



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

**Rates Effective
 November 8, 2019 – July 5, 2020 – Updated September 18, 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
 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. Deferrals are available for ERASE, non-residential and apartment developments; subject to availability. Please connect with staff for further details.

Demolition Credits:

A credit is allowed for demolitions for a period of 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 2 years and 5 years from the date of demolition permit issuance for HWDSB (Public) and HCWDSB (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, 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 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 5Y4.

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, 2019 - July 5, 2020

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	2,352	1,683	1,377	942	760	0.11	1.18
Indoor Recreation Services	4,430	3,171	2,594	1,775	1,431	0.20	2.15
Library Services	1,045	748	612	419	338	0.05	0.54
Growth Studies	394	282	230	157	127	0.20	2.15
Long Term Care	125	89	73	50	40	0.01	0.11
Health Services	1	1	1	-	-	-	-
Social & Child Services	15	11	9	6	5	-	-
Social Housing	648	464	379	260	209	-	-
Provincial Offences Administration	40	29	23	16	13	0.02	0.22
Total Municipal Wide "Soft" Services	9,050	6,478	5,298	3,625	2,923	0.59	6.35
Municipal Wide "Hard" Services:							
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05	86.65
Public Works Facilities, Vehicles & Equipment	784	561	459	314	253	0.41	4.36
Police Services	524	375	307	210	169	0.26	2.80
Fire Protection Services	462	331	271	185	149	0.23	2.48
Paramedics	137	98	80	55	44	0.03	0.27
Transit Services	1,917	1,372	1,123	768	619	0.98	10.55
Waste Diversion	657	470	385	263	212	0.13	1.35
Total Municipal Wide "Hard" Services	15,250	10,915	8,931	6,109	4,925	10.08	108.45
Total Municipal Wide - "Soft" and "Hard" Services	24,300	17,393	14,229	9,734	7,848	10.67	114.80
Wastewater and Water Services (note b)							
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95	20.99
Wastewater Linear Services	5,415	3,876	3,171	2,169	1,749	2.61	28.04
Water Services	4,767	3,412	2,792	1,910	1,540	2.29	24.65
Stormwater Services - Combined Sewer System							
Stormwater Drainage and Control Services (note c)	3,948	2,826	2,312	1,582	1,275	-	-
Stormwater Services - Separated Sewer System							
Stormwater Drainage and Control Services (note c)	10,462	7,488	6,127	4,191	3,380	2.16	23.25
Total Urban Services - Combined Sewer System	18,178	13,011	10,646	7,283	5,872	6.85	73.68
Total Urban Services - Separated Sewer System	24,692	17,673	14,461	9,892	7,977	9.01	96.93
CITY DC TOTAL - COMBINED SEWER SYSTEM	42,478	30,404	24,875	17,017	13,720	17.51	188.48
CITY DC TOTAL - SEPARATED SEWER SYSTEM	48,992	35,066	28,690	19,626	15,825	19.67	211.73
Other Development Charges							
Go Transit (City-Wide)	263	188	163	109	86	-	-
Education - HWDSB (Public - note d)	1,339	1,339	1,339	1,339	1,339	0.41	4.41
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	45,181	33,032	27,478	19,566	16,246	18.27	196.66
TOTAL BEFORE SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM	51,695	37,694	31,293	22,175	18,351	20.43	219.91
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	47,152	34,442	28,632	20,355	16,883	19.31	207.85
GRAND TOTAL AFTER SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM	53,666	39,104	32,447	22,964	18,988	21.47	231.10

Notes:

<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 4) 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 5. 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	\$10.99	\$17.51
Separated Sewer System	\$12.30	\$19.67

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, 2019 – July 5, 2020

(per sq. ft. of Gross Floor Area)	1st 5,000 square feet (50% of charge in effect)	2nd 5,000 square feet (75% of charge in effect)	10,000+ square feet (100% of charge in effect)
Combined Sewer System	\$8.76	\$13.13	\$17.51
Separated Sewer System	\$9.84	\$14.75	\$19.67

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: \$17.51 per square foot with combined sewer system;
\$19.67 per square foot with separated sewer system

For all other non-industrial development, the calculated set of rates \$17.51 and \$19.67 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
- A Garden Suite
- A Laneway House
- Intensification - Enlargement of an existing residential unit, and addition of 2 units to a single detached unit (SDU), or 1 unit to any other residential building exempted from DCs (subject to gfa restrictions & one-time use)
- Student Residence - 50% exemption for student residence built by a University, College of applied arts and technology, or other accredited post-secondary institution, until June 30, 2020
- 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. 20K 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 6) – 60% 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 & CIPAs to confirm CIPA and BIA boundaries.

