



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

**Rates Effective
July 6, 2018 – July 5, 2019**

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 1st Floor of City Hall, 71 Main St. W., Hamilton, Ontario L8P 5Y4.

For further information regarding development charges, contact:

905-546-2424 Ext 4047 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.

SERVICE COMPONENT BREAKDOWN - July 6, 2018 - July 5, 2019								
Service Component	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.)	
Urban Area Charges (note b)								
Water Service	4,603	3,327	2,811	1,955	1,493	2.60	27.99	
Wastewater Facilities	4,090	2,956	2,497	1,737	1,328	2.30	24.76	
Wastewater Linear Services	5,151	3,723	3,146	2,188	1,671	2.90	31.22	
Stormwater Drainage and Control Services	7,065	5,106	4,313	3,001	2,293	1.41	15.18	
Total Urban Area Charges	20,909	15,112	12,767	8,881	6,785	9.21	99.14	
Municipal Wide Charges								
Services Related to a Highway	8,939	6,460	5,458	3,797	2,900	9.10	97.95	
Public Works	333	241	204	141	108	0.19	2.05	
Police Services	421	305	256	179	137	0.23	2.48	
Fire Protection Services	371	268	227	158	120	0.21	2.26	
Transit Services	544	393	332	231	176	0.34	3.66	
Parkland Development	1,479	1,069	903	628	480	0.11	1.18	
Recreation Facilities	2,271	1,641	1,387	965	737	0.16	1.72	
Library Services	642	464	392	273	208	0.04	0.43	
Administrative Studies	795	575	485	337	258	0.48	5.17	
Ambulance Services	39	28	24	16	13	0.02	0.22	
Long Term Care	257	186	157	110	83	0.04	0.43	
Health Services	28	21	18	12	9	-	-	
Social & Child Services	31	22	19	13	10	-	-	
Social Housing	583	421	356	248	189	-	-	
Airport Services	261	188	159	111	84	0.16	1.72	
Parking Services	366	264	223	156	118	0.22	2.37	
Provincial Offences Act	25	19	15	11	8	0.01	0.11	
Hamilton Conservation Authority	24	18	14	10	8	0.02	0.22	
Total Municipal Wide Charges	17,409	12,583	10,629	7,396	5,646	11.33	121.96	
City Total (Urban Area & Municipal Wide)	38,318	27,695	23,396	16,277	12,431	20.54	221.09	
Other Development Charges								
GO Transit (City-Wide)	252	180	156	104	82	-	-	
Education - HWDSB (Public - note c)	1,039	1,039	1,039	1,039	1,039	0.39	4.20	
Education - HWCDDB (Catholic - note c)	885	885	885	885	885	0.34	3.66	
Grand Total (before Special Area Charges)	40,494	29,799	25,476	18,305	14,437	21.27	228.95	
Special Area Charges								
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	
Grand Total Binbrook	43,705	32,119	27,437	19,669	15,479	21.27	228.95	
Grand Total Dundas/Waterdown	42,082	30,946	26,446	18,979	14,952	22.36	240.68	
Stormwater Management Pond Credit (note f)	(5,411)	(3,911)	(3,303)	(2,298)	(1,756)	-	-	

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 regard to the Urban services required or used.</p> <p>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.</p>	<p>d) Land affected by the Binbrook Special Area Charge can be found on Page 4 (Phase 1). This charge is not subject to annual indexing.</p> <p>e) Land affected by the Dundas & Waterdown Special Area Charge can be found on Page 4. This charge is not subject to annual indexing.</p> <p>f) Stormwater Management Pond credit applies where stormwater management facilities in a particular subdivision have been provided at the cost of the developer as a condition of approval of a plan of subdivision.</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 rate of \$20.54 per square foot. The industrial development charge rate is currently set at \$12.53 per square foot.

For new Industrial Development under 10,000 square feet, the rate will be as follows

From July 6, 2018 – July 5, 2019: \$9.41 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, 2018 – July 5, 2019 is phased in as follows:

1st 5,000 square feet: \$10.27 per square foot (50% of charge in effect)

2nd 5,000 square feet: \$15.41 per square foot (75% of charge in effect)

10,000+ square feet: \$20.54 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:

1st 5,000 square feet of expansion: Exempt

any amount over 5,000 square feet: \$20.54 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 (subject to gfa restrictions)

Affordable Housing – Projects receiving senior government or CityHousingHamilton funding (but not receiving funding to cover DCs) 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 for use as a residential facility – exempt from 50% of DCs generated within the existing building envelope (credit for 100% of previous residential facility use)

Both:

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

Downtown CIPA Exemption (Map on Page 4) – 70% exemption of DCs 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 DCs

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 DCs 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 DCs otherwise payable

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 DCs (subject to gfa restrictions)

Non-Residential:

