



CITY OF HAMILTON
Development Charges Information – Pamphlet
Summary of By-laws 19-142 (as amended) and 11-174 (as amended)

Rates Effective
July 6, 2021 – July 5, 2022

Please ensure the effective date of this pamphlet corresponds with your needs.
The information contained within is intended only as a guide. Interested parties should review the approved By-laws.

Purpose of Development Charges:

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment within the municipality.

By-Laws for the City of Hamilton:

By-law No. 19-142 (as amended)
By-law No. 11-174 (as amended)

Rates shall be indexed on July 6 each year by the percentage change recorded in the average annual Non-Residential Construction Price Index for Toronto produced by Statistics Canada. Table: 18-10-0135-01 (formerly CANSIM 327-0058)

Payment of Development Charges:

Development charges are payable at the time of building permit issuance and are collected by the City of Hamilton Building Department. Pursuant to legislative changes which came into effect as of January 1, 2020, DCs for the following types of developments are eligible to be paid in instalments:

- Rental (6 annual instalments commencing at occupancy)
- Institutional (6 annual instalments commencing at occupancy). This category includes long-term care homes; retirement homes; universities and colleges; memorial homes, clubhouses, or athletic grounds of the Royal Canadian Legion; and, hospices.
- Non-Profit Housing (21 annual instalments commencing at occupancy)

The City also offers deferrals for ERASE, non-residential and apartment developments; subject to availability. Please connect with staff for further details.

Development Charges Rate Lock In:

As per section 26.2 of the DC Act, the DC rate charged to a development will be based on the application date of a Site Plan Application or a Site-specific Zoning Amendment, if such application is applicable, and only where such application is applied for on or after January 1, 2020 and the related building permit is issued within two years of the approval of the related application. Interest charges will apply. Please connect with staff for further details.

Demolition Credits:

A credit is allowed for demolitions for a period of five (5) years from the date of issuance of the demolition permit. The dollar value of the credit is based on the rate in effect at the time of redevelopment and on the exemption status of the demolished/redeveloped building at the time of redevelopment (i.e. no credit if the demolished building is exempt under the current By-law). Note that the credit for Residential demolitions expires two (2) years and five (5) years from the date of demolition permit issuance for HWDSB (Public) and HWCDSB (Catholic) Education DCs, respectively.

Transition Policy:

Normally, the development charges rate payable is the rate in effect on the day that the building permit is issued. However, where the DC Rate lock-in per Section 26.2 of the DC Act does not apply, the City's policy is that the development charges rate payable is the rate in effect on the date that a complete building permit application is received and accepted by the City's Chief Building Officer, provided that the building permit is issued within six (6) months of the first rate increase following application. If the building permit is revoked on or after the date of the rate increase, the rates in effect on the date of permit issuance will be payable. (Not applicable to Education DCs.)

Credits and Exemptions:

Refer to attached pages for rate highlights as well as exemption and credit policies.

Treasurer's Statement:

The City Treasurer prepares an annual statement regarding the use of development charges funds and sets out the balance in each of the development charges reserves.

Copies of By-law and Treasurer's Statement:

Copies of the Development Charges By-laws as well as the Treasurer's statement are available from the Clerk's office on the 1st Floor of City Hall, 71 Main St. W., Hamilton, Ontario L8P 4Y5.

For further information regarding development charges, contact:

Finance at DCRequest@hamilton.ca (ext. 4400) or
Building at 905-546-2720

Please check with City Staff at Parklandrequest@hamilton.ca regarding Parkland Dedication fees which may apply and are separate and distinct from Municipal DCs.

DC Policies approved by City of Hamilton Council do not impact Education DC charges which are controlled and set by the Hamilton-Wentworth Catholic District School Board and Hamilton-Wentworth District School Board, respectively.

