

ISSUE DATE:

Sept. 28, 2007

DECISION/ORDER NO:

2598



Ontario

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LAW DEPARTMENT

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

07-362

Hamilton-Halton Home Builders' Association & Brian Lane have appealed to the Ontario Municipal Board under subsection 14 of the *Development Charges Act*, S.O. 1997 c. 27 against By-law 06-173 of the City of Hamilton
OMB File No. D060013

Hamilton-Halton Home Builders' Association has appealed to the Ontario Municipal Board under subsection 14 of the *Development Charges Act*, S.O. 1997 c. 27 against By-law 06-174 of the City of Hamilton
OMB File No. D060014

APPEARANCES:

Parties

Counsel

Hamilton-Halton Home Builders' Association . S. Rogers

City of Hamilton A. Zuidema

Brian Lane

DECISION DELIVERED BY S.J. STEFANKO AND ORDER OF THE BOARD

At this second prehearing held by telephone conference calls on September 4 and September 14, 2007, I was presented with Minutes of Settlement ("Minutes of Settlement") executed by the City of Hamilton ("City") and the Hamilton-Halton Home Builders' Association ("Home Builders"), and a letter ("Lane Letter") from Mr. Lane, addressed to the Board and dated August 27, 2007.

In this letter, Mr. Lane raised a number of matters which, in his view, should be dealt with in relation to his appeal of Development Charge By-law 06-173 ("By-law 173") of the City. The Home Builders also appealed By-law 173 as well as Development Charge By-law 06-174 ("By-law 174"). I will deal with the positions of Mr. Lane and the Home Builders separately.

Home Builders

The Minutes of Settlement, for ease of reference, are annexed to this decision and are marked as Attachment 1. They reflect the understanding reached by the City

and the Home Builders. I also note that Mr. Lane is in agreement with the settlement which has been achieved. Accordingly,

- (i) By-law 173 is hereby amended so that it conforms with the By-law appended to the Minutes of Settlement; and
- (ii) The Home Builders shall immediately withdraw its appeal of By-law 174.

Lane Letter

During this prehearing the City advised Mr. Lane that it felt his objections to By-law 173 were insufficient and that his appeal should be dismissed. I heard arguments and submissions from all parties concerning the matters raised in the Lane Letter and whether such objections were insufficient.

In relation to By-law 173, Mr. Lane is of the view that McMaster University should not be given any type of exemption, that the charges proposed are not in line with Consumer Price Index ("CPI") increases, that the By-law does not provide sufficient payment relief for lower income individuals, that builders in the City are proceeding with construction projects without requisite permits and that no charges should be payable with respect to infill lots. I am not satisfied that the points raised by Mr. Lane are the types of objections deserving of a hearing for purposes of the *Development Charges Act, 1997 ("Act")*. My reasons are as follows:

- (a) The 50% exemption accorded McMaster University is entirely consistent with the City's view and treatment of higher education. Moreover, I am unable to accede to Mr. Lane's argument that higher education attracts primarily those individuals from higher income households. There are numerous university students who come from modest backgrounds and modest means. The exemption given is entirely appropriate.
- (b) The concept of relating the CPI to development charges is simply inaccurate. Development charges are directly related to and driven by the need for new infrastructure, a result of new development.

- (c) As was pointed out by Ms Rogers and Mr. Zuidema, the ability to pay development charges is not a relevant criterion for an objection to a development charge by-law. Moreover, current City policy provides relief for financially disadvantaged individuals.
- (d) The matter of builders proceeding without permits is simply not a development charge issue. It is a statutory enforcement matter and therefore not something I should be dealing with in a development charge by-law appeal.
- (e) Mr. Lane suggests it is unfair to pay development charges in relation to infill lots. I cannot agree for two reasons. Firstly, if lot levies have been paid in the past, the City allows these payments to be set off against development charges payable. Secondly, to not require development charges to be paid for infill lots would be to encourage land banking. As Mr. Zuidema mentioned, this is not a practice which is in the City's interest.

Based on all of the foregoing and notwithstanding the representations made by Mr. Lane concerning his appeal, it is my view that his objections to By-law 173 are insufficient. Accordingly, Mr. Lane's appeal of By-law 173 is hereby dismissed.

