

2021

City of Belleville Development Charges



Rates effective January 26, 2021*



This pamphlet provides an overview of development charges in the City of Belleville outlined in By-law 2021-18, effective January 26, 2021.

Interested parties should review the complete Development Charge By-Law and consult with the City's Building Department to determine the charges that may apply to specific development proposals.

*An update to the Development Charge fees reflects interim rates.

The City will be conducting a development charge review to be updated mid-2021.



For further information visit www.belleville.ca or contact the City's Building Department:



Tel.: 613-967-3200 x3213



Email: building@belleville.ca



City of Belleville, 169 Front Street, Belleville, ON K8N 2Y8



Note: Development charges listed in this pamphlet are for the City-wide area. In addition, there are area-specific charges for the Stanley Park Development Area. See separate pamphlet for details on the additional charges for Stanley Park Development Area.



City of Belleville City-wide Development Charges

Purpose of Development Charges

Subsection 2(1) of the [Development Charges Act, 1997](#) authorizes municipalities to impose development charges in order to provide a viable capital funding source for infrastructure that is required to support future development in the municipality.

The services for which development charges are imposed include:

Municipal-Wide Services

- Roads
- Public Works
- Fire Protection
- Parks and Recreation
- Library
- Administration

Area-Specific (Urban) Services

- Water
- Wastewater

Payment of Development Charges

You may be required to pay development charges for land development or redevelopment projects if you are:

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of dwelling units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of the building.

In general, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the [Assessment Act](#).



Development charges are generally payable prior to issuance of a building permit.





Exemptions

Types of development are wholly exempt from Development Charges under the By-law include:

- ✓ 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; and
- ✓ the enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

Reductions in Development Charges

A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential or non-residential building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five (5) years of the issuance of the demolition permit.

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.

A 50% reduction for development charges is provided for affordable rental housing apartments with a minimum of 6 units being built outside of the Central Business District.



The City also has a deferral program for developers that belong to the Quinte Home Builders Association.

Contact the City at 613-968-6481 for details.



City of Belleville Development Charges



2021 Rates Table - Effective January 26, 2021

The table below indicates the development charges imposed for municipal wide services and urban services by development type:

Residential (per Dwelling Unit)

City-Wide Services	Single & Semi Detached	Duplex and Apartments: 2 Bedrooms +	Apartments: Bach. & 1 Bedroom and Special Care	Multiples	Non-Residential (per sq.ft. of Gross Floor area)
Roads and Related	\$5,456	\$3,791	\$2,017	\$4,647	\$2.89
Fire	\$519	\$367	\$210	\$339	\$0.32
Police	\$263	\$186	\$107	\$172	\$0.19
Parks & Recreation	\$3,424	\$2,422	\$1,398	\$2,236	\$0.18
Library	-	-	-	-	-
Ambulance	\$108	\$76	\$44	\$71	\$0.07
Social Housing	\$23	\$16	\$9	\$15	-
Growth Studies	\$166	\$114	\$61	\$141	\$0.08
Total City-Wide Services	\$9,958	\$6,972	\$3,846	\$7,621	\$3.72

Urban Services	Single & Semi Detached	Duplex and Apartments: 2 Bedrooms +	Apartments: Bach. & 1 Bedroom and Special Care	Multiples	Non-Residential (per sq.ft. of Gross Floor area)
Wastewater	\$1,962	\$1,359	\$706	\$1,770	\$0.79
Water	\$2,400	\$1,698	\$960	\$1,567	\$1.18
Total Urban Services	\$4,362	\$3,057	\$1,686	\$3,337	\$1.97

Grand Total Rural Area	\$9,958	\$6,972	\$3,846	\$7,621	\$3.72
Grand Total Urban Area	\$14,320	\$10,029	\$5,532	\$10,958	\$5.69

Statement of the Treasurer

The purpose of the annual statement of the Treasurer is to document the continuity of each development charge reserve fund. The Treasurer's Statement provides a description of each service for which a fund was established, the opening and closing balances of the reserve funds and of the transactions relating to the funds, the sources of funding including the manner in which capital costs not funded under the by-law was or will be funded.

The Treasurer's annual statement may be reviewed online at www.belleville.ca or by request at City Hall.

For additional information please contact:

Jennifer Knight, Finance
Administrative Assistant

City of Belleville, 169 Front
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