

Authority: Item ,
Report
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO.

Being a By-law respecting development charges on lands within The City of Hamilton

WHEREAS the *Development Charges Act, 1997*, S.O.1997, c.27 (hereinafter referred to as the "Act") authorizes municipalities to pass a By-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the said By-law applies;

WHEREAS the City of Hamilton, as required by section 10 of the Act, has undertaken and completed a development charge background study regarding the anticipated amount, type and location of development; the increase in needs for services; estimated capital costs to provide for such increased needs, including the long term capital and operating costs for capital infrastructure required for the services;

WHEREAS as required by section 11 of the Act, this By-law is being enacted within one year of the completion of the said development charge background study, titled "*City of Hamilton 2019 Development Charge Background Study*" prepared by Watson & Associates, dated March 13, 2019;

WHEREAS in advance of passing this By-law the Council of the City of Hamilton has given notice of and held a public meeting on April 18, 2019 in accordance with section 12 of the Act regarding its proposals for this development charges By-law;

WHEREAS the Council of the City of Hamilton, through its General Issues Committee, has received written submissions and heard all persons who applied to be heard no matter whether in objection to, or in support of, the said By-law;

WHEREAS Council intends that development-related 2019 – 2031 capacity will be paid for by development charges;

WHEREAS the Council of the City of Hamilton, at its meeting of June 12, 2019, has adopted and approved the said background study, as amended, and the development charges and policies recommended by the General Manager of the Finance and Corporate Services Department to be included in this By-law and determined that no further public meetings are required under section 12 of the Act; and

WHEREAS Council approved report FCS19050 respecting “2019 City of Hamilton Development Charge By-law”, thereby updating its capital budget and forecast where appropriate and indicating that it intends that the increase in the need for services to service anticipated development will be met.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

Interpretation

1. In this By-law,
 - (a) “**Act**” means the *Development Charges Act, 1997*, S.O. 1997, c.27.
 - (b) “**Adaptive Reuse**” means the alteration of an existing Building on a Protected Heritage Property for compliance of its continuing or resumed use(s) with current Building Code requirements; or, for compliance of its proposed new use(s) with current building code requirements; or, for ensuring its structural integrity; or for optimizing its continued, resumed or new use(s); while maintaining the cultural heritage value or interests of the subject building; and in compliance with the conditions of any Heritage Permit required for the subject alterations.
 - (c) “**Affordable Housing Project**” means a development or redevelopment that provides housing and incidental facilities for persons of low and moderate income.
 - (d) “**Agricultural Land**” means land which is zoned for an Agricultural Use in the zoning By-law of the predecessor municipality in which the land is located, and any subsequent amendment or replacement thereof, and used for a bona fide Agricultural Use.
 - (e) “**Agricultural Use**” means the use of lands and Buildings by a Farming Business outside of the Urban Area Boundary for apiaries, fish farming, dairy farming, fur farming, the raising or exhibiting of livestock, or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and any other crops or ornamental plants, excluding:
 - (i) Residential Uses, including Farm Help Houses;
 - (ii) non-agriculture uses, including but not limited to banquet halls, Retail Greenhouses and retail stores; and
 - (iii) Cannabis Production Facilities.
 - (f) “**Apartment Dwelling**” means a building containing more than two Dwelling Units where the Dwelling Units are connected by an interior corridor, but does not include a Residential Facility Dwelling or a Lodging House.
 - (g) “**Apartment Dwelling Unit**” means a Dwelling Unit within an Apartment Dwelling.

- (h) **“Artist Studio”** means a non-residential Building, or any part thereof, used as a workplace of an artist and shall include but not limited to a painter, sculptor or photographer.
- (i) **“Back-to-back Townhouse Dwelling”** means a building containing four or more dwelling units vertically by a common wall, including a rear common wall, that do not have rear yards.
- (j) **“Back-to-back Townhouse Dwelling Unit”** means a Dwelling Unit within a Back-to-back Townhouse Dwelling.
- (k) **“Bedroom”** means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.
- (l) **“Board of Education”** means a board as defined in Subsection 1(1) of the *Education Act 1997*, S.O. 1997, c.E.2.
- (m) **“Building”** means any structure or building as defined in the Building Code but does not include a vehicle.
- (n) **“Building Code”** means Ontario Regulation 332/12 as amended or any successor thereto made under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended.
- (o) **“Business Improvement Areas”** or **“BIAs”** means the areas identified as BIAs within Schedule “H”.
- (p) **“By-law”** means, unless the contest requires otherwise, this City of Hamilton By-law Number 19-XXX, including with all Schedules hereto, as amended from time to time.
- (q) **“Cannabis”** means:
 - (i) a cannabis plant;
 - (ii) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - (iii) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (iv) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- (r) **“Cannabis Plant”** means a plant that belongs to the genus *Cannabis*.
- (s) **“Cannabis Production Facilities”** means a Building, or part thereof, designed, used, or intended to be used for one or more of the following:

growing, cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

- (t) **“Class A Office Development”** means an Office Development with a minimum of 20,000 square feet of Gross Floor Area.
- (u) **“Combined Sewer System”** shall mean the area within the City of Hamilton that is depicted as the Combined Sewer System in Schedule “D”.
- (v) **“Commercial Parking”** means a Building, or part thereof, used for the parking of motor vehicles for compensation, but shall not include any parking spaces provided for Residential, Non-residential or Mixed Use Development required or permitted by the applicable City Zoning By-law.
- (w) **“Communications Establishment”** means a Building, or any part thereof, used for the broadcasting and production of information through various media, and shall include but not be limited to print, television, radio and electronic media and which may include facilities for the printing or broadcasting of information but shall not include a call centre.
- (x) **“Community Improvement Project Areas”** or **“CIPAs”** means the areas identified and CIPAs within Schedule “H”.
- (y) **“Council”** means the Council of the City of Hamilton.
- (z) **“Development”** means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof or any development requiring any of the actions described in section 12, and includes redevelopment.
- (aa) **“Development Charge”** or **“Development Charges”** means the charges imposed by this By-law against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this By-law applies.
- (bb) **“Downtown Hamilton Community Improvement Project Area”** or **“Downtown CIPA”** means the area shown on Schedule “E”.
- (cc) **“Downtown Public Art Reserve”** means a public art reserve established and administered by the City of Hamilton that may fund public art in the Downtown CIPA.
- (dd) **“Duplex”** means a Building containing two Dwelling Units, but shall not include a Semi-detached Dwelling.
- (ee) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by one or more persons living together as a single

housekeeping unit in which culinary and sanitary facilities are provided for the exclusive use of such person or persons.

- (ff) **“Existing Industrial Building”** shall have the same meaning as that term is defined under Ontario Regulation 82/98 under the Act, but, for clarity, shall only include buildings for which a final inspection by a City building inspector has been conducted and passed, resulting in a finalized building permit.
- (gg) **“Farm Help House”** means a Dwelling Unit constructed on Agricultural Land and not attached to any other Building, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers.
- (hh) **“Farming Business”** means a business operating on Agricultural Land with a current Farm Business Registration Number issued pursuant to the *Farm Registration and Farm Organizations Funding Act*, 1993, S.O. 1993, c.21, and assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation.
- (ii) **“First Use”** has the meaning ascribed to it in Section 31.
- (jj) **“Full Kitchen”** means a kitchen which contains a fridge, stove and sink.
- (kk) **“Garden Suite”** has the same meaning as it has in subsection 39.1(2) of the *Planning Act*.
- (ll) **“Grade”** means the average level of proposed or finished ground adjoining a Building at all exterior walls.
- (mm) **“Gross Floor Area”** means:
 - (i) in the case of a Non-residential Development, the total area of all Building floors above Grade measured between the outside surfaces of the exterior walls or between the outside surfaces of exterior walls, and includes the floor area of a mezzanine; or
 - (ii) in the case of a Mixed Use Development including both Residential Uses and Non-residential Uses, the total area of the Non-residential Use portion including all Building floors above Grade measured between the outside surfaces of the exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing a Non-residential Use and a Residential Use; or
 - (iii) in the case of a Live/Work Unit, the total area of the Non-residential Use portion of the unit including all Building floors above Grade measured between the outside surfaces of the exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the Live/Work Unit from any other Live/Work Unit, Dwelling unit, Non-residential Use or Mixed Use Development.

- (nn) **“Hangar”** means a covered or enclosed Building used for housing and repairing aircraft within one thousand (1000) metres of an aerodrome as that term is defined in the *Aeronautics Act*, R.S.C., 1985, c.A-2. For the purposes of this By-law, hangars will be considered an industrial development.
- (oo) **“Industrial Development”** means a Building used, designed or intended for use for, or in connection with,
- (i) manufacturing, producing, processing, storing or distributing something;
 - (ii) research or development in connection with manufacturing, producing or processing, something;
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site which the manufacturing, production or processing takes place;
 - (iv) office, administrative, clerical, management, consulting, advisory or training purposes, if they are, carried out with respect to manufacturing, producing, processing, storage or distributing of something, and, in or attached to the Building used for that manufacturing, producing or processing, storage or distribution; and
 - (v) any use inside the Urban Area, that would, except for its location inside the Urban Area Boundary, be considered an Agricultural Use under this By-law.

Without limiting the generality of the foregoing, for the purpose of this By-law, Industrial Development also includes a warehouse, a Hangar, an Artist Studio and a Production Studio but not a Communications Establishment.

- (pp) **“Laneway”** means a public highway or road allowance having a width of less than 12.0 metres.
- (qq) **“Laneway House”** means a dwelling unit abutting a Laneway on the same lot or parcel of land as another Single Detached Dwelling or Semi-detached Dwelling, physically detached from and secondary to the Single Detached Dwelling or Semi-detached Dwelling.
- (rr) **“Live/Work Unit”** means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and Non-residential areas and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the Residential and Non-residential areas.
- (ss) **“Local Board”** means any municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board,

commission, committee, body or local authority established or exercising any power under any act with respect to the affairs or purposes of the City, excluding a school board, a conservation authority, any municipal business corporation not deemed to be a local board under O. Reg 168/03 under the *Municipal Act*, 2001, S.O. 2001, c.25.

- (tt) **“Lodging House”** means a building that is used or designed to provide four or more lodging units, which may share common areas of the building other than the lodging unit and do not appear to function as a single housekeeping unit and does not include a residential facility.
- (uu) **“Lodging Unit”** means a room or set of rooms located in a lodging house designed or intended to be used for sleeping and living accommodation, which:
 - (i) is designed for the exclusive use of the resident or residents of the unit;
 - (ii) is not normally accessible to persons other than the resident or residents of the unit; and,
 - (iii) may contain either a bathroom or Full Kitchen but does not contain both for the exclusive use of the resident or residents of the unit.
- (vv) **“Lot”** means a lot, block or parcel of land which can be legally and separately conveyed pursuant to section 50 of the *Planning Act* and includes a development having two or more lots consolidated under a single ownership.
- (ww) **“Medical Clinic”** means a Building, or part thereof, which is used by health professionals for the purpose of consultation, diagnosis and/or treatment of persons and shall include but not be limited to laboratories, dispensaries or other similar facilities, but shall not include overnight accommodation for in-patient care resulting from surgery.
- (xx) **“Mixed Use Development”** means a Building used, designed or intended for use for both Residential and Non-residential Uses.
- (yy) **“Mobile Home”** means a Building recognized in the Building Code as a “Mobile Home” in accordance with the standard for mobile homes in CSA Z240.2.1 “Structural requirements for Manufactured Homes” or CSA A277 “Procedures for Factory Certification of Buildings”.
- (zz) **“Multiple Unit Dwelling”** means a Building consisting of two or more Dwelling Units attached by a vertical or horizontal wall or walls other than a Single Detached Dwelling, Semi-detached Dwelling, Apartment Dwelling, Stacked Townhouse Dwelling, Residential Facility Dwelling or Lodging House. Multiple Unit Dwelling includes, but is not limited to, Townhouse Dwelling, Back-to-back Townhouse Dwelling, Duplex, and the portion of a Live/Work Unit intended to be used exclusively for living accommodations for one or more individuals.

- (aaa) **“Non-industrial Development”** means any non-residential Building which is not an Industrial Development and without limiting the generality of the foregoing, Non-industrial Development includes commercial and retail buildings, Office Development, the portion of a Live/Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals, a hospital that is approved under *Public Hospitals Act*, R.S.O. 1990, c. P. 40, and R.R.O. 1990, Regulation 964 as a public hospital, and Short Term Accommodation.
- (bbb) **“Non-residential Development”** or **“Non-residential Use”** is any development other than a Residential Development or Residential Use.
- (ccc) **“Office Development”** means a Building, or part thereof, in which management, clerical, administrative, consulting, advisory or training services are offered or performed, but shall not include a Medical Clinic or any part of an Industrial Development
- (ddd) **“Place of Worship”** means a Building, or any part thereof, owned and occupied by a church or religious organization used for religious services, ceremonies or other religious practices, or for the purposes of a the burial or entombment of the remains of deceased individuals and which is which is or would be classified as exempt from taxation in accordance with paragraph 3 of subsection 3(1) of the *Assessment Act*, R.S.O. 1990, Chapter A.31, but does not include a Building or any part thereof , owned by a church or religious organization and used for any other purpose including without limiting the generality of the foregoing any uses which generate revenue for the church or religious organization.
- (eee) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P. 13.
- (fff) **“Production Studio”** means a Building, or any part thereof, used for the creation and production of motion pictures or audio or video recordings and the associated warehousing, prop and set design and storage or used for digital media uses such as animation studio, and associated software development and processing, but shall not include the mass reproduction of film.
- (ggg) **“Protected Heritage Property”** means a property that is designated under Part IV of the *Ontario Heritage Act*, subject to a Heritage Easement under Part II of the *Ontario Heritage Act*, subject to a Heritage Easement under Part IV of the *Ontario Heritage Act*, or subject to a covenant or agreement on title held between the property owner and a conservation authority or level of government in the interest of conserving built heritage.
- (hhh) **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building has previously been demolished on such land, or changing the use of a Building from a Residential Development to a Non-residential Development or from a Non-residential Development to a Residential Development, or changing a Building from one form of Residential Development to another form of

Residential Development or from one form of Non-residential Use to another form of Non-residential Use and including any development or redevelopment requiring any of the actions described in Section 12.

- (iii) **“Regulation”** means Ontario Regulation 82/98 under the Act.
- (jjj) **“Residential Development”** or **“Residential Use”** means:
 - (i) a Single Detached Dwelling;
 - (ii) a Semi-detached Dwelling;
 - (iii) a Residential Facility;
 - (iv) a Lodging House;
 - (v) a Mobile Home;
 - (vi) a Garden Suite;
 - (vii) a Laneway House;
 - (viii) a Multiple Unit Dwelling;
 - (ix) a Stacked Townhouse Dwelling;
 - (x) an Apartment Dwelling; or
 - (xi) the portion of a Mixed-use Development comprised of any Dwelling Units and any areas intended to be used exclusively by the occupants of the Dwelling Units,but does not include any Buildings used or designed to be used for use as Short Term Accommodation.
- (kkk) **“Residential Facility”** means a Building or part thereof containing four or more rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level and:
 - (i) where the occupants have the right to use, in common, halls, stairs, yards, common rooms and accessory buildings;
 - (ii) which may or may not have exclusive sanitary facilities for each occupant;
 - (iii) which does not have exclusive Full Kitchen facilities for each occupant;
 - (iv) where support services such as meal preparation, grocery shopping, laundry; and

- (v) housekeeping, nursing, respite care and attendant services may be provided at various levels.
- (lll) **“Retail Greenhouse”** means a Building, that is made primarily of translucent building material, used, designed or intended to be used for the sale and display of plants products grown or stored therein gardening supplies and equipment, or landscaping supplies and equipment.
- (mmm) **“Semi-detached Dwelling”** means a Building consisting of two Dwelling Units attached by a vertical wall or walls, each of which has a separate entrance or access to grade.
- (nnn) **“Separated Sewer System”** shall mean the area within the City of Hamilton that contained inside the area depicted as the Urban Area Boundary in Schedule “D” and outside the area depicted as the Combined Sewer System in Schedule “D”.
- (ooo) **“Services”** means services designated in Schedule “A” and Schedule “B” of this By-law; or designated in an agreement under section 44 of the Act.
- (ppp) **“Short Term Accommodation”** means a Building designed or used or designed or intended for use as a temporary rental sleeping accommodation for travellers and shall include but not be limited to a motel, motor hotel, hotel or an apartment hotel.
- (qqq) **“Single Detached Dwelling”** means a Building containing one Dwelling Unit and not attached to another Building, whether or not the Single Detached Dwelling is situated on a single lot.
- (rrr) **“Stacked Townhouse Dwelling”** means a Building containing four or more Dwelling Units which are horizontally and vertically separated in a split level or stacked manner, where each dwelling unit egresses directly outside to grade (no egress to a common corridor).
- (sss) **“Stacked Townhouse Dwelling Unit”** means a Dwelling Unit within a Stacked Townhouse Dwelling.
- (ttt) **“Student Residence”** means a Residential Development that is solely owned by a university, college of applied arts and technology or other accredited post-secondary institution, designed or intended to be used for sleeping and living accommodations by students of the university, college of applied arts and technology or other accredited post-secondary institution that owns the Residential Development.
- (uuu) **“Temporary Building or Structure”** means a non-residential Building without a foundation which is constructed, erected or placed on land for a continuous period of time not exceeding one year, or a like addition or alteration to an existing Building or an existing structure that has the effect of increasing the usability thereof for a continuous period not exceeding one year.