SERVICE COMPONENT BREAKDOWN EFFECTIVE July 6, 2021 - July 5, 2022

Service	RESIDENTIAL (\$)					NON-RESIDENTIAL (\$) (note a)	
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Dwellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)	(per sq. m.)
Municipal Wide "Soft" Services:							
Parkland Development	2,764	1,978	1,618	1,107	893	0.13	1.40
Indoor Recreation Services	5,261	3,765	3,080	2,108	1,699	0.24	2.58
Library Services	1,221	873	715	489	394	1.07	11.52
Growth Studies	431	308	253	173	140	0.22	2.37
Long Term Care	194	139	114	78	63	0.02	0.22
Public Health	3	2	2	1	1	-	-
Child Care and Early Years	16	12	10	6	5	-	-
Housing Services	802	573	469	321	259	-	-
Airport Lands	502	359	294	201	162	0.26	2.80
Municipal Parking	596	426	349	239	193	0.31	3.34
Provincial Offences Act	43	31	25	17	14	0.02	0.22
Total Municipal Wide "Soft" Services	11,833	8,466	6,929	4,740	3,823	2.27	24.43
Municipal Wide "Hard" Services:							
Services Related to a Highway	11,479	8,216	6,722	4,599	3,708	8.58	92.35
Public Works	858	614	502	343	277	0.44	4.74
Police Services	559	400	327	224	180	0.28	3.01
Fire Protection Services	492	353	289	197	159	0.25	2.69
Ambulance Services	158	113	93	63	51	0.02	0.22
Transit Services	2,043	1,463	1,197	819	660	1.04	11.19
Waste Diversion	778	556	455	311	252	0.14	1.51
Total Municipal Wide "Hard" Services	16,367	11,715	9,585	6,556	5,287	10.75	115.71
Total Municipal Wide - "Soft" and "Hard" Services	28,200	20,181	16,514	11,296	9,110	13.02	140.15
Wastewater and Water Services (note b)							
Wastewater Facilities	4,315	3,088	2,527	1,729	1,394	2.08	22.39
Wastewater Linear Services	5,772	4,132	3,380	2,312	1,864	2.78	29.92
Water Services	5,081	3,637	2,976	2,036	1,642	2.44	26.26
Stormwater Services - Combined Sewer System							
Stormwater Drainage and Control Services (note c)	4,208	3,012	2,465	1,686	1,359	-	-
Stormwater Services - Separated Sewer System							
Stormwater Drainage and Control Services (note c)	11,152	7,982	6,531	4,467	3,603	2.30	24.76
Total Urban Services - Combined Sewer System	19,376	13,869	11,348	7,763	6,259	7.30	78.58
Total Urban Services - Separated Sewer System	26,320	18,839	15,414	10,544	8,503	9.60	103.33
CITY DC TOTAL - COMBINED SEWER SYSTEM	47,576	34,050	27,862	19,059	15,369	20.32	218.72
CITY DC TOTAL - SEPARATED SEWER SYSTEM	54,520	39,020	31,928	21,840	17,613	22.62	243.48
Other Development Charges							
Go Transit (City-Wide)	281	201	174	116	91	-	-
Education - HWDSB (Public - note d)	1,573	1,573	1,573	1,573	1,573	0.45	4.84
Education - HWCDSB (Catholic - note d)	1,101	1,101	1,101	1,101	1,101	0.35	3.77
TOTAL BEFORE SPECIAL AREA CHARGES - COMBINED SEWER SYSTEM	50,531	36,925	30,710	21,849	18,134	21.12	227.33
TOTAL BEFORE SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM	57,475	41,895	34,776	24,630	20,378	23.42	252.09
Special Area Charges							
Dundas/Waterdown (note e)	1,971	1,410	1,154	789	637	1.04	11.19
GRAND TOTAL AFTER SPECIAL AREA CHARGES - COMBINED SEWER SYSTEM	52,502	38,335	31,864	22,638	18,771	22.16	238.53
GRAND TOTAL AFTER SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM	59,446	43,305	35,930	25,419	21,015	24.46	263.28

Notes:

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| <p>a) There are 2 categories of Non-Residential charges – "Industrial" and "Non-Industrial" as defined in the By-law. See Page 3 for applicable rates.</p> <p>b) Charges applicable to developments outside of the urban area shall be determined with regards to the Urban services required or used.</p> <p>c) Charges related to Stormwater services are differentiated within the geographic location of the development between Combined Sewer System Area and Separated Sewer System Area (identified on Page 5) and shall be determined with regards to the Area-Specific DC calculation for Stormwater services.</p> | <p>d) Education development charges are controlled and set by the respective education boards and collected by the City on their behalf. DC Policies approved by the City of Hamilton do not impact these charges. Full list of exemptions for Education DCs can be found on Page 4.</p> <p>e) Land affected by the Dundas & Waterdown Special Area Charge can be found on Page 6. This charge is not subject to annual indexing.</p> |
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Non-Residential Rates:**Industrial**

The City's per square foot charge for industrial development has been discounted from the full non-residential rates to reduced industrial rates shown as follows:

(per sq. ft. of Gross Floor Area)	Reduced Industrial Rate	Full Non-Residential Rate
Combined Sewer System	\$11.74	\$20.32
Separated Sewer System	\$13.14	\$22.62

For expansions of existing industrial developments, enlargement up to 50% of existing gross floor area (gfa): exempt; any amount over 50% of existing gross floor area will pay the industrial rate in effect.

