



Hamilton

INFORMATION REPORT

TO:	Chair and Members Development Charges Stakeholders Sub-Committee
COMMITTEE DATE:	February 19, 2019
SUBJECT/REPORT NO:	Development Charges By-law Policy - 2019 Development Charges Agriculture / Farm Land Comparators (FCS18062(b)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Lindsay Gillies (905) 546-2424 Ext. 2790
SUBMITTED BY:	Cindy Mercanti Director, Customer Service and POA Acting Director, Financial Planning and Policy Corporate Services Department
SIGNATURE:	

COUNCIL DIRECTION

During the January 28, 2019 Development Charges Sub-Committee meeting, staff was asked to provide comparators for agriculture Development Charges (DC) for the surrounding municipalities of West Lincoln, Lincoln, Haldimand, Halton, Brantford and Brant County.

INFORMATION

The rural economy of Hamilton, specifically the agriculture sector, accounts for a significant part of the City's economic base. The City of Hamilton's Agricultural DC exemption provides a 100% exemption for bona fide farming / agriculture uses outside of the urban boundary. The exemption is provided to support and promote agricultural growth in the rural area of the City. Similarly, the surrounding municipalities of West Lincoln, Lincoln, Haldimand, Halton, Brantford and Brant County also provide 100% DC exemptions.

The DC exemption is one tool a municipality can use to encourage and support agricultural development. The provincial government introduced the agricultural / farm land tax ratios with a mandated ratio of 25% of the residential property tax class. The Province has granted municipalities the flexibility to provide further tax relief to farmland property owners by setting the agricultural / farm land tax ratios lower than the mandated 25% of the residential property tax class.

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Farm properties within Hamilton that satisfy agricultural / farm land eligibility requirements are taxed at Council's determined percentage of the municipal residential tax rate. In reviewing the agricultural / farm land tax ratios of the comparator municipalities, the City of Hamilton offers the lower agricultural / farm land tax ratio at 17.67%. Whereas Brantford, Haldimand, Lincoln and West Lincoln provide higher agricultural / farm land tax ratios at 20 - 25%.

Comparator Background

Table 1 summarizes the exemptions and agricultural / farm land tax ratio for the identified surrounding municipalities of West Lincoln, Lincoln, Haldimand, Halton, Brantford and Brant County.

Table 1
Agricultural / Farm Land DC Exemption and Agricultural / Farm Land
Tax Ratio Comparators - 2018 Year

Municipality	DC Exemption	DC Exemption %	DC Exemption Detail	Agricultural / Farm Land Tax Ratio
Hamilton	Yes	100%	Bona fide farming / agriculture uses	17.67%
Brant County	Yes	100%	Non-residential farm building	24.00%
Brantford	Yes	100%	Farm building	25.00%
Haldimand	Yes	100%	Farm operation constructed for bona fide farm uses	25.00%
Halton	Yes	100%	Agricultural development	20.00%
Lincoln	Yes	100%	Non-residential farm buildings for farming activities and the development of a farm help house	25.00%
West Lincoln	Yes	100%	A non-residential farm building for agricultural use	25.00%

Appendices and Schedules Attached

None.

LG/dt

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