(vvv) **“Townhouse Dwelling”** means a Building divided vertically into three or more Dwelling Units, by common walls which prevent internal access between units where each Dwelling Unit egresses directly outside to grade.

(www) **“Townhouse Dwelling Unit”** means a Dwelling Unit within a Townhouse Dwelling.

(xxx) **“Urban Area Boundary”** shall mean the area within the City of Hamilton that is depicted as the Urban Area Boundary in Schedule “D”.

2. Any defined term in the Act or Regulation that has not been defined in Section 1 of this By-law, shall have the meaning given to it in the Act or Regulation.
3. Any reference in this By-law to any statute or regulation or any section of any statute or regulation shall, unless otherwise expressly stated, be deemed to be a reference to such statute, regulation or section as amended, restated or re-enacted from time to time and to any successor legislation or regulation.
4. Unless otherwise indicated, references in this By-law to Sections, Schedules are to, Sections and Schedules of this By-law.
5. In this By-law "herein", "hereof", "hereto" and "hereunder" and similar expressions refer to this By-law.

Schedules

6. The following schedules to this By-law form an integral part of this By-law:

Schedule “A”:	Municipal Wide Development Charges
Schedule “B”:	Stormwater, Water and Wastewater Development Charges
Schedule “C”:	Special Area Charges
Schedule “D”:	Map of the Combined Sewer System Area and Urban Area Boundary of the City of Hamilton
Schedule “E”:	Downtown Hamilton Community Improvement Project Area (Downtown CIPA)
Schedule “F”:	Height Restrictions for Downtown CIPA Exemption
Schedule “G”:	Dundas/Waterdown Special Area Charge (SAC) Map
Schedule “H”:	Community Improvement Project Areas (CIPAs) and Business Improvement Project Areas (BIAs) Maps

Lands Affected

7. This By-law applies to all land within the City of Hamilton.

Amount of Charge

8. The development of land in the City of Hamilton is also subject to City of Hamilton By-law 11-174, as amended, and any additional Development Charges By-laws that may be enacted by the Council of the City of Hamilton during the life of this By-law.

9.
 - (a) Where there is Development of land within the Urban Area Boundary, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in both Schedule "A" and Schedule "B" to this By-law.

 - (b) Where a building permit is issued for a Building located on land outside of the Urban Area Boundary the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "A" and, where a connection of that Building to any or all of the water, wastewater, and stormwater services in Schedule "B" is proposed, the applicable charge set out in Schedule "B" shall also be applied to the said Development as a Development Charge.

 - (c) The Development Charge for Industrial Development shall be calculated based on the percentages outlined in Table 1 below, of the full Non-residential Development Charge set out in Schedules "A" and "B" to this By-law:

Table 1 - Industrial Development Charges to be Imposed

Service	Combined Sewer System	Separated Sewer System
	Effective July 6, 2019	Effective July 6, 2019
Water Services	0%	0%
Wastewater Facilities	100%	100%
Wastewater Linear Services	100%	100%
Stormwater Drainage and Control Services	100%	100%
Services Related to a Highway	80%	69%
Public Works	0%	0%
Police Services	0%	0%
Fire Protection Services	0%	0%
Transit Services	0%	0%
Parkland Development Services	0%	0%
Recreation Facilities	0%	0%
Library Services	0%	0%
Administrative Studies	0%	0%
Paramedic Services	0%	0%
Social and Child Services	0%	0%
Social Housing	0%	0%
Health Services	0%	0%
Long-Term Care	0%	0%
Provincial Offenses Administration	0%	0%
Airport Services	0%	0%
Parking Services	0%	0%
Waste Diversion	0%	0%

- (d) Subject to any applicable exemption set out in this By-Law, where there is development of land within those areas of Dundas and Waterdown delineated on Schedule "G" to this By-law, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "A" and Schedule "B" and the Special Area Charge as shown on Schedule "C" to this By-law.

Designation of Services

10. All Development of land within the area to which this By-law applies will increase the need for Services.
11. The Development Charges applicable to a Development as determined pursuant to this By-law shall apply without regard to the Services required or used by an individual Development.

Approvals for Development

12. The Development of land is subject to a Development Charge where the Development requires the following:

- (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under sub-section 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act* 1998, S.O. 1998, c.19; or
 - (g) the issuance of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended, or successor legislation, in relation to a building or structure.
13. Where two or more of the actions described in Section 12 of this By-law occur at different times, or a second or subsequent building permit is issued resulting in increased, additional or different Development, then additional Development Charges shall be imposed in respect of such increased, additional, or different Development permitted by that action.
14. Where a Development requires an approval described in Subsections 12(a) to 12(f) of this By-law after the issuance of a building permit and no Development Charges have been paid, then the Development Charges shall be paid prior to the granting of any approval required under Subsections 12(a) to 12(f) of this By-law.
15. Where a Development does not require a building permit but does require one or more of the approvals described in Subsection 12(a) to 12(f) of this By-law, then, notwithstanding Section 33 of this By-law, Development Charges shall be payable and paid prior to the granting of any approval required under Subsections 12(a) to 12(f) of this By-law.
16. Nothing in this By-law prevents Council from requiring, in a condition of an approval or an agreement respecting same under Section 51 of the *Planning Act* or as a condition of consent or an agreement respecting same under Section 53 of the *Planning Act* that the owner, at his or her own expense, shall install such local services related to or within a plan of subdivision, as Council may require, in accordance with the City's applicable local services policies in effect at this time.

Calculation of Development Charges

17. A Development Charge imposed pursuant to this By-law shall, subject to any other applicable provision hereof, be calculated as follows:
- (a) Subject to (i), (ii) and (iii) below, in the case of Residential Development or the residential portion of Mixed Use Development, or the residential

portion of a Live/Work Unit, based on the number and type of Dwelling Units:

- (i) in the case of a Residential Facility, Lodging House, or Garden Suite based upon the number of bedrooms;
 - (ii) subject to (iii) below, in the case of a Dwelling Unit containing six or more Bedrooms, the sixth and any additional Bedroom shall be charged at the applicable Residential Facility rate; or
 - (iii) in the case of an Apartment Dwelling containing six or more Bedrooms, then the following applies: (A) the applicable "apartment 2 bedroom +" rate shall apply to the Dwelling Unit and the first five Bedrooms; and (B) the applicable Residential Facility rate shall apply to the sixth Bedroom and each additional Bedroom;
- (b) in the case of Non-residential Development based upon the Gross Floor Area of such Development measured in square feet;
 - (c) in the case of the Non-residential Use portion of a Mixed Use Development, based upon the Gross Floor Area of the Non-residential Use component measured in square feet; and
 - (d) in the case of the Non-residential Use portion of a Live/Work Unit, based upon the Gross Floor Area of the Non-residential Use component of such Development measured in square feet.
18. Subject to the provisions of this By-law, Development Charges against land are to be calculated and collected in accordance with the Services and rates set out in Schedule "A", Schedule "B", and Schedule "C" to this By-law.

Exemptions for Intensification of Existing Housing

- 19.
- (a) No Development Charge shall be imposed where the only effect of an action referred to in Section 12 of this By-law is to:
 - (i) permit an enlargement to an existing Dwelling Unit;
 - (ii) permit the creation of one or two additional Dwelling Units within an existing Single Detached Dwelling; or
 - (iii) permit one additional Dwelling Unit in any Semi-detached Dwelling, a Townhouse Dwelling or any other existing Residential Dwelling.
 - (b) Notwithstanding (a) above, Development Charges shall be imposed if the total Gross Floor Area of the additional one or two units exceeds the Gross Floor Area of the existing Dwelling Unit.
 - (c) Notwithstanding (a) above, Development Charges shall be imposed if the additional Dwelling Unit has a Gross Floor Area greater than:

- (i) in the case of a Semi-detached Dwelling or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
 - (ii) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
 - (d) The exemption to Development Charges in (a) above shall only apply to the first instance of intensification in an existing dwelling.
 - (e) Subject to (b), (c) and (d) above, any exemption under (a) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.
20. No Development Charge shall be imposed on any Building owned by and used for the purposes of:
- (a) the City of Hamilton;
 - (b) a Board of Education;
 - (c) a local board; or,
 - (d) CityHousing Hamilton.
21. No Development Charge shall be imposed on:
- (a) one or more enlargements of an Existing Industrial Building, up to a maximum of fifty percent (50%) of the Gross Floor Area of the Existing Industrial Building.
 - (b) one or more industrial Buildings on the same lot or parcel of land as one or more Existing Industrial Buildings, up to a maximum of fifty percent (50%) of the combined Gross Floor Area of the Existing Industrial Buildings.
22. Where a proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area of an Existing Industrial Building, Development Charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area before the enlargement.
23. The cumulative total of the Gross Floor Area previously exempted hereunder shall be included in the determination of the amount of the exemption applicable to any subsequent enlargement.
24. Where:
- (a) a subdivision of a lot or parcel of land subsequent to any enlargement or additional industrial Building previously exempted hereunder results in the existing industrial Building being on a lot or parcel separate from the

Development previously, further exemptions, if any, pertaining to the existing industrial Building shall be calculated on the basis of the lot or parcel of land as it exists at the time of said enlargement or additional industrial Building.

- (b) lands are merged or otherwise added to a lot or parcel of land after July 16, 2018, the exemption in 17 (b) shall only be available to Development on the lot or parcel of land as it existed as of July 16, 2018 and the exemption in subsection 17(b) shall not apply to any Development on lands that were merged with or added to a lot or parcel of land after July 16, 2018.

Other Exemptions from Development Charges

- 25. Notwithstanding any other provision of this By-law, no Development Charges are imposed under this By-law respecting;
 - (a) a Building, or part thereof, used for parking but excluding a building or part thereof used for Commercial Parking;
 - (b) an Agricultural Use;
 - (c) a Place of Worship;
 - (d) a Garden Suite;
 - (e) a Laneway House;
 - (f) a Temporary Building or Structure, subject to Section 32;
 - (g) until such time as the City's Housing Services Division develops and implements a Development Charge Incentive Program, dwelling units within an affordable housing project that (A) either have been approved to receive construction funding from the Government of Canada or the Province of Ontario (including their Crown corporations) under an affordable housing program or have been approved by the City of Hamilton through an affordable housing program; and (B) such affordable housing dwelling unit is not eligible for funding for development charge liabilities from the Government of Canada or the Province of Ontario (including their Crown corporations); and,

Downtown CIPA Partial Exemption

- 26. Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting Class A Office Development within the boundaries of the Downtown CIPA shall be reduced by 70% after all credits are applied under this By-law, for only the portion of the Class A Office Development that is within the height restrictions as shown in Schedule "F".

27. Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting all Development, other than Class A Office Development, within the boundaries of the Downtown CIPA shall:
- (a) be reduced by the following percentages, after all other credits are applied, under this By-law for only the portion of the Building that is within the height restrictions as shown in Schedule "F" based on the later of the date on which Development Charges are payable or the date all applicable Development Charges were actually paid:

Date	Percentage of reduction (%)	Percentage of development charge payable (%)
July 6, 2019 to July 5, 2020	60	40
July 6, 2020 to July 5, 2021	50	50
July 6, 2021 to July 5, 2022	40	60
July 6, 2022 to July 5, 2023	40	60
July 6, 2023 to July 6, 2024	40	60

Schedule "F" shall not be amended by any decision by the Local Planning Appeal Tribunal relating to the City's Zoning By-law Amendment 18-114; or by any amendments, including site specific or area specific, to the City's Zoning By-law 05-200 either through Local Planning Appeal Tribunal decisions or by Council.

For clarity, any Development in excess of the height restrictions as shown in Schedule "F" shall be subject to the full calculated Development Charge and only be reduced if there are any credits or exemptions remaining after applying any and all other credits or exemptions to the portion of the building that is within the height restrictions as shown in Schedule "F".

- (b) for each year this By-law is in effect an additional exemption will apply as follows:
- (i) a dollar for dollar exemption on any remaining Development Charges payable equal to any amount of contribution by the payer of the Development Charges to the Downtown Public Art Reserve in an amount not to exceed ten percent of the Development Charges otherwise payable on the height that is within the height restrictions as shown as Schedule "F"; and
- (ii) the amount of all exemption provided in Subsection 27(b) shall be limited to \$250,000 annually and any single exemption shall be reduced by the amount it would exceed the \$250,000 limit.
28. The exemptions in Section 26 and 27 shall not apply in addition to the exemptions in Sections 19, 25 and 29. The exemptions provided in Section 26 and 27 shall only apply if the amount of exemption is greater than that provided under Sections 19, 25 and 29, individually or cumulatively. If the exemptions under Sections 19, 25 and 29 are greater, individually or cumulatively, than that which could be provided under Section 26 and 27, no exemption pursuant to Section 26 and 27 shall apply. For the purpose of this Section, the Residential Use and Non-residential Use portion of a Mixed Use Development may be

viewed as independent of one another and the exemption under this By-law that provides the greatest reduction in Development Charges payable shall be applied to each use.

Other Partial Exemptions

29. Notwithstanding any other provision of this By-law, the Development Charges payable under this By-law respecting the following types of Development will be partially exempt from Development Charges under this By-law in the manner and to the extent set out below:

- (a) for any Non-industrial Development other than an expansion, within the boundaries of the CIPAs or BIAs, and for any Office Development other than an expansion anywhere in the City, Development Charges shall be imposed as follows:
 - (i) 50% of the applicable Development Charge on the first 5,000 square feet;
 - (ii) 75% of the applicable Development Charge for each square foot in excess of 5,000 square feet and under 10,000 square feet;
 - (iii) 100% of the applicable Development Charge on the amount of Development exceeding 10,000 square feet.

Where Development has been exempted pursuant to this Subsection, the exemption set out in Subsection (b) below does not apply to any subsequent expansion on such Development.

- (b) the initial 5,000 square feet of Gross Floor Area of an Office Development expansion, whether attached or unattached to an existing Office Development, shall be exempted from the payment of Development Charges provided that:
 - (i) the office development has not had the exemption in Subsection 29(a) previously applied to it under this By-law;
 - (ii) the Office Development has not been the subject of any exemptions or partial exemptions from the payment of Development Charges under any other Development Charges By-laws which are no longer in force;
 - (iii) where unattached to an existing Office Development, the expansion must be situated on the same site as the existing Office Development; and,
 - (iv) where, subsequent to an unattached expansion exempted hereunder, the Lot is further subdivided such that the original existing Office Development and the unattached expansion thereof are no longer situated on the same Lot, further exemptions pursuant to this Section, if any, shall only be calculated on the basis

of the Office Development and the Lot as they existed on the date of the first exemption.

