

City of Belleville

Report No: DEDES-2025-01

Meeting Date: July 14, 2025



To: Mayor and Members of Council

Department: Engineering & Development Services

Staff Contact: Stephen Ashton, Director, Engineering & Development Services

Subject: Industrial Development Charge Update Study and By-law

Recommendation:

THAT Council approve the Development Charges Update Study, dated May 14, 2025; and
THAT Council determine that no further public meetings are required; and
THAT an amending Development Charge By-law be prepared for Council's consideration.

Strategic Plan Alignment:

Infrastructure: Plan for and invest in new or expanded infrastructure to establish sufficient capacity to provide for growth of our community.

Background:

Development charges (D.C.s) are fees levied on new development to fund the cost of increased municipal services and infrastructure such as sidewalks, sewers, roads, and water mains, resulting from new development.

The City of Belleville currently imposes city-wide development charges under By-law 2021-201. This by-law came into effect January 26, 2022, and will expire at 12:01 AM on January 26, 2027, unless it is repealed by Council at an earlier date.

Under the current by-law, industrial development is exempt from paying development charges. This report to Council outlines the proposed changes to amend the current by-law 2021-201 to remove the industrial exemption.

Council approved conducting the Development Charges Background Study as item D4-5 of the 2024 Taxation Operating Budget. Watson & Associates Economists Ltd. (Watson) was retained by the City of Belleville for this project.

Council also approved operating issue D6-8 the same year for an Industrial Community Improvement Program (C.I.P.), to develop an incentive tool for industrial development. Sierra Planning and Management has been retained for this assignment.

The Update Study proposed a policy amendment to the City's municipal-wide D.C. by-law to remove the full exemption of new industrial development from paying D.C.s. The Update Study is an interim step to the full, comprehensive D.C. Background Study, which will fully update the City's D.C. by-law. While this D.C. Update Study to remove the industrial exemption and the industrial C.I.P are related projects, they are separate. The development of the C.I.P. is underway and anticipated for Council to consider later this year.

Process to Implement and Update Development Charges

To implement or update development charges, a background study, in this case an update study, must be prepared according to the Development Charges Act. It must be made available to the public for a review period of at least 60 days prior to being finalized. At least one public meeting must be held with notice of the meeting being provided in the newspaper at least 20 days before the meeting is to take place.

- The Development Charges Update Study, dated May 14, 2025, was posted to the City Projects webpage on May 14, 2025. The Update Study is provided in **Attachment #1**.
- A public meeting was held in Council Chambers on June 23, 2025. A presentation was made by Watson at the start of the meeting, which is provided in **Attachment #2**.
- The Notice of Public Meeting was advertised in the Community Press Newspaper on May 29th, 2025. This notice is provided in **Attachment #3**.

As of July 14th, all criteria needed to approve the Update Study, including the 60-day review period, will have been satisfied. Council has one year from the completion of the Update Study to pass a by-law, without having to restart the process (ie. May 14, 2026).

Freeze and Expansion D.C. Policies

The following statutory policies under the Development Charges Act will remain in effect:

- Statutory exemption on Industrial expansion, to a maximum of 50% of the existing gross floor area, and
- Freeze of D.C. rates for developments that proceed through a Site Plan or Zoning By-law Amendment (Z.B.A.), subject to an 18- or 24-month period.

The D.C. freeze period (either 18- or 24-months depending on when the Z.B.A. or Site Plan planning application was submitted) begins once the Z.B.A. or Site Plan planning application is approved. The amount of the D.C. is equal to the D.C. that was in effect when the Z.B.A. or Site Plan planning application was submitted. D.C.s will continue to be collected at the building permit stage.

Industry Drop-In Event and Feedback

An industry drop-in session was held jointly with the Industrial C.I.P. project at the Quinte Sports and Wellness Centre on May 7, 2025. Invitations were sent out to industrial stakeholders to invite them to learn about the proposed changes related to the D.C. Study and the industrial C.I.P. development, and how it might affect them. The display boards from this event are provided in **Attachment #4**.

Twenty-three attendees joined staff and our consultants leading both projects. On display were several potential incentive programs that are under consideration for the C.I.P. incentive program. Staff heard concern from industry that having to pay development charges without an incentive program would impact development plans.

Media Releases and Public Comments

Electronic media releases to inform the public of the proposed changes went to local news organizations on May 14, 2025 (the same day the Update Study was posted to the City website), and on June 5th (relating to the public meeting). These are provided in **Attachments #5 and #6**.

As of July 7, 2025, six resident-comments have been received through the online feedback form on the project website. Resident feedback was in support of the amendment to remove the industrial exemption to D.C.'s, and in favour of an incentive program. Redacted comments are provided in **Attachment #7**.

June 23rd Public Meeting

Following Watson's presentation, the Chief Executive Officer of the Belleville Chamber of Commerce spoke at the public meeting held on June 23, 2025. Council heard that the Chamber of Commerce will be proposing alternatives to the Federal Government for a greater role in attracting industry to cities whose ratepayer base may benefit from additional funding.

No further delegations were made at the public meeting.

Financial/Analysis:

Revenue shortfalls resulting from discretionary D.C. exemptions must be covered by other City funding sources, such as property taxes or user fees. The purpose of removing the industrial exemption is to help manage the impact on taxpayers and ratepayers and to keep pace with infrastructure and service and infrastructure needs through the City. Since January 26, 2022, when D.C. by-law 2021-201 came into effect, the City has granted approximately \$14.4 million in D.C. exemptions to industrial developments.

It is noted that the non-residential D.C. rate included in by-law 2021-201 was implemented at a rate lower than what was calculated in the 2021 D.C. Background Study. The \$14.4 million only accounts for the exemption directly, not the lost funds due to the lower rate.

For information, the below table compares the 2021 background study rates to current rates. The 2021 rates have not been inflated to current-dollar-values.

	Current Rate (2025)	2021 Background Study Rate
Rural	\$6.17 per sq. ft.	\$8.80 per sq. ft.
Urban	\$9.43 per sq. ft.	\$20.04 per sq. ft.

While the Update Study and by-law amendment does not propose to modify D.C. rates, all rates, including the non-residential rate, will be evaluated as part of the comprehensive D.C. Background Study.

Alignment to Industrial Community Improvement Plan (C.I.P.)

Staff have identified that there are properties in the early stages of development planning that may or may not be eligible for the D.C. freeze. As the Industrial C.I.P. is anticipated this fall for Council's consideration, the new Industrial C.I.P. will consider retroactive provisions for the period where the amended by-law is in place and the C.I.P. is not yet completed and approved. This is an effort to ensure continuity to industry and the greater industrial development community. Similarly, the C.I.P. will also consider provisions to prevent 'double-dipping' for development that is eligible for the freeze policy.

Conclusion:

Watson has undertaken an Update Study for a proposed amending bylaw to remove the industrial exemption to paying development charges. At this meeting, Council is considering approval of the Update Study, and determining that no further public meetings are required on the matter. If approved, an amending Development Charge By-law will be prepared for Council's consideration.

Attachments:

[Attachment #1: Belleville 2025 DC Update Study - May 14, 2025](#)

[Attachment #2: Belleville DC Update Public Meeting - June 23, 2025](#)

[Attachment #3: Notice of Public Meeting - May 29, 2025](#)

[Attachment #4: Industry Drop in Panels for DC and CIP - May 7, 2025](#)

[Attachment #5: 2025, May 14 Seeking Input on New Industrial Exemption Policy](#)

[Attachment #6: 2025, June 5 Industrial Development Charges Public Meeting](#)

[Attachment #7: Feedback and Comments as of July 7, 2025](#)

Reviewed by:

Brandon Ferguson, Director of Finance/Treasurer
Elisha Maguire, Manger of Economic Development
Doug Irwin, City Clerk

Status:

Approved - 09 Jul 2025
Approved - 09 Jul 2025
Approved - 09 Jul 2025



2025 Development Charges Update Study

City of Belleville

May 14, 2025

Watson & Associates Economists Ltd.
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1. Introduction

1.1 Background

The City of Belleville (City) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the City's current municipal-wide residential and non-residential D.C.s is documented in the City's 2021 Development Charges Background Study dated October 6, 2021 (2021 D.C. Background Study). The 2021 D.C. Background Study provides the supporting documentation for the City's municipal-wide D.C. by-law 2021-201.

