

DEVELOPMENT CHARGE RULES

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

Development Charges By-law No. 2026-23 apply to all lands in The Township of Centre Wellington. Charges relating to municipal water and wastewater services apply only to development receiving the respective services, based on provisions in the by-law.

STATEMENT OF THE TREASURER

As required by the Development Charges Act, 1997, as amended, and Regulation 82/98, the Treasurer for the Township of Centre Wellington must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of Centre Wellington for their review and is available on the municipality's website.

ADDITIONAL INFORMATION

Subject to subsections 3.13 through 3.15 of by-law 2026-23, development charges are calculated, payable, and collected upon issuance of the first building permit for the development.

Development charge exemptions may be available for certain development types. For greater detail, refer to by-law 2026-23

A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

For a further breakdown of services covered, please refer to the Township of Centre Wellington website:

www.centrewellington.ca/township-services/development-charges/



Development Charges 2026

For further information, please contact:

Building Department
Township of Centre Wellington
1 MacDonald Square
Elora, ON N0B 1S0
(519) 846-9691 ext 907
building@centrewellington.ca

BY-LAW 2026-23

By-law 2026-23 came into effect at 12:01 AM on October 1, 2026, and will expire at 12:01 AM on October 1, 2036, unless repealed by council at an earlier date. This pamphlet summarizes the Township of Centre Wellington's Development Charge By-Law.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2026-23 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

DEVELOPMENT CHARGES UNDER BY-LAW NO. 2026-23 EFFECTIVE OCTOBER 1, 2026

A list of the development types for which development charges are imposed and the amount of the charge by development type is as follows:

Development Type	Township-Wide (per unit)	Urban Area: Includes Township-Wide (per unit)
Single Detached & Semi Detached Dwelling	\$27,120	\$43,695
Apartments (2 or more bedrooms)	\$16,733	\$26,918
Apartments (1 bedroom or less)	\$12,985	\$20,911
Other Multiples	\$21,690	\$34,935
Special Care/Special Dwelling	\$9,962	\$16,045

Non-residential DCs are imposed on all non-residential development within the Township:

Development Type	Township-Wide (per sq. ft. of gross floor area)	Urban Area: Includes Township-Wide (per sq. ft. of gross floor area)
Commercial, Institutional and Industrial	\$6.86	\$13.81

OTHER DEVELOPMENT CHARGES

DCs covered within this pamphlet include only Township charges. Other DC rates in place for the County of Wellington and applicable School Boards may also apply.

PURPOSE OF DEVELOPMENT CHARGES

Development Charges (DCs) assist in financing capital projects required to meet the increased need for services resulting from growth and development. DC funds may only be used for the purpose for which they are collected.

DC BACKGROUND STUDY

The Development Charges Act, 1997 and Ontario Regulation 428/15 require that, prior to the passing of a by-law, a DC background study be undertaken, with reference to:

- The forecasted amount, type and location of future development;
- The average service levels provided in the Township over the 15-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service; and
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.

Watson and Associates Economists Ltd. prepared the consolidated DC background study for the Township dated March 24, 2026. The Council of the Township of Centre Wellington passed uniform municipal-wide By-law No. 2026-23 on March 23, 2026, under subsection 2 (1) of the Development Charges Act, 1997, as amended. 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, "Building Construction Price Indexes (non-residential)."