Non-Industrial (Commercial / Institutional)

The rates for new non-industrial developments within a CIPA or BIA and new office development (medical clinic excluded) is phased as follows, between July 6, 2021 – July 5, 2022

(per sq. ft. of Gross Floor Area)	1 st 5,000 square feet (50% of charge in effect)	2 nd 5,000 square feet (75% of charge in effect)	10,000+ square feet (100% of charge in effect)
Combined Sewer System	\$10.16	\$15.24	\$20.32
Separated Sewer System	\$11.31	\$16.97	\$22.62

For expansions of office development (medical clinic excluded) already in existence as of June 13, 2019, which did not previously receive the new non-industrial rates, the following City rates apply:

- 1st 5,000 square feet of expansion: Exempt
- any amount over 5,000 square feet: \$20.32 per square foot with combined sewer system;
\$22.62 per square foot with separated sewer system

For all other non-industrial development, the calculated set of rates \$20.32 and \$22.62 per square foot are applied to Combined Sewer System and Separated Sewer System, respectively.

The above exemptions / deductions DO NOT apply to education and special area charges.

Exemptions (City of Hamilton and GO Transit Development Charges):**Residential:**

- Affordable Housing as defined in the By-law
- Intensification of existing residential buildings - Enlargement of a dwelling unit, and addition of up to two (2) units to a single-detached dwelling, the greater of one (1) unit or 1% of existing units to a rental building, or one (1) unit to any other residential buildings, including the addition of residential dwelling structures ancillary to dwellings, are exempted from DCs (subject to gross floor area restrictions and one-time use; applicable to the smallest dwelling unit)
- Intensification of proposed new residential buildings – addition of a second dwelling unit to detached, semi-detached, and row dwellings, including the addition of residential dwelling structures ancillary to these types of dwellings (subject to one-time use; ancillary dwelling structures are subject to gross floor area restrictions)
- Redevelopment of an existing residential for use of creating more residential facilities within the existing building envelope is exempt from 50% of DCs otherwise payable (credit for 100% of previous residential facility use)

Non-Residential:

- Agricultural Use (bona fide farming/agriculture uses – farm business registration number required, see by-law for further details)
- A temporary building or structure, subject to Section 28
- Parking Structure, excluding commercial parking
- Place of Worship, excluding revenue generating space (must be exempt from property taxes)
- Class A office development (min. 20 K sq. ft. gfa) within Downtown Hamilton CIPA – 70% exemption of DCs otherwise payable

Both:

- Heritage Buildings – 100% exempt for adaptive reuse within the existing building envelope, excluding sections that are not covered by the Heritage designation
- Downtown Hamilton CIPA Exemption (map on Page 7) – 40% exemption of DCs otherwise payable for all developments within boundaries and below maximum height other than Class A office development (cannot be combined / stacked with other DC exemptions)

Please note the majority of these exemptions DO NOT apply to Education DCs.
Please go to <http://map.hamilton.ca/> and select Downtown, BIAs and CIPAs to confirm CIPA and BIA boundaries.

Exemptions (Education Development Charges Public & Catholic)

Residential:

- Intensification – Enlargement of an existing dwelling unit; creation of one (1) or two (2) units to an SDU, or one (1) unit to any other residential building exempted from DCs (subject to gfa restrictions and one-time use)
- Long-term care home, as defined in the *Long-Term Care Homes Act, 2007*
- Retirement home, as defined in the *Retirement Homes Act, 2010*
- Hospice or other facility that provides palliative care services

Non-Residential:

