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## **MEMORANDUM**

**APAC-C 1-2020**

**Subject: Farm Help House Development Charges**

**Date: February 28, 2020**

**To: Agricultural Policy and Action Committee**

**From: Erik Acs, MCIP, RPP, Manager of Community Planning**

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At the November 2019 meeting of the Agricultural Policy and Action Committee (APAC) there was discussion related to development charges (DC's) as they pertain to farm help houses. The purpose of this memo is to provide additional information with respect to DC's and how they are approached in other Greater Toronto and Hamilton Area (GTHA) municipalities.

Under the Region's current Development Charge By-law, which was last updated in 2017, agricultural exemptions only apply to non-residential buildings. Farm help houses are not exempt from Regional DC's. The only exception to this is where the help house structure is temporary, in which case Regional DC's are not applied. Local municipalities have their own development charge by-laws and may or may not exempt farm help houses from local DC's.

The approach to DC's vary across the GTHA. Below are some examples from surrounding municipalities:

- The City of Hamilton does not exempt farm help houses from DC's regardless of structure type.
- York Region does exempt up to two (2) farm help houses from DC's if an existing primary residence is on the same lot.
  - Farm help houses built on an agricultural parcel with no existing residence are not exempt from DC's.
  - Temporary structures may be exempt from DC's in conjunction with a temporary use by-law (up to 3 years).
- Durham Region exempts farm help houses from DC's regardless of structure type or length of use.
- Halton Region does not exempt farm help houses from DC's:
  - There is an exception for temporary buildings (up to 3 years) where the proponent enters into an agreement and provides a letter of credit/security in lieu of a DC.

- Mobile homes are permitted as a longer term temporary building at a lower DC rate than regular residential.

These examples illustrate the approaches taken by municipalities across the GTHA. Typically the decision to exempt DC's is based on local agricultural characteristics and municipal experience with DC by-law implementation.

For additional details on Niagara Region's DC's, including the Region's DC By-law and current rates, please see the following web address:

<https://www.niagararegion.ca/business/property/default.aspx>

Respectfully submitted and signed by

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Manager of Community Planning