



BY-LAW NO. 2007-0083

A By-law to Establish Development Charges for the Town of Halton Hills and to repeal By-law Number 2002-0105.

WHEREAS section 2(1) of the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended (“Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Town of Halton Hills (“Town”) has given Notice in accordance with section 12 of the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the Town of Halton Hills has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on July 9, 2007;

AND WHEREAS the Council of the Town of Halton Hills had before it a report entitled Development Charge Background Study dated June 22, 2007 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Halton Hills will increase the need for services as defined herein;

AND WHEREAS the Council of the Town of Halton Hills on August 13, 2007 approved the Development Charge Background Study, dated June 22, 2007, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Halton Hills pursuant to the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

DEFINITIONS

1.1 In this by-law,

- (1) “Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended;
- (2) “Accessory use” means a use of land, building or structures which is incidental and subordinate to the principal use of the lands and buildings;
- (3) “Agricultural development” means a bona fide farming operation including, green houses which are not connected to Regional water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development excluding any residential or commercial development;
- (4) “Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior

corridor. An apartment dwelling may include a stacked townhouse dwelling;

- (5) "Bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (6) "Board of Education" means a board defined in s.s.1(1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (7) "Building Code Act" means the *Building Code Act, 1992, S.O. 1992, c. 23 as amended*;
- (8) "Building or structure" means a roof, wall, or floor, or any of them, with a combined Total Floor Area greater than ten square metres (10 m²) and includes above-grade storage tanks, air supported structures, telecommunication towers, canopies, and silos;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board;
 - (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d),
 - (f) to complete the development charge background study under section 10 of the Act, and
 - (g) interest on money borrowed to pay for costs in (a) to (d).
- (10) "Council" means the Council of the Corporation of the Town of Halton Hills;
- (11) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size thereof, and includes redevelopment;
- (12) "Development charge" means a charge imposed pursuant to this by-law;
- (13) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such

person or persons, except in the case of a special care/special need dwelling, as defined in this by-law, in which case a dwelling unit shall mean a room or suite of rooms designated for residential occupancy with or without exclusive sanitary and/or culinary facilities;

- (14) "Farm building" means that part of a farming operation encompassing barns, silos and other accessory uses to a bona fide agricultural use, but excluding a residential use;
- (15) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (16) "Gross floor area" means the sum of the areas under the roof, between the walls as measured from the exterior faces of the exterior walls of the building or structure or from the centre line of common walls separating two uses, or the area of the floors, or any of them, whether above or below grade, and,
 - (a) includes the area of the mezzanine as defined in the Ontario Building Code; and
 - (b) excludes those areas used exclusively for parking garages or parking structures.
- (17) "Industrial Building" means a building used for or in connection with,
 - (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (18) "Local board" means a public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of a municipality or of two or more municipalities or parts thereof other than board defined in section 1(1) of the Education Act;
- (19) "Lot Coverage" means the total floor area compared with the total lot area;
- (20) "Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for

one or more persons. This provision does not include a travel trailer or tent trailer as long as no building permit or foundation permit is required. Mobile homes are classified as a multiple dwelling for the purposes of this By-law;

- (21) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings, and special care/special need dwellings and includes mobile homes;
- (22) "Non-Residential uses" means a land, buildings or structures or portions thereof used, or designed or intended for a use other than a residential development;
- (23) "Official plan" means the Official Plan of the Town and any amendments thereto;
- (24) "Other Non-Residential uses" means a land, buildings or structures or portions thereof used, or designed or intended for a use other than a residential or industrial development;
- (25) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (26) "Planning Act" means the *Planning Act, 1990*, R.S.O. 1990, c.1, as amended;
- (27) "Public hospital" means that part of a building or structure that is defined as a public hospital under the *Public Hospitals Act*, R.S.O. 1990, c.P.37 as amended;
- (28) "Regulation" means any regulation made pursuant to the Act;
- (29) "Residential use" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, a special care/special need dwelling, and the residential portion of a mixed-use building or structure;
- (30) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (31) "Services" means services designated in Schedule "A" to this By-law;
- (32) "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- (33) "Special Care/Special Need Dwelling" means a building containing more than four dwelling units; which units have a common entrance from street level; where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings; which may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and includes retirement homes and lodges, nursing homes, granny flats, accessory dwellings and group homes (including correctional group homes) with more than 10 individuals exclusive of staff;

