

CITY OF BRAMPTON

2014 DEVELOPMENT CHARGES

INFORMATION PAMPHLET

City Wide Development Charge By-laws: 167-2014, 168-2014, 169-2014, 170-2014, 171-2014, 172-2014, 173-2014 and 174-2014.

This pamphlet summarizes Development Charge information for the City of Brampton.

The information contained within is intended only as a guide. Interested parties should review the approved by-laws and consult with the **Financial Planning and Budgets Branch in the Corporate Services Department** staff to determine charges that may apply to specific development proposals. They can be reached at:

Financial Planning and Budgets Branch
 Corporate Services Department
 2 Wellington Street West
 Brampton, Ontario L6Y 4R2

Tel: (905) 874-2255
 Fax: (905) 874-3766
 TTY: (905) 874-2130

admin.development@brampton.ca

Purpose of Development Charges

Development Charges assist in financing capital projects required to meet the need for services resulting from growth and development. Development charges may only be used for the purpose for which they are collected.

City of Brampton Development Charge By-laws

The City of Brampton has seven (7) development charge by-laws that govern the entire geographic area of the City of Brampton, pursuant to Section 2(1) of the *Development Charges Act, 1997*. The seven by-laws were all passed by City Council on June 18, 2014 and came into effect, August 1, 2014.

167-2014	General Government Services
168-2014	Recreation Services
169-2014	Fire Services
170-2014	Library Services
171-2014	Transit Services
172-2014	Road Services
173-2014	Bram West Parkway/North-South Transportation Corridor

Development Charge Rates

The following are the residential rates in effect as of August 1, 2014, subject to further indexing*, the first day of February and August of each year, in accordance with section 15 of By-laws 167-2014 to 173-2014 (inclusive):

Single Family, Semi-Detached	\$26,935
Row	\$21,726
Apartment Dwellings greater than 750 square feet	\$15,225
Apartment Dwellings equal to or less than 750 square feet	\$9,529

The following are the non-residential rates in effect as of August 1, 2014 subject to further indexing* the first day of February and August of each year, in accordance with section 15 of By-laws 167-2014 to 173-2014 (inclusive):

Non-Industrial Non-Office	\$96.70 per square metre of Total Gross Floor Area
Industrial and Office	\$45.31 per square metre of Total Gross Floor Area

* *The City of Brampton development charge rates are adjusted in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue no. 62-007). Payment of the current indexed rate will be required prior to issuance of a building permit. Schedules of current rates are available on request or consult the City's website: http://www.brampton.ca/EN/Business/planning-development/development_charges/Pages/welcome.aspx*

Calculation and Payment

Development Charges are imposed using the current prescribed rates as of the date of building permit issuance and are based on the following criteria:

- In the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units.
- In the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area* of such development, and
- In the case of non-residential developments containing industrial and/or office and/or other non-residential components **or** the non-residential portion of a non-residential mixed use development containing industrial and/or office and/or other non-residential components, based upon the total floor area* of the industrial component and based upon the total floor area* of the office component, and based on the total floor area* of all the other non-residential components, respectively.

* For the definition of total floor area, please refer to the City of Brampton Development Charges By-laws 167-2014 to 173-2014 on the City's website.

- **Building permits will not be issued until all applicable Development Charge payments have been received**
- **In accordance with the approved by-laws, the payment of development charges shall be payable by cash or certified funds.**

Exemptions

The by-laws and *Development Charges Act, 1997* provide for credits, exemptions and special provisions for residential and non-residential development, applicable in some cases. Institutional exemptions include land, building or structures intended for hospital, government, education, colleges, universities or religious purposes.

Contact the Financial Planning and Budgets Division in the Corporate Services Department staff for further information on eligibility for development charge credits or exemption.

Treasurer's Annual Statement

Section 43 of *Development Charges Act, 1997* requires that the Treasurer of each municipality provide annually to Council a financial statement relating to the development charge reserve funds further described in O. Reg. 82/98 Section 12 and 13, including: description of services funded under the municipality's development charge by-law; opening and closing balances; disclosure of all development charge credits issued that may affect reserve balances; and a list of projects that have been financed from development charge reserves.

The Treasurer's Statement may be viewed at 2 Wellington Street West, 2nd Floor, Brampton, during normal office hours. Contact Treasury Services, by phone (905) 874-3820 or by fax (905) 874-2296.

Region of Peel Development Charges and Educational Development Charges

The City of Brampton also collects development charges on behalf of the Region of Peel, Peel District School Board and Dufferin-Peel Catholic School Board.

For information on their Development Charges policies please contact the following:

Region of Peel and GO Transit:

Financial Support Analyst, Finance Department
Region of Peel
Phone: (905) 791-7800 ext. 4439
Fax: (905) 791-2497
www.region.peel.on.ca

Peel District School Board and Dufferin Peel Catholic District School Board:

Project Officer, Planning Department
Dufferin Peel Catholic District School Board
Phone: (905) 890-0708 ext. 24462
Fax: (905) 890-1557
www.dpccdsb.org

The City of Brampton web site: (http://www.brampton.ca/EN/Business/planning-development/development_charges/Pages/welcome.aspx) also contains current rates for the above-noted agencies.