There has been some confusion in the past regarding the address for service of Mr. Lane. That address is as follows:

178 Hatt Street,
Dundas, Ontario L9H 5G3

With a copy to:

Arlene Vander Beek,
Executive Assistant
Councillor's Office, Ward 13
60 Main Street
Dundas, Ontario L9H 2P9

It is so Ordered.

"S.J. Stefanko"

S.J. STEFANKO
MEMBER

ATTACHMENT 1

1

OMB Case Nos.: DC060011 DC060012

Hamilton-Halton Home Builders' Association and Brian Lane have appealed to the Ontario Municipal Board under Subsection 14 of the *Development Charges Act*, S.O. 1997 c. 27 against By-law 06-173 of the City of Hamilton;
OMB File No. D060013
OMB Case No. DC 060011

Hamilton- Halton Home Builders' Association and Brian Lane have appealed to the Ontario Municipal Board under subsection 14 of the *Development Charges Act*, S.O. 1997, c. 27 against By-law 06-174 of the City of Hamilton
OMB File No. D060014
OMB Case No. DC060012

MINUTES OF SETTLEMENT

BETWEEN

HAMILTON- HALTON HOMEBUILDERS ASSOCIATION

AND

CITY OF HAMILTON

WHEREAS the Hamilton-Halton Home Builders Association (hereafter "HHHBA") have appealed Development Charge By-laws 06-173 and 06-174 passed by the City of Hamilton (hereafter "Hamilton") to the Ontario Municipal Board for a hearing,

AND WHEREAS, the HHHBA and Hamilton have agreed to a resolution of the issues between them, which would avoid the necessity of an Ontario Municipal Board hearing on this matter.

AND WHEREAS, the HHHBA and Hamilton wish to confirm the resolution of the issues by way of minutes of settlement:

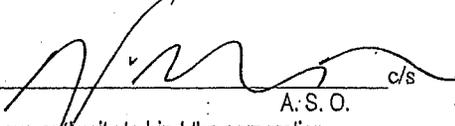
NOW THEREFORE THIS AGREEMENT WITNESS THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the Parties hereto agree one with the other as follows:

1. The Parties agree to request the Ontario Municipal Board to amend By-law 06-173 to conform with the by-law attached to these Minutes of Settlement as Attachment 1.
2. Should the Ontario Municipal Board agree to such an amendment, then the HHHBA agrees to withdraw its appeal of By-law 06-174.

3. Hamilton agrees that it shall provide to the HHHBA a document outlining the principles on which it relies in apportioning that portion of the Urban Area Service Development Charge attributable to waste water services, as between existing residents and new growth prior to the release of any new development charge study conducted by Hamilton.
4. Hamilton agrees that it will make its best efforts to reach agreement with HHHBA on the principles for the apportionment of the waste water services component of any new Urban Area development charge.
5. Hamilton agrees that should HHHBA dispute the principles on which Hamilton proposes to apportion the waste water service component of any new Urban Area development charge, it will, on receipt of a request by HHHBA in writing, and at its sole cost, forthwith retain a third party peer reviewer to review the principles and provide an independent third party opinion thereon.

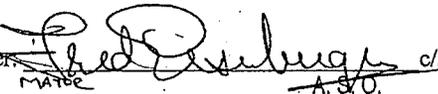
IN WITNESS WHEREOF the Parties have executed these minutes of settlement by the hands of their duly authorized signing officers in that regard.

Hamilton-Halton Homebuilders Association

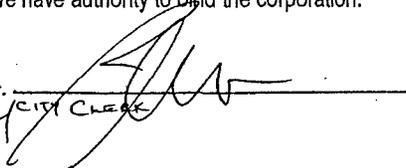
Per:  c/s
A. S. O.

I/We have authority to bind the corporation.

City of Hamilton

Per:  c/s
MAYOR A. S. O.

I/We have authority to bind the corporation.