Exemptions (Education Development Charges Public & Catholic)

Residential:

- Intensification – Enlargement of an existing dwelling unit; creation of 1 or 2 units to a SDU, or 1 unit to any other residential building exempted from DCs (subject to gfa restrictions & 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*

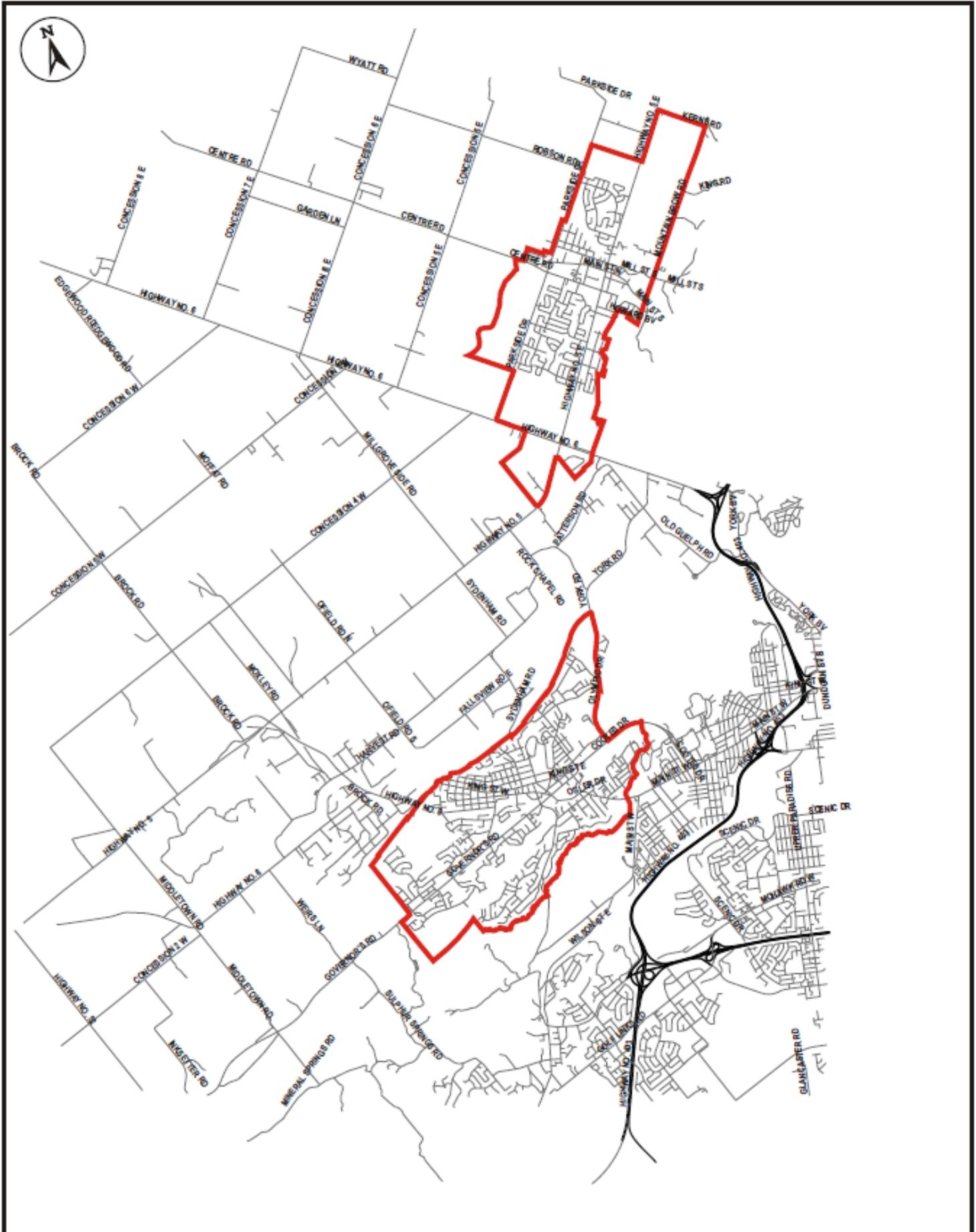
Complaints Procedure:

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).

