



CITY OF HAMILTON  
Development Charges Information – Pamphlet  
Summary of By-laws 14-153 and 11-174 (as amended)

**Rates Effective  
July 6, 2016 – July 5, 2017**

*Please ensure the effective date of this pamphlet corresponds with your needs.*

The information contained within is intended only as a guide.

**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. 14-153  
By-law No. 11-174 (as amended)

Rates shall be indexed on the anniversary date of the DC By-laws (every July 6) by the percentage change recorded in the average annual Non-Residential Construction Price Index for Toronto produced by Statistics Canada. (CANSIM table 327-0043)

**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 all non-residential developments, apartment developments, and residential facility developments for up to a maximum of 5 years. The deferral agreement is subject to interest charges and administration fees.

**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 for the HWDSB (Public) Education DC, the credit for Residential demolitions expires 2 years from the date of demolition permit issuance.

**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, provided that the building permit is issued within 6 months of the date of a rate increase. 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.

**Redevelopment:**

Credits may be provided for full or partial conversions from one use to another. No credits are given for schools, churches, or other exempt uses.

**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 1<sup>st</sup> Floor of City Hall, 71 Main St. W., Hamilton, Ontario L8P 5Y4.

**For further information regarding development charges, contact:**

905-546-2424 Ext 1434 or Ext 2790 – Finance, or  
905-546-2720 – Building

*Please check with City Staff 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.*

**Non-Residential Rates:**

**Industrial**

The City's per square foot charge for industrial development has been discounted from the full rate of \$19.09 per square foot. The industrial development charge rate is currently set at \$11.81 per square foot.

For new Industrial Development under 10,000 square feet, the rate will be as follows  
From July 6, 2016 – July 5, 2017: \$8.86 per square foot

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 City's non-industrial (commercial/institutional) charge for July 6, 2016 – July 5, 2017 is phased in as follows:

- 1<sup>st</sup> 5,000 square feet: \$9.55 per square foot (50% of charge in effect)
- 2<sup>nd</sup> 5,000 square feet: \$14.32 per square foot (75% of charge in effect)
- 10,000+ square feet: \$19.09 per square foot (100% of charge in effect)

For expansions of non-industrial developments already in existence as of July 6, 2009 the following City rates apply:

- 1<sup>st</sup> 5,000 square feet of expansion: Exempt
- any amount over 5,000 square feet: \$19.09 per square foot

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

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

**Residential:**

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

Affordable Housing – Projects receiving senior government or CityHousingHamilton funding (but not receiving funding to cover DC's) 100% exempted

Farm Help Houses – Considered to be Agricultural Use – 100% exempt (bona fide farming/agriculture uses - see by-law definition for further details ) - but does not include single detached dwelling on agricultural land

Student Residence – 50% exemption for student residence built by a University, College of applied arts and technology, other accredited post-secondary institution, or accredited private secondary school

Redevelopment of existing residential development – exempt from 50% of DC's generated within the existing building envelope (credit for 100% of previous use) (for example turning a SDU into a rooming house)

**Both:**

Heritage Buildings – redevelopment 100% exempt within the existing building envelope

Downtown CIPA Exemption (Map on Page 4) – 80% exemption of DC's otherwise payable if within boundaries (to be applied after all other exemptions and credits are applied)

*Please note the majority of these exemptions DO NOT apply to Education DC's*

**Non-Residential:**

100% Exempted

- Parking Garage/Structure
- Agricultural Use (bona fide farming/agriculture uses - see by-law definition for further details)
- Place of Worship (must be exempt from property taxes)
- Covered Sports Field (playing surface and spectator viewing areas – does not include ancillary areas i.e. hallways, change rooms, concessions etc.)

ERASE/Brownfield – Exemption for the lesser of environmental remediation costs (approved through ERASE grant) or development charges otherwise payable

Academic/Teaching Space – exempt from all City DC's except for the Transit component if development is by a University, other post-secondary school offering a degree or diploma recognized by the Province, or a not-for-profit private elementary or secondary school operated in compliance with Section 16 of the *Education Act*