- (34) “Stacked townhouse dwelling” means two dwellings, one above the other, attached to other dwellings or buildings, for purposes of this by-law, they are classified as apartment dwellings;
- (35) “Total floor area” means the sum of the areas under the roof, between the walls as measured from the exterior faces of the exterior walls of the building or structure or from the centre line of common walls separating two uses, or the area of the floors, or any of them, whether above or below grade;
- (a) includes the area of the mezzanine as defined in the Ontario Building Code; and
 - (b) excludes those areas used exclusively for parking garages or parking structures.
- (36) “Temporary Non-Residential Units” means buildings or structures that are used for limited periods of time up to a maximum of three (3) years and includes such uses as sales trailers, sales pavilions, seasonal garden centres, and seasonal air-supported structures;
- (37) “Temporary Residential Units” means buildings or structures used for residential purposes on a temporary basis up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this By-law, the development charge relating to services shall be determined in accordance with the following:
- (a) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule “A”; and
 - (b) In the case of residential development, or the residential portion of a mixed-use development, the development charge shall be the sum of the products of:
 - (i) the number of dwelling units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such dwelling unit as set out in Schedule “B”,further adjusted by section 12; and
 - (c) In the case of industrial development, or the industrial building portion of a mixed-use development, the development charge shall be the sum of the products of:
 - (i) the total floor area of the industrial building multiplied by,
 - (ii) the corresponding total dollar amount per square foot of total floor area as set out in Schedule “B”,further adjusted by section 12; and
 - (d) In the case of other non-residential development, or the other non-

residential portion of a mixed-use development, the development charge shall be the sum of the products of:

- (i) the total floor area of such development multiplied by,
- (ii) the corresponding total dollar amount per square foot of total floor area as set out in Schedule "B",

further adjusted by section 12; and

- (e) In the case of non-residential development, or the non-residential portion of a mixed-use development, the development charges may be reduced based on the amount of lot coverage as follows:
 - (i) the current applicable development charge rate shall be applied if Total Floor Area of the non-residential portion of the development is less than or equal to one (1) times the lot area,
 - (ii) 50% of the current applicable development charge rate shall be applied to the portion of the Total Floor Area of the non-residential portion of the development that is greater than one (1) times the lot area and less than or equal to one and one-half (1.5) times the lot area,
 - (iii) 25% of the current applicable development charge rate shall be applied to the portion of the Total Floor Area of the non-residential portion of the development that is greater than one and one-half (1.5) times the lot area,

further adjusted by section 12.

APPLICABLE LANDS

- 3. (1) Subject to the following sections and subsections of this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act, R.S.O. 1990, c.A.31 as amended*.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) a place of worship and land used in connection therewith, if exempt from taxation under section 3 of the *Assessment Act, R.S.O. 1990, c. A31, as amended*;
 - (d) a public hospital;
 - (e) non-residential building in connection with an agricultural use;
 - (f) charities, non-profit, and not-for-profit organizations may apply to Council to seek relief from Development Charges if they meet the following criteria:

- (i) building must be used for the exclusive or intended use of the organization
 - (ii) organization must have a valid registration number
 - (iii) organization must have been in existence for the previous three (3) years
 - (iv) organization must be willing to sign an undertaking under seal indicating it will pay the development charges if the property ownership is transferred to a non-charitable organization within three (3) years of the date of the building permit issuance, unless it is part of the agreed to business or purpose of the organization
 - (v) building must be directly related to the core business or purpose of the organization
- (g) Temporary Residential Units are not required to pay development charges if the owner is willing to sign an undertaking under seal to remove the structure within three (3) years;
- (h) Temporary Non-Residential Units are not required to pay development charges if the owner is willing to sign an undertaking under seal to remove the structure within three (3) years.
- (3) This by-law shall not apply to that category of exempt development described in section 2(3) of the *Development Charges Act, 1997*, and section 2 of O. Reg. 82/98, as amended, namely:
- (a) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing single detached house where the total residential gross floor area of the dwelling units created does not exceed the residential gross floor area of the existing dwelling unit prior to the enlargement; or
 - (b) the creation of one additional dwelling unit in any other existing residential building provided the residential gross floor area of the additional dwelling unit does not exceed the residential gross floor area of the smallest existing dwelling unit in the case of a semi-detached house, or does not exceed the residential gross floor area of the smallest existing dwelling unit contained in any other residential building.
- (4) Notwithstanding section (3)(a), development charges shall be imposed, calculated and collected in accordance with this By-law where the total gross floor area of the additional dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (5) Notwithstanding section (3)(b), development charges shall be imposed, calculated and collected in accordance with this By-law where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the smallest existing dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.
- (6) This by-law does not apply to that category of exempt development described in

section 3(2) and section 1 of O.Reg. 82/98, namely:

- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
- (b) for the purpose of an existing industrial building exceeds 50 percent, the development charge shall be determined as follows:
 - (i) determine the amount by which the enlargement where the gross floor area is enlarged by more than 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement;
 - (iii) multiply the development charge otherwise payable without reference to this section by the fraction determined in (ii).
- (c) In this section, for greater certainty in applying the exemption herein, the gross floor area of an existing industrial building is enlarged where there is a *bona fide* physical and functional increase in the size of the existing industrial building.