The current municipal-wide D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force as of January 1, 2025. It is noted that the non-residential D.C. rate included in By-law 2021-201 was implemented at a rate lower than what was calculated within the 2021 D.C. Background Study.



Table 1-1
City of Belleville
Current (Indexed) Schedule of Municipal-wide D.C.s

Service/Class of Service	Residential				Non-Residential (per sq.ft. of Gross Floor Area)
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	
City-wide Services:					
Roads and Related	\$ 11,522	\$ 8,151	\$ 4,704	\$ 7,524	\$ 5.13
Fire	\$ 572	\$ 405	\$ 234	\$ 374	\$ 0.26
Police	\$ 290	\$ 204	\$ 119	\$ 189	\$ 0.13
Parks and Recreation	\$ 7,839	\$ 5,545	\$ 3,199	\$ 5,120	\$ 0.23
Library	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulance	\$ 146	\$ 103	\$ 60	\$ 95	\$ 0.05
Growth-related Studies	\$ 977	\$ 691	\$ 400	\$ 637	\$ 0.37
Total City-wide Services	\$ 21,346	\$ 15,099	\$ 8,716	\$ 13,939	\$ 6.17
Urban Services:					
Wastewater	\$ 8,370	\$ 5,921	\$ 3,417	\$ 5,465	\$ 2.42
Water	\$ 1,168	\$ 825	\$ 478	\$ 761	\$ 0.84
Total Urban Services	\$ 9,538	\$ 6,746	\$ 3,895	\$ 6,226	\$ 3.26
GRAND TOTAL RURAL AREA	\$ 21,346	\$ 15,099	\$ 8,716	\$ 13,939	\$ 6.17
GRAND TOTAL URBAN AREA	\$ 30,884	\$ 21,845	\$ 12,611	\$ 20,165	\$ 9.43



1.2 Existing Policies (Rules)

The following subsections summarize the rules governing the calculation, payment, and collection of the D.C. as provided in the City's municipal-wide D.C. by-law, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. shall be calculated, payable, and collected where the development requires one or more of the following:

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*;
- a consent under section 53 of the *Planning Act*;
- the approval of a description under section 50 of the *Condominium Act*; or
- the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

1.2.2 Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and imposed based on four housing types (i.e., single and semi-detached, two bedrooms and larger apartments, bachelor and one-bedroom apartments, and other multiples). The eligible D.C. cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the "gross" (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated and imposed on a per square foot (sq.ft.) of gross floor area (G.F.A.) basis.



1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

Where development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a redevelopment credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;



- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units;
- Full exemption for attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Non-statutory exemptions

- Full exemption for industrial buildings;
- Partial exemption (50% discount) for residential development within the Central Business District;
- Full exemption for development of land, buildings or structures owned by a College of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, and used for teaching-related purposes on lands owned by and used for the purposes of the College but not including student residences;
- Full exemption for apartment units within a building containing a minimum of six units that is located outside the Central Business District, provided that the units are subject to an agreement with the City to charge affordable rents for a defined period of time;
- Full exemption for private schools as defined in the *Education Act*;
- Full exemption for places of worship classified as exempt from taxation under section 3 of the *Assessment Act*;
- Full exemption for hospitals under the *Public Hospitals Act*;
- Full exemption for non-residential farm buildings;
- Full exemption Non-residential land uses located within the Belleville Downtown Improvement Area; and
- Full exemption for development creating or adding an accessory use or structure not exceeding ten square meters of non-residential floor area.



1.2.5 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into between the City and an owner under section 27 of the D.C.A.

Rental housing and institutional developments pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval is determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application was deemed complete.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate imposed by the City is equal to the Bank of Canada prime lending rate on the date of building permit issuance.

1.2.6 Indexing

Indexing of the D.C.s takes place annually on January 1, in accordance with the Statistics Canada Non-Residential Building Construction Price Index (currently Table 18-10-0289-01) for the most recent year-over-year period.

1.2.7 By-law Duration

The City's municipal-wide D.C. by-law will expire as per section 9 of the D.C.A. (currently at 12:01 AM on January 26, 2027), unless it is repealed by Council at an earlier date.

1.3 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the City's municipal-wide D.C. by-law. The proposed amendments comprise the removal of the industrial D.C. exemption.

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.



The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 4 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A. – i.e., at least 20 clear-days prior to the public meeting. This background study document will be available for public review and will be posted on the City's website in accordance with provisions of the D.C.A. The statutory public meeting is planned to be held on June 23, 2025. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the amending D.C. by-law is July 14, 2025.

1.4 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e., rules) contained in the City's municipal-wide D.C. by-law remain unchanged by this process.

The proposed amendment to the City's municipal-wide D.C. by-law removes the industrial D.C. exemption. Chapter 3 presents the proposed changes to the D.C. by-law policies and rules to reflect the proposed amendments.



2. Anticipated Development

It is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The growth forecast contained in Chapter 3 of the 2021 D.C. Background Study (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services over a ten-year period (early-2022 to early-2032) and a 20-year time horizon (early-2022 to early-2041).

The growth forecast contained in the 2021 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2021 D.C. Background Study remains unchanged.

Table 2-1
City of Belleville
2021 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Population	Residential Units	Employment ^A	Gross Floor Area (sq.ft.)
Early-2022	54,252	23,887	30,561	
Early-2032	56,733	25,711	32,195	
Early-2041	56,777	26,243	32,694	
Incremental Growth				
10-year (2022-2032)	2,481	1,824	1,634	1,500,600
20-year (2022-2041)	2,525	2,356	2,133	2,036,300
20-year Urban (2022-2041)	2,562	2,220	2,133	2,036,300

^A Excludes Work at Home and No Fixed Place of Work



3. D.C. Policy Recommendations and D.C. By-law Rules

The City's current municipal-wide D.C. by-law provides for uniform City-wide and area-specific (i.e., serviced area) recovery of growth-related costs. The municipal-wide D.C.s are imposed for all services through a single by-law. It is noted that the City imposes area-specific D.C.s for the Stanley Park Area separately through By-law 2020-16. The intent of the amendment does not alter the City's policy for the imposition of City-wide and area-specific D.C.s.

Other than those policy revisions identified in Section 3.1, all other rules and policies contained within the City's municipal-wide D.C. by-law remain unchanged.

3.1 Industrial D.C. Exemption

As noted in section 1.2.2 of this report, the City's municipal-wide D.C. by-law provides the following discretionary exemption:

- Full exemption from payment of D.C.s for industrial development.

Paragraph 3 of subsection 5 (6) of the D.C.A. stipulates that any revenue shortfalls resulting from exemption policies cannot be recovered through increases in the charge for other types of development. Therefore, any revenue shortfalls resulting from discretionary D.C. exemptions must be covered by other City funding sources, such as property taxes or user fees. Since the City's current municipal-wide D.C. by-law was enacted, the City has granted approximately \$14.4 million¹ in D.C. exemptions for industrial developments. To help manage the impact on taxpayers and ratepayers, the City is considering removing the D.C. exemption for industrial developments.

The City is also conducting a Community Improvement Plan (C.I.P.) Study to review and update the current C.I.P. policies and grant programs. The C.I.P. grant program allows the City to provide grants that can fully or partially offset D.C. payments for developments that meet specific criteria. This approach is preferred because it allows

¹ This only includes the amounts exempted based on D.C. rates imposed under the City's current D.C. by-law. As noted earlier, the City's D.C. by-law imposed rates lower than what was calculated within the 2021 D.C. Background Study.



Council to evaluate each development individually rather than applying a one-size-fits-all exemption policy in the D.C. by-law.

Additionally, the City is conducting a comprehensive D.C. background study, which is expected to be completed later in 2025. The proposed policy changes in this report are being considered ahead of the comprehensive study to address the financial shortfalls resulting from the current exemption policies.

Based on the foregoing, the following section of the City's municipal-wide D.C. by-law is proposed to be repealed and replaced with the following:

2. (2) (e) REPEALED;



4. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2021 D.C. Background Study. Appendix A to this D.C. Update Study includes the draft amending D.C. by-law being presented for Council's consideration. The D.C. Update Study and draft amending D.C. by-law will be presented to the public at a public meeting of Council to solicit public input on the proposed amending D.C. by-law.