Per: 
CITY CLERK

OFFICE OF THE CLERK	
APPROVED BY COUNCIL	
DATE	JULY 11, 2007
REPORT	2007-023 ITEM 19
INTL	YEAR/FILE 2007-5104

ATTACHMENT 1

CITY OF HAMILTON
BYLAW NO. 06-173

**Being a by-law to amend By-law 04-145
Respecting development charges on lands within the City of Hamilton**

WHEREAS the Development Charges Act, 1997, S.O. 1997, Chapter 27 (hereinafter referred to as the "Act") authorizes municipalities to pass a by-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the said bylaw applies;

AND WHEREAS the City of Hamilton did, in accordance with the said Act, on the 6th day of July 2004, enact Bylaw 04-145 to impose Development Charges; (hereinafter such Bylaw may be referred to as the "Bylaw")

AND WHEREAS the Council of the City of Hamilton, at its meeting of June 28, 2006, did receive recommendations for amendments to the said Development Charges By-law from the General Manager of Finance and Corporate Services and did resolve to take steps to amend Bylaw 04-145 as hereinafter provided;

AND WHEREAS as required by Section 10 of the Act, the City has undertaken and completed a development charge background study in respect of the amendments hereinafter provided for, regarding the anticipated amount, type and location of development; the increase in needs for services; estimated capital costs to provide for such increased needs, including the long-term capital and operating costs for capital infrastructure required for the services;

AND WHEREAS as required by Section 11 of the Act, this by-law is being enacted within one year of the May 2006 completion of the said development charge background study set out in the said Report to the Corporate Administration Committee dated June 1, 2006 by the General Manager of Finance and Corporate Services;

AND WHEREAS in advance of passing this Bylaw the Council of the City of Hamilton has given notice of and held a public meeting on June 21, 2006 in accordance with Section 12 of the Act regarding its proposals for this development charges bylaw;

AND WHEREAS the Council of the City of Hamilton, through its Corporate Administration Committee, has received written submissions and heard all persons who applied to be heard no matter whether in objection to, or in support of, this bylaw;

AND WHEREAS the Council of the City of Hamilton, at its meeting of June 28th, 2006, has adopted and approved the said background study and the development charges and policies recommended by the General Manager of the Corporate Services Department to be included in this By-law and determined that no further public meetings are required under Section 12 of the Act;

AND WHEREAS Council approved Item 3 of Corporate Administration Committee Report 06-011 respecting "Development Charges Bylaw 04-145 Amendments and GO Transit Development Charges Bylaw", thereby updating its capital budget and forecast where appropriate and indicating that it intends that the increase in the need for services to service anticipated development will be met;

NOW THEREFORE, the Council of the City of Hamilton hereby enacts as follows:

1. Section 1 of By-law 04-145 is hereby amended as follows;

(a) Clause (m) titled "dwelling unit" is hereby deleted and the following substituted therefor, namely:

"(m) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one or more persons living together as a single housekeeping unit in which culinary and sanitary facilities are provided for the exclusive use of such person or persons."

(b) Clause (ee) titled "residential facility" is hereby amended by deleting the words "dwelling unit" from the first and second lines thereof and substituting therefor the word "bedrooms".

2. Section 16 of By-law 04-145 is hereby deleted and the following substituted therefor, namely:

"16. A development charge imposed pursuant to this By-law shall, subject to any other applicable provision hereof, be calculated as follows:

(a) subject to (i), (ii) and (iii) below, in the case of residential development or the residential portion of mixed use development, based on the number and type of dwelling units;

(i) in the case of a residential facility, based upon the number of bedrooms;

(ii) in the case of a dwelling unit containing six (6) or more bedrooms, the sixth and any additional bedroom

shall be charged at the applicable residential facility rate;
or

(iii) in the case of an apartment with dwelling units containing six (6) or more bedrooms, the applicable "apartment 2 bedroom +" rate shall apply to the dwelling unit and five (5) bedrooms and the applicable residential facility rate to the sixth and each additional bedroom; and

(b) in the case of non-residential development, or the non-residential portion of a mixed use development, based upon the gross floor area of such development measured in square feet."

3. Section 18 of By-law 04-145 is hereby amended by deleting "Years 3, 4 and 5" and accompanying figures and text and substituting the following therefor:

"Year 3: \$2.30 per square foot (indexed);"

"Year 4: \$2.80 per square foot (indexed);"

"Year 5: \$3.30 per square foot indexed)."

