



**NOTICE OF THE PASSING OF
AREA SPECIFIC DEVELOPMENT CHARGES BY-LAW 103-2021
BY THE CORPORATION OF THE CITY OF BRANTFORD
DEVELOPMENT CHARGES ACT, 1997, S.O. 1997, c.27**

TAKE NOTICE that on the 27th day of April, 2021 the Council of the City of Brantford passed By-law 103-2021 under Section 2 of the *Development Charges Act, 1997* with respect to Area-Specific development charge rates.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

Area-Specific development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as Water, Wastewater, Stormwater and Roads and Related infrastructure. Tables 1 and 2 below set out the area-specific development charge rates applicable in the Northern Settlement Expansion Area Lands and Tutela Heights Settlement Area.. A key map of these settlement areas is included in Map 1.

Both the residential and non-residential area-specific development charge rates will be in effect as of April 27, 2021. A copy of the complete by-law can be viewed and downloaded at the City of Brantford website at www.brantford.ca. The complete area-specific development charges by-law can also be examined by contacting the Clerks Department at clerks@brantford.ca.

Any person or organization may appeal to the Local Planning Appeals Tribunal (LPAT) under Section 14 of the *Act*, in respect of the area-specific development charges by-law, by filing with the Clerk of the City of Brantford on or before the 6th day of June, 2021 a notice of the appeal setting out the objection to the by-law and the reasons supporting the objection.

Any appeal must be accompanied by the fee for filing an appeal, as prescribed by the Local Planning Appeal Tribunal (LPAT). The fee is currently set at \$1,100.00. Certified cheques or money orders are to be made payable to the Minister of Finance.

Dated at the City of Brantford this 6th day of May, 2021.

Tanya Daniels
City Clerk

AREA-SPECIFIC DEVELOPMENT CHARGE RATE TABLES

Table 1 Summary of Northern Settlement Expansion Area Lands Development Charge Rates

| Form of Development | Area-Specific Rates effective April 27, 2021 | Total Development Charge Rates effective April 27, 2021** |
|--|---|--|
| RESIDENTIAL CHARGES: | | |
| Single & Semi-detached dwelling units | \$25,887 | \$49,966 |
| Rows & Other Multiples | \$18,264 | \$35,399 |
| Large Apartment over 70 square metres | \$13,584 | \$26,330 |
| Small Apartment 70 square metres or less | \$11,314 | \$21,371 |
| NON-RESIDENTIAL CHARGE | \$93.21 per square metre | \$173.04 per square metre |
| INDUSTRIAL CHARGE | \$93.21 per square metre. Maximum charge at 25% lot coverage. | \$173.04 per square metre. Maximum charge at 25% lot coverage. |