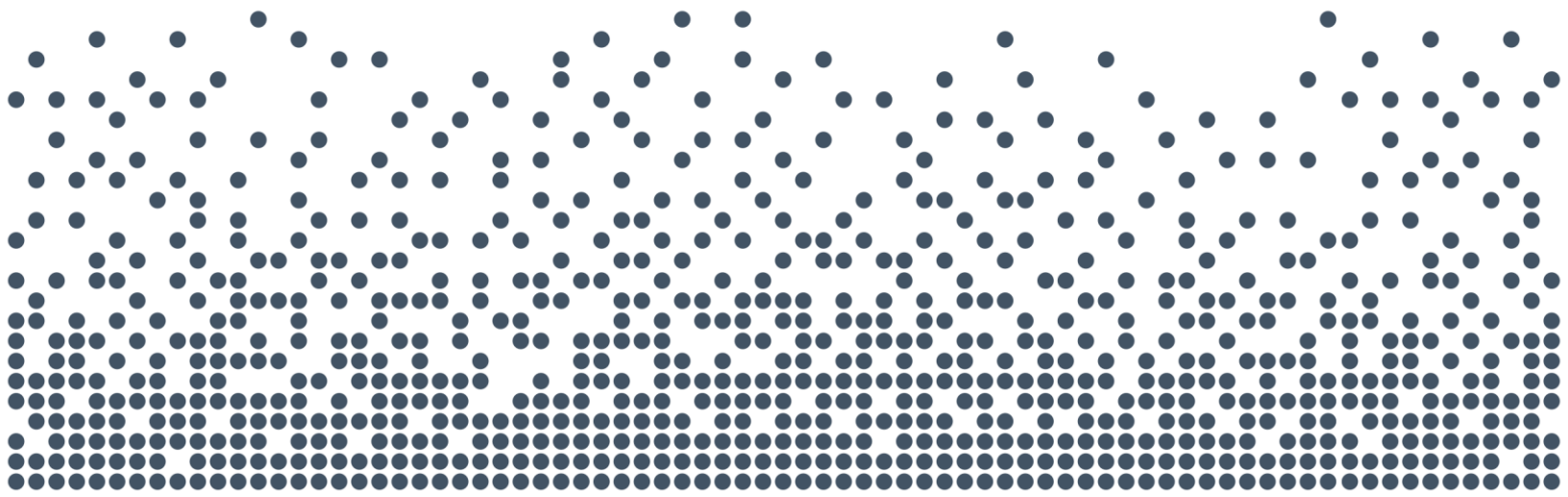
It is anticipated that Council will consider adoption of the proposed amending by-law at a subsequent meeting of Council on July 14, 2025, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the amending D.C. by-law. It is proposed that the amending D.C. by-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. by-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated May 14, 2025, subject to further annual review during the capital budget process;”

“Determine that no further public meeting is required;” and

“Approve the Amending Development Charge By-law as set out herein.”



Appendices



Appendix A

Draft Amending D.C. By-law



The Corporation of the City of Belleville

By-Law No. 2025-###

A By-law to Amend Development Charges By-law 2021-201

WHEREAS the Council of the Corporation of the City of Belleville (the "Council") anticipates that the Corporation of the City of Belleville (the "City") will experience additional development, including redevelopment throughout the City and Council further anticipates that this development will increase the need for services;

AND WHEREAS Section 19 of the *Development Charges Act, 1997*, S.O. 1997, c. 25, as amended (the "Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the City of Belleville passed By-law 2021-201 on December 13, 2021.

Now Therefore the Council of the Corporation of the City of Belleville Enacts as follows:

1. By-law 2021-201 is hereby amended as follows:
 - 1.1 Paragraph (e) of subsection 2(2) be deleted and replaced with the following:

(e) REPEALED;
2. This by-law shall come into force and effect on the day it is passed.

Passed this ___ day of July 2025.

Mayor

Clerk



City of Belleville Development Charges By-law Amendment

Public Meeting
June 23, 2025

What are Development Charges?



- Development charges (D.C.s) are a mechanism to fund infrastructure expansion and upgrades needed due to development within the City (e.g., new/larger water and wastewater pipes, expansion of recreational facilities, etc.)
- Municipalities are empowered to impose these charges via the *Development Charges Act, 1997*, as amended (D.C.A.)

Public Meeting Purpose



- This meeting is a mandatory requirement under the D.C.A.
- Prior to Council's consideration of a by-law, a background study must be prepared and made available to the public a minimum of 2 weeks prior to a public meeting and provided on the City's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide for a review of the D.C. update study and to receive public input on the proposed policy changes

Introduction



- Watson & Associates Economists Ltd (Watson) has been retained by the City of Belleville (City) to undertake a comprehensive D.C. Background Study to reflect updated growth forecasts and anticipated capital needs
- As an interim step, a D.C. Update Study has been prepared to enable a scoped amendment of the City's current D.C. by-law to remove discretionary exemptions pertaining to Industrial development
- The proposed changes have no impact on the quantum of the D.C.s, only on the application of D.C.s to Industrial development

Background



- Based on the City's current D.C. by-law, Industrial development is fully exempt from the payment of D.C.s
- The D.C.A. stipulates that any revenue shortfalls resulting from exemption policies cannot be recovered through increases in the charge for other types of development
 - Industrial D.C. exemptions have totaled approximately \$14.4 million since January 26, 2022, when the current D.C. by-law came into effect
 - These exemptions get funded from the tax levy and water/wastewater rates

To manage the impact on taxpayers and ratepayers, the proposed D.C. by-law amendment removes the Industrial D.C. exemption

Related Policies



- The following statutory policies under the D.C.A. that impact Industrial development will remain in effect:
 - Statutory exemption on Industrial expansion, to a maximum of 50% of the existing gross floor area
 - Freeze of D.C. rates for developments that proceed through a Site Plan or Zoning By-law Amendment, to D.C. rate when the Planning Application was made (subject to an 18- or 24-month limit)

Relation to Community Improvement Plan



- A separate Community Improvement Plan (CIP) Study is currently underway
 - Several potential financial incentive programs are being considered as part of the CIP Study, some of which could be used to defer, reduce, or fully offset D.C.s payable
 - Statutory Public Meeting on the Draft CIP is expected to be held in Q3 2025, followed by submission of the Final CIP for Council adoption

Managing D.C. exemptions through a CIP program rather than a policy embedded in the D.C. by-law provides the City with more control

Next Steps



- July 14
- Receive feedback from Council and the public
 - Council to determine if any further revisions are required to the D.C. Update Study and draft amending by-law
 - Council to consider approval of the D.C. Update Study and adoption of amending D.C. by-law



Notice of Public Meeting

On Monday, June 23rd, 2025, the City of Belleville Council will hold a Public Meeting, pursuant to Section 12 of the Development Charges Act, 1997, as amended, to present and obtain public input on a proposed amendment to the Development Charges By-law.

Development charges are used to recover the cost of increased municipal services due to growth. The proposed amendment would see the removal of the exemption for new industrial development from paying development charges. Members of the public are invited to attend the Public Meeting to express their comments to Council related to the proposed amendment.

The Update Study supporting the proposed by-law amendment is available online at <https://www.belleville.ca/DCUpdate>. A copy of the Update Study is also available to view at the Engineering and Development Services counter on the second floor of City Hall.

Comments may also be submitted in writing via the comment form at the above website.

Monday June 23rd, 2025
Council Chambers, City Hall, 4th Floor
169 Front Street, Belleville, Ontario
4:00 p.m.

