

(FCS18062(c))



# 2019 DEVELOPMENT CHARGES – DRAFT DC BY-LAW AGRICULTURAL DC POLICY

Agriculture and Rural Affairs Advisory Committee

March 18, 2019

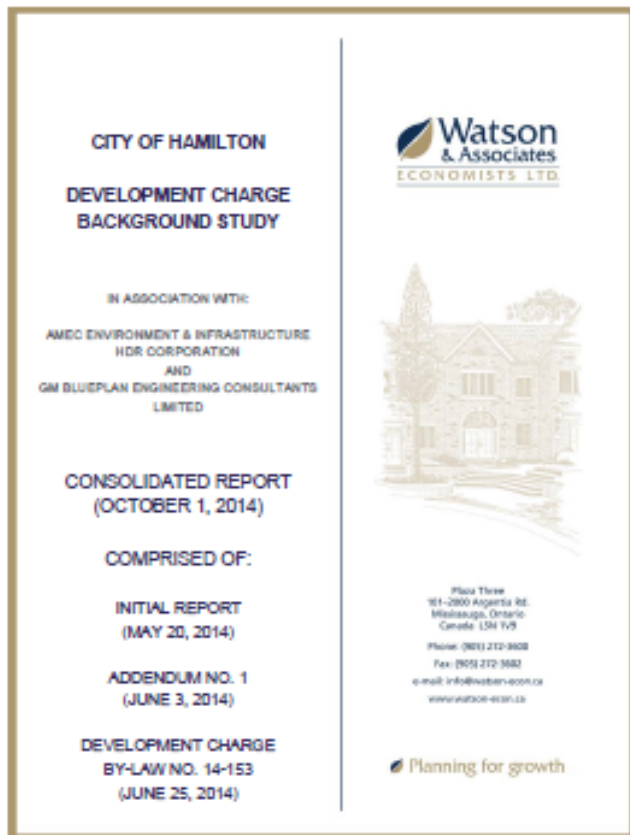
# Agenda

- What is a DC?
- DC Background Study Components
- DC By-law Schedule
- Draft Agricultural DC Policy
- Draft DC Rates
- Opportunity for input

## What is a DC?

- The purpose of DCs is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment within the municipality.
- Applicable to all 'net new' development (residential and non-residential). Hamilton City Council chooses to provide DC exemptions for some types of development.
- Paid/collected at the time of building permit issuance.

# DC Background Study – Components



- Current City of Hamilton Policy
- Anticipated development in the City of Hamilton
- Development Charge calculation and eligible cost analysis by service
- DC Policy recommendations and DC By-law rules
  - definitions,
  - development charges, and
  - exemptions

# Schedule

2019 DC Background Study including draft 2019 DC by-law available to public	<b><u>Targeting March 18, 2019 or sooner (amended from March 25 )</u></b> Via website in advance of March 25 DC Stakeholders Sub-Committee
Public Meeting ad placed in newspaper(s)	<b>March TBD, 2019</b> <i>At least 20 days prior to the public meeting</i>
Public Meeting	<b>April 18, 2019</b> to be held at Audit, Finance and Administration Committee, 9:30 am & 7:00 pm <i>at least two weeks after proposed background study and by-law are available to the public</i>
Council considers passage of by-law	<b>AF&amp;A – May 16, 2019 or June 6, 2019</b> <b>Council – May 22, 2019 or June 12, 2019</b> (Date dependent on outcome of the Public Meeting)  <i>No less than 60 days after the background study is made available to the public</i>
Newspaper and written notice given of by-law passage	<i>By 20 days after passage</i>
Last day for by-law appeal	<i>40 days after passage</i>
City makes available pamphlet (where by-law not appealed)	<i>By 60 days after passage</i>

# Agriculture

**Council, at its' meeting of February 27, 2019 approved the following draft DC policy related to agriculture, through Report FCS18062(b):**

## Draft 2019 Policy:

- That the Agricultural / Farm Land Development Charge remain at 100% exempt. (same as current policy)
- That the 2019 Development Charges By-law require proof of a farm business registration number to receive the Agriculture Development Charge exemption. (addition to current policy)
- That the 2019 Development Charges By-law redefine the agriculture definition to exclude cannabis growing and processing, and charge the industrial Development Charge rate. (change to current policy)
- That the 2019 Development Charges By-law not provide an exemption for farm help houses. (change to current policy)

**Staff Recommended  
Policy: Annualized Cost**

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\$560,000\*

**\$560,000**



Hamilton

\* Revised annualized cost vs FCS18062(a) to reflect Council directed draft policy

# Opportunity for input

**Public Meeting**

**April 18, 2019**

**9:30 am and 7:00 pm**

Interested persons may express their comments at the Public Meeting or in writing, addressed to:

Angela McRae, Legislative Co-ordinator, Audit, Finance and Administration  
Committee  
City Clerk's Office  
71 Main Street West, 1st Floor  
Hamilton, Ontario, L8P 4Y5

or

by e-mail to [Angela.McRae@hamilton.ca](mailto:Angela.McRae@hamilton.ca), prior to noon (12:00 p.m.) on April 17, 2019. Written submissions will become part of the public record.



THANK YOU