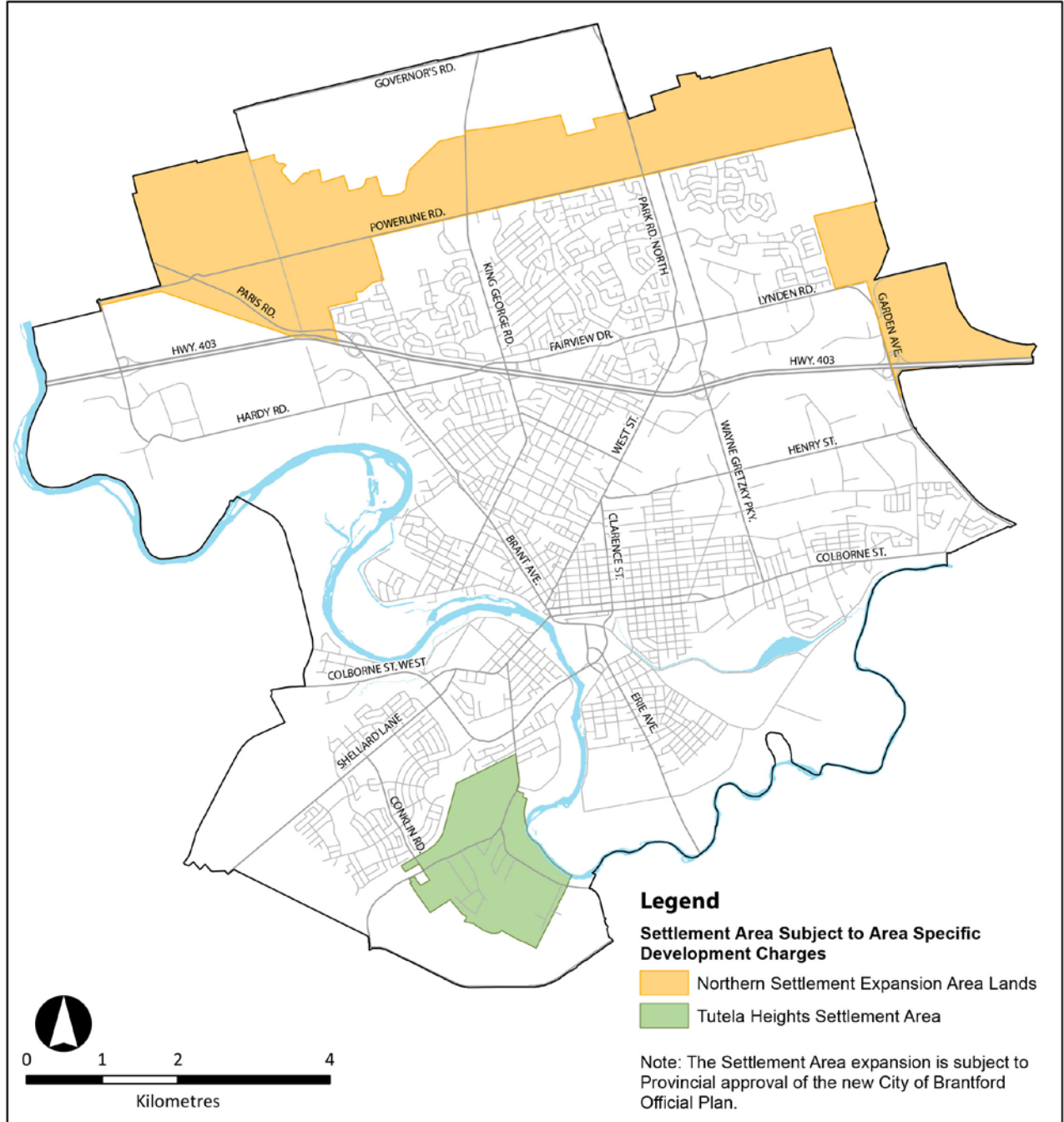
Table 2 Summary of Tutela Heights Settlement Area Development Charge Rates

| Form of Development | Area-Specific Rates effective April 27, 2021 | Total Development Charge Rates effective April 27, 2021** |
|--|---|--|
| RESIDENTIAL CHARGES: | | |
| Single & Semi-detached dwelling units | \$14,968 | \$39,047 |
| Rows & Other Multiples | \$10,561 | \$27,696 |
| Large Apartment over 70 square metres | \$7,855 | \$20,601 |
| Small Apartment 70 square metres or less | \$6,543 | \$16,600 |
| NON-RESIDENTIAL CHARGE | \$69.31 per square metre | \$149.14 per square metre |
| INDUSTRIAL CHARGE | \$69.31 per square metre. Maximum charge at 25% lot coverage. | \$149.14 per square metre. Maximum charge at 25% lot coverage. |

**Total Development Charge rates include City Wide rates established under by-law 32-2019

Map 1

**City of
Brantford**
**Map of Northern Settlement Expansion Area Lands
and Tutela Heights Settlement Area**



Developments located within the Northern Settlement Expansion Area Lands and Tutela Heights Settlement Area depicted in Map 1 are subject to the additional area-specific development charge.