- (c) Until June 30, 2020 Development of a Student Residence is exempt from 50% of the Development Charge otherwise payable pursuant to this By-law according to the type of Residential Development. After June 30, 2020 no exemption shall be provided for Development of a Student Residence and the Development of a Student Residence will be subject to the payment of Development Charges payable pursuant to this By-law.
- (d) Redevelopment of an existing Residential Development for the purpose of creating Residential Facilities or Lodging Houses within the existing building envelope is exempt from 50% of the Development Charge otherwise payable pursuant to this By-law.
- (e) Redevelopment of an existing Residential Facility or Lodging House for the purpose of creating additional bedrooms in a Residential facility or Lodging House within the existing building envelope shall be exempt from 50% of the Development Charge payable pursuant to this By-law. Notwithstanding anything else contained in this By-law, save and except Subsection 30(d) and Subsection 31(d), the credit applicable to any such Redevelopment shall be based on 100% of the applicable Residential Facility rate or Lodging House rate in effect at the time of receipt by the Chief Building Official of a complete building permit application for the said redevelopment within the meaning of Section 32 of this By-law.
- (f) the Adaptive Reuse of the part of a building on a Protected Heritage Property that contains:
 - (i) heritage attributes that are the subject of designation under Part IV of the *Ontario Heritage Act*;
 - (ii) features subject to a Heritage Easement under Part II of the *Ontario Heritage Act*;
 - (iii) features subject to a Heritage Easement under Part IV of the *Ontario Heritage Act*; or
 - (iv) features subject to a covenant or agreement on title held between the property owner and a conservation authority or level of government in the interest of conserving,

is exempted from Development Charges.

Rules with Respect to Redevelopment - Demolitions

30. In the case of the demolition of all or part of a Building:

- (a) a credit shall be allowed against the Development Charges otherwise payable pursuant to this By-law, provided that a building permit has been issued for the Redevelopment within five years of the issuance date of the

demolition permit on the same land and may be extended by the General Manager of Finance and Corporate Services either for Developments located outside the Urban Area Boundary or for Developments where it has been determined by the General Manager of Planning & Economic Development that significant development delays were not the responsibility of the developer, or may be otherwise extended by Council;

- (b) the credit shall be calculated at the time Development Charges are due for the Redevelopment as follows:
 - (i) for the portion of the Building used for Residential Uses, by multiplying the applicable Development Charge under Section 9 of this By-law by the number, according to type, of the Dwelling Units have been or will be demolished as supported by a demolition agreement; and
 - (ii) for the portion of the Building used for Non-residential Uses, by multiplying the applicable Development Charge under Section 9 of this By-law, according to type of Non-residential Use, by the Gross Floor Area that has been or will be demolished as supported by a demolition agreement;
- (c) without limiting the generality of the foregoing, no credit shall be allowed where the demolished Building or part thereof would have been exempt pursuant to this By-law, including Buildings, or parts thereof, that would have been exempted pursuant to Section 29(f) ; and
- (d) the amount of any credit pursuant to this Section shall not exceed, in total, the amount of the Development Charges otherwise payable pursuant to this By-law with respect to the Redevelopment.

Rules with Respect to Redevelopment - Conversions

- 31. Where an existing Building is converted in whole or in part from one use (hereinafter referred to in this Section as the "First Use") to another use,
 - (a) the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charges rates in respect of the First Use;
 - (b) the First Use shall be the use as confirmed through the City's Building Division and related permit records;
 - (c) for greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the converted Building or part thereof would have been exempt pursuant to this By-law; and
 - (d) the amount of any credit pursuant to this Section shall not exceed, in total, the amount of the Development Charges otherwise payable pursuant to this By-law with respect to the Redevelopment.

Temporary Buildings or Structures

32. Where an application is made for the issuance of a permit under the *Building Code Act* in relation to a Temporary Building or Structure, the Chief Building Official, or his or her delegate, may, as a condition of the issuance of the said permit, require that the owner of the land enter into an agreement with the City pursuant to section 27 of the Act and Section 34 of this By-law and submit security satisfactory to the General Manager of Finance and Corporate Services and the City Solicitor, to be realized upon in the event that the Temporary Building or Structure remains on the land for more than one year, or any other time as may be set out in the said agreement or security, from the date of the construction or erection thereof. A Temporary Building or Structure that has not been removed or demolished by the first anniversary of its construction or erection on the land, or by the date specified in an agreement, shall be deemed not to be, nor ever to have been, a Temporary Building or Structure and Development Charges under this By-law shall become due and payable forthwith and the City may draw upon any security as payment for the Development Charges payable.

Collection of Development Charges

33. Subject to the provisions of Section 34, Development Charges are payable at the time a building permit is issued with respect to a Development.

Prepayment or Deferral Agreements

- 34.
- (a) Save as otherwise specified in this By-law, and for Non-residential Development, a Mixed Use Development, a Residential Facility, a Lodging House or an Apartment Dwelling only, the General Manager of Finance and Corporate Services may authorize in writing, in accordance with section 27 of the Act, an agreement with a person to permit, on such terms as the General Manager of Finance and Corporate Services may require, including the payment of interest by such person, and for an initial term no longer than five years, the payment of the Development Charge before or after it is otherwise payable under this By-law. The General Manager of Finance and Corporate Services may, on such terms as the General Manager of Finance and Corporate Services may require, including the payment of interest by such person, extend the initial term by no more than two years.
 - (b) Notwithstanding (a) above, for any Development that has been approved by the City for an ERASE Redevelopment Grant, or any successor thereof, the General Manager of Finance and Corporate Services may authorize in writing, in accordance to section 27 of the Act, an agreement with a person to permit, on such terms as the General Manager of Finance and Corporate Services may require, without interest, the payment of a portion or all of the Development Charge after it is otherwise payable under this By-law for an amount not to exceed the amount of the approved ERASE Grant and for a period of time not to exceed the date on which the

final payment of the approved ERASE Redevelopment Grant will be made.

- (c) Notwithstanding (a) above, the General Manager of Finance and Corporate Services may, relating to a Development that consists of one building that requires more than one building permit, authorize in writing, in accordance with section 27 of the Act, an agreement to permit, on such terms as the General Manager of Finance and Corporate Service may require, including the payment of instalments related to subsequent building permits and interest by such person and for a term no longer than five years, the payment of the Development Charge after it is otherwise payable under this By-law.
- (d) Notwithstanding (a) above, Council may authorize an agreement with a hospital that is approved under *Public Hospitals Act*, R.S.O. 1990, c. P. 40, and R.R.O. 1990, Regulation 964 as a public hospital to permit, on such conditions as Council may require, including the payment of interest, and for a term no longer than 10 years, the payment of the Development Charge after it is otherwise payable under this By-law.
- (e) Notwithstanding (a) above, Council may authorize an agreement with a university or other post-secondary school offering a degree or diploma recognized by the Province of Ontario, on such conditions as Council may require, including the payment of interest, and for a term no longer than 30 years, the payment of the Development Charge after it is otherwise payable under this By-law.
- (f) The General Manager of Finance and Corporate Services shall have the authority to execute any agreements authorized by Section 34 and any ancillary or subsidiary documentation related to any such agreement or necessary to give effect to the authority delegated in Section 34.
- (g) The General Manager of Finance and Corporate Services be authorized to direct the City Solicitor to commence legal proceedings and enter into agreements to ensure the collection of amounts deferred under Section 34 of this By-law and under section 27 of the Act and the General Manager of Finance and Corporate Service be authorized to execute any such agreements and ancillary documentation.

Credit for Services-in-lieu Agreement

35. In accordance with Sections 38, 39, 40 and 41 of the Act, a person may perform work that relates to a service to which this By-law applies, in return for a credit towards the Development Charges payable by the said person, by way of an agreement. No such credit shall exceed the total Development Charges payable by the person.

Front-Ending Agreements

36. Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

Administration of By-law

37. This By-law shall be administered by the Corporate Services Department of the City of Hamilton.

Indexing

38. The Development Charges set out in Schedule "A" and Schedule "B" of this By-law shall be adjusted annually without amendment to this By-law by the percentage change during the preceding year, as recorded in the Statistics Canada's Building Construction price index, by type of building (non-residential building) (Table 18-10-0135-01) for the City of Toronto, as may be amended or replaced from time to time. This adjustment shall take place as follows:
 - (a) the initial adjustment shall be one year from the effective date of this By-law, and
 - (b) thereafter, adjustment shall be made each year on the anniversary of the effective date of this By-law.

Reserve Fund Report

39. The General Manager of Finance and Corporate Services shall, in each year prior to June 30 thereof, commencing June 30, 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds required by the Act for the services to which this By-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of the Regulation.

Transition

40. The Development Charge rates payable are the rates in effect at the time of building permit issuance subject to any exceptions in Section 41 of this By-law.
41. The Development Charge rates payable are the rates in effect on the date a complete building permit application is received and accepted by the City's Chief Building Official, provided that the permit is issued within 6 months of the effective date of the first Development Charge rate increase following said building permit application. Where the said building permit is lawfully revoked by the Chief Building Official on or after the date of the said Development Charge rate increase, any subsequent application for a building permit on the lands or site will be subject to the Development Charge rate in effect on the date of building permit issuance. For the purposes of this Section, a "complete application" shall mean an application with all information and plans required as per the Ontario Building Code.

Refund Without Interest

42. Except as expressly required otherwise in the Act, the Regulation or this By-law, any refund by the City of Hamilton shall be without interest.

General

43. This By-law may be referred to as the "*City of Hamilton Development Charges By-law, 2019.*"

Date By-law Effective

44. This By-law shall come into force and take effect at 12:01 a.m. on July 06, 2019.

Date By-law Expires

45. This By-law expires five years after the date on which it comes into force.

By-law Registration

46. A certified copy of this By-law may be registered in the Land Titles Office as against title to any land to which this By-law applies.

Headings for Reference Only

47. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

48. If, for any reason, any provision, Section, Subsection, Paragraph or clause of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

Repeal

49. By-law 14-153, as amended, is hereby repealed effective as of the date and time of this By-law coming into effect.

Non-binding Nature

50. Nothing in this By-law shall be construed so as to commit or require the City or its Council to authorize or proceed with any specific capital project at any specific time.

PASSED this _____ , _____

F. Eisenberger
Mayor

J. Pilon
Acting City Clerk

SCHEDULE A TO BY-LAW 19-XXX
Municipal Wide Development Charges – Effective July 6, 2019

Service	RESIDENTIAL					NON-RESIDENTIAL
	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-Bedroom (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
Public Works Facilities, Vehicles & Equipment	784	561	459	314	253	0.41
Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Transit Services	1,917	1,372	1,123	768	619	0.98
Parkland Development	2,352	1,683	1,377	942	760	0.11
Indoor Recreation Services	4,430	3,171	2,594	1,775	1,431	0.20
Library Services	1,045	748	612	419	338	0.05
Administrative Studies - Community Based Studies	335	240	196	134	108	0.17
Administrative Studies - Engineering Services Studies	161	115	94	64	52	0.08
Paramedics	137	98	80	55	44	0.03
Long Term Care	125	89	73	50	40	0.01
Health Services	1	1	1	-	-	0.00
Social & Child Services	15	11	9	6	5	0.00
Social Housing	648	464	379	260	209	0.00
Airport Lands	419	300	245	168	135	0.21
Parking Services	490	351	287	196	158	0.25
Provincial Offences Administration	40	29	23	16	13	0.02
Waste Diversion	657	470	385	263	212	0.13
Total Municipal Wide Services	25,311	18,117	14,821	10,139	8,174	11.18

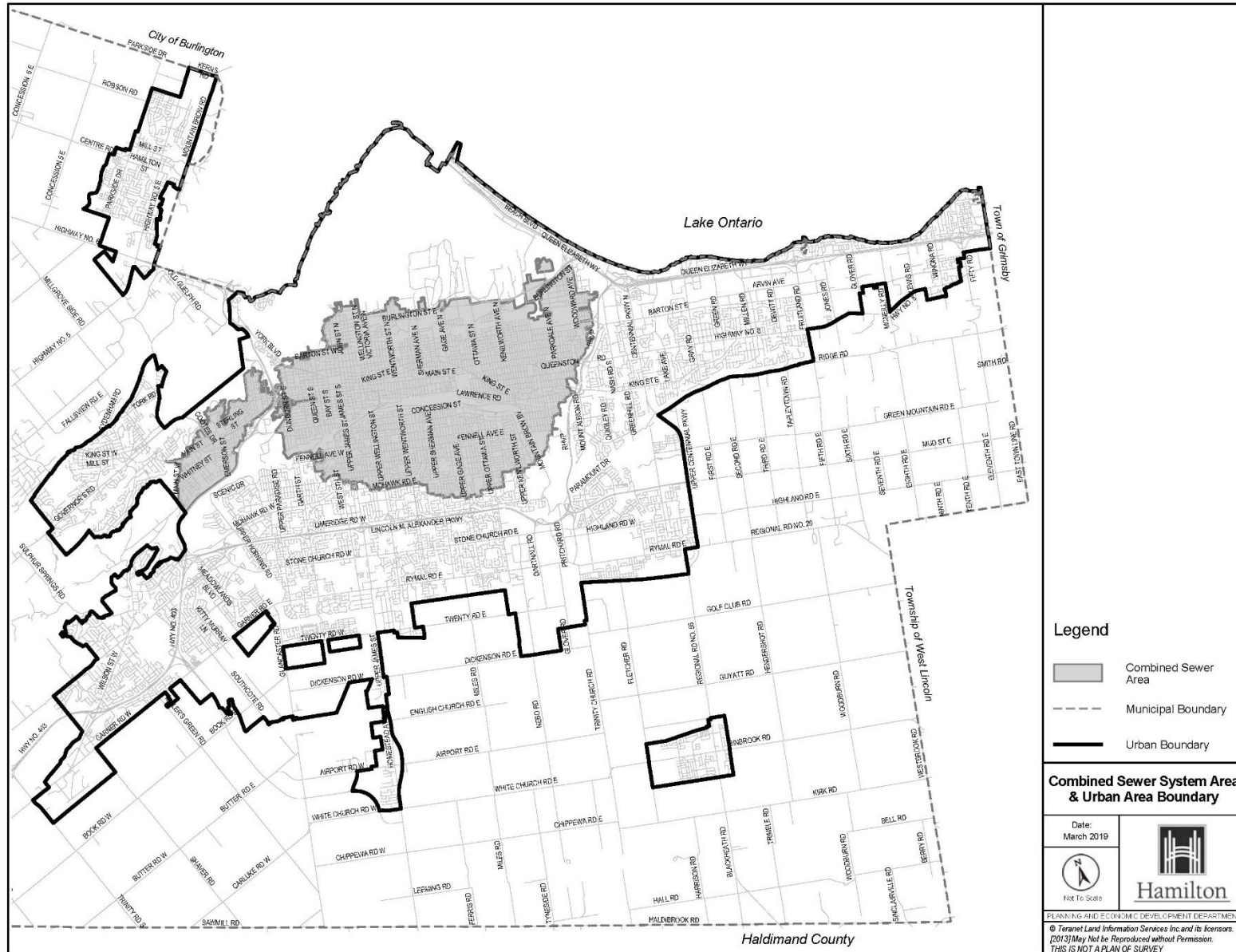
SCHEDULE B TO BY-LAW 19-XXX
Stormwater, Water and Wastewater Development Charges – Effective July 6, 2019

Service	RESIDENTIAL					NON-RESIDENTIAL
	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-Bedroom (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
Wastewater and Water Services						
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95
Wastewater Linear Services	5,415	3,876	3,171	2,169	1,749	2.61
Water Services	4,767	3,412	2,792	1,910	1,540	2.29
Stormwater Services - Combined Sewer System (Area as per Schedule D)						
Stormwater Drainage and Control Services	3,948	2,826	2,312	1,582	1,275	0.00
Stormwater Services - Separated Sewer System (All areas outside of Combined Sewer System Area identified on Schedule D)						
Stormwater Drainage and Control Services	10,462	7,488	6,127	4,191	3,380	2.16
Total Urban Services - Combined Sewer System	18,178	13,011	10,646	7,283	5,872	6.85
Total Urban Services - Separated Sewer System	24,692	17,673	14,461	9,892	7,977	9.01