- Public Hospital – Exempt from 100% of DCs if receiving aid under *Public Hospitals Act*
- Place of Worship – 100% exempted (must be exempt from property taxes)
- Non-Residential farm buildings – 100% exempted
- Enlargement of existing Industrial Buildings – Enlargement of up to 50% of existing gfa exempted
- Metrolinx, or a predecessor or successor corporation identified under the *Metrolinx Act, 2006, C. 16*, excluding retail use development
- Private school
- Child care centre, as defined in the *Child Care and Early Years Act, 2014*
- Memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion
- The owner is a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*
- The owner is a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education
- The owner is an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*

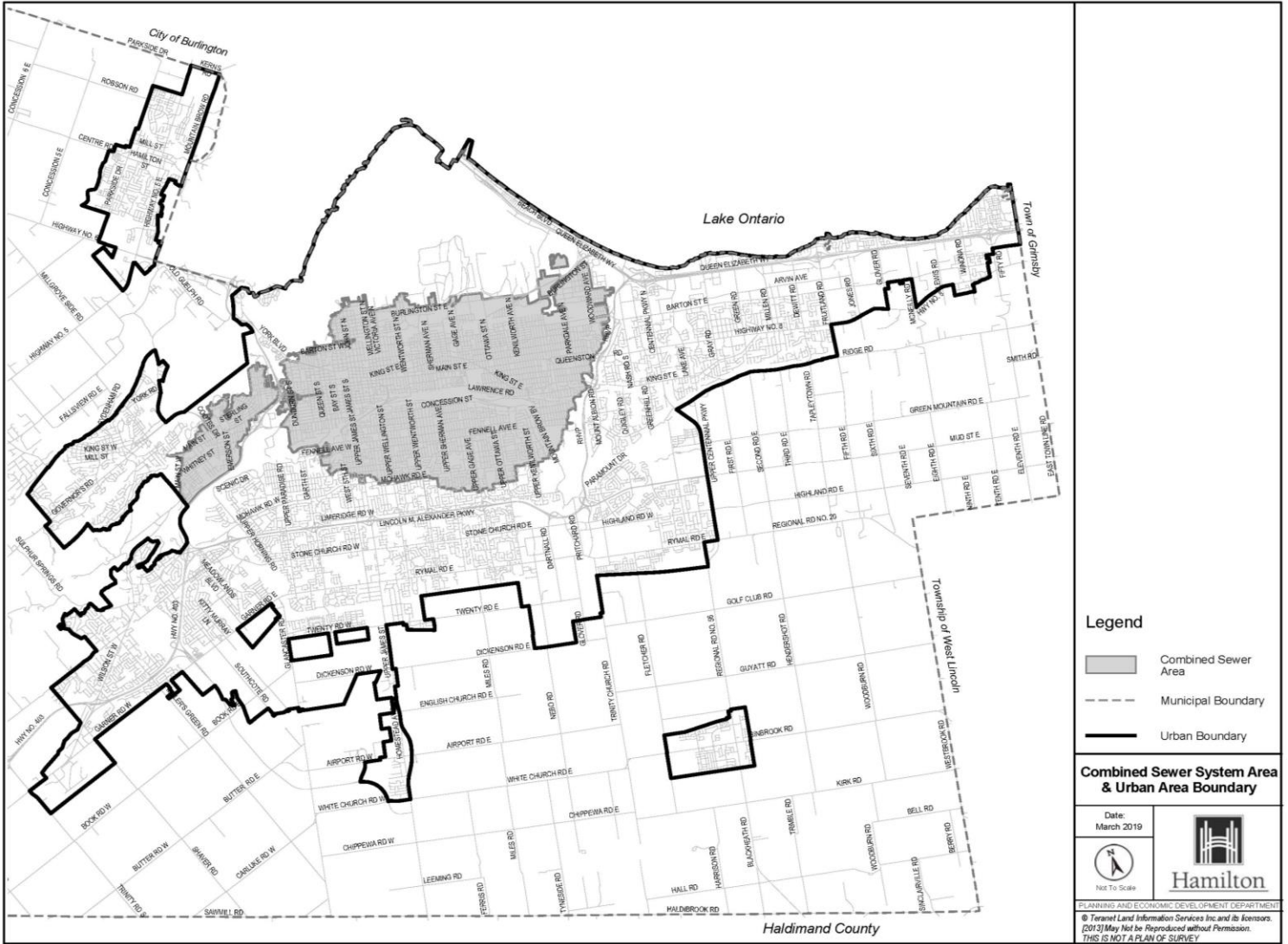
Complaints Procedure:

A person required to pay a development charge, or the person's agent, may complain under Section 20 of the DC Act to the Council of the municipality that:

1. the amount of the development charge was incorrectly determined;
2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
3. there was an error in the application of the development charges by-law(s).