Development Charges

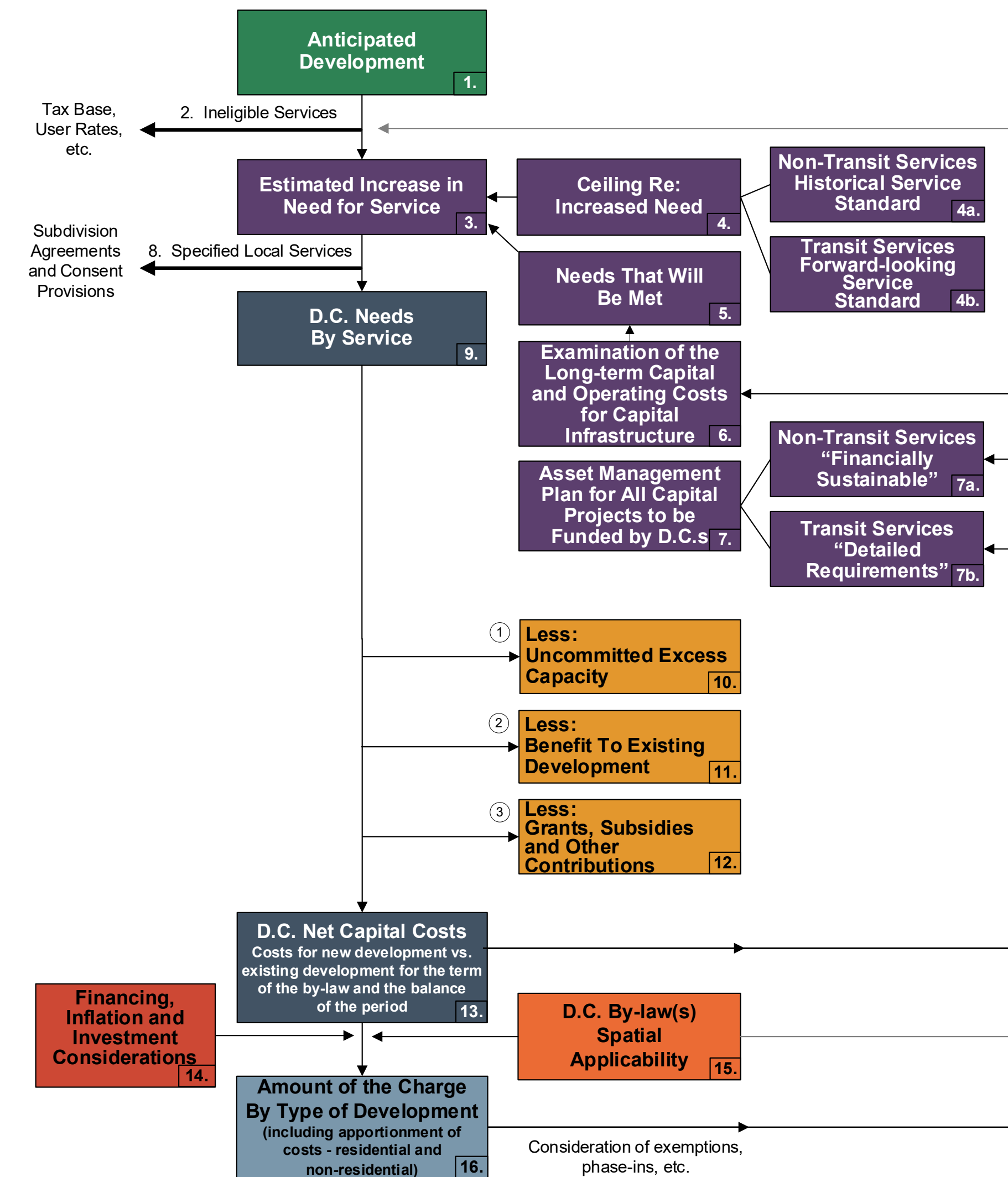
What are Development Charges (D.C.s)?

- 1 A mechanism to fund infrastructure expansion and upgrades needed due to development within the City (e.g., new/larger water and wastewater pipes, expansion of recreational facilities, etc.)
- 2 Municipalities are empowered to impose these charges via the *Development Charges Act*

City's Current D.C. By-law

- 1 The City's D.C. By-law (#2021-201) came into effect on Jan. 26, 2022
- 2 Current D.C. By-law includes discretionary exemptions from D.C.s for the following uses:
 - Industrial uses
 - Non-residential (other than industrial) uses in the *Belleville Downtown Improvement Area*
 - Non-residential farm buildings
 - Accessory use or structure not exceeding 10 m² of non-residential gross floor area
 - Private schools
 - College of Applied Arts and Technology buildings for teaching-related purposes only
 - Places of worship
 - Hospitals

The Process of Calculating a Development Charge under the Act that must be followed



Area	Residential (per unit)				Non-Residential (per sq.ft. of G.F.A.) ¹
	Single & Semi-detached	Duplex & 2+ Bedroom Apartments	<2 Bedroom Apartments & Special Care	Other Multiples	
Rural Area	\$21,346	\$15,099	\$8,716	\$13,939	\$6.17
Urban Area	\$30,884	\$21,845	\$12,611	\$20,165	\$9.43

¹ Charge was implemented at lower than full rate identified in 2021 D.C. Background Study
 Note: Charges are being reviewed as part of the Comprehensive D.C. Study



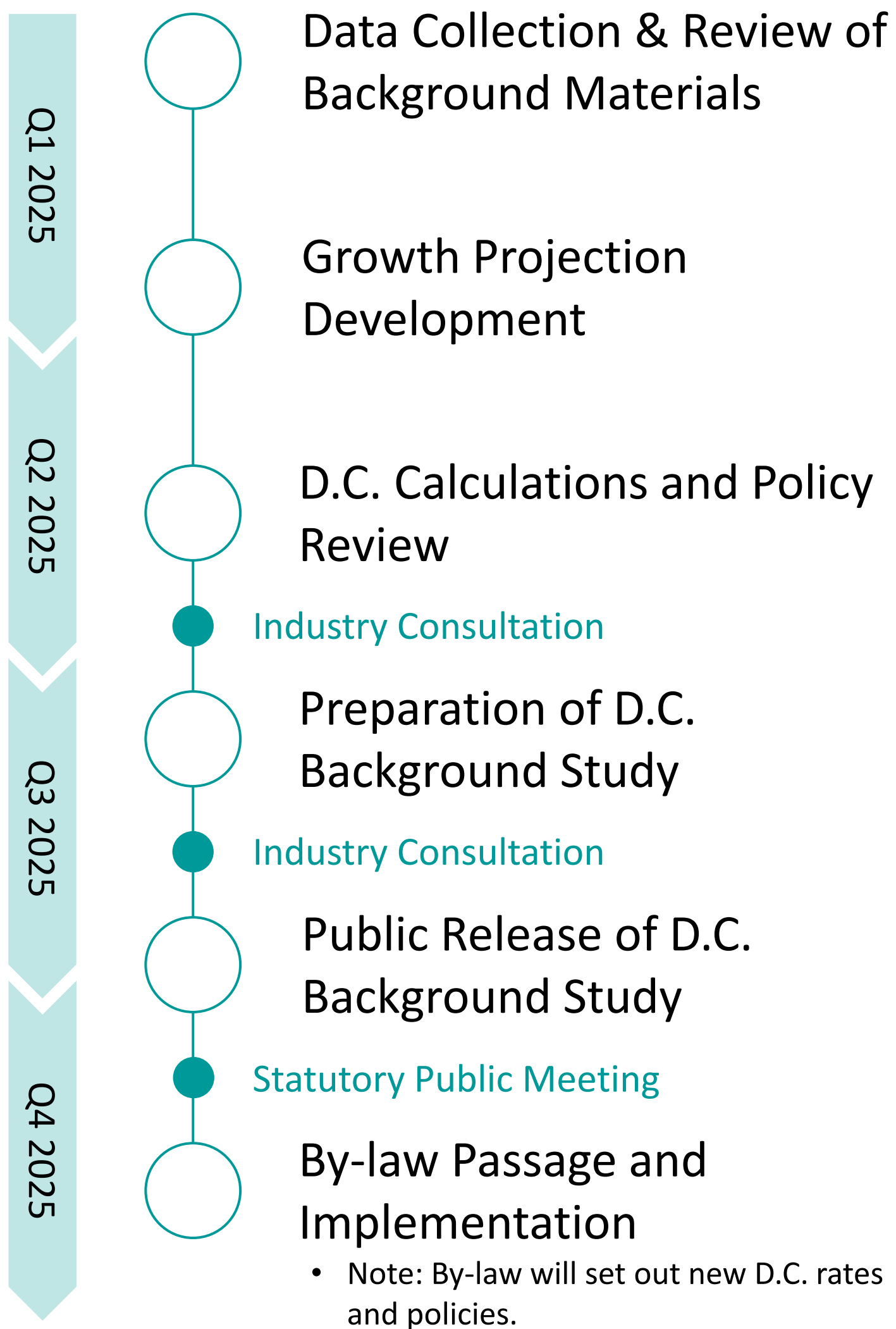
Development Charge Update Process

Comprehensive D.C. Background Study

Comprehensive D.C. background study being undertaken to reflect updated growth forecast and capital needs.