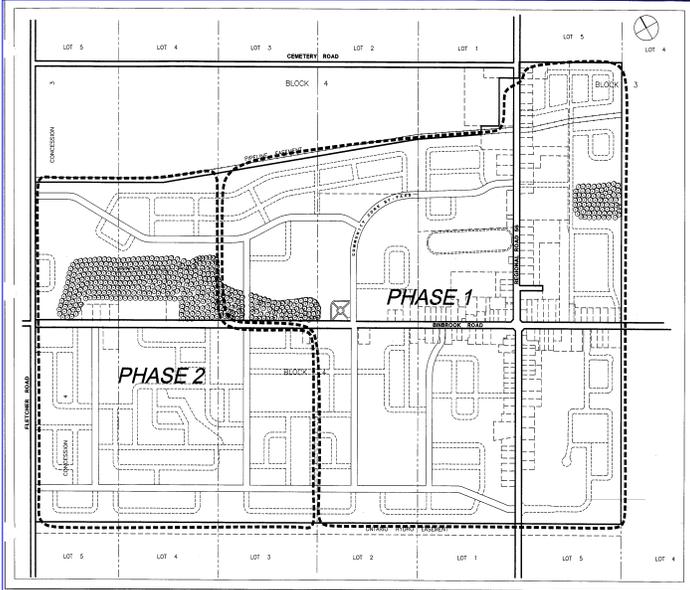
Public Hospital – Exempt from 100% of DCs if receiving aid under *Public Hospitals Act*

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

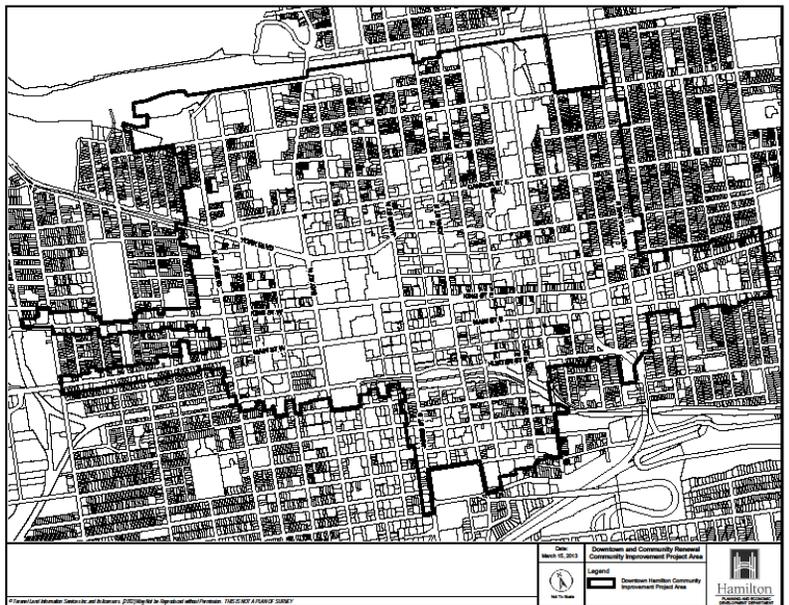
Non-Residential farm buildings – 100% exempted

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

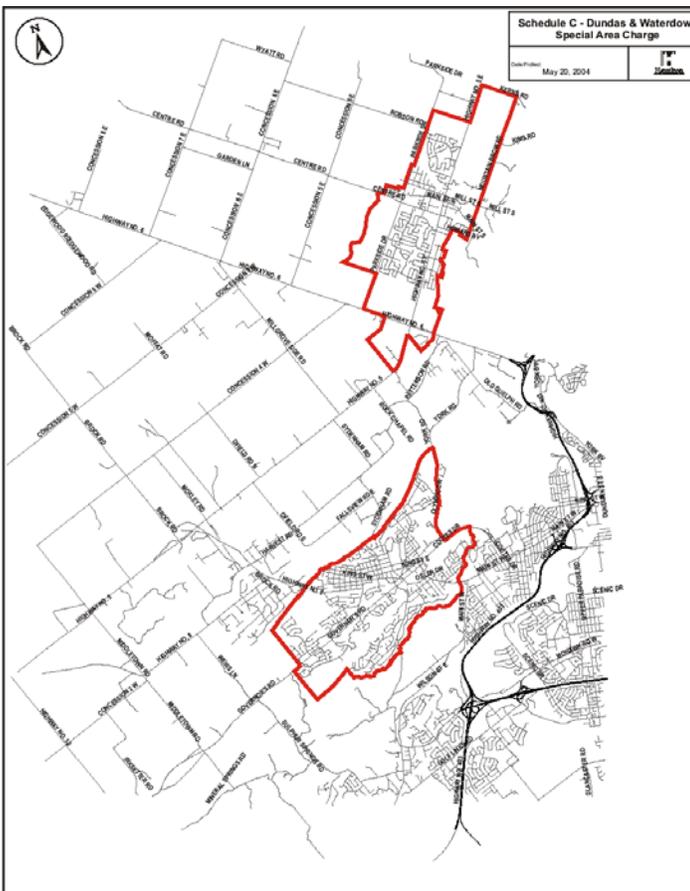
Binbrook Special Area Charge Map (Phase 1)



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 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.