

Development Charges

Purpose

To pay for growth-related expenditures such as new / expanded fire services, libraries, roads, recreation facilities and parks, and various studies.

Authority

The authority for municipalities to establish Development Charges is given under the Development Charges Act, 1997, S.O. 1997, c. 27, as amended. Under this Act municipalities are required to prepare a Development Charges background study, hold at least one (1) public meeting, and pass a by-law before they can start to charge Development Charges. Development Charge background studies and by-laws must be re-done a minimum of once every five years.

Indexing of Development Charges

Municipalities are allowed to index their Development Charges if this provision is included in their by-law. Both the Town of Halton Hills and Halton Region index their Development Charges as of April 1 of each year. The index value is based the Construction Price Index as reported by Statistics Canada for the previous 12 month period. Over the past couple of years the school boards have changed their Development Charges near the end of the regular school year (i.e. end of June).

Collection of Development Charges

The Town collects development charges on behalf of Halton Region, the local school boards, and the Town of Halton Hills. Development Charges must be paid prior to the issuance of a building permit.

Calculation of Applicable Development Charges

Development Charges fall into two board development categories: (1) Residential and (2) Non-residential. Residential Development Charges are based on the type of residential dwelling unit (e.g. single family dwelling, townhouse, apartment units). Non-Residential development is based on the size (m²) of the converted / new building.

Credits

If a building on a property has been demolished or destroyed by fire, credits may be available to help off-set any development charges if a building permit for new structure is issued within 10 years of the demolition or fire. Please contact Town staff as soon as possible to determine if any credits might be available. Conversion credits may also be available.

Exemptions

Certain types of developments are exempt from Development Charges including municipally-owned lands, agricultural structures, hospitals, lands owned by religious organizations, and boards of education. Expansions less than 50% of the size of existing industrial buildings are also exempted from development charges.

Despite the information provided above applicants are strongly urged to contact the Town to review the specifics of their development proposals to avoid misunderstandings later on in the development review process.