

**Town of Halton Hills  
Development Charges By-law Pamphlet**

**By-law 2022-0042 effective September 1, 2022.**

This pamphlet summarizes the municipality of the Town of Halton Hills' policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2022-0042 and consult with Town of Halton Hills staff to determine the applicable charges that may apply to specific development proposals.

Development charges by-laws are available for inspection in the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the Town's website at <https://www.haltonhills.ca/en/your-government/town-council.aspx>

**Purpose of Development Charges**

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements. The Council of the municipality of the Town of Halton Hills passed uniform municipal-wide By-law No. 2022-0042 on July 4, 2022, under section 2(1) of the Development Charges Act, 1997, S.O., 1997 c.27, as amended.

**Development Charge Rules**

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development charges By-law No. 2022-0042 applies to all lands in the Town of Halton Hills based on the provisions in the by-law.
2. Development charges shall be calculated and be payable on the date the first building permit is issued.
3. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, development charges shall be calculated in accordance with section 26.2 of the *Development Charges Act, 1997*, as amended. Where both planning applications apply, development charges shall be calculated on the rates in effect on the date of the later planning application, including interest.
4. Development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy and each subsequent year thereafter, including interest.
5. Development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy and each subsequent year thereafter, including interest.

6. In addition to the mandatory exemptions under the *Development Charges Act, 1997*, as amended, the following uses are wholly exempt from development charges under the by-law:
  - a Place of Worship;
  - a Public Hospital;
  - a Non-residential Building in connection with an Agricultural use including “farm help quarters” for farming operation workers and farm storage structures;
  - a conservation authority;
  - seasonal structures;
  - a temporary residential unit or temporary non-residential unit (agreement with the Town is required);
  - Charities, non-profit, and not-for-profit organizations may apply to Council to seek relief from D.C.s provided they meet the criteria outlined in the by-law; and
  - an enlargement of the gross floor area of an existing industrial building that has been in operation, under the same ownership, for a period of more than 5 years immediately prior to the application respecting the enlargement and is located on general employment lands in Acton or Georgetown located on general employment lands in Acton or Georgetown.
7. A partial exemption for non-residential developments or the non-residential portion of mixed-use development based on the amount of lot coverage as outlined in the by-law.
8. A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.
9. A reduction in development charges under the by-law is allowed in the case conversion from one principal use to another, details are outlined in the by-law.
10. The schedule of development charges will be adjusted annually as of April 1<sup>st</sup> each year, in accordance with the prescribed index.

### **Statement of the Treasurer**

As required by the *Development Charges Act, 1997*, as amended, the Treasurer for the Town of Halton Hills must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Town of Halton Hills for their review. The statement may be reviewed on the Town’s website ([www.haltonhills.ca](http://www.haltonhills.ca)).

Municipal-Wide Development Charges under By-law No. 2022-0042

EFFECTIVE SEPTEMBER 1, 2022

A list of the Town of Halton Hills services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service/Class of Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Multiples – 3 Bedrooms +	RESIDENTIAL Multiples – Less than 3 Bedrooms	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON-RESIDENTIAL Industrial (per m <sup>2</sup> of Gross Floor Area)	NON-RESIDENTIAL Non-Industrial (per m <sup>2</sup> of Gross Floor Area)
Transportation Services	\$9,519	\$6,695	\$4,500	\$4,910	\$3,620	\$2,988	\$21.72	\$70.83
Fire Protection Services	\$1,321	\$929	\$624	\$681	\$502	\$414	\$3.01	\$9.83
Transit Services	\$540	\$380	\$255	\$279	\$206	\$170	\$1.12	\$3.70
Recreation and Parks Services	\$17,552	\$12,344	\$8,298	\$9,054	\$6,675	\$5,508	\$6.45	\$6.45
Library Services	\$2,269	\$1,596	\$1,073	\$1,170	\$863	\$712	\$0.83	\$0.83
Stormwater Management Services	\$86	\$60	\$41	\$44	\$33	\$27	\$0.20	\$0.64
Growth-Related Studies	\$427	\$300	\$202	\$220	\$162	\$134	\$0.97	\$3.17
<b>Total Municipal Wide Services/Class of Services</b>	<b>\$31,714</b>	<b>\$22,304</b>	<b>\$14,993</b>	<b>\$16,358</b>	<b>\$12,061</b>	<b>\$9,953</b>	<b>\$34.30</b>	<b>\$95.45</b>

Note: The rates shown above are the final rates as approved under By-law No. 2022-0042. The rates above do not reflect changes for annual indexing, or changes as a result of phase-in provisions under the Development Charges Act. For a schedule of current Town rates, please visit <https://www.haltonhills.ca/en/business/development-charges.aspx#Studies-and-By-laws> .