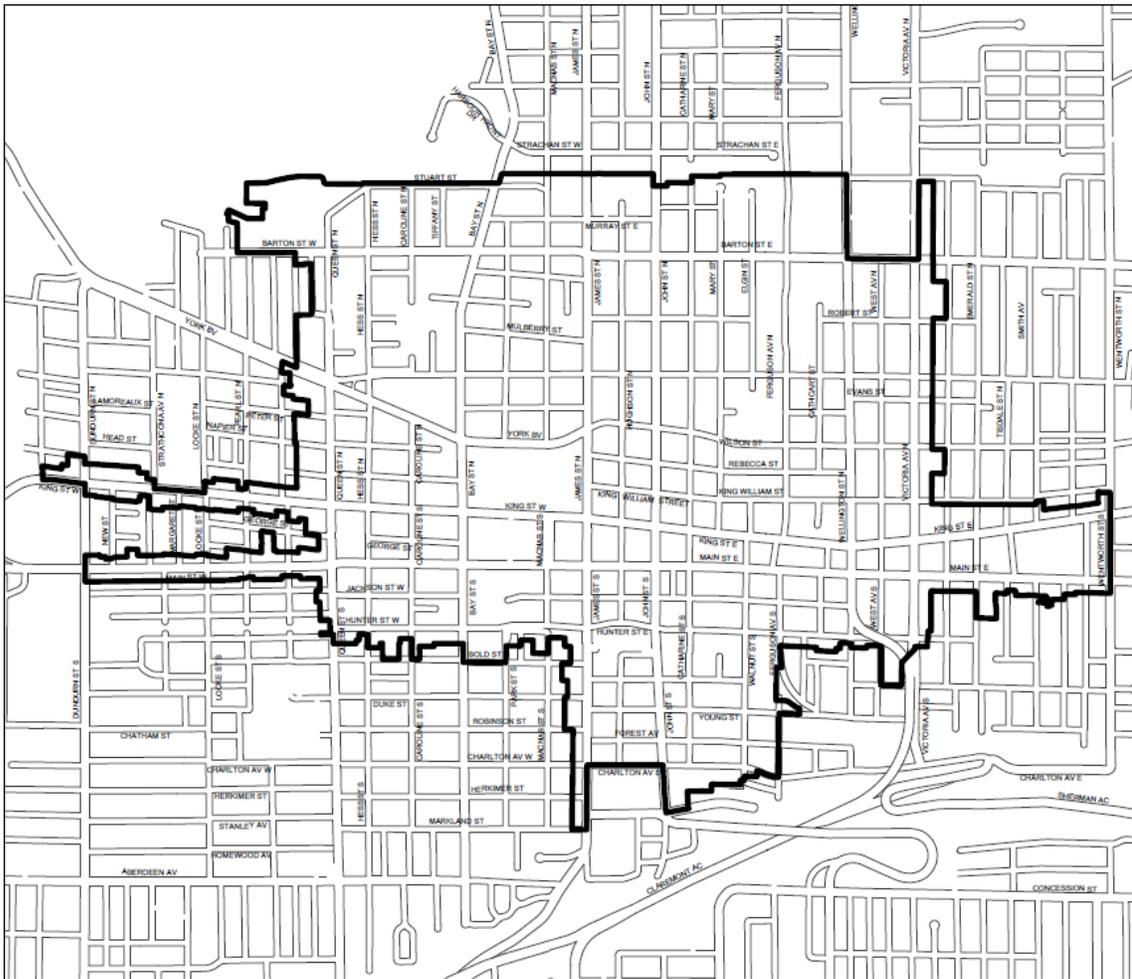
The complaint must be made in writing to the City clerk with a copy to Corporate Services and must identify that it is a Section 20 complaint and include all information required by the DC Act. The complaint may not be made more than 90 days after the development charge, or any part of it, is payable.

Waterdown/Dundas Special Area Charge Map



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

Downtown Hamilton CIPA Exemption Borders Map & CIPA Exemption Height Map



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