

This brochure is provided for convenience only. Reference should be made to the Township Development Charge By-law #48/2024 for all provisions of the By-law. The By-law is available on the Township's website: www.wellesley.ca

1. Development Charges for Roads and Related Services, Fire Protection Services, Parks and Recreation Services and Administration Services shall be calculated and be payable as per Ontario Regulation 454/19.
2. The following uses are wholly exempt from development charges under the by-law:
 - Lands, owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific 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 of the original gross floor area of the industrial building prior to the last expansion;
 - A public hospital exempt from taxation under section 3 of the Assessment Act;
 - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. 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 that 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.
4. The schedule of development charges will be adjusted annually as of December 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly "Construction Price Statistics".



Development Charges Information Brochure

December 2025

By-law #48/2024

This pamphlet summarizes the Township of Wellesley's policy with respect to development charges.

The information contained herein is intended as a guide. Applicants should review By-law #48/2024 (as amended) and consult the Building Department to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection in the Finance Department and Clerk's office, Monday to Friday, 8:00 a.m. to 4:30 p.m. and on the municipality's website at www.wellesley.ca

For further information, please contact:

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Municipal Wide Services	Residential Development Charge (per dwelling unit)				Non-Residential (\$ per square meter of Floor Area)	
	Single/ Semi Dwelling	Rows/ Other Multiples	Apartments			
			2 + Bedroom	Bachelor & 1 Bedroom		
Fire Protection Services	\$2,066	\$1,418	\$1,200	\$778	\$6.47	
Services Related to a Highway	\$4,052	\$2,780	\$2,355	\$1,525	\$12.68	
Parks & Recreation Services	\$14,679	\$10,074	\$8,531	\$5,528	\$5.15	
Library Services	\$1,238	\$849	\$719	\$466	\$0.43	
Growth-Related Studies	\$324	\$223	\$189	\$122	\$0.36	
Total Charge Per Unit	\$22,359	\$15,344	\$12,994	\$8,419	\$25.09	

Note: 1 square foot = 0.0929 square metres

Purpose of Development Charges

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The Council of the Township of Wellesley passed uniform municipal-wide By-law #48/2024 on December 10th, 2024 under subsection 2(1) of the *Development Charges Act, 1997*, as amended.

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 contained in Development Charges By-law #48/2024 and applies to all lands in the Township of Wellesley.

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Township of Wellesley 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 Wellesley for their review and may be reviewed by the public in the Clerk's department during regular business hours at 4639 Lobsinger Line, Township of Wellesley, Ontario N0B 2M0.