4. Section 19 of By-law 04-145 is hereby deleted and the following substituted therefor, namely:

"19. The non-residential charge for development other than industrial shall be imposed and collected as follows, namely:

(a) For square footage between 1 and 5000 square feet inclusive:

Year 3: \$4.28 per sq ft (plus indexing)

Year 4: \$5.71 per sq ft (plus indexing)

Year 5: \$7.14 per sq ft (plus indexing)

(b) For square footage between 5001 and 10,000 square feet inclusive:

Year 3: \$6.43 per sq ft (plus indexing)

Year 4: \$8.57 per sq ft (plus indexing)

Year 5: \$10.71 per sq ft (plus indexing)

(c) For square footage in excess of 10,000 square feet:

Year 3: \$10.97 per sq ft (plus indexing)

Year 4: \$13.79 per sq ft (plus indexing)

Year 5: \$13.79 per sq ft (plus indexing)

5. Paragraph "(a)" of Section 28 of By-law 04-145 is hereby amended by adding the following thereto, namely:

"Where development has been exempted pursuant to this sub-section, the development charge applicable on the square footage in excess of the exempted 5000 square feet will be \$10.97 (in 2004 dollars plus indexing) per square foot as of July 6, 2006 and \$13.79 (in 2004 dollars plus indexing) per square foot as of July 6, 2007."

6. Paragraph "(b)" of Section 28 of By-law 04-145 is hereby deleted.

7. Paragraph "(d)" of Section 28 of By-law 04-145 is hereby amended by inserting the word "is" between the words "development" and "used" in the fourth line thereof.

8. Paragraph "(d)" of Section 28 of By-law 04-145 is hereby amended by deleting the words "such development" from the end of the fifth and the beginning of the sixth lines thereof.

9. Paragraph "(e)" of Section 28 of By-law 04-145 is hereby amended by deleting the word "such" from the first line thereof and substituting therefore the word "is".

10. Section 28 of By-law 04-145 is hereby amended by adding the following clause thereto, namely:

"(f) development of student residences by McMaster University are exempt from 50% of the development charge otherwise payable pursuant to this By-law."

11. Section 36 of By-law 04-145 is hereby amended by inserting the words "or an apartment development" between the words "facility" and "only" in the second line.

12. Section 42 of By-law 04-145 is hereby deleted and the following substituted therefor, namely,

"The development charge rates payable are the rates in effect on the date a completed building permit application is received and accepted by the City, provided that the permit is issued within 6 months of the effective date of a rate increase. Where the said building permit is revoked by the Chief Building Official on or after the date of the rate increase, any subsequent application for a building permit on the lands or site will be subject to the rates in effect on the date of permit issuance. For the purposes of this section, a "complete application" shall mean an application with all required information and plans provided, all application fees paid and all prior charges and taxes relating to the subject land paid and discharged".

13. Section 43 of By-law 04-145 is hereby deleted and the following substituted therefor, namely

"For site plan applications, where a complete application for site plan approval has been received by the City prior to May 1, 2006, and no building permit in relation thereto has been issued prior to July 6, 2006, the development charges payable upon issuance of the building permit shall be based on the rates in effect on July 5, 2006, provided that the building permit is issued prior to Jan 6, 2007. Where the said building permit is revoked by the Chief Building Official on or after July 6, 2006, any subsequent application for a building permit on the lands or site will be subject to the rates in effect on the date of permit issuance. For the purposes of this section, a "complete application for site plan approval" means an application in compliance with the requirements of the City as set out in the document entitled "City of Hamilton Submission Requirements and Application Form for Site Plan Control" dated January 01 2004, together with all applicable fees."

14. Schedule "E" to By-law 04-145 is hereby deleted and the Schedule attached to this amending by-law as Schedule "A" is hereby substituted therefor.

15. Schedule "F" to By-law 04-145 is hereby deleted and the Schedule attached to this amending by-law as Schedule "B" is hereby substituted therefor.

16. Schedule "G" to by-law 04-145 is hereby deleted and the Schedule attached to this amending by-law as Schedule "C" is hereby substituted therefor.