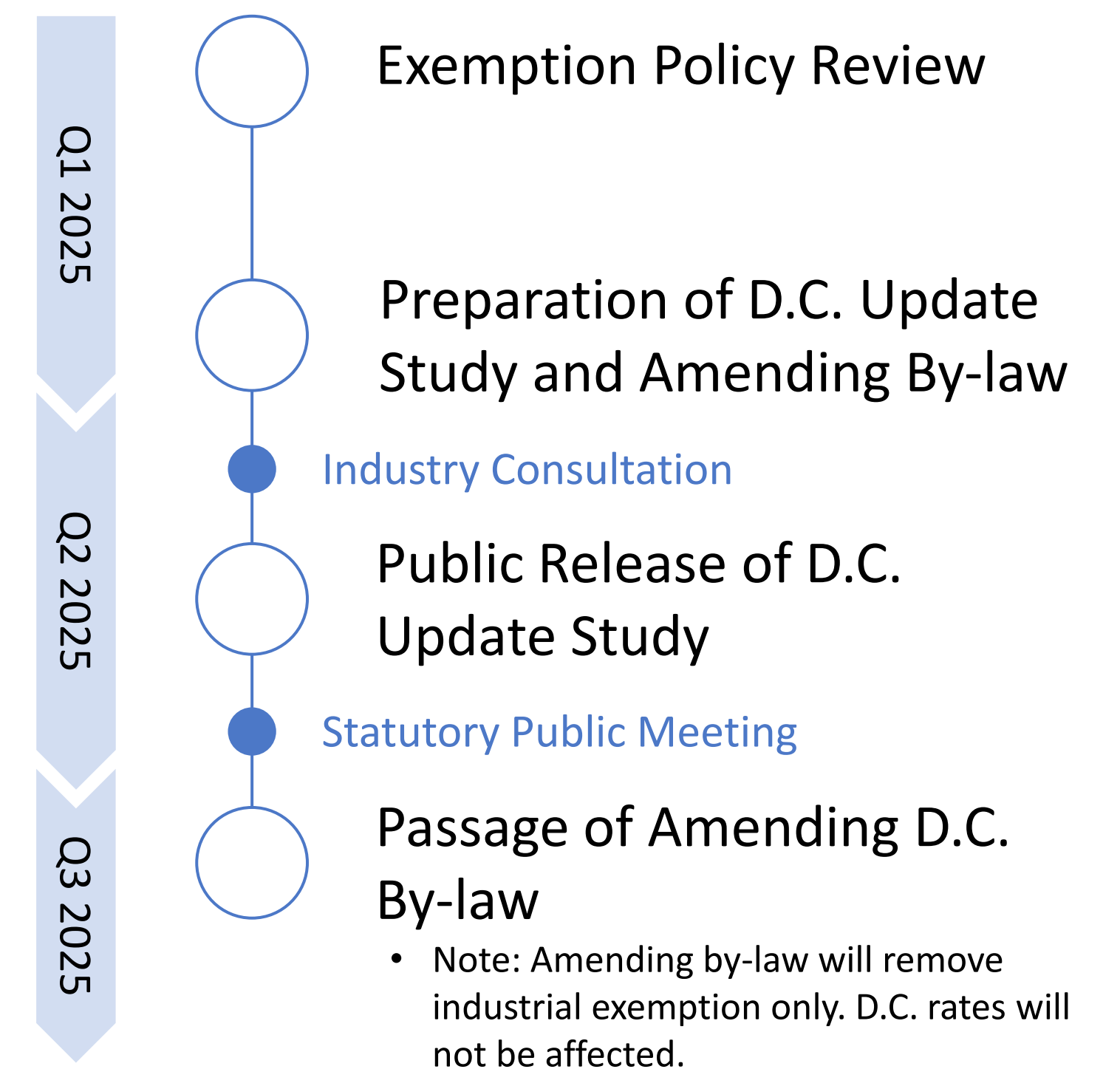
D.C. Update Study (interim step)

As an interim step, a D.C. Update study is being prepared. The D.C. Update Study will enable a scoped amendment of the City's current D.C. by-law to remove discretionary exemptions pertaining to industrial development.



- The City's current D.C. By-law fully exempts industrial development from payment of development charges.
- The *Development Charges Act* stipulates that any revenue shortfalls resulting from exemption policies cannot be recovered through increases in the charge for other types of development
 - This means that D.C. exemptions get funded from the tax levy and water/wastewater rates
- To manage the impact on taxpayers and ratepayers, an interim step is being taken to remove the industrial exemption from the City's D.C. By-law
 - Various incentive programs being considered as part of the CIP Study

Industrial exemptions have totalled approximately **\$14.4 million** since Jan. 26, 2022, when the current D.C. By-law came into effect



The following statutory policies under the *Development Charges Act* will remain in effect:

- Statutory exemption on Industrial expansion, to a maximum of 50% of the existing gross floor area
- Freeze of D.C. rates for developments that proceed through a *Site Plan* or *Zoning By-law Amendment*, to D.C. rate when the Planning Application was made (subject to an 18- or 24-month limit)



What is a CIP?

- 1 A tool of the *Planning Act* to promote property development and investment which has clear public interest goals.
- 2 CIPs involve programs of financial, procedural and other incentives to encourage private sector investment.
- 3 CIPs are often part of larger strategies involving economic development priorities and sector strategies.

Who is eligible?

- > The CIP will develop eligibility criteria for each program which may include, but is not limited to:
 - Location of property (in CIPA/Priority Zone)
 - Targeted sectors / type of business
 - Scale of development
 - Number of employees/jobs generated
 - Type of employment (e.g., higher order employment)

City's Existing CIP Toolkit

- > The City's existing comprehensive CIP supports local revitalization, beautification, affordability and economic development by providing grants to private property owners for housing, downtown revitalization, façade improvement, and brownfield projects.

The CIP tools within the existing CIP include:

Rebates

An approved applicant receives money to reimburse incurred expenses on eligible costs to a maximum set by City Council.

Reduction

At the time a payment is due, an approved applicant only has to pay a portion of the usual amount.

Tax Increment Equivalent Rebate (T.I.E.R.)

An approved applicant receives partial tax relief in rebate form, to cover the incremental municipal tax increase that occurs when a property is improved or assessed.

Deferral

An approved applicant does not have to pay for something now but will have to at a later date.

Cancellation

An approved applicant does not have to pay for something that they would otherwise pay.

- > These tools are applied to the financial incentive programs in the CIP in a variety of ways.