APPROVAL FOR DEVELOPMENT

- 4. (1) Development charges shall be imposed, calculated and collected in accordance with this By-law on all land, buildings or structures within the Town to which this By-law applies if the development of such land, buildings or structures require any of the following:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act, R.S.O. 1990, c.P. 13, as amended*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act, R.S.O. 1990, c.P. 13, as amended*;
 - (c) a conveyance of land to which a by-law passed under section 49(7) of the *Planning Act, R. S.O. 1990, c.P.13, as amended*, applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act, R.S.O. 1990, c.P. 13, as amended*;
 - (e) a consent under section 53 of the *Planning Act, R.S.O. 1990, c.P. 13, as amended*;
 - (f) the approval of a description under section 50 of the *Condominium Act, R.S.O. 1980, c.84, as amended*; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Where a development requires an approval described in section 4(1) after the issuance of a building permit and no development charge has been paid, then the development charges shall be paid prior to the granting approval required under section 4.
- (3) If a development does not require a building permit but does require one or more of the approvals described in section 4(1), then, notwithstanding section 9, the development charge shall nonetheless be payable in respect of any increased, additional or different development permitted by such approval required for the increased, additional or different development granted.

LOCAL SERVICE INSTALLATION

5. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, as amended, that the owner, at his or her own expense, shall install or pay for such local services, as Council may require.

MULTIPLE CHARGES

6. (1) Where two or more of the actions described in section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this By-law.
- (2) Notwithstanding section 6(1), if two or more of the actions described in section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and non-residential total floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

7. (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- (2) In any agreement under section 7(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in section (2) shall not be charged to any development charge reserve fund.

DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

8. (1) Where, as a result of the redevelopment of land, a building or structure existing on the land was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - (a) in the case of a residential building or the residential portion of a mixed-use building or structure, the sum of the products of the number of dwelling units of each type multiplied by the corresponding total dollar amount for such dwelling unit type as set out in Schedule "B", further adjusted by section 12; and

(b) in the case of a non-residential building or the non-residential portion of a mixed-use building or structure, the sum of the products of the total floor area of such demolition or conversion multiplied by the corresponding total dollar amount per square foot of total floor area as set out in Schedule "B", further adjusted by section 12;

provided that a building permit has been issued within ten (10) years from the date of the demolition permit and provided that such amounts shall not exceed in total the amount of the development charges otherwise payable with respect to the redevelopment.

- (2) Demolition and conversion credits are cumulative on the property;
- (3) Demolition and conversion credits balances are carried forward on the property;
- (4) Demolition and conversion credits must be used first when a property is being redeveloped and Development Charges are payable.

TIMING OF CALCULATION AND PAYMENT

9. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Development charges may be deferred subject to the following conditions:
 - (a) Application must be made to, and approved by, Council to enter into a Payment Deferral Plan,
 - (b) The maximum length of a Payment Deferral Plan is ten (10) years,
 - (c) Payment Deferral Plans are subject to a \$50 administrative charge, and
 - (d) Bank of Canada interest rate plus one (1) percent as of the time the Payment Deferral Plan is entered into shall be added to the amount of the Development Charges.

RESERVE FUNDS

10. (1) Monies received from payment of development charges shall be maintained in separate reserve funds in accordance with the service sub-categories set out in Schedule "A".
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Council directs the Town Treasurer to divide the reserve funds created hereunder into separate sub-accounts in accordance with the service sub-categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under section 10(4), the monies so collected shall be credited to the development charge reserve funds referred to in section 10(1).
- (6) The Town Treasurer shall in each year, commencing in 2008 for the 2007 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O.Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

11. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Town Council, the Town Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
 - (2) Refunds that are required to be paid under section 11(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
 - (3) Refunds that are required to be paid under section 11(1) shall include the interest owed under this section.