17. This bylaw shall come into force and take effect at 12:01 a.m. on July 6, 2006.

18. This bylaw may be referred to as the "2006 Development Charges Amending Bylaw".

19. The definitions of phrases and terms in the Bylaw shall apply to this amending bylaw,

20. Bylaw 04-145, save as amended herein, is hereby confirmed and continued.

SCHEDULE A TO BYLAW 06-173

SCHEDULE "E"
BY-LAW NO. 04-145
CITY OF HAMILTON
LIST OF SERVICES AND DEVELOPMENT CHARGES
MUNICIPAL WIDE CHARGES

Rates Effective July 6, 2006 to January 5, 2007

SERVICE	RESIDENTIAL (per unit rates unless indicated otherwise)					NON-RESIDENTIAL (per s.f. of gross floor area)	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Unit Dwellings	Residential Facility Per Bedroom		
Municipal Wide Services							
Services Related to a Highway	4933	3216		1921	3914	1455	5.69
Other Transportation Services	91	59		35	72	27	0.06
Fire Protection Services	193	126		76	153	57	0.17
Police Services	167	109		65	133	49	0.17
Outdoor Recreation Services	907	591		353	720	268	0.07
Indoor Recreation Services	890	580		347	706	263	0.06
Library Services	403	263		157	320	119	0.03
Administration	342	223		133	271	101	0.30
Homes for the Aged							
Health and Child Services							
Ambulance	10	7		4	8	3	0.01
Total Municipal Wide Charges	7936	5174		3090	6297	2342	6.56

Rates Effective January 6, 2007

SERVICE	RESIDENTIAL (per unit rates unless indicated otherwise)					NON-RESIDENTIAL (per s.f. of gross floor area)	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Unit Dwellings	Residential Facility Per Bedroom		
Municipal Wide Services							
Services Related to a Highway	4933	3216		1921	3914	1455	5.69
Other Transportation Services	91	59		35	72	27	0.06
Fire Protection Services	193	126		76	153	57	0.17
Police Services	167	109		65	133	49	0.17
Outdoor Recreation Services	956	623		372	769	282	0.07
Indoor Recreation Services	890	580		347	706	263	0.06
Library Services	403	263		157	320	119	0.03
Administration	342	223		133	271	101	0.30
Homes for the Aged							
Health and Child Services							
Ambulance	10	7		4	8	3	0.01
Total Municipal Wide Charges	7985	5206		3109	6336	2356	6.56

*Note: All figures are in 2004 dollars prior to appropriate indexing being applied.
There are two categories of non-residential charge - "Industrial" and "non-industrial" as defined in this by-law.

The industrial development charge is phased in as follows:

Year 3 (July 6, 2006 to July 5, 2007): \$2.30 per sq ft (plus indexing)
Year 4 (July 6, 2007 to July 5, 2008): \$2.80 per sq ft (plus indexing)
Year 5 (July 6, 2008 to July 5, 2009): \$3.30 per sq ft (plus indexing)

The non-industrial charge is phased in as follows:

3rd year of by-law (July 6, 2006 to July 5, 2007):
1-5000 sq ft: \$4.28 per sq ft (plus indexing)
5001-10,000 sq ft: \$5.43 per sq ft (plus indexing)
10,001+ sq ft: \$10.97 per sq ft (plus indexing)
4th year of by-law (July 6, 2007 to July 5, 2008):
1-5000 sq ft: \$5.71 per sq ft (plus indexing)
5001-10,000 sq ft: \$8.57 per sq ft (plus indexing)
10,001+ sq ft: \$13.79 per sq ft (plus indexing)
5th year of by-law (July 6, 2008 to July 5, 2009):
1-5000 sq ft: \$7.14 per sq ft (plus indexing)
5001-10,000 sq ft: \$10.71 per sq ft (plus indexing)
10,001+ sq ft: \$13.79 per sq ft (plus indexing)

For expansions of "non-industrial" developments already in existence as of July 6, 2004 the following rates apply:

3rd year of by-law (July 6, 2006 to July 5, 2007):
1st 5000 sq ft of expansion: exempt
Sq footage in excess of 5000: \$10.97 per sq ft (plus indexing)
4th and 5th year of by-law (July 6, 2007 to July 5, 2009):
1st 5000 sq ft of expansion: exempt
Sq footage in excess of 5000: \$13.79 per sq ft (plus indexing)

SCHEDULE B TO BYLAW 06-173

**SCHEDULE "F"
BY-LAW NO. 04-145
CITY OF HAMILTON
LIST OF SERVICES AND DEVELOPMENT CHARGES
URBAN AREA SERVICES**

Rates Effective July 6, 2006 to January 5, 2007

SERVICE	RESIDENTIAL (per unit rates unless indicated otherwise)					NON-RESIDENTIAL (per s.f. of gross floor area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Unit Dwellings	Residential Facility Per Bedroom	
Urban Area Services						
Transit (Defined Urban Transit Service Area)	337	220	131	267	99	0.30
Storm Water Drainage and Control Services**	2306	1503	898	1830	681	1.43
Wastewater Services	1676	1092	652	1329	494	2.69
Water Services	1886	1229	734	1496	557	2.81
Total Urban Area Services	6204	4044	2415	4922	1831	7.23