SCHEDULE C TO BY-LAW 19-XXX
Special Area Charges – Effective July 6, 2019

Service	RESIDENTIAL					NON-RESIDENTIAL
	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-Bedroom (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
Additional Special Area Charges						
Dundas/Waterdown	1,971	1,410	1,154	789	637	1.04

SCHEDULE D TO BY-LAW 19-XXX
Combined Sewer System Area & Urban Area Boundary Map



Legend

- Combined Sewer Area
- Municipal Boundary
- Urban Boundary

Combined Sewer System Area & Urban Area Boundary

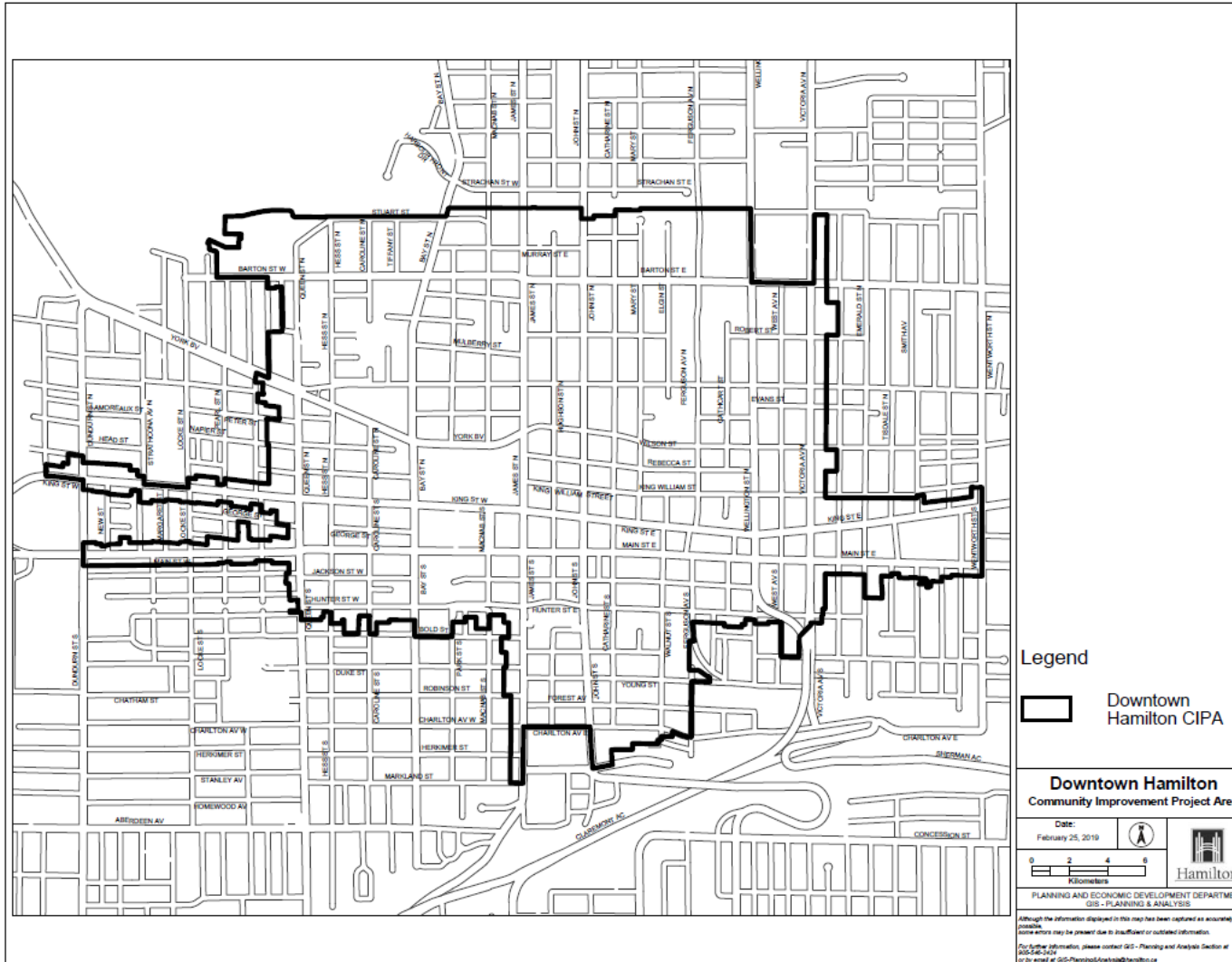
Date: March 2019

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Hamilton

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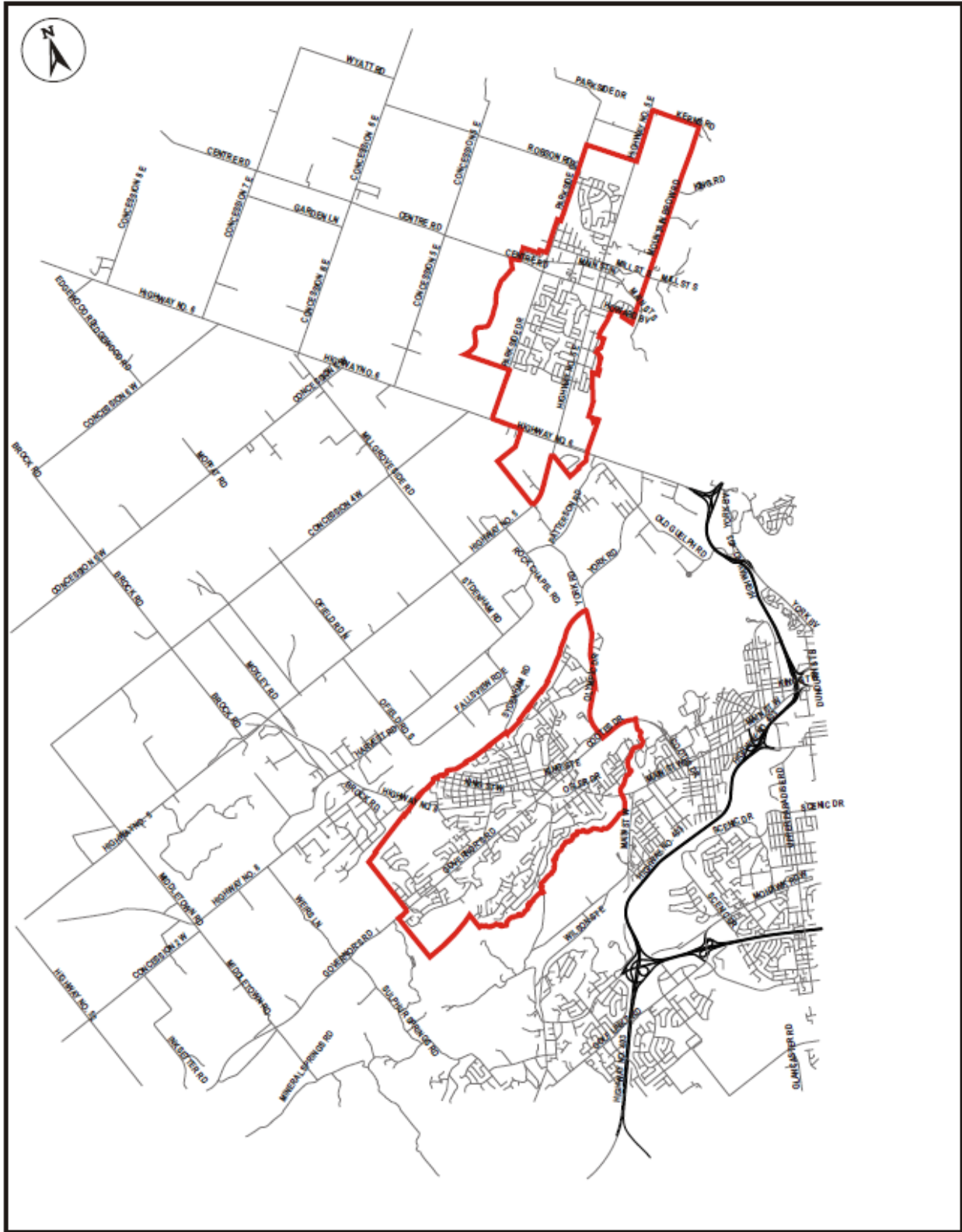
SCHEDULE E TO BY-LAW 19-XXX
Downtown Hamilton Community Improvement Project Area (Downtown CIPA)



SCHEDULE F TO BY-LAW 19-XXX
Height Restrictions for Downtown CIPA Exemption



SCHEDULE G TO BY-LAW 19-XXX
Dundas/Waterdown Special Area Charge Map



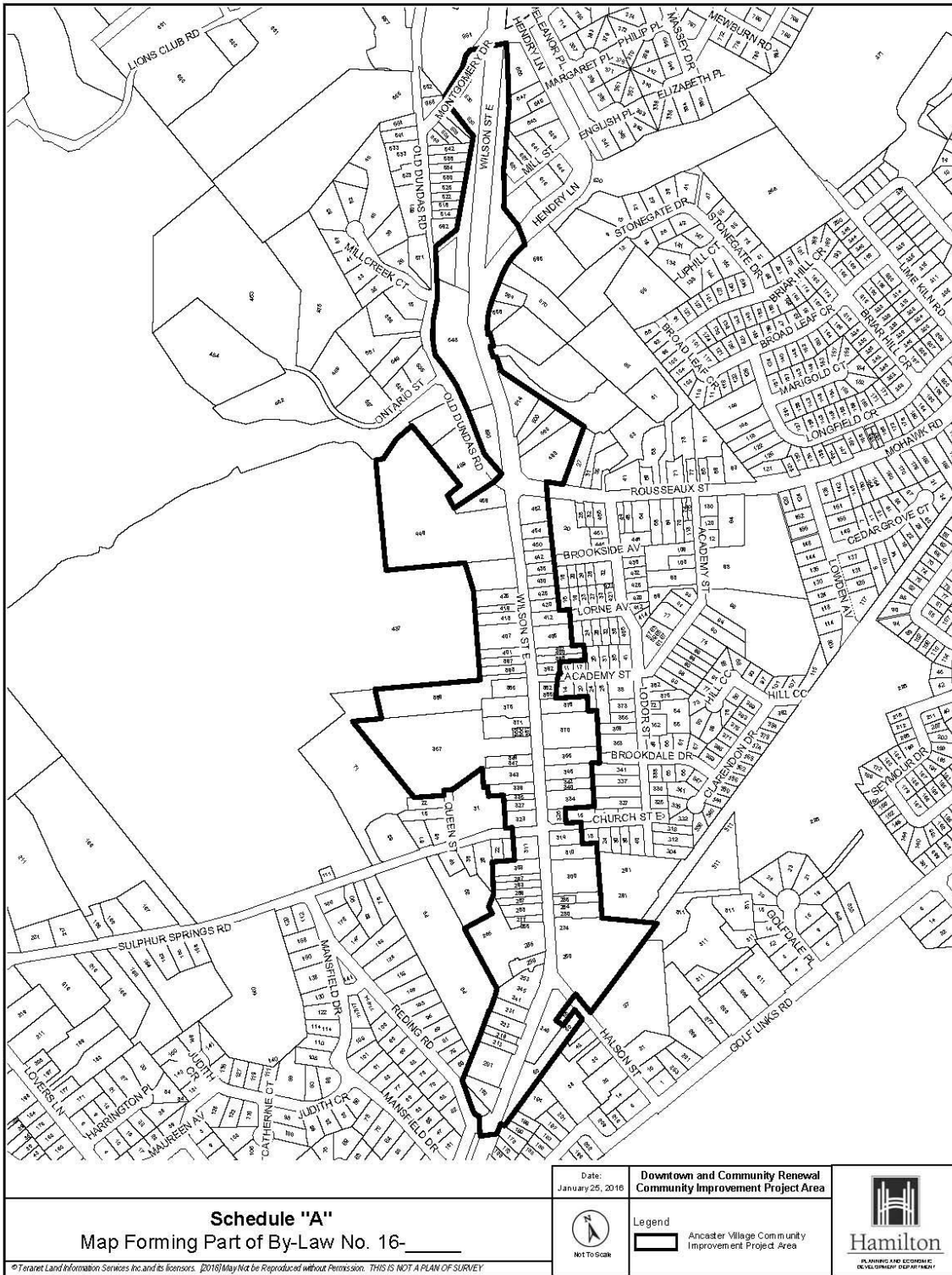
**SCHEDULE H TO BY-LAW 19-XXX
COMMUNITY IMPROVEMENT PROJECT
AREAS (CIPAS) & BUSINESS
IMPROVEMENT AREAS (BIAS)**

**MAPS FOR COMMUNITY IMPROVEMENT PROJECT AREAS (CIPAS) &
BUSINESS IMPROVEMENT AREAS (BIAS)**

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Ancaster Village CIPA




Schedule "A"
Map Forming Part of By-Law No. 16-_____

Date: January 25, 2016
**Downtown and Community Renewal
Community Improvement Project Area**



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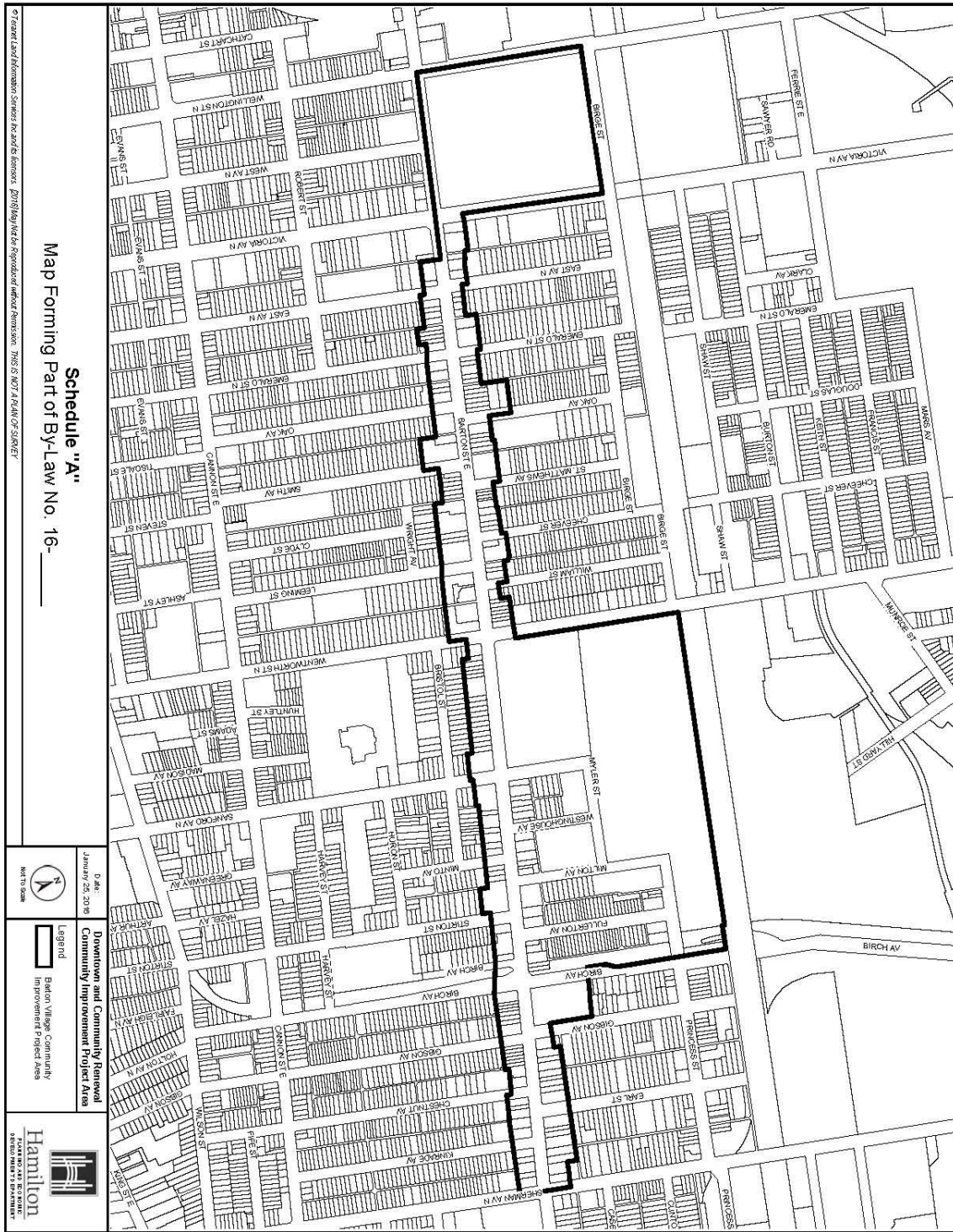
 Ancaster Village Community Improvement Project Area