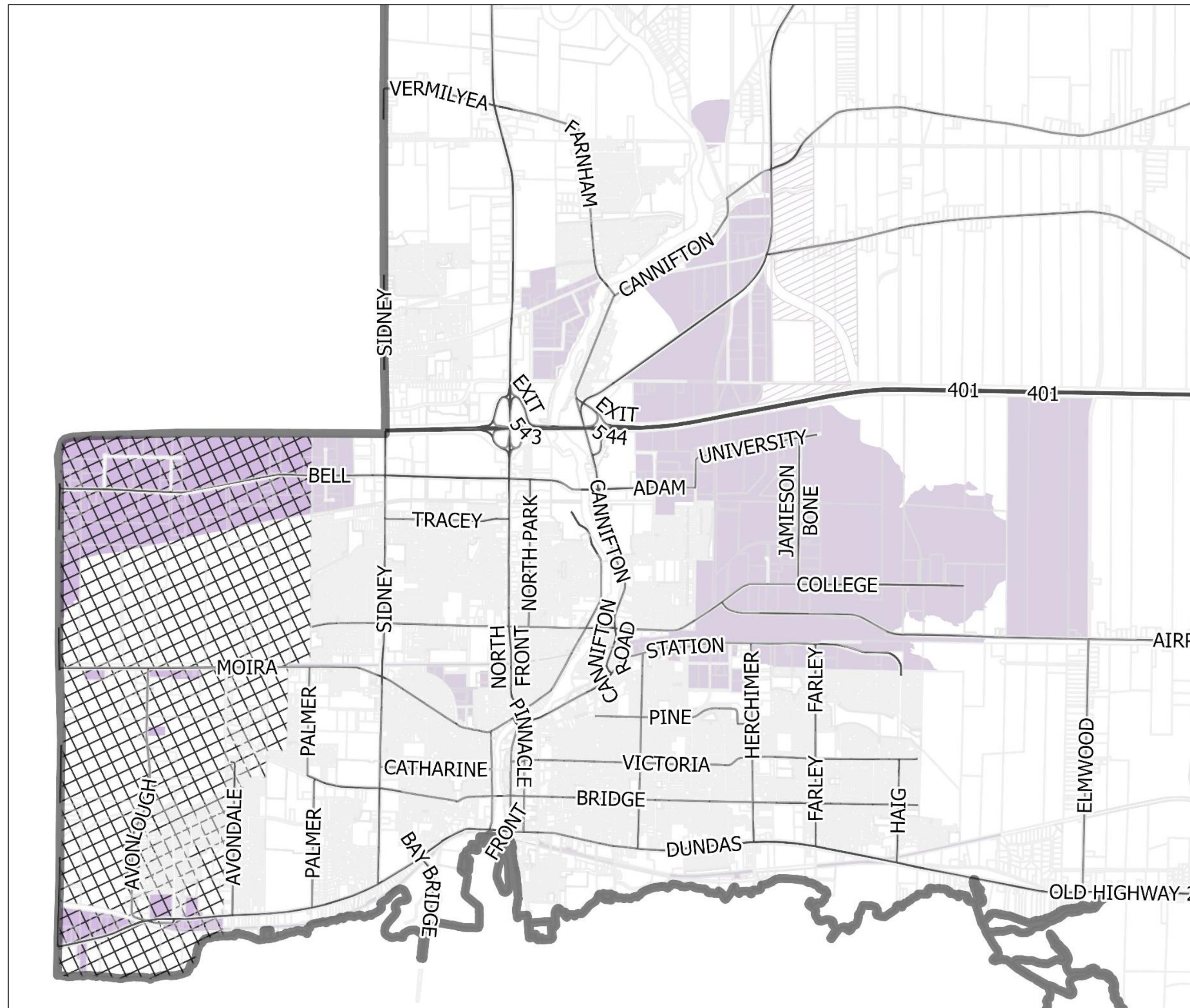
CIP Project Process + Timeline

		Timing Target
	DATA COLLECTION + ANALYSIS	<ul style="list-style-type: none"> - Background and Policy Review - Best Practice Review - Municipal + Stakeholder Discussions - Industrial/Employment Market Analysis
	DRAFTING THE CIP	<ul style="list-style-type: none"> - Objectives, Goals and Implementation Targets - Development and Presentation of Incentive Program Options - Development of the Draft CIP - Presentation of the Draft CIP to Committee/Council <p style="text-align: right;">May</p>
	DEVELOP IMPLEMENTATION + MONITORING STRATEGY	<ul style="list-style-type: none"> - Resourcing the Plan - Monitoring Tools - Public Information Centre to present draft CIP programs - Seek Ministry Comment (MMAH) <p style="text-align: right;">June</p>
	PUBLIC MEETING	<ul style="list-style-type: none"> - Statutory Public Meeting on the Draft CIP <p style="text-align: right;">June</p>
	CIP FINALIZATION	<ul style="list-style-type: none"> - Submission of Final CIP for Council Adoption <p style="text-align: right;">July</p>



Potential Community Improvement Project Area

Map Showing Employment Areas



- > Entire City defined as Community Improvement Project Area (CIPA).
- > The CIP will relate only to Employment Land Use in City of Belleville Official Plan Area and Employment Area in Loyalist Secondary Plan Area.

City of Belleville Key Map



LEGEND

- HAMLET
- Land Use OP Schedule B
- ▨ EMPLOYMENT AREA – EXCEPTION TWO
- EMPLOYMENT LAND USE
- Land Use Loyalist Secondary Plan
- EMPLOYMENT AREA
- ▨ Loyalist Secondary Plan Area

Examples of Potential Financial Incentive Programs

(Based on Historic and Current Practice Elsewhere)

TAX INCREMENT GRANT (TIG) PROGRAM



Goal

To leverage the increased assessment and property taxation generated by site redevelopment to reduce the financial costs of property rehabilitation and redevelopment or development (incl. greenfield development).



Typical Funding Range

Often a stepped approach to grant funding. Example: Year 1: 50% / Year 2: 40% / Year 3: 30% / Year 4: 20% / Year 5: 10% / or other combination.

Typically, there is a minimum increase in assessment value for application to this program (e.g. \$1M).



Implementation Specifics

Owner or developer pays the full cost of eligible renovation or development costs as well as the resulting annual increase in property tax.

The City reimburses the Owner by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established “base” assessment.

DEVELOPMENT CHARGE (DC) GRANT PROGRAM



Goal

To provide assistance for the development and redevelopment of sites by further reducing the cost of development related to Development Charges.



Typical Funding Range

Maximum grant is often equivalent to a percentage of Development Charges levied by the City.

In some instances, a maximum dollar cap limits the extent of the grant.

Some DC grant programs have higher levels of funding (%) for targeted areas versus non-targeted areas (as defined by the CIPA).



Implementation Specifics

Owner or developer pays 100% of the DC. The approved DC grant is reimbursed to the owner based on the in-force DC rates at a specified period (e.g., time of planning application or at building permit).

Timing of pay-out of the grant is also variable – at time of payment of DC, or at a later stage as determined by the program.

Examples of Potential Financial Incentive Programs

(Based on Historic and Current Practice Elsewhere)

DEVELOPMENT CHARGES (DC) DEFERRAL - INTEREST GRANT PROGRAM



Goal

Encourage development by deferring the cost of development related to Development Charges and providing a grant equivalent to the interest accrued from such deferral.



Typical Funding Range

Interest on the deferred fees will accrue and is funded through a CIP grant.

The amount of the grant is subject to a maximum (often between \$25,000 and \$250,000+) or the amount of interest accrued as of the date the deferred DCs are due to be paid in full, whichever is less.



Implementation Specifics

Deferral of 50% to 100% of Development Charges levied by the City for a set period (typically up to a maximum of 18-24 months after the issuance of building permits).

LANDSCAPE & SIGNAGE GRANT PROGRAM



Goal

Grants for signage development or street-fronting landscape improvement or a combination of these property enhancements.



Typical Funding Range

Often matching grant (up to 50%) of eligible landscape/signage improvement costs up to a maximum value per property (e.g., \$20,000).



Implementation Specifics

Owner pays 100% of the project costs, a portion of which is reimbursed to the owner upon project completion to the satisfaction of the City.

Examples of Potential Financial Incentive Programs

(Based on Historic and Current Practice Elsewhere)

PLANNING FEES & BUILDING PERMIT GRANT PROGRAM



Goal

Offers a reduction in applicable planning and building permit fees to encourage new development by reducing initial regulatory costs.



Typical Funding Range

Maximum grant can range (e.g. from \$5,000 to \$15,000 for either fees or permits) per property or up to 50% to 75% reduction in planning fee or permit costs, whichever is less.

Some programs consider planning fees and building permits together with maximum ranges of \$20,000 to \$50,000 per property or up to between 50% and 100% reduction, whichever is less.



Implementation Specifics

Funds for the planning fees are disbursed only at building permit approval to ensure incentives lead to the actual implementation of the project.

Funds for the building permit fees are also back-ended to ensure pay-out of grant occurs on project completion.

ENVIRONMENTAL SITE ASSESSMENT (ESA) GRANT PROGRAM



Goal

To encourage and support land contamination assessment by helping to further specify the extent and nature of environmental contamination through grant assistance for a Phase II ESA study (Phase I ESA completed) and development of any Remediation Action Plan.

Often open to other types of land use as well but provides opportunity to address serious contamination that might be relevant to employment lands.



Typical Funding Range

Maximum individual grant range: \$15,000-\$25,000 or 50% of cost of ESA, whichever is less.

Maximum assistance per project range: Max. 2 studies per project (total of \$30,000-\$40,000 over CIP duration).



Implementation Specifics

Owner or developer pays 100% of the cost associated with eligible studies and reimbursed by the City upon study completion.



