



CITY OF BRAMPTON DEVELOPMENT CHARGE INFORMATION PAMPHLET

City Wide Development Charge By-laws: 222-2009, 223-2009, 224-2009, 225-2009, 226-2009, 227-2009, 228-2009, 230-2010 and 167-2011.

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 City of Brampton Development Administration staff to determine charges that may apply to specific development proposals.

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

Currently, the City of Brampton has seven development charge by-laws (and one amending by-law) 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 August 5, 2009 and came into effect the same day, with the exception of by-law 228-2009, which came in to effect on August 31, 2009. By-law 167-2011 (Road Services) was amended on June 22, 2011 to extend the industrial/office discounted rate for one year and the amendment came in to effect on August 5, 2011.

222-2009	General Government Services
223-2009	Recreation Services
224-2009	Fire Services
225-2009	Library Services
226-2009	Transit Services
227-2009	Road Services
228-2009	Bramwest Parkway/North-South Transportation Corridor
230-2010 & 167-2011	Amendment of By-law 227-2009 (Industrial/Office Discount Rates)

By-laws 222-2009 to 227-2009 were appealed to the Ontario Municipal Board. All appeals were withdrawn and the original by-laws stand.

Development Charge Rates*

The following are the residential rates in effect as of August 1, 2011, subject to further indexing** the first day of February and August of each year, in accordance with section 15 of By-laws 222-2009 – 228-2009 (inclusive):

Single Family, Semi-Detached	\$24,543.30
Row	\$20,344.06
Apartment Dwellings greater than 750 square feet	\$16,588.24
Apartment Dwellings equal to or less than 750 square feet	\$9,201.81

The following are the non-residential rates in effect as of August 1, 2011, subject to further indexing** the first day of February and August of each year, in accordance with section 15 of By-laws 222-2009 – 228-2009 (inclusive):

Non-Industrial Non-Office	\$99.44 per square metre of Total Gross Floor Area
Industrial and Office	\$47.20 per square metre of Total Gross Floor Area

* The current by-laws contain provisions for transition rates that are not listed here. Transition rates no longer apply as the qualification dates have expired.

** The City of Brampton amounts are adjusted to 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:

www.brampton.ca

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:

Planner, 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 (www.brampton.ca) also contains current rates for the above-noted agencies.

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 Charge By-laws 222-2009 to 228-2009 on the City's website www.brampton.ca

Assuming all other conditions are met, building permits will be issued only after receipt of Development Charge payment.

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 Development Finance Administration staff for further information on eligibility for development charge credits or exemption.

Treasurer's Annual Statement

Section 43 of the *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 Sections 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.

Further Information

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Finance Department
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Brampton, Ontario L6Y 4R2
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