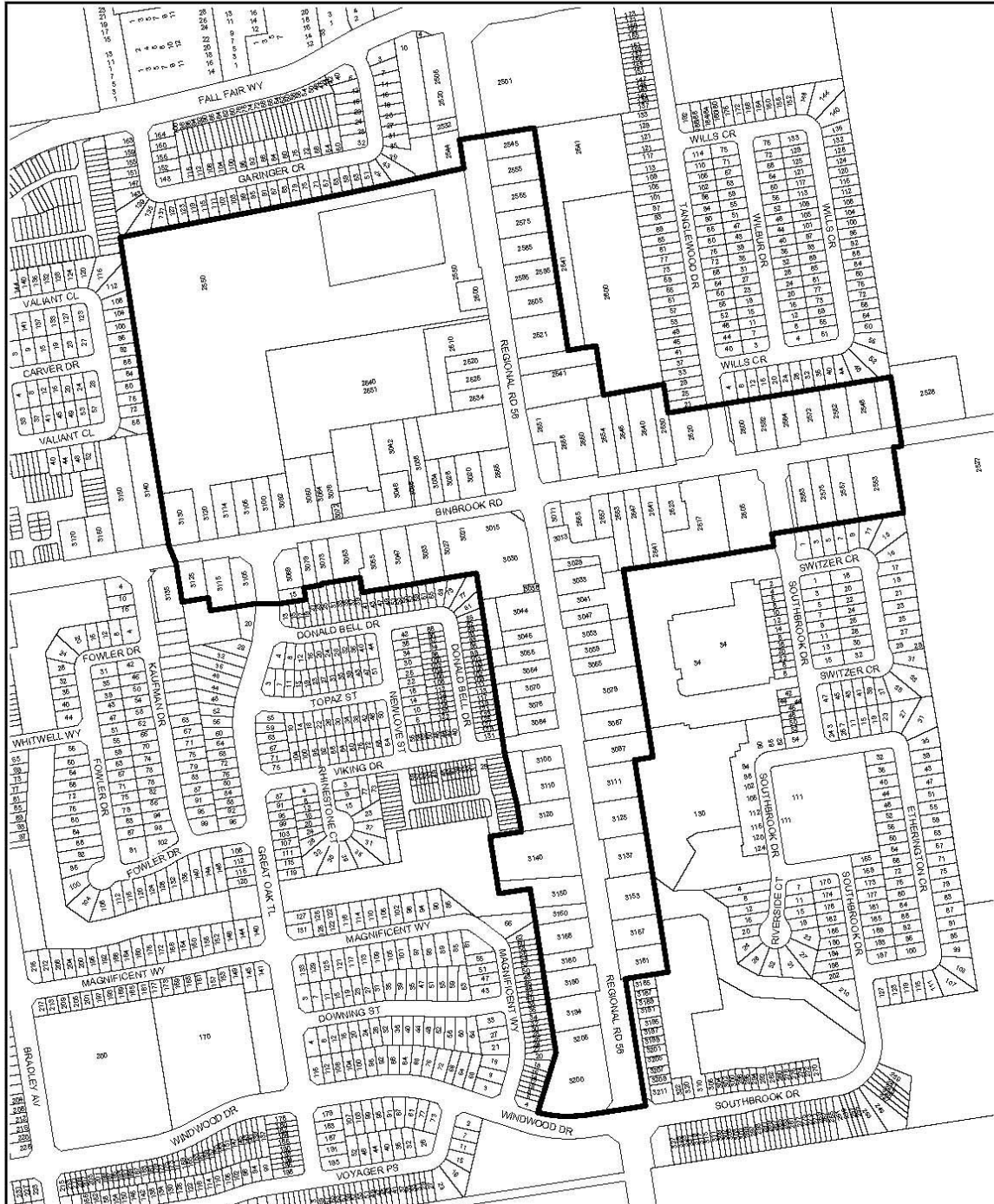
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Barton Village CIPA



Binbrook CIPA



Schedule "A"
Map Forming Part of By-Law No. 16-_____

Date:
January 25, 2016

**Downtown and Community Renewal
Community Improvement Project Area**

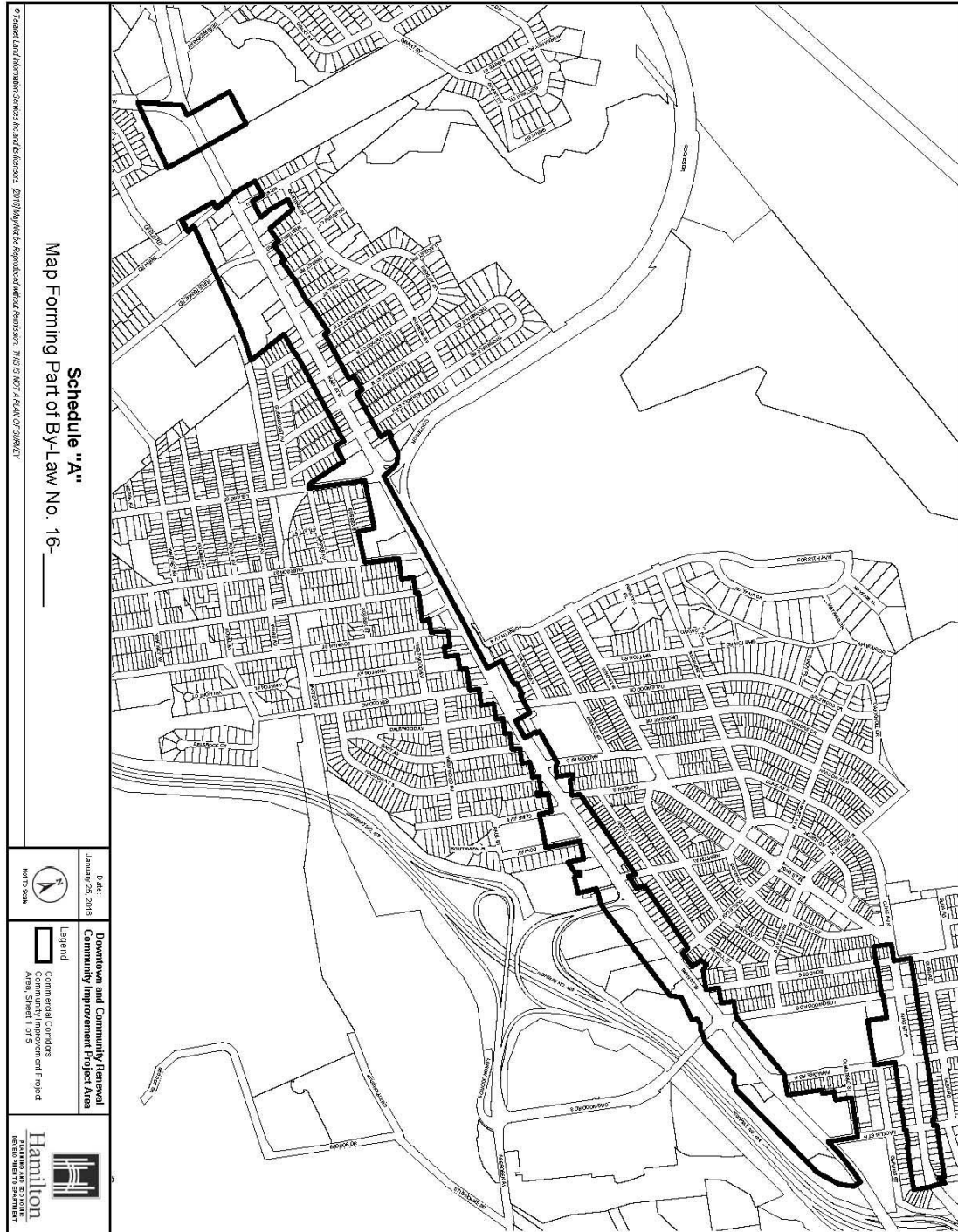


Legend
 Binbrook Community Improvement Project Area

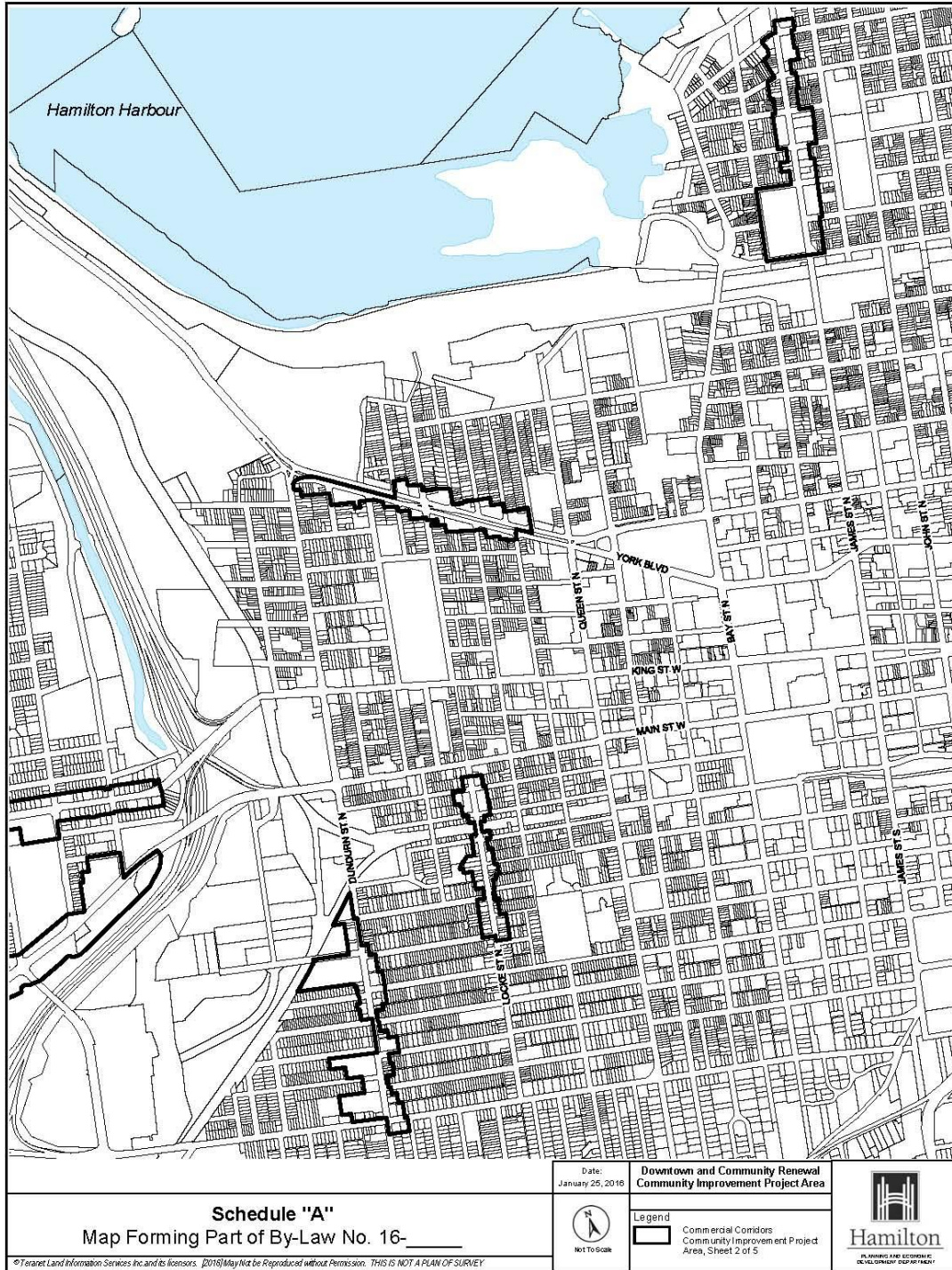


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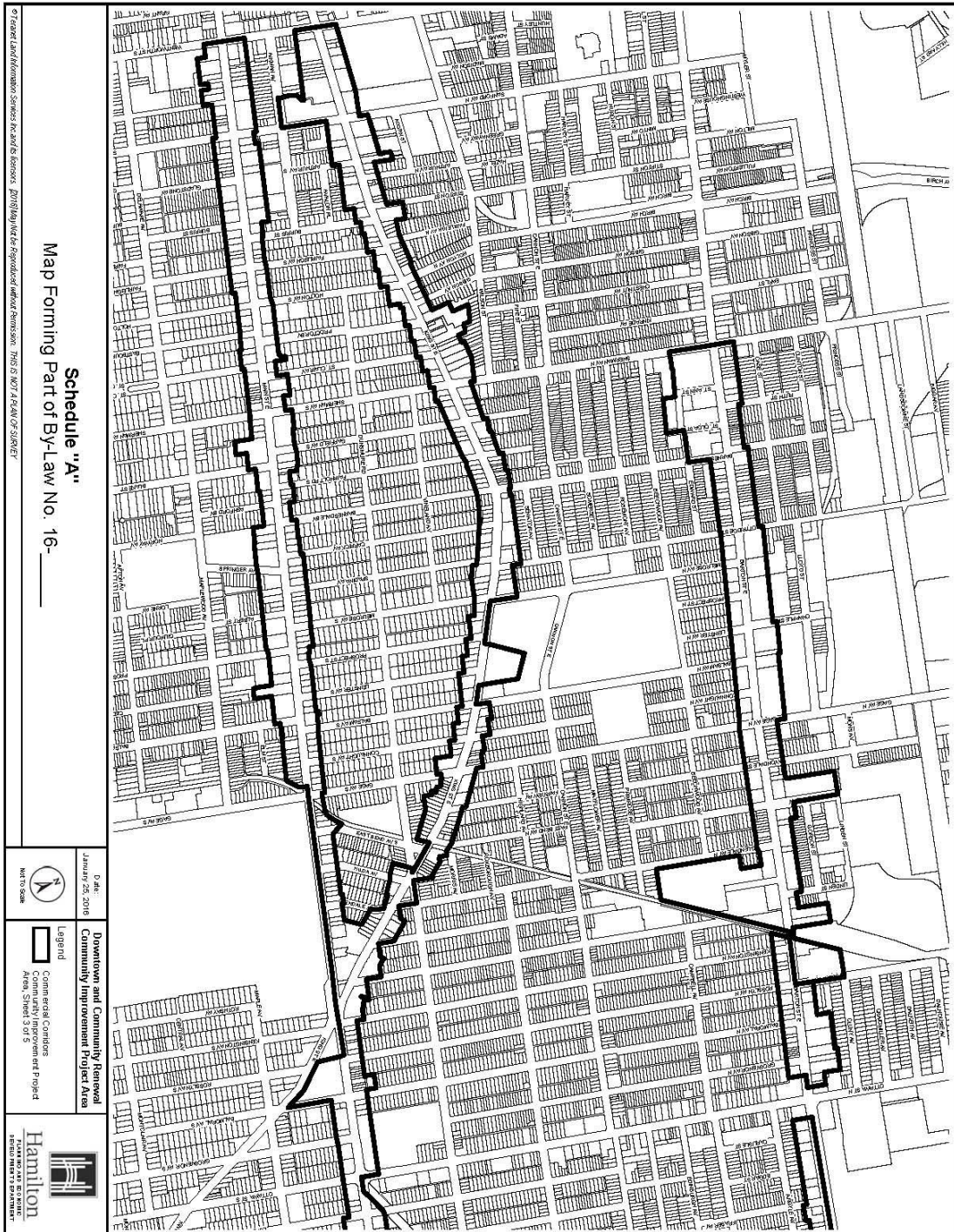
Commercial Corridors CIPA (1 of 5)