Rates Effective January 6, 2007

SERVICE	RESIDENTIAL (per unit rates unless indicated otherwise)					NON-RESIDENTIAL (per s.f. of gross floor area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Unit Dwellings	Residential Facility Per Bedroom	
Urban Area Services						
Transit (Defined Urban Transit Service Area)	337	220	131	267	99	0.30
Storm Water Drainage and Control Services**	2657	1732	1035	2108	784	1.43
Wastewater Services	2120	1362	826	1682	625	2.69
Water Services	2209	1440	860	1753	652	2.81
Total Urban Area Services	7323	4774	2851	5810	2160	7.23

*Note: All figures are in 2004 dollars prior to appropriate indexing being applied.
There are two categories of non-residential charge - "Industrial" and "non-Industrial" as defined in this by-law.

The industrial development charge is phased in as follows:

Year 3 (July 6, 2006 to July 5, 2007): \$2.30 per sq ft (plus indexing)
Year 4 (July 6, 2007 to July 5, 2008): \$2.80 per sq ft (plus indexing)
Year 5 (July 6, 2008 to July 5, 2009): \$3.30 per sq ft (plus indexing)

The non-Industrial charge is phased in as follows:

3rd year of by-law (July 6, 2006 to July 5, 2007):
1-5000 sq ft: \$4.28 per sq ft (plus indexing)
5001-10,000 sq ft: \$6.43 per sq ft (plus indexing)
10,001+ sq ft: \$10.97 per sq ft (plus indexing)
4th year of by-law (July 6, 2007 to July 5, 2008):
1-5000 sq ft: \$5.71 per sq ft (plus indexing)
5001-10,000 sq ft: \$8.57 per sq ft (plus indexing)
10,001+ sq ft: \$13.79 per sq ft (plus indexing)
5th year of by-law (July 6, 2008 to July 5, 2009):
1-5000 sq ft: \$7.14 per sq ft (plus indexing)
5001-10,000 sq ft: \$10.71 per sq ft (plus indexing)
10,001+ sq ft: \$13.79 per sq ft (plus indexing)

For expansions of "non-Industrial" developments already in existence as of July 6, 2004 the following rates apply:

3rd year of by-law (July 6, 2006 to July 5, 2007):
1st 5000 sq ft of expansion: exempt
Sq footage in excess of 5000: \$10.97 per sq ft (plus indexing)
4th and 5th year of by-law (July 6, 2007 to July 5, 2009):
1st 5000 sq ft of expansion: exempt
Sq footage in excess of 5000: \$13.79 per sq ft (plus indexing)

**Note: Where a permanent/centralized stormwater management facility in a particular subdivision has been provided at the cost of the developer as a condition of approval of a plan of subdivision, the facility shall be considered a credit for services-in-kind and accordingly, DCs on any of the proponents unbuild lots within the subject subdivision shall be reduced by the extent of the stormwater management facility sub-component which is 67% of the total stormwater drainage and control services.

SCHEDULE C TO BYLAW 06-173

SCHEDULE "G"
BY-LAW NO. 04-145
CITY OF HAMILTON
LIST OF SERVICES AND DEVELOPMENT CHARGES
AREA SPECIFIC CHARGES

SERVICE	RESIDENTIAL (per unit rates unless indicated otherwise)					NON-RESIDENTIAL (per s.f. of gross floor area)
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Unit Dwellings	Residential Facility Per Bedroom	
Area Specific Binbrook**	6935	4521	2700	5503	2046	N/A
Dundas/Waterdown***	1205	786	469	956	355	0.92

** Special Area Charge for that portion of the former Township of Glanbrook designated in the City's Official Plan as the urban settlement area of Binbrook, payable in addition to the municipal wide development charge. Includes the costs associated with the Glanbrook Landfill Leachate Treatment/Removal and with the Binbrook Settlement Water and Wastewater Servicing Project.

***Special Area Charge for the former Town of Dundas and for that portion of the former Town of Flamborough designated in the City's Official Plan as the urban area of Waterdown, payable in addition to the municipal wide development charge. Includes the costs associated with the Dundas/Waterdown Wastewater Flow Diversion Project.