Example of Potential Financial Impacts



Example Details:

- New Industrial Building: 100,000 sq. ft.
- Greenfield development/no expansion
- Located within urban area
- Building Construction Cost*: \$13,000,000

*Based on Altus 2025 Construction Cost Guide (using rates for Industrial Facilities – Warehouse, GTA)

Note: Example assumes assessment value is equivalent to the building construction cost.

Example: Development Charge (DC) Grant Program

Development Charge Rate: \$9.43 / sq. ft.

Building Size (sq. ft.)	Non-Residential DC Fees, Urban Area (per sq. ft. of GFA)	Total Chargeable DCs	Grant Amount (50%)
100,000	\$9.43	\$943,000	\$471,500

Municipalities often put a maximum dollar value on the DC grant amounts available (e.g. grant equivalent to 50% of DC paid up to \$500,000; maximum grant of \$250,000).

OR

Example: Tax Increment Grant (TIG) Program

Urban Industrial Tax Rate (Municipal Portion): 0.042691

Year	Example Grant Amount (Municipal Portion of Property Tax Increment)	
Year 1	50%	\$277,492
Year 2	40%	\$221,994
Year 3	30%	\$166,495
Year 4	20%	\$110,997
Year 5	10%	\$55,498
Total Grant Amount		\$832,477

TIG Programs often vary by one or a combination of the following aspects:

- Duration (years)
- Grant amounts (%)
- Approach to grant amount (stepped or consistent % across the applicable years)

Example of Potential Financial Impacts



Example Details:

- New Industrial Building: 100,000 sq. ft.
- Greenfield development/no expansion
- Located within urban area
- Building Construction Cost*: \$13,000,000

*Based on Altus 2025 Construction Cost Guide (using rates for Industrial Facilities – Warehouse, GTA)

Note: Example assumes assessment value is equivalent to the building construction cost.

Example: Development Charge (DC) Deferral Interest Grant Program

2025 Non-Residential DC Fees, Urban Area: \$9.43 / sq. ft.

Building Size (sq. ft.)	DC Fees (per sq. ft. of GFA)	Total Chargeable DCs	Deferred DC Amount (50%)	Duration of DC Deferral	Grant Amount / Interest Charged (5% p.a. compound)
100,000	\$9.43	\$943,000	\$471,500	24 months	\$48,329

Example: Planning Fees & Building Permit Grant Program

2025 Application for Site Plan Approval Fee (Industrial): \$5,390

2025 Building Permit Fees (Industrial): \$12 / sq. ft

Potential Planning Fees & Permit Costs	Grant Amount (50% to max. of \$50,000)
\$1,205,390	\$50,000

How to Get Involved

1

ASK US QUESTIONS

Members of City staff and the Consulting Team are here to answer your questions.

2

LEAVE A STICKY NOTE ON THE INFORMATION BOARDS



3

FOLLOW THE PROCESS AS WE PREPARE THE PLAN

Leave your name on the sign-in sheet and follow the scheduling of the Draft Plan and Statutory Public Meeting (on City's website).

4

REVIEW AND SUBMIT COMMENTS ONLINE

Scan the QR code to go to the project page on the City's website:



General Comments:





Wednesday, May 14, 2025

Media Release

Seeking Feedback on New Industrial Exemption Policy

BELLEVILLE – The City of Belleville is proposing an update to its Development Charges By-law and is now seeking feedback from the community.

Development charges are used to fund infrastructure expansion and upgrades needed due to development within the City (e.g. new/larger water and wastewater pipes, expansion of recreational facilities, etc.).

Under the current Development Charges By-law, industrial development is fully exempt from payment of development charges. This has resulted in approximately \$14.4 million in industrial exemptions since the by-law came into effect in 2022 – funds that have ultimately been recuperated by the tax levy and water/wastewater rates.

To manage the impact on taxpayers and ratepayers, steps are being taken to remove the industrial exemption from the by-law, and instead, introduce an incentive program for new industrial development to help offset the removal of the exemption.

We are now seeking feedback from the community on the exemption policy and potential incentive programs. Residents are encouraged to review the [project page](#) with the proposed update and information boards, and provide their comments using the [online comment form](#) to have their say. A public meeting will be held in June for further feedback. Interested parties are encouraged to stay tuned for details.

ASL interpretation and alternative formats of the project information and related information can be made available by contacting communications@belleville.ca.

-30-

Media Contact:
Jenna Leslie
Communications Coordinator
City of Belleville
jleslie@belleville.ca
613-967-3200 ext. 3261



Thursday, June 5, 2025

Media Release

Industrial Development Charges Public Meeting

BELLEVILLE – A public meeting will be held during the June 23 regular council meeting to gain input on a proposed amendment to the Development Charges By-law which would remove the development charges exemption for new industrial developments.

WHAT: Industrial Development Charges Public Meeting

WHEN: Monday, June 23 at 4 p.m.

WHERE: Council Chamber, 4th floor, City Hall (169 Front St.)

This update is being done alongside the development of an industrial Community Improvement Plan. Members of the public are invited to attend the public meeting to express their comments related to the proposed amendment, to council. For more information, please visit the [project page](#) or contact planning@belleville.ca.

Comments can also be submitted online through the [comment form](#).

-30-

Media Contact:

Jenna Leslie
Communications Coordinator
City of Belleville
613-967-3200 ext. 3261
jleslie@belleville.ca

Attachment #8 Feedback Summary as of July 7

Resident Feedback Summary

<p>I agree to charges industrial like every one to lower citizen tax payer. Finally!!</p>	<p>I would like to hear more about the new Development Charges By-Law and what the changes mean to the community. I would like to hear more about the incentive program for new industrial development.</p> <p><i>STAFF NOTE: Followed up with voicemail.</i></p>
<p>As a homeowner and a taxpayer/ratepayer, , my opinion is that there should be no exemptions from the payment of development charges. My input is that remove the industrial exemption from the by-law, and instead, introduce an incentive program for new industrial development to help offset the removal of the exemption. Tax payers need rates reduced.</p>	<p>The development charges are to save taxpayer's money. I believe the council and city staff should be looking to create an affordable climate as most of us pay too much in taxes that we get nothing but hubs for homeless which is another government the city is medaling in.</p>
<p>I agree with replacing the Industrial Exemption with an incentive program. If Belleville is to continue focusing its Economic Development (ED) efforts on doubling-down on its role as an industrial hub, incentive programs should aim to attract higher waged, future-oriented employment. A 30-person biotech facility is often more valuable than a 150-person temp warehouse.</p>	<p>It is time that the City of Belleville started managing the funds that it receives and instead of continueing to extort more and more, use wisely what is available. Waste and lack of accountability is everywhere, the Council does not currently manage the accounts with any degree of accountability. Belleville spends millions on irrelevant issues that do not contribute to the tax-payer's interests. Roads are disgusting, homeless issues are a sink-hole of money, we need better accountability,.</p>

Industry/ Stakeholder Feedback

Email/ Attachment from Barry Raycroft

Community Development Charge Comparator Chart

Community	Development Charges	Incentives
Quinte West (pop. 47,000)	Industrial DC's (\$192.67 per sq m - effective December 1, 2024)	Industrial Lands CIP
Belleville (pop. 55,000)	No Industrial DCs	No incentive
Prince Edward County (pop. 25,000)	Industrial DCs (\$5.71) No development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less	No incentive
Stirling Rawdon (pop. 5,000)	Industrial DCs (Existing industrial building expansions may expand by 50% with no D.C.)	No incentive
Trent Hills (pop. 14,000)	Industrial DCs (\$39.76 per sq m)	Only pay 80% first year
Brighton (pop. 12,000)	No Industrial DCs (Northumberland County DCs at \$1.45 sq ft)	No incentive
Kingston (pop. 132,000)	No Industrial DCs (exemption must be approved and industrial use maintained for three years)	No incentive
Napanee (pop. 17,000)	Industrial DCs DC Rebate with a minimum construction value of \$3M with 5 FT	Industrial Lands CIP

	jobs	
Brockville (pop. 22,000)	No Industrial DCs	No incentive
Cornwall (pop. 48,000)	No Industrial DCs on manufacturing projects	CIP Tax Incentive
Port Hope (pop. 17,000)	Industrial DCs on Water/Wastewater only (Northumberland County DCs at \$1.45 sq ft)	CIP Incentive
Peterborough (85,000)	No Industrial DCs (exemption based on industrial use)	No incentive
Alnwick Haldimand (pop. 7,000)	No Industrial DCs (Northumberland County DCs at \$1.45 sq ft)	No incentive
Cobourg (pop. 20,000)	No Industrial DCs (Northumberland County DCs at \$1.45 sq ft)	No incentive
Cramahe (pop. 6,000)	Industrial DCs \$20.80 per sq m (Northumberland County DCs at \$1.45 sq ft)	No incentive
Loyalist Township (pop. 19,000)	Industrial DCs - (\$46.39 per sq m)	Industrial Lands CIP Tax increment grant with a minimum \$5M construction value with 10 FT jobs

7/8/25, 9:22 AM

Outlook

Re: Industry Drop-in - Follow Up

From Barry Raycroft
 Date Thu 5/8/2025 4:02 PM
 To Jianopoulos, Nathan <njianopoulos@belleville.ca>

1 attachment (73 KB)
 DC Chart.pdf

CAUTION: This email is from an external source. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Hi Nathan,
 Nice meeting you as well.
 Here is the chart. It was put together by Quinte West but gives a snapshot of what's happening along the 401 corridor.