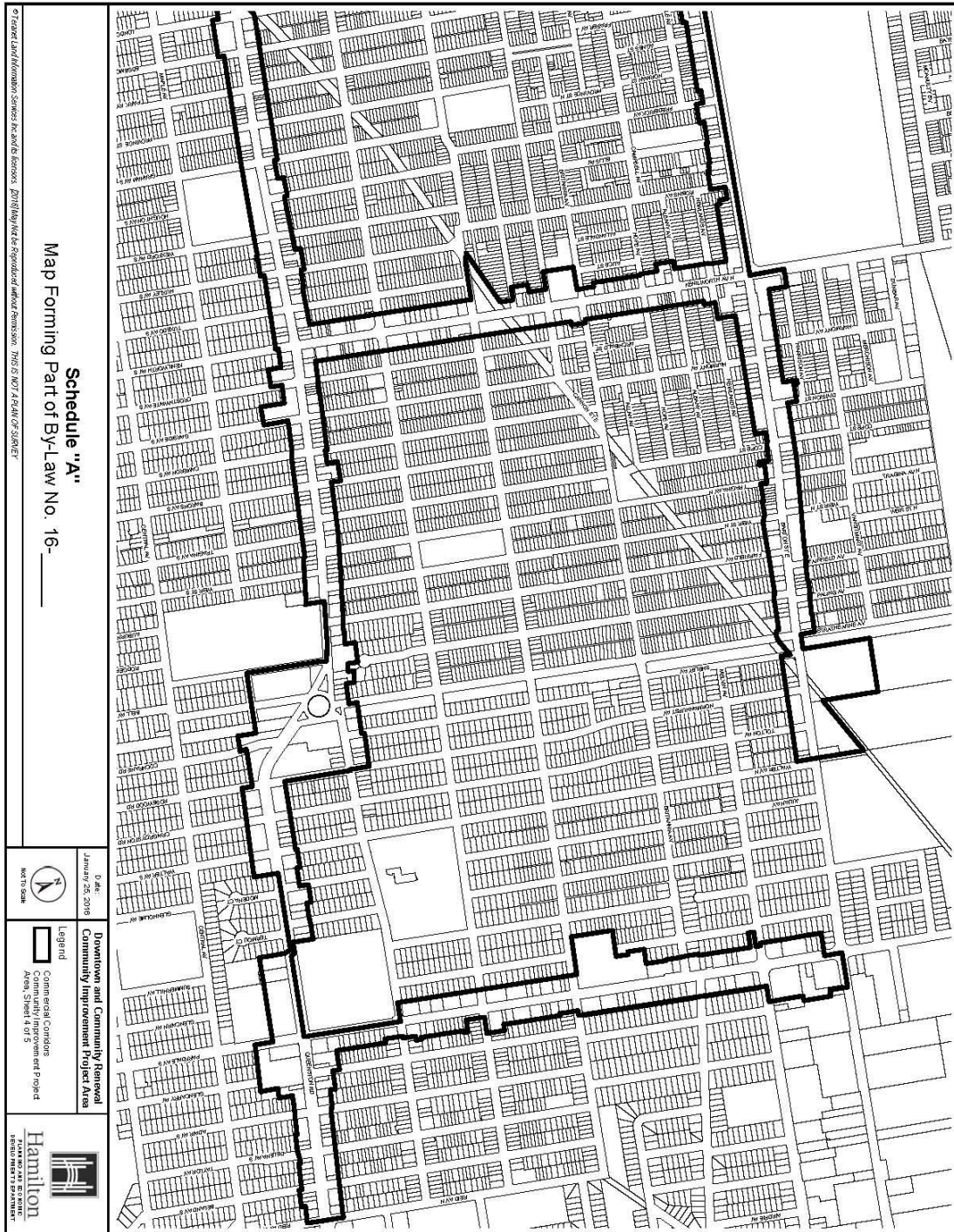
Commercial Corridors CIPA (2 of 5)



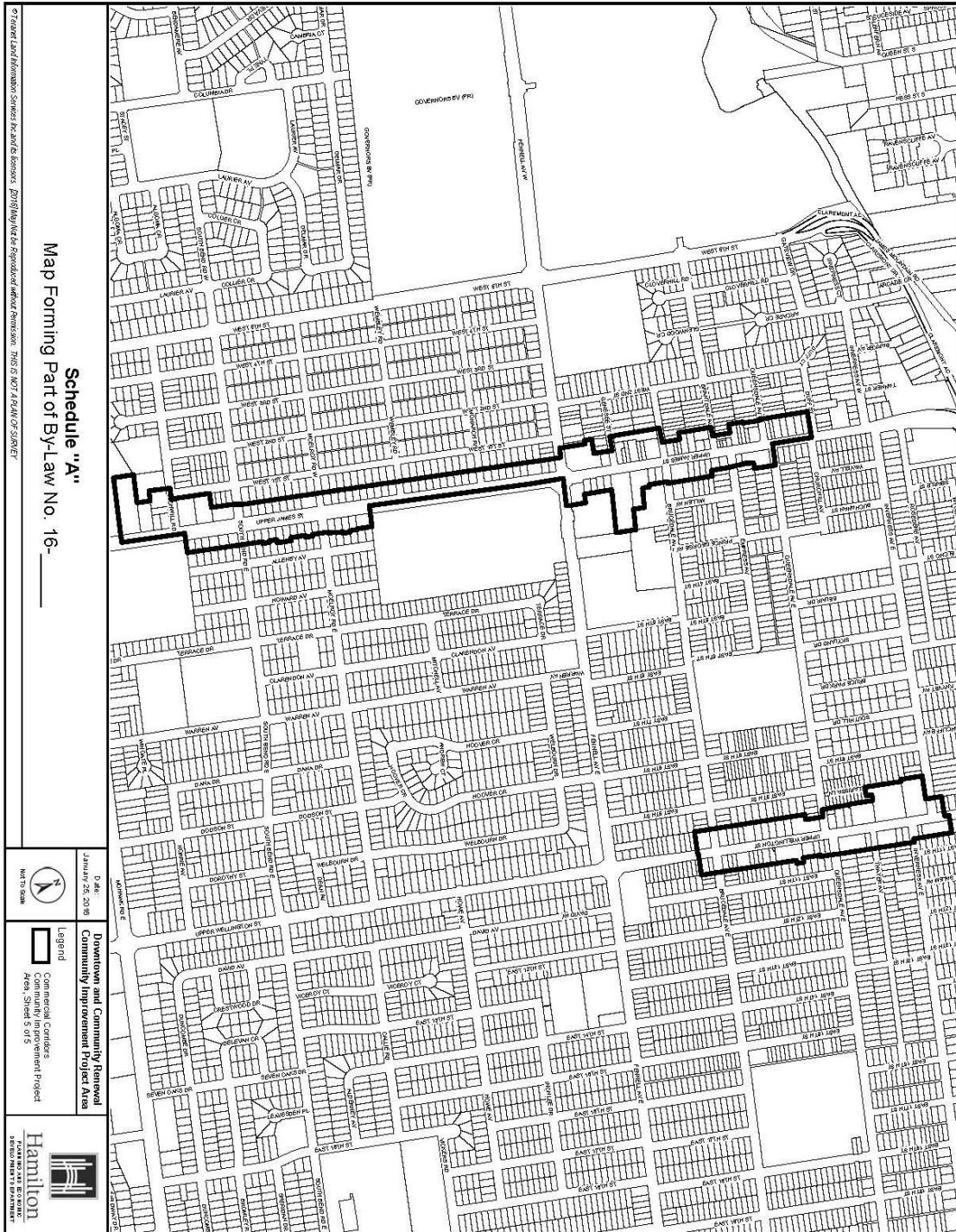
Commercial Corridors CIPA (3 of 5)



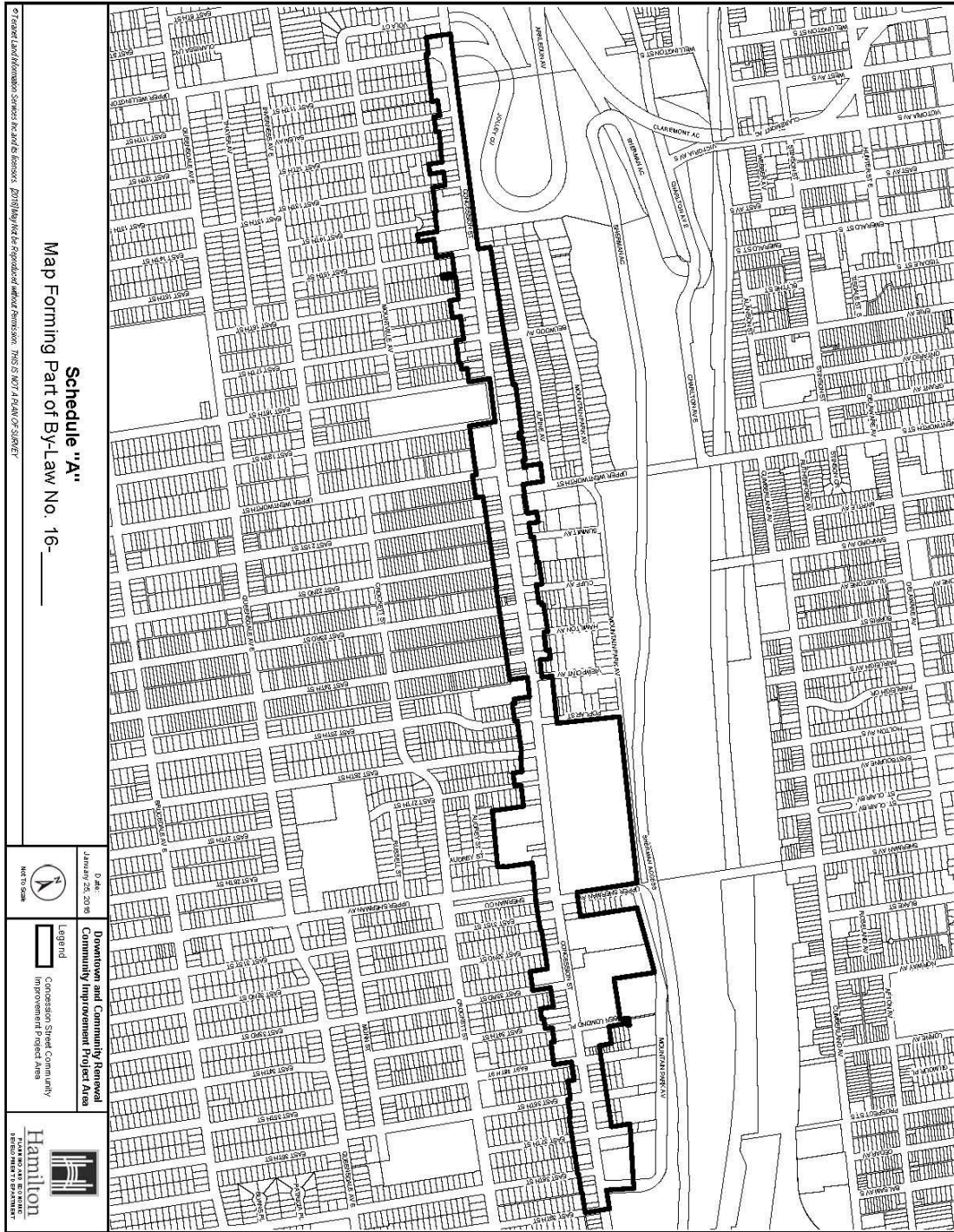
Commercial Corridors CIPA (4 of 5)



Commercial Corridors CIPA (5 of 5)



Concession Street CIPA



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Schedule "A"
Map Forming Part of By-Law No. 16-_____

