



DEVELOPMENT CHARGES

Township of Hamilton

Information Pamphlet
By-law 2024-60
hamiltontownship.ca



TREASURER'S STATEMENT

As required by the Development Charges Act, 1997, as amended, and Regulation 82/98 the Treasurer for the Township of Hamilton 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 Township of Hamilton for their review and is available on the Township's website.



ADDITIONAL INFORMATION

This pamphlet is intended only as a guide. Applicants should review By-Law No. 2024-60 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Additional Development Charges for the County of Peterborough may also apply. For further information regarding their Development Charges, contact:

Nusrat Ahmed, Treasurer

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Township of Hamilton

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PURPOSE OF DEVELOPMENT CHARGES



Development charges (DCs) are imposed to allow for the recovery of growth-related capital expenditures that occur as a result of providing municipal services to new residential and non-residential development.



BACKGROUND STUDY

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type, and location of future development.
- The average service levels provided by the city over the 10-year period immediately preceding the preparation of the background study.
- Capital cost calculations for each eligible development charge service.
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.





DEVELOPMENT CHARGES RULES

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

- (a) the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure."



Table ES-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units
Municipal Wide Services/Class of Service: Services Related to a Highway Fire Protection Services Parks and Recreation Services Library Services Growth Studies	6,878	4,032	3,935	3,118	2,537
	3,320	1,946	1,899	1,505	1,225
	1,723	1,010	986	781	636
	168	98	96	76	62
	1,050	615	601	476	387
Total Municipal Wide Services/Class of Services	13,139	7,701	7,517	5,956	4,847
Creechton Heights and Camborne Urban Area Services:					
Water Services	10,895	6,386	6,233	4,940	4,019
Total Urban Services	10,895	6,386	6,233	4,940	4,019
GRAND TOTAL RURAL AREA	13,139	7,701	7,517	5,956	4,847
GRAND TOTAL URBAN AREA	24,034	14,087	13,750	10,896	8,866
					11.04

Time of Payment



Development Charges (D.C.s) are due upon the issuance of a building permit for each dwelling unit, building, or structure, unless an early or late payment agreement is made with the Township under s. 27 of the D.C.A. For rental housing and institutional developments, D.C.s may be paid in 6 equal annual installments starting at occupancy, subject to similar payment agreements.

For developments within 18 months of a Site Plan or Zoning By-law Amendment approval (for applications after June 6, 2024), D.C.s will be based on the rate in effect when the complete application was submitted.

Installment payments are subject to annual interest, with a maximum rate of the average prime rate plus 1%.

Applicable Services



The charges developed herein provide for varying charges within the Township, as follows: All Townshipwide services – the full residential and non-residential charge will be imposed on all lands within the Township; and Water Services – the full residential and non-residential charge will be imposed on the urban serviced areas of the Township.