Kindest regards,

Barry

Barry Raycroft
 Sales Representative
 RE/MAX Quinte Ltd.
 Cell- [REDACTED]
 Office- [REDACTED]
www.barryraycroft.com
 Mobile app link- [REDACTED]

From: "Jianopoulos, Nathan" <njianopoulos@belleville.ca>
 Date: Thursday, May 8, 2025 at 3:49 PM

7/8/25, 9:22 AM


To: Barry Raycroft
 Subject: Industry Drop-in - Follow Up

Good afternoon, Barry,

It was nice meeting you yesterday at the Industrial and Stakeholder Drop-in event at the Quinte Sports and Wellness Centre. Thank you for attending and providing feedback.

While we were speaking you mentioned a comparison of DCs from some other municipalities that you had put together. Here is my email if you would like to share that with us.

All the best,
 Nathan


 **Nathan Jianopoulos**
 Infrastructure & Building Analyst
 Engineering & Development Services Department
 613-967-3200 x 3506

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Industry/ Stakeholder Feedback

Email to Elisha Maguire from Mark Vreugdenhil re: DC's

7/8/25, 9:13 AM

 Outlook

Re: Industry/ Stakeholder Drop-In: Development Charges Study + Industrial CIP

From Mark Vreugdenhil [REDACTED]
Date Fri 5/9/2025 2:53 PM
To Maguire, Elisha <emaguire@belleville.ca>
Cc Jianopoulos, Nathan <njianopoulos@belleville.ca>; MacNevin, Brianne <bmacnevin@belleville.ca>; Deming, Thomas <tdeming@belleville.ca>; Tran, Catherine <ctran@belleville.ca>

CAUTION: This email is from an external source. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Hi Elisha,

Thank you for your email.

Please see below some comments.

- I heard from the CIP consultant that all CIP applications need to be approved by council. This can lead to time but more importantly favoritism in the system.
- CIP should just be a formula that is predicable so those spending money and those giving advice can be confident.
- If the city is so willing to provide incentives on DC why not just lower the DC charges to the appropriate level to avoid all this red tape bureaucracy.
- CIP looks confusing on an already every changing process of site plan agreements, MOE, MTO and so on.
- If the program CIP is necessary, it needs to be a part of the pre-con with clear money back before developments spending starts.
- CIP applications should be complete before site plan.
- If CIP is going to be reviewed case by case and the rebate is "up to a certain amount" the amount that is eligible and the metrics by which your eligibility is determined need to be clearly defined.
- There should be a tiered system based on square footage.
- DC changes are not a way to make the city grow. Should be through city wide taxes. I guess cities don't need to grow.

Please take these as our thoughts on the matter.

I have been discussing this with other individuals and businesses who have the same thoughts.

[REDACTED]

1/4

Industry/ Stakeholder Feedback

Email to Elisha Maguire from Mark Vreugdenhil re: DC's cont'd

7/8/25, 9:13 AM

These include:

Taylor Fenton
Knudson Construction
Tom McEvoy
MGA Development
KGF Capital Realty
Neven Corporation
Bonwest limited
Bel-Con Construction
GBW Holding Limited
GPSONS Construction
VanHuizen Construction
JBS foods limited
Andy Spry - Elbee Construction

These are the people I was able to talk to in the last few days. I am sure there are more but wanted to get back to you.

Regards,



Mark Vreugdenhil, P.Eng
Principal / Project Engineer

From: Maguire, Elisha <emaguire@belleville.ca>

Sent: Friday, May 9, 2025 11:06:43 AM

Cc: Jianopoulos, Nathan <njianopoulos@belleville.ca>; MacNevin, Brianne <bmacnevin@belleville.ca>; Deming, Thomas <tdeming@belleville.ca>; Tran, Catherine <ctran@belleville.ca>

Subject: RE: Industry/ Stakeholder Drop-In: Development Charges Study + Industrial CIP

Good morning,

Thank you for taking the time to drop-in Wednesday afternoon to discuss these projects and provide feedback as we move through the consultation stage of our DC Interim Study and Industrial CIP projects.

A link to the Project Information Panels and Comment Form is available here <https://www.belleville.ca/en/city-hall/city-projects.aspx>. Please scroll to the project titled **Development Charges Study & Industrial Community Improvement Plan (CIP)** and each link should be easily found within that project section.

As a key stakeholder you will receive direct communication related to future public meetings as we proceed with scheduling.

If you have any questions or would like to discuss these projects further prior to the public meeting stage, please do not hesitate to reach out.

Thank you,

Elisha

2/4

Industry/ Stakeholder Feedback

Email to Elisha Maguire from Mark Vreugdenhil re: DC's cont'd

7/8/25, 9:13 AM

From: Maguire, Elisha
Sent: Monday, April 28, 2025 4:56 PM
Subject: Industry/ Stakeholder Drop-In: Development Charges Study + Industrial CIP

Good evening,

Engineering and Development Services, Economic Development and the Finance Department will be hosting a drop-in session to engage our industrial stakeholders on proposed changes to the way development charges (DCs) are being collected for industrial developments, including the roll out of a new Industrial Community Improvement Plan (CIP).

You are invited to drop-in and learn more about these projects:

Wednesday, May 7th
2pm-4pm
Minor Sports Meeting Room (2nd Floor)
Quinte Sports & Wellness Centre - 265 Cannifton Rd. Belleville

The City of Belleville recognizes the importance of advanced consultation with the industrial development community before going public with the release of the initiatives to the public. Both Sierra Planning (leading the industrial CIP project) and Watson Economists (leading the DC study and industrial amendment) will be in attendance to overview their respective initiatives.

Please reach out to the team if you have any inquiries:

Nathan Jianopoulos (DC Study)
Engineering & Development Services Department
613-967-3200 x 3506
njianopoulos@belleville.ca

Elisha Maguire (Industrial CIP)

We look forward to hosting this event!

Thank you,

Elisha Maguire (she/ her/ elle)
Manager of Economic Development
City of Belleville

183 Pinnacle St. Belleville, ON K8N 3A5
613-967-3221
Belleville.ca/BIQ | Discoverbelleville.ca



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Industry/ Stakeholder Feedback

Feedback provided to Elisha Maguire re: DC's

Meeting Notes: Tony D'Attoma, owner Vision Transport (June 2025)

Received an inquiry via Karen Poste from Tony D'Attoma, owner of Vision Transport and multiple properties throughout the IP. I followed up with an introduction and had subsequent conversations.

Background:

Vision Transport has 3 facilities: 50 Greenleaf Crt, 659 College Street East, 500 College East (former Hexo location) and they also own 25 acres of vacant industrial land between College Street and Amazon.

Tony had 2 main concerns:

1. [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
2. **DC Charges:** He plans on developing more of his properties in the next 18 mo-2 years and is convinced that DC charges would deter him from doing so. It would add an additional \$25 to the \$120/sq foot cost which he believes is unreasonable and would cost him out of the market.

Follow-up:

DC Charges: sent e-mail advising of the public meeting. Provided the link and the opportunity to see the meeting live, provide feedback via on-line form and to speak to Manager Ec. Dev. He will be sending Don Udall to the meeting on Monday, and he will watch it online.

[REDACTED]

[REDACTED]