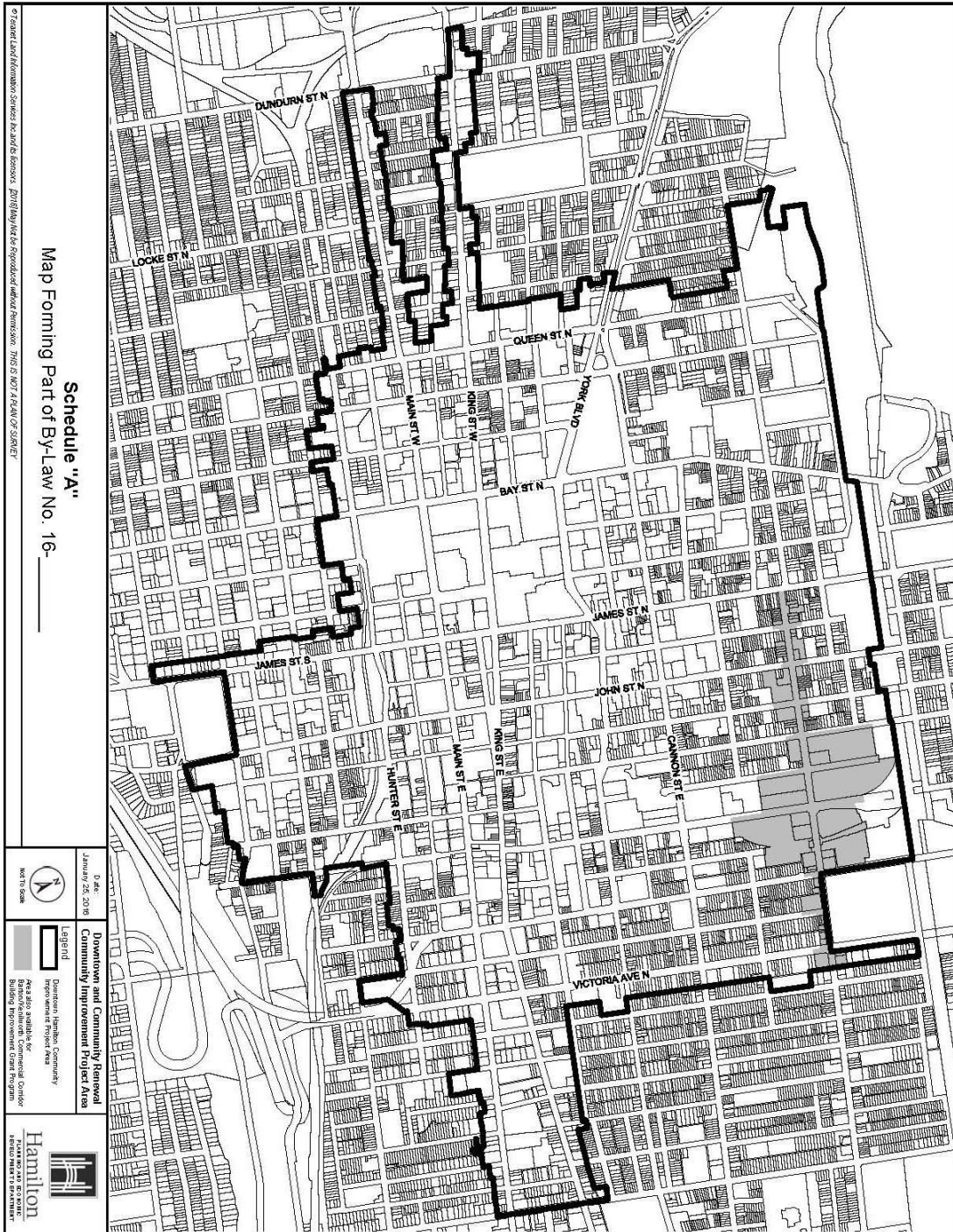
D. At:
January 25, 2018

**Downtown and Community Renewal
Community Improvement Project Area**

Legend
Concession Street Community
Improvement Project Area

Hamilton
A COMMUNITY OF FIRST NATIONS
AND METIS PEOPLE

Downtown Hamilton CIPA



Schedule "A"
Map Forming Part of By-Law No. 16-_____

0.44
January 26, 2018

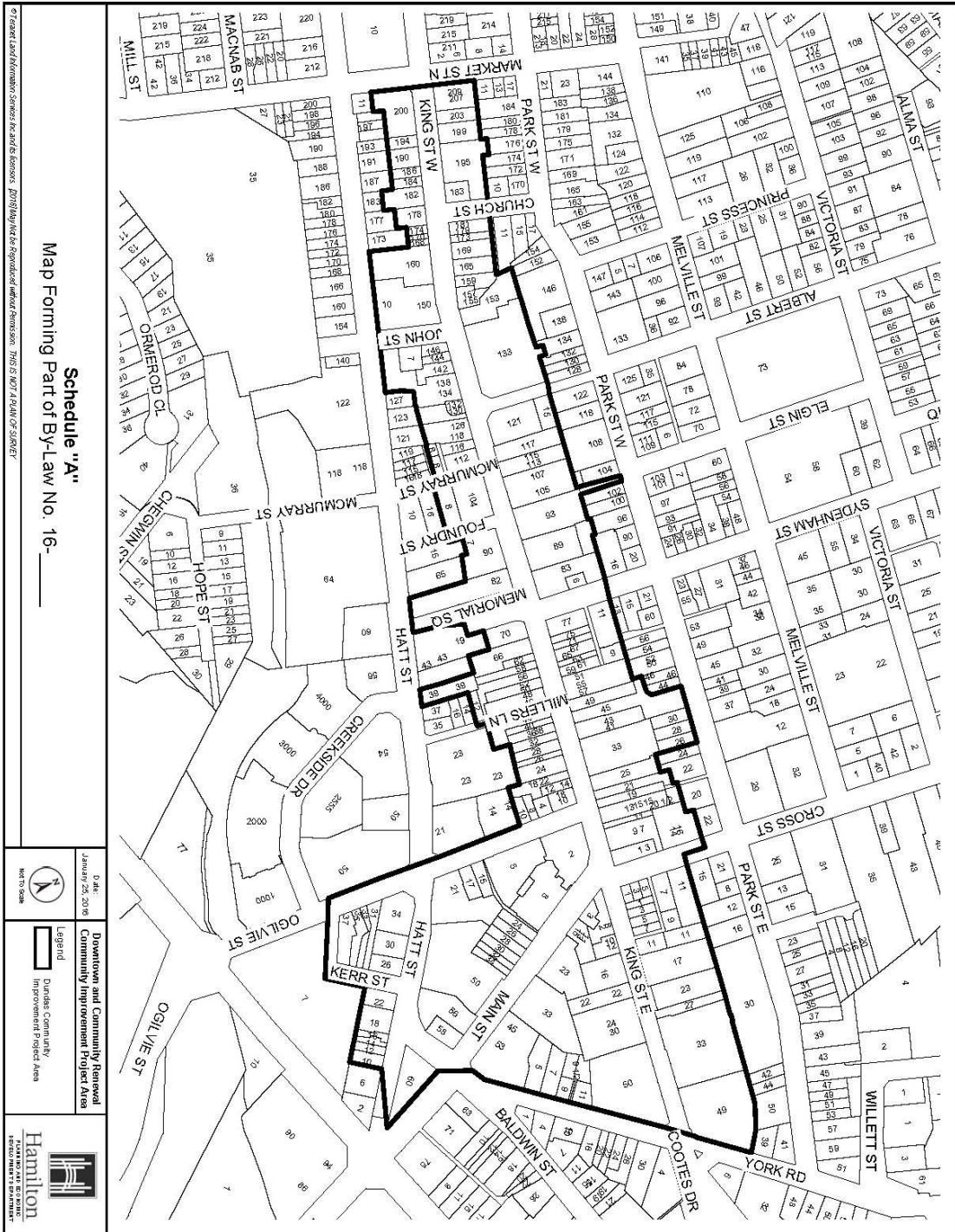
**Downtown and Community Renewal
Community Improvement Project Area**

Legend
Downtown Hamilton Community
Improvement Project Area
Area also available for
Boroughwide Commercial Center
Mapping Information Sheet (1/2018)

Hamilton
HAMILTON CITY COUNCIL
100 KING ST. W. 3RD FLOOR
HAMILTON, ONT. L8N 2K5

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Dundas CIPA

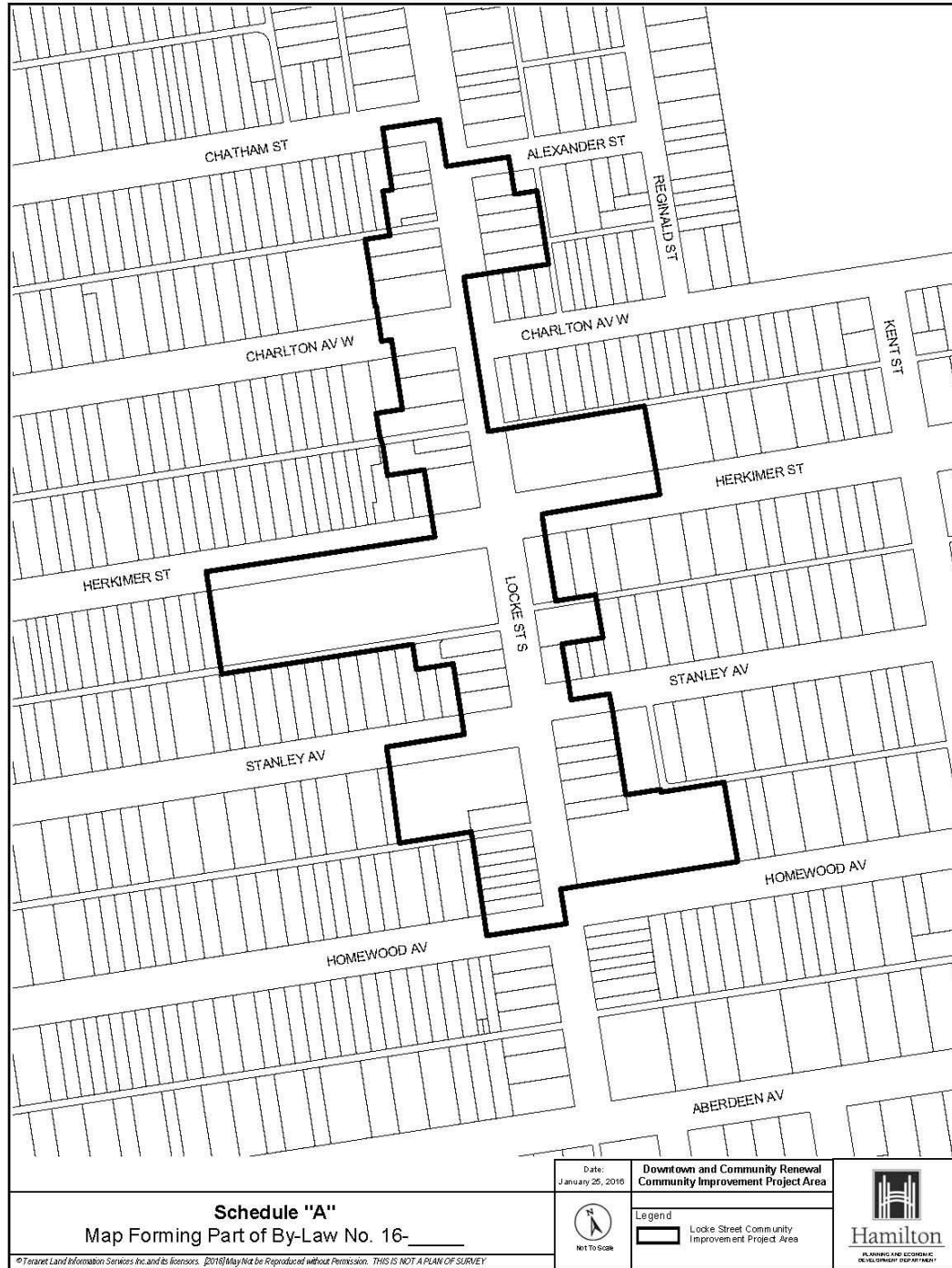


Schedule "A"
Map Forming Part of By-Law No. 16-_____

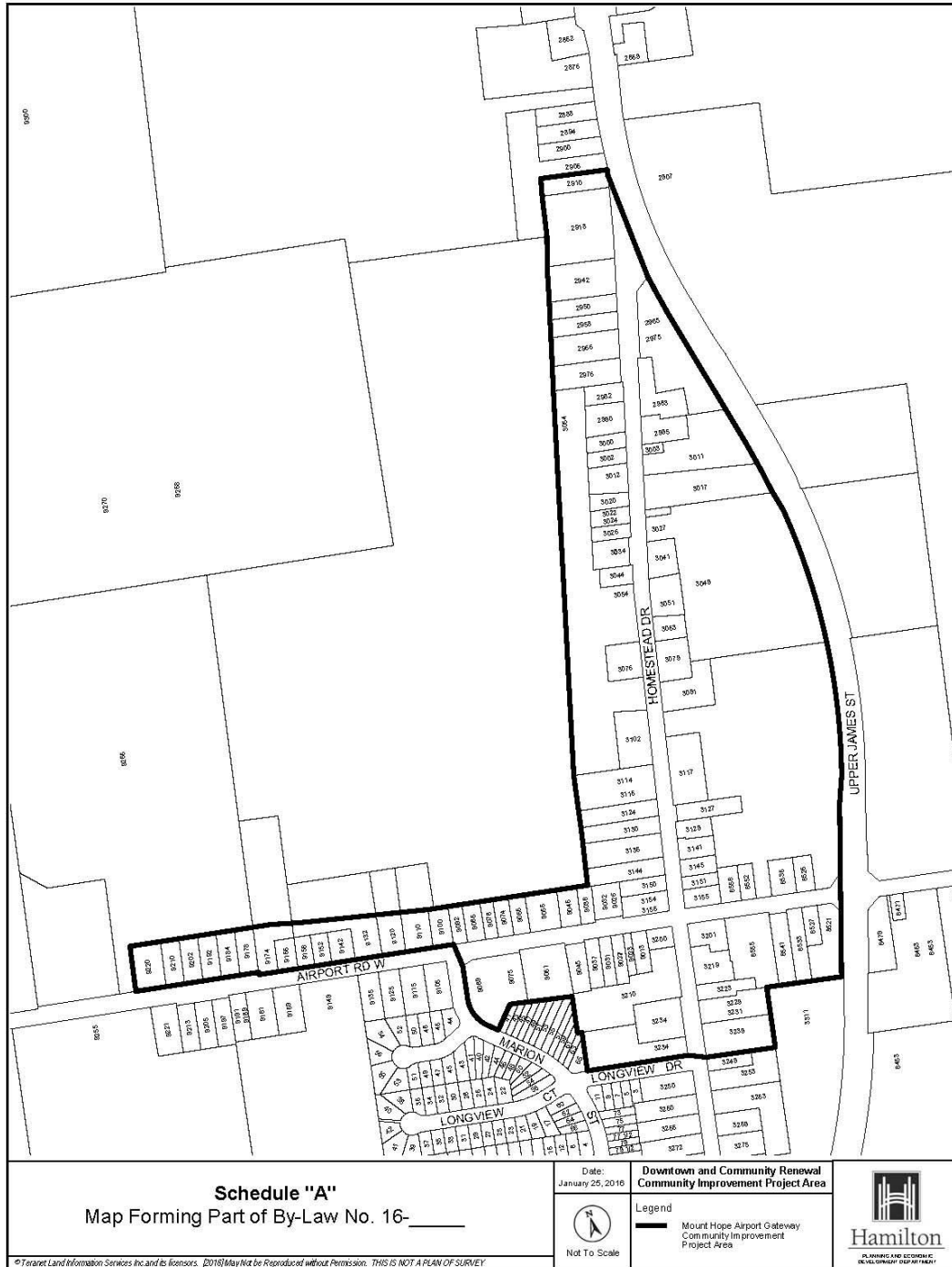
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 N 1000 M 500 M	Date: January 23, 2016
Legend:  Dundas Community Improvement Project Area	Downtown and Community Renewal Community Improvement Project Area
 Hamilton CITY OF HAMILTON 100 KING ST. W. 5TH FLOOR HAMILTON, ONTARIO L8N 2K1	

