,032	\$ 2,824	\$ 1,558	\$ 3,086	\$ 2.39
Parks & Recreation Library Services	\$ 767	\$ 537	\$ 297	\$ 587	\$ 0.43
Administration - Studies	\$ 3,223	\$ 2,257	\$ 1,245	\$ 2,467	\$ 0.14
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	\$ 123	\$ 85	\$ 47	\$ 94	\$ 0.07
<b>Total City-Wide Services</b>	<b>\$ 8,145</b>	<b>\$ 5,703</b>	<b>\$ 3,147</b>	<b>\$ 6,234</b>	<b>\$ 3.03</b>
<b>Urban Services:</b>					
Wastewater	\$ 1,424	\$ 998	\$ 550	\$ 1,089	\$ 0.65
Water	\$ 2,145	\$ 1,502	\$ 829	\$ 1,641	\$ 0.97
<b>Total Urban Services</b>	<b>\$ 3,569</b>	<b>\$ 2,500</b>	<b>\$ 1,379</b>	<b>\$ 2,730</b>	<b>\$ 1.62</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 8,144</b>	<b>\$ 5,704</b>	<b>\$ 3,146</b>	<b>\$ 6,233</b>	<b>\$ 3.05</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 11,713</b>	<b>\$ 8,204</b>	<b>\$ 4,525</b>	<b>\$ 8,964</b>	<b>\$ 4.66</b>

Purpose of the City Treasurer's Statement

The purpose of the annual Statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions.

The Treasurer's annual statement may be reviewed by the public in the Finance Department during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

Further Information

For additional information please contact:

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