BY-LAW INDEXING

12. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

BY-LAW ADMINISTRATION

13. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

14. The following Schedules to this By-law form an integral part of this by-law:

Schedule A - Schedule of Municipal Services
Schedule B - Schedule of Development Charges

SEVERABILITY

15. In the event any provision, or part thereof, of this By-law is found, by a court of competent jurisdiction, to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of the By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

16. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

DATE BY-LAW EFFECTIVE

17. This By-law shall come into force and effect on Sept 1, 2007.

SHORT TITLE

18. This by-law may be cited as the “Town of Halton Hills Development Charge By-law, 2007.”

REPEAL

19. By-law No. 2002-0105 is hereby repealed effective on the date this By-law comes into force.

BY-LAW read and passed by the Council for the Town of Halton Hills, this 13th day of August, 2007.

MAYOR – Rick Bonnette

CLERK – Karen Landry

SCHEDULE "A"
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Library Service
2. Fire Protection Service
3. Recreation and Parks Service
4. Public Works Service
5. Parking Service
6. General Government Service
7. Roads and Related Service
8. Stormwater Management Service

SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Residential Development Charges Per Unit

TOWN OF HALTON HILLS
2007 DEVELOPMENT CHARGES BACKGROUND STUDY
ADJUSTED RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

	Residential Charge By Unit Type					
	Singles & Semis	Rows 3 Beds+	Rows 1 or 2 Beds	Apartments 2 Beds+	Apartments 1 Bed	Special Care/Need
LIBRARY SERVICES	\$1,115	\$935	\$575	\$539	\$396	\$360
FIRE PROTECTION	\$669	\$561	\$345	\$324	\$237	\$216
RECREATION & PARKS	\$5,051	\$4,236	\$2,607	\$2,444	\$1,792	\$1,629
PUBLIC WORKS	\$741	\$621	\$382	\$359	\$263	\$239
PARKING	\$277	\$233	\$143	\$134	\$98	\$90
GENERAL GOVERNMENT	\$423	\$354	\$218	\$204	\$150	\$136
SUBTOTAL GENERAL SERVICES	\$8,276	\$6,941	\$4,271	\$4,004	\$2,937	\$2,670
ROADS AND RELATED	\$3,681	\$3,087	\$1,900	\$1,781	\$1,306	\$1,187
STORMWATER MANAGEMENT	\$107	\$90	\$55	\$52	\$38	\$35
SUBTOTAL ENGINEERED SERVICES	\$3,788	\$3,177	\$1,955	\$1,833	\$1,344	\$1,222
TOTAL DEVELOPMENT CHARGE	\$12,063	\$10,118	\$6,226	\$5,837	\$4,281	\$3,891

(1) Based on Persons Per Unit Of: 3.10 2.60 1.60 1.50 1.10 1.00

Non-Residential Charges Per Square Metre/Square Foot of Gross Floor Area

TOWN OF HALTON HILLS
2007 DEVELOPMENT CHARGES BACKGROUND STUDY
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE/SQUARE FOOT OF GFA

	Industrial				Other Non-Residential			
	Unadjusted Charge		Adjusted Charge		Unadjusted Charge		Adjusted Charge	
	per m ²	per ft ²	per m ²	per ft ²	per m ²	per ft ²	per m ²	per ft ²
LIBRARY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FIRE PROTECTION	\$2.86	\$0.27	\$3.20	\$0.30	\$2.86	\$0.27	\$3.20	\$0.30
RECREATION & PARKS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PUBLIC WORKS	\$3.60	\$0.33	\$3.94	\$0.37	\$3.60	\$0.33	\$3.94	\$0.37
PARKING	\$1.15	\$0.11	\$1.45	\$0.13	\$1.15	\$0.11	\$1.45	\$0.13
GENERAL GOVERNMENT	\$1.81	\$0.17	\$2.02	\$0.19	\$1.81	\$0.17	\$2.02	\$0.19
SUBTOTAL GENERAL SERVICES	\$9.42	\$0.88	\$10.61	\$0.99	\$9.42	\$0.88	\$10.61	\$0.99
ROADS AND RELATED	\$14.15	\$1.31	\$11.88	\$1.10	\$55.35	\$5.14	\$45.94	\$4.27
STORMWATER MANAGEMENT	\$0.71	\$0.07	\$0.57	\$0.05	\$0.71	\$0.07	\$0.57	\$0.05
SUBTOTAL ENGINEERED SERVICES	\$14.85	\$1.38	\$12.45	\$1.16	\$56.06	\$5.21	\$46.51	\$4.32
TOTAL DEVELOPMENT CHARGE	\$24.27	\$2.26	\$23.06	\$2.14	\$65.48	\$6.08	\$57.12	\$5.31