



TOWN OF HALTON HILLS DEVELOPMENT CHARGES PAMPHLET

By-law No. 2017-0049

This pamphlet summarizes the Town of Halton Hills's policy with respect to development charges (DC). By-law No. 2017-0049 imposes Town-wide development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with the Town of Halton Hills staff to determine the charges that may apply to specific development proposals.

Pamphlet updated August 31, 2017

To reflect rates effective September 1, 2017

BACKGROUND

The Council for the Town of Halton Hills enacted a new development charges By-law 2017-0049 on August 28, 2017.

This by-law imposes a charge on all lands developed within the Town of Halton Hills, except for those exemptions as provided under the *Development Charge Act, RSO, 1997* and those outlined in the By-law 2017-0049. A copy of the by-law is available from the Clerk's Department.

PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected by the Town for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town of Halton Hills.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually commencing April 1, 2018, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics.

SERVICES INCLUDED

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- Transportation Service
- Fire Services
- Transit Services
- Parking Services
- Recreation and Parks
- Library Services
- Administration
- Stormwater Management

TREASURER'S STATEMENT

The Treasurer for the Town of Halton Hills shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the treasurer's statement can be viewed by the public at the Town office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30.

RESIDENTIAL DEVELOPMENT CHARGE RATES SEPTEMBER 1, 2017

Services	Residential (\$)		
	Single & Semi Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom
Municipal Wide Services			
Transportation	\$5,840	\$2,853	\$2,131
Fire Services	\$442	\$216	\$161
Transit Services	\$16	\$8	\$6
Parking Services	\$44	\$22	\$16
Recreation & Parks	\$7,621	\$3,723	\$2,781
Library Services	\$1,010	\$494	\$369
Administration	\$390	\$191	\$143
Stormwater Management	\$177	\$86	\$65
Total Municipal Wide Services	\$15,542	\$7,593	\$5,672

Services	Residential (\$)		
	Multiples - 3 Bedrooms +	Multiples less than 3 Bedrooms	Special Care/special Dwelling Units
Municipal Wide Services			
Transportation	\$4,716	\$3,424	\$1,678
Fire Services	\$357	\$259	\$127
Transit Services	\$13	\$9	\$4
Parking Services	\$36	\$26	\$13
Recreation & Parks	\$6,154	\$4,468	\$2,190
Library Services	\$816	\$592	\$290
Administration	\$315	\$229	\$112
Stormwater Management	\$143	\$104	\$51
Total Municipal Wide Services	\$12,550	\$9,111	\$4,465

NON-RESIDENTIAL DEVELOPMENT CHARGE RATES SEPTEMBER 1, 2017

Services	Non-Residential (\$)	
	Industrial (per M2 of Gross Floor Area)	Non-Industrial (per M2 of Gross Floor Area)
Municipal Wide Services		
Transportation	\$14.03	\$47.68
Fire Services	\$1.06	\$3.61
Transit Services	\$0.04	\$0.13
Parking Services	\$0.11	\$0.38
Recreation & Parks	\$2.33	\$2.33
Library Services	\$0.31	\$0.31
Administration	\$0.96	\$3.56
Stormwater Management	\$0.45	\$1.52
Total Municipal Wide Services	\$19.30	\$59.52

TIMING AND CALCULATION OF PAYMENT

A development charge shall be calculated and payable in full in money on the date a building permit is issued. A building permit will not be issued until all development charges have been paid.

Payment of a development charge may be deferred subject to terms and conditions set out by Town Policy.

Details of the deferral agreement can be found on the Town's website.

EXEMPTIONS

DCs are payable on all new residential and non-residential development unless the By-law or the Act provides an exemption. Exemptions provided in the By-law and/or the Act include:

- A place of worship;
- A public hospital
- A Non-residential Building in connection with an Agricultural use;
- Charities, non-profit, and not-for-profit organizations;
- Temporary units;
- Enlargement of the Gross Floor Area of an existing Industrial Building that has been in operation for a period of more than 5 years immediately prior to the application respecting the enlargement
- Phasing in of Development Charges rate for Self Storage Units

For a complete list of exemptions, please review the DC by-law and the Act, or contact Town staff.

FURTHER INFORMATION

Please visit our website at www.haltonhills.ca to obtain the most current development charges information as it is subject to change.

For further information, please contact:

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