The complaint must be made in writing to the City Clerk with a copy to Corporate Services and must identify that it is a Section 20 complaint and include all information required by the DC Act. The complaint may not be made more than 90 days after the development charge, or any part of it, is payable.

Combined Sewer System Area and Urban Area Boundary Map



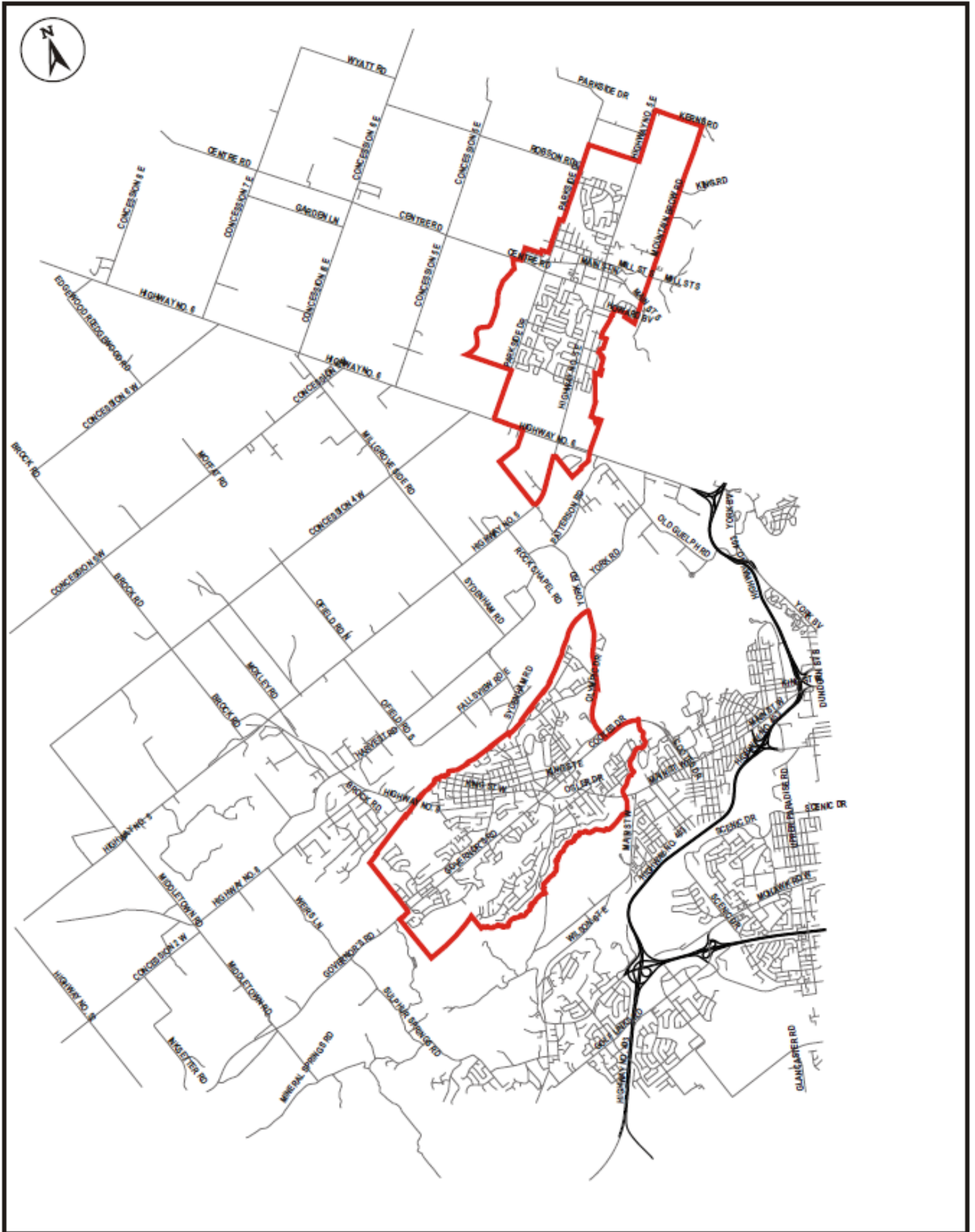
Legend

- Combined Sewer Area
- Municipal Boundary
- Urban Boundary

Combined Sewer System Area & Urban Area Boundary