Public Hospital – Exempt from 50% of the DC's otherwise payable

**SERVICE COMPONENT BREAKDOWN - July 6, 2016 - July 5, 2017**

	Residential (\$)					Non-Residential (\$)	
	Single-Detached Dwelling & Semi-Detached Dwelling	Townhouses & Other Multiple Unit Dwellings	Apartments 2-Bedrooms +	Apartments Bachelor & 1-Bedroom	Residential Facility Dwelling	(note a)	
	(per Unit)	(per Unit)	(per Unit)	(per Unit)	(per Bedroom)	(per Sq. Ft.)	(per Sq. m.)
<b>Service Component</b>							
<b>Urban Area Charges</b> (note b)							
Water Service	4,278	3,092	2,613	1,817	1,388	2.41	25.94
Wastewater Facilities	3,802	2,748	2,321	1,615	1,234	2.14	23.03
Wastewater Linear Services	4,789	3,461	2,924	2,034	1,554	2.70	29.06
Stormwater Drainage and Control Services	6,567	4,747	4,010	2,790	2,131	1.31	14.10
<b>Total Urban Area Charges</b>	<b>19,436</b>	<b>14,048</b>	<b>11,868</b>	<b>8,256</b>	<b>6,307</b>	<b>8.56</b>	<b>92.14</b>
<b>Municipal Wide Charges</b>							
Services Related to a Highway	8,310	6,005	5,074	3,530	2,696	8.46	91.06
Public Works	310	224	189	131	101	0.17	1.83
Police Services	391	283	238	166	127	0.21	2.26
Fire Protection Services	345	249	211	147	112	0.19	2.05
Transit Services	506	366	309	215	164	0.32	3.44
Parkland Development	1,375	994	839	583	446	0.10	1.08
Recreation Facilities	2,111	1,525	1,289	897	685	0.15	1.61
Library Services	597	432	365	254	193	0.04	0.43
Administrative Studies	739	535	451	314	240	0.45	4.84
Ambulance Services	37	26	22	15	12	0.02	0.22
Long Term Care	239	173	146	102	77	0.04	0.43
Health Services	26	19	16	11	8	-	-
Social & Child Services	29	20	17	12	9	-	-
Social Housing	542	391	331	230	176	-	-
Airport Services	242	175	148	103	78	0.15	1.61
Parking Services	340	245	208	145	110	0.20	2.15
Provincial Offenses Act	23	17	14	10	7	0.01	0.11
Hamilton Conservation Authority	22	16	13	9	7	0.02	0.22
<b>Total Municipal Wide Charges</b>	<b>16,184</b>	<b>11,695</b>	<b>9,880</b>	<b>6,874</b>	<b>5,248</b>	<b>10.53</b>	<b>113.34</b>
<b>City Total (Urban Area &amp; Municipal Wide)</b>	<b>35,620</b>	<b>25,743</b>	<b>21,748</b>	<b>15,130</b>	<b>11,555</b>	<b>19.09</b>	<b>205.48</b>
<b>Other Development Charges</b>							
GO Transit (City-Wide)	237	170	147	98	77	-	-
Education - HWDSB (Public - note c)	1,039	1,039	1,039	1,039	1,039	0.39	4.20
Education - HWCDSB (Catholic - note c)	885	885	885	885	885	0.34	3.66
<b>Grand Total (before Special Area Charges)</b>	<b>37,781</b>	<b>27,837</b>	<b>23,819</b>	<b>17,152</b>	<b>13,556</b>	<b>19.82</b>	<b>213.34</b>
<b>Special Area Charges</b>							
Binbrook (note d)	3,211	2,320	1,961	1,364	1,042	-	-
Dundas/Waterdown (note e)	1,588	1,147	970	674	515	1.09	11.73
<b>Grand Total Binbrook</b>	<b>40,992</b>	<b>30,157</b>	<b>25,780</b>	<b>18,516</b>	<b>14,598</b>	<b>19.82</b>	<b>213.34</b>
<b>Grand Total Dundas/Waterdown</b>	<b>39,369</b>	<b>28,984</b>	<b>24,789</b>	<b>17,826</b>	<b>14,071</b>	<b>20.91</b>	<b>225.07</b>
Stormwater Management Pond Credit (note f)	(5,030)	(3,636)	(3,071)	(2,137)	(1,632)	-	-

**Notes:**

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.

b) Charges applicable to developments outside of the urban area shall be determined with regard to the Urban services required or used.

c) 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.

d) Land affected by the Binbrook Special Area Charge can be found on Page 4. This charge is not subject to annual indexing.

e) Land affected by the Dundas & Waterdown Special Area Charge can be found on Page 4. This charge is not subject to annual indexing.

## Exemptions (Education Development Charges Public & Catholic)

### Residential:

Intensification – Enlargement of an existing residential unit, and addition of 2 units to a SDU, or 1 unit to any other residential building exempted from DC's

### Non-Residential:

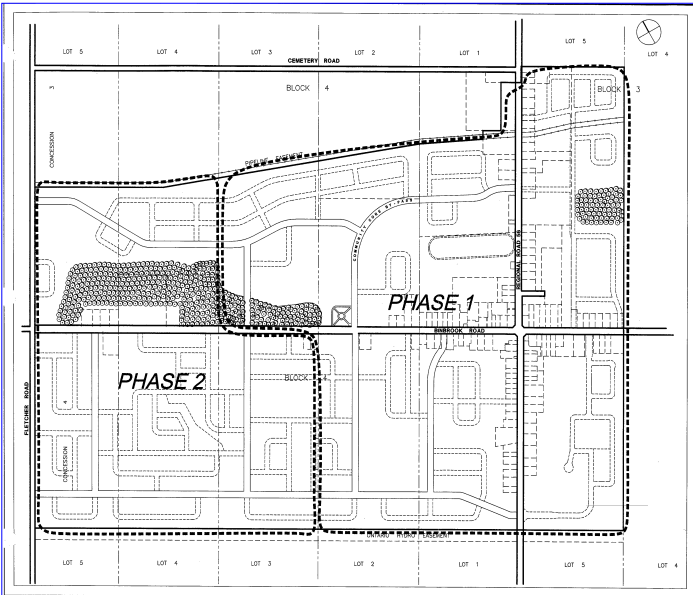
Public Hospital – Exempt from 100% of DC's if receiving aid under *Public Hospitals Act*

