



CITY OF WELLAND
Development Charges Information – Pamphlet
Summary of By-law 2019-83

Rates Effective
August 1, 2019 – July 31, 2024

Please ensure the effective date of this pamphlet corresponds with your needs.

The information contained within is intended only as a guide. Interested parties should review the approved By-laws.

Purpose of Development Charges:

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment within the municipality.

By-Law for the City of Welland:

By-law No. 2019-83

Rates shall be adjusted annually, without amendment to the by-law, as of the 1st day of January 2020 in accordance with Statistics Canada Quarterly Construction Price Statistics”.

Payment of Development Charges:

Development charges are payable at the time of building permit issuance and are collected by the City of Welland Building Department.

Demolition Credits:

A credit is allowed for demolitions for a period of 10 years from the date of issuance of the demolition permit. The dollar value of the credit is based on the rate in effect at the time of redevelopment less the net amount that would be payable in respect of the demolished premises, provided the reduction does not exceed the development charge that would be payable upon the issuance of a permit.

Exemptions:

Refer to attached pages for rate highlights as well as

exemption and credit policies.

Transition Policy:

Normally, the development charges rate payable is the rate in effect on the day that the building permit is issued. However, the City’s policy is that the development charges rate payable is the rate in effect on the date that a complete building permit application is received and accepted by the City’s Chief Building Official, provided that a complete application for building permit submitted on or before July 31, 2019 and issued on or prior to September 6, 2019 and shall be subject to the applicable Development Charge under Development Charges By-law 2014-75, where the applicable Development Charge is lower than the current Development Charge By-law.

Treasurer’s Statement:

The City Treasurer reports annually on year end balances as part of audited Financial statements.

Copies of By-law and Financial Statements

Copies of the Development Charges By-law is available from the Clerk’s office and the Financial statements are available from the Finance Department.

For further information regarding development charges, contact:

Planning at 905-735-1700 ext. 2240 or Building at ext. 2315

DC Policies approved by City of Welland Council do not impact Education DC charges which are controlled and set by the Niagara Catholic District School Board.

SCHEDULE "A"

TO BY-LAW 2019-83 OF THE CITY OF WELLAND

CITY OF WELLAND DEVELOPMENT CHARGES

	(By Type of Residential Use - Per Dwelling Unit)				Per Dwelling Room	Non-Residential Charge (per square foot of GFA)
	Residential Charge By Dwelling Type				Per Dwelling Room	
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	
City Wastewater and Water Service Available						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 7,722.53	\$ 6,958.34	\$ 3,722.05	\$ 6,567.06	\$ 3,282.08	\$ 3.06
No Water or Wastewater Service Available						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 6,428.39	\$ 5,792.26	\$ 3,098.31	\$ 5,466.54	\$ 2,732.06	\$ 2.46
Water Service Available, No Wastewater						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 7,144.72	\$ 6,437.70	\$ 3,443.56	\$ 6,075.70	\$ 3,036.51	\$ 2.79
Wastewater Service Available, No Water						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 1,648.69	\$ 1,485.54	\$ 794.62	\$ 1,402.00	\$ 700.69	\$ 1.08
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 7,006.20	\$ 6,312.89	\$ 3,376.80	\$ 5,957.90	\$ 2,977.64	\$ 2.73
St Andrew's Terrace Water Service Area						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 1,648.69	\$ 1,485.54	\$ 794.62	\$ 1,402.00	\$ 700.69	\$ 1.08
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 8,654.89	\$ 7,798.43	\$ 4,171.43	\$ 7,359.91	\$ 3,678.33	\$ 3.81

Exemptions:

Development charges do not apply to:

- Enlargement of an existing dwelling;
- Creation of one or two additional dwelling units in an existing single-detached dwelling, unless the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit;
- Creation of one additional dwelling in any other type of existing residential building, unless the gross floor area of the unit to be added exceeds the gross floor area of the dwelling unit already in the building, in the case of semi-detached or row dwellings, or the gross floor area of the smallest dwelling unit already in the building, in the case of apartment and other residential buildings.

Additional exemptions include:

- Land that is owned by and used for the purposes of a Board of Education as defined by Subsection 1(1) of the Education Act;
- Land that is Owned by and used for the purposes of a Municipality as defined by Section 1 of the Development Charges Act, 1997;
- Non-profit residential development;
- Industrial development;
- Seasonal or temporary structures erected for a period not exceeding four (4) months;
- Land that is owned by, and used, for the purpose of the Regional Municipality of Niagara or any University or College;
- Garden Suites;
- Parking structures;
- Place of Worship – that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library;
- Charitable Institution – land owned, used and occupied by a charitable institution, provided that the charitable institution continues to own, use and occupy the lands for the relief of the poor for a period of three (3) years from the date that the Development Charges would otherwise be payable under this By-law or the Act (the “deferral period”). If the charitable institution ceases to own, use or occupy the lands for the relief of the poor within the deferral period, the Development Charges shall become immediately due and payable and Section 12 of this By-law applies; and
- Gas station canopies;
- Detached accessory dwelling units.

Complaints Procedure:

A person required to pay a development charge, or the person’s agent, may complain under Section 20 of the DC Act to the Council of the municipality that:

1. the amount of the development charge was incorrectly determined;
2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
3. there was an error in the application of the development charges by-law(s).

The complaint must be made in writing to the City clerk with a copy to Corporate Services and must identify that it is a Section 20 complaint and include all information required by the DC Act. The complaint may not be made more than 90 days after the development charge, or any part of it, is payable.