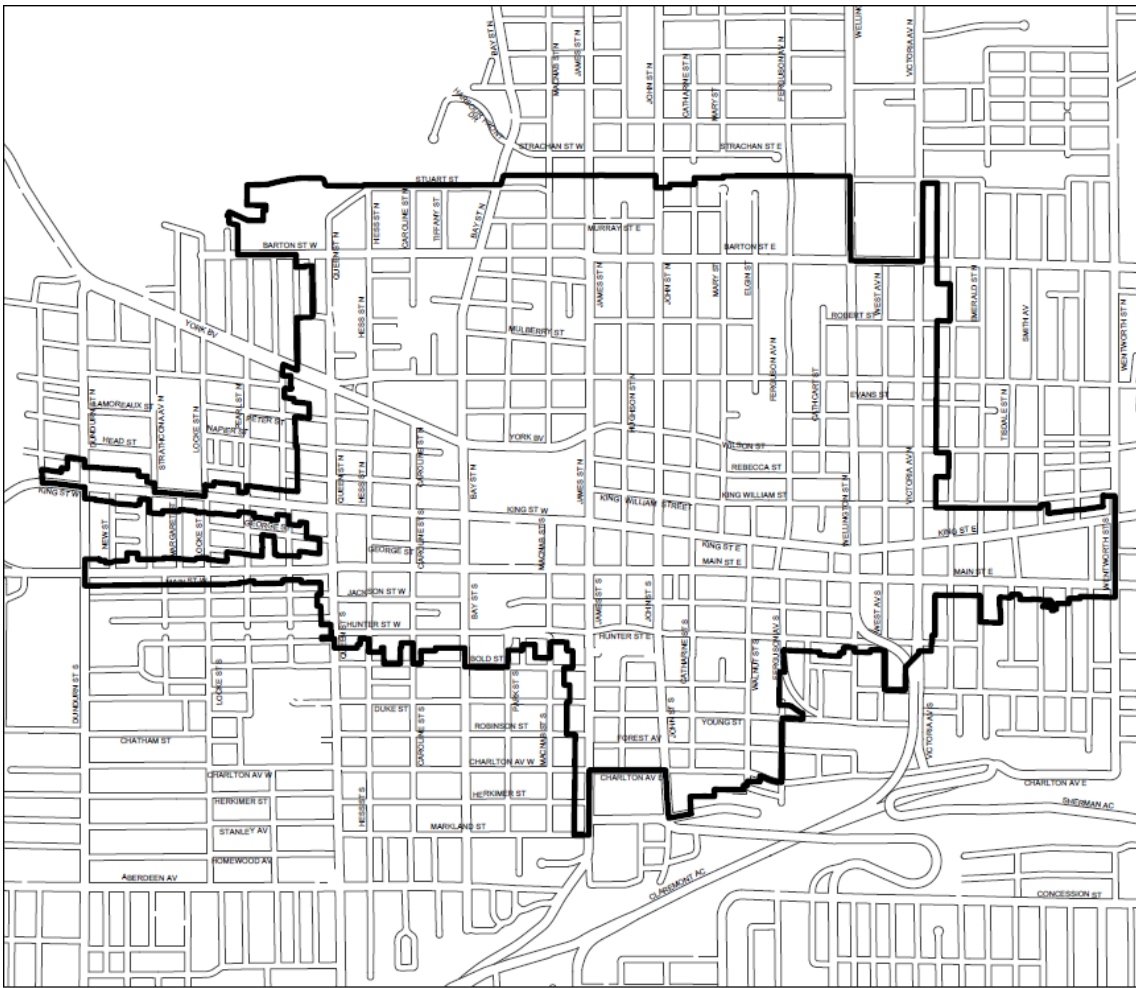
Date: March 2019	 Hamilton
 Not To Scale	PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT © Teranel Land Information Services Inc. and its licensors. (2013) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Waterdown / Dundas Special Area Charge Map



To request enlarged version of maps, please email DCRequest@hamilton.ca.

Downtown Hamilton CIPA Exemption Borders Map and CIPA Exemption Height Map



Please go to <http://map.hamilton.ca/> and select Downtown, BIAs & CIPAs to confirm boundaries.