Place of Worship – 100% exempted (must be exempt from property taxes)

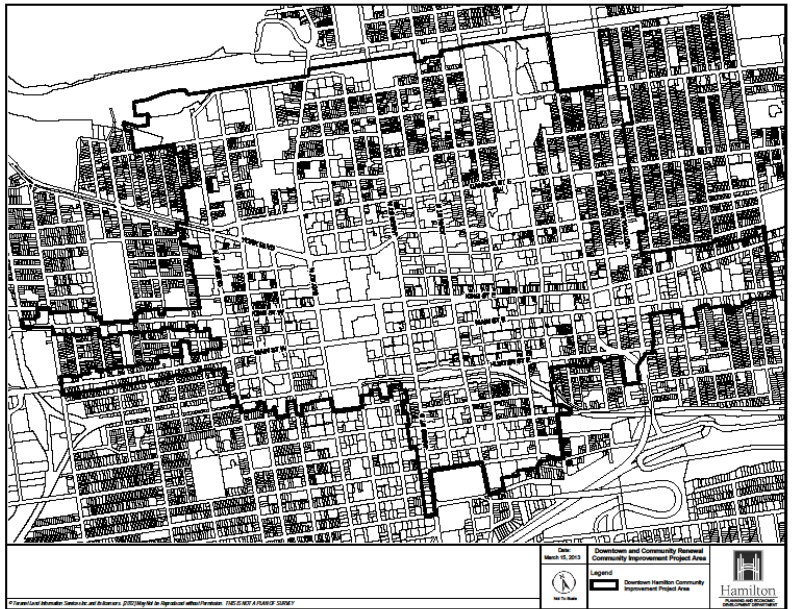
Non-Residential farm buildings – 100% exempted

Enlargement of existing Industrial Buildings –  
Enlargement of up to 50% of existing gfa exempted

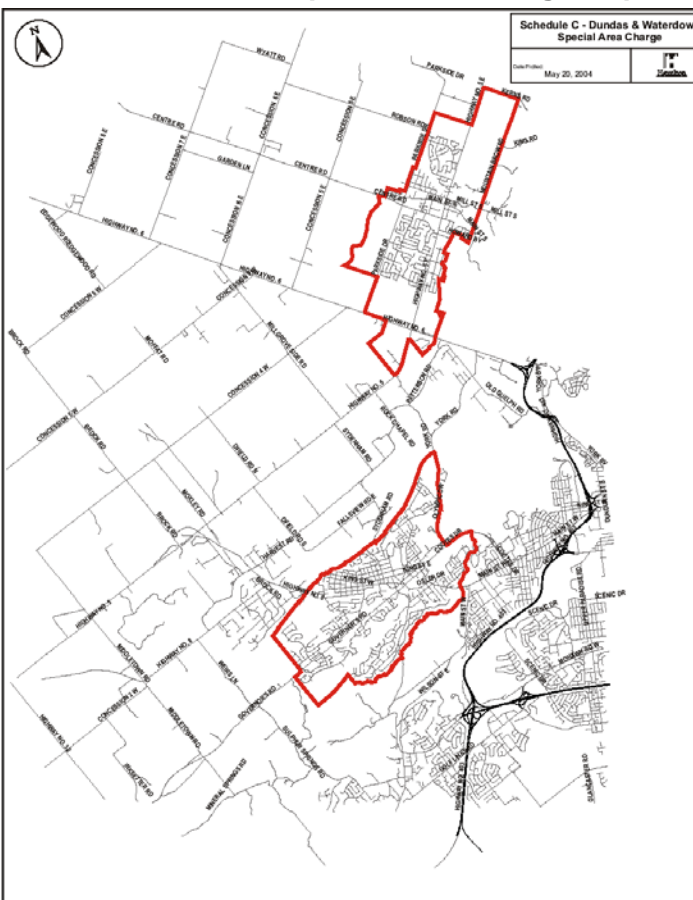
### Binbrook Special Area Charge Map



### Downtown CIPA Exemption Map



### Waterdown/Dundas Special Area Charge Map



### Complaints Procedure:

A person required to pay a development charge, or the person's agent, may complain 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 state the complainant's name, the address where notice can be given to the complainant and reason for the complaint.

The complaint may not be made more than 90 days after the development charge, or any part of it, is payable.