Locke Street CIPA

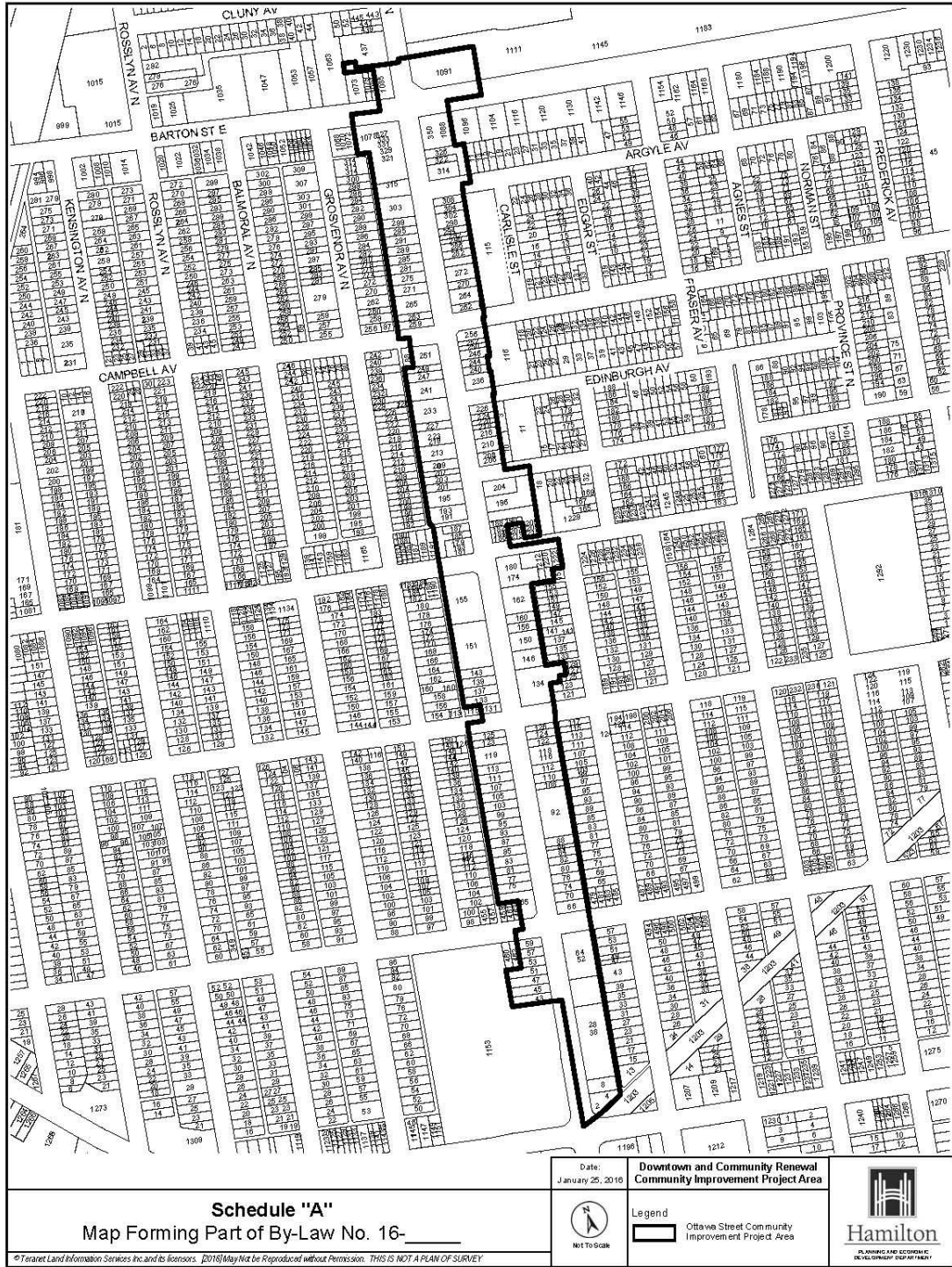


Mount Hope Airport Gateway CIPA



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Ottawa Street CIPA



Schedule "A"
Map Forming Part of By-Law No. 16-



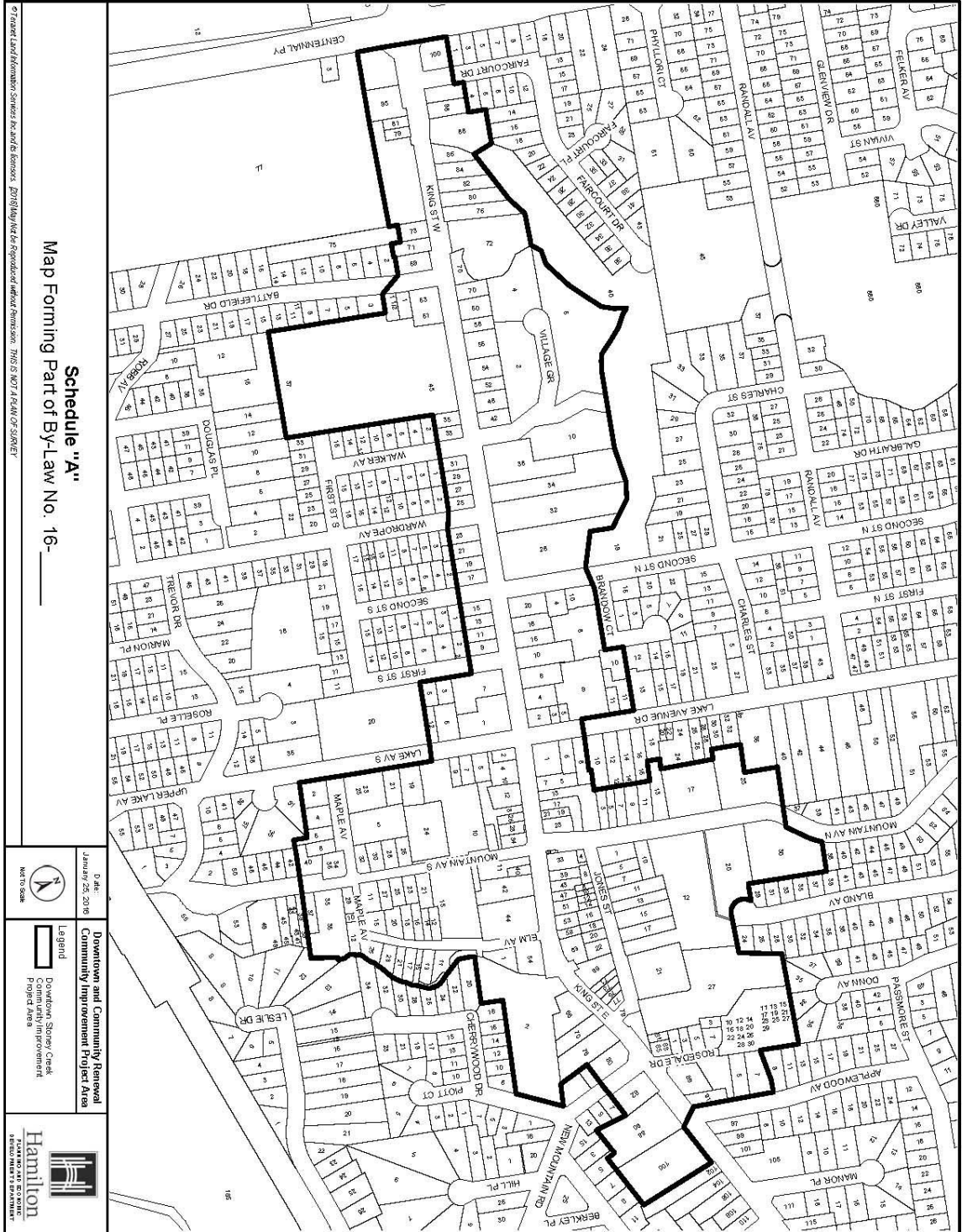
Date: January 25, 2010
Downtown and Community Renewal
Community Improvement Project Area

Legend
Ottawa Street Community Improvement Project Area



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Stoney Creek CIPA



Schedule "A"
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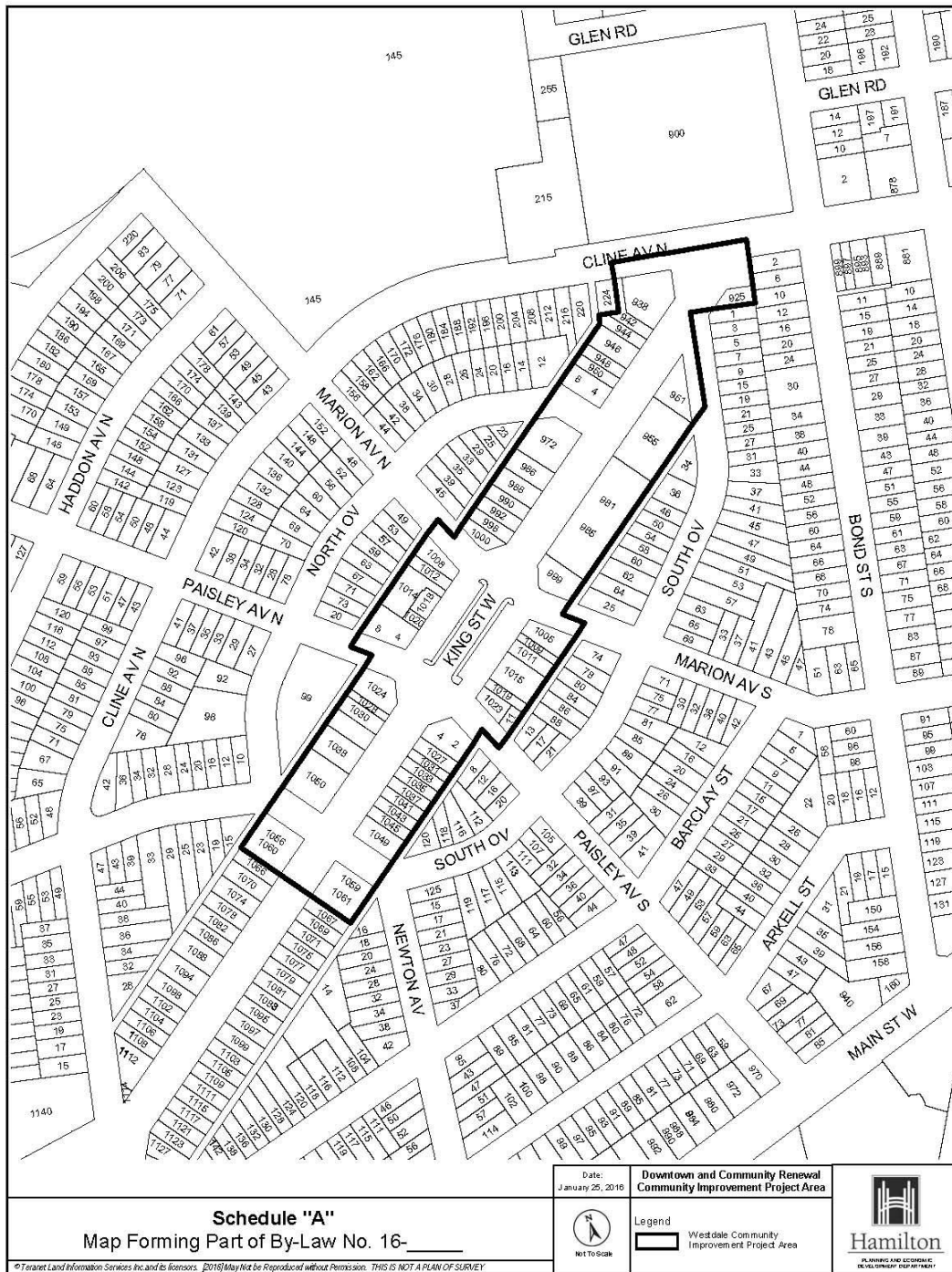
Date: January 25, 2016
Downtown and Community Renewal
Community Improvement Project Area

Legend
Downtown Stoney Creek
Project Area

Hamilton
PLANNING DEPARTMENT
RECORDS MANAGEMENT

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Westdale CIPA



Schedule "A"
Map Forming Part of By-Law No. 16-_____

Date:
January 25, 2016

**Downtown and Community Renewal
Community Improvement Project Area**



Legend
 Westdale Community Improvement Project Area



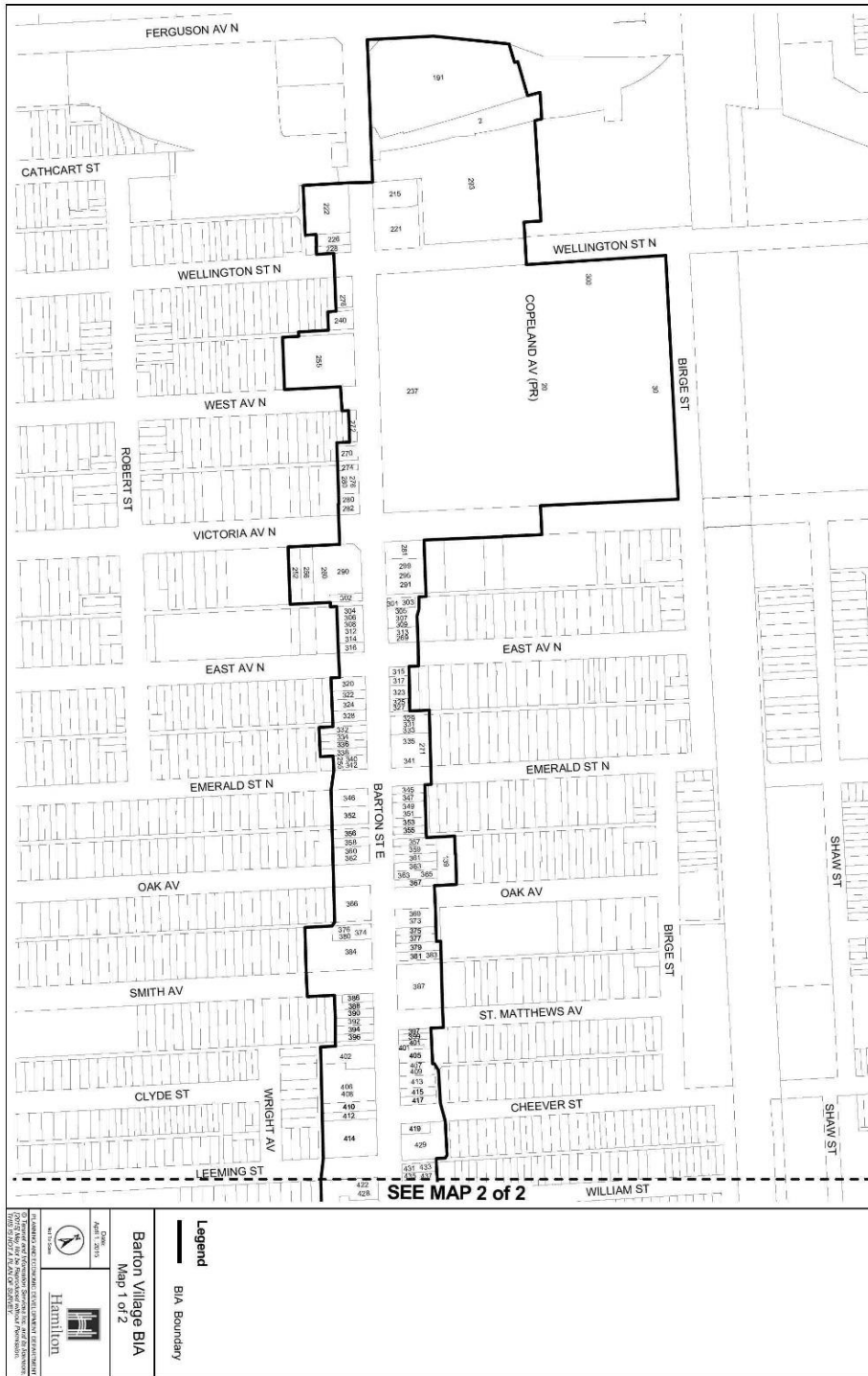
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Ancaster BIA



Barton Village BIA (1 of 2)



Legend

— BIA Boundary

Barton Village BIA
Map 1 of 2

City of Hamilton
2019

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1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.AADC.COM

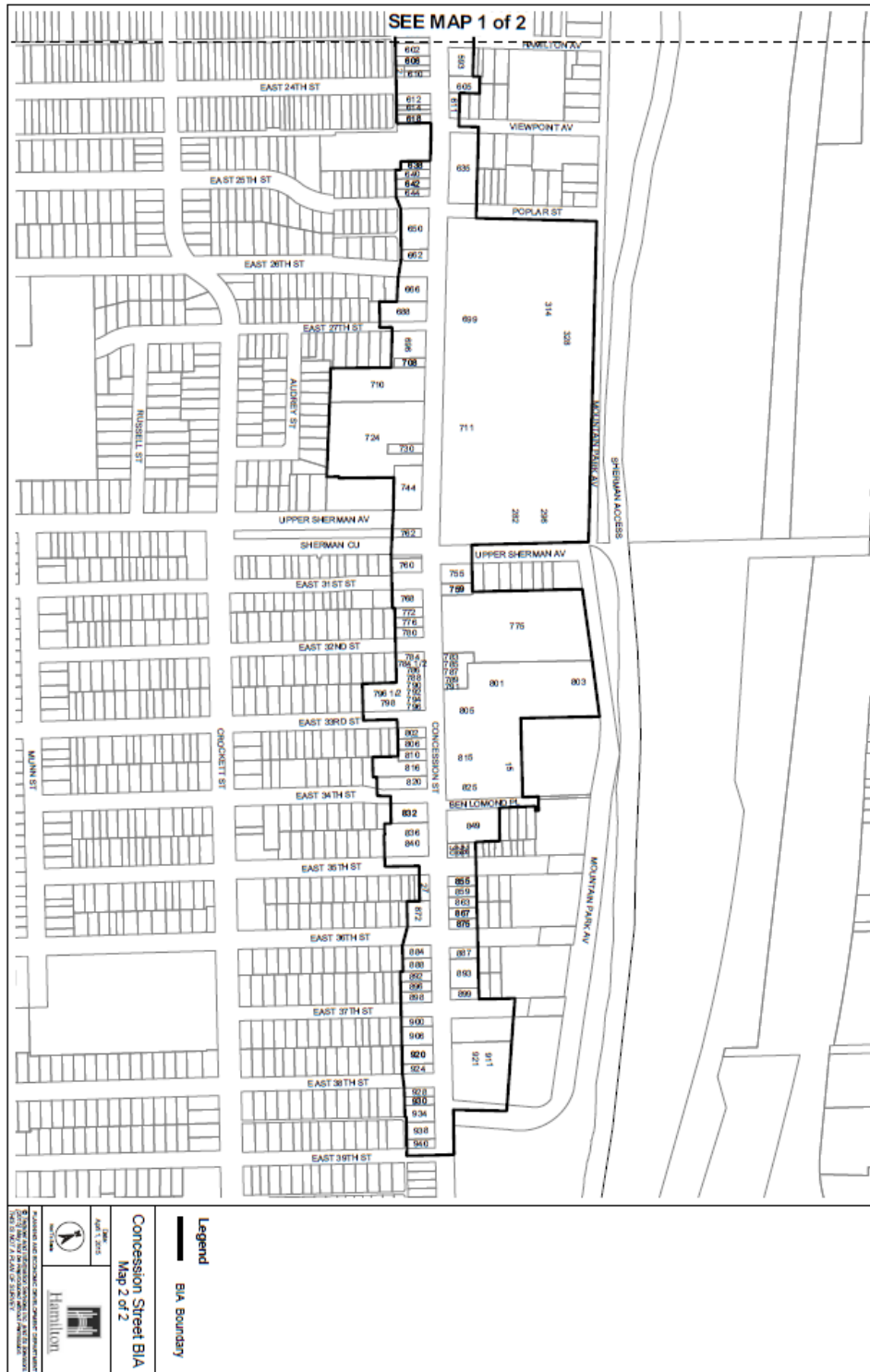
Barton Village BIA (2 of 2)



Concession Street BIA (1 of 2)



Concession Street BIA (2 of 2)



Downtown Hamilton BIA



Planning and Economic Development Department
 City of Hamilton
 2019-2022
 Hamilton

Legend
 — BIA Boundary
 — Downtown Hamilton BIA

Dundas BIA



DATE: 2015
 MAP: 2015

 HAMILTON
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 220 KING ST W. 10TH FLOOR, MISSISSAUGA, ONTARIO L5R 1K5
 TEL: 905.874.2287 FAX: 905.874.2289

Dundas BIA

Legend
 — BIA Boundary

International Village BIA



King West BIA



Locke Street BIA



Main West BIA



Ottawa Street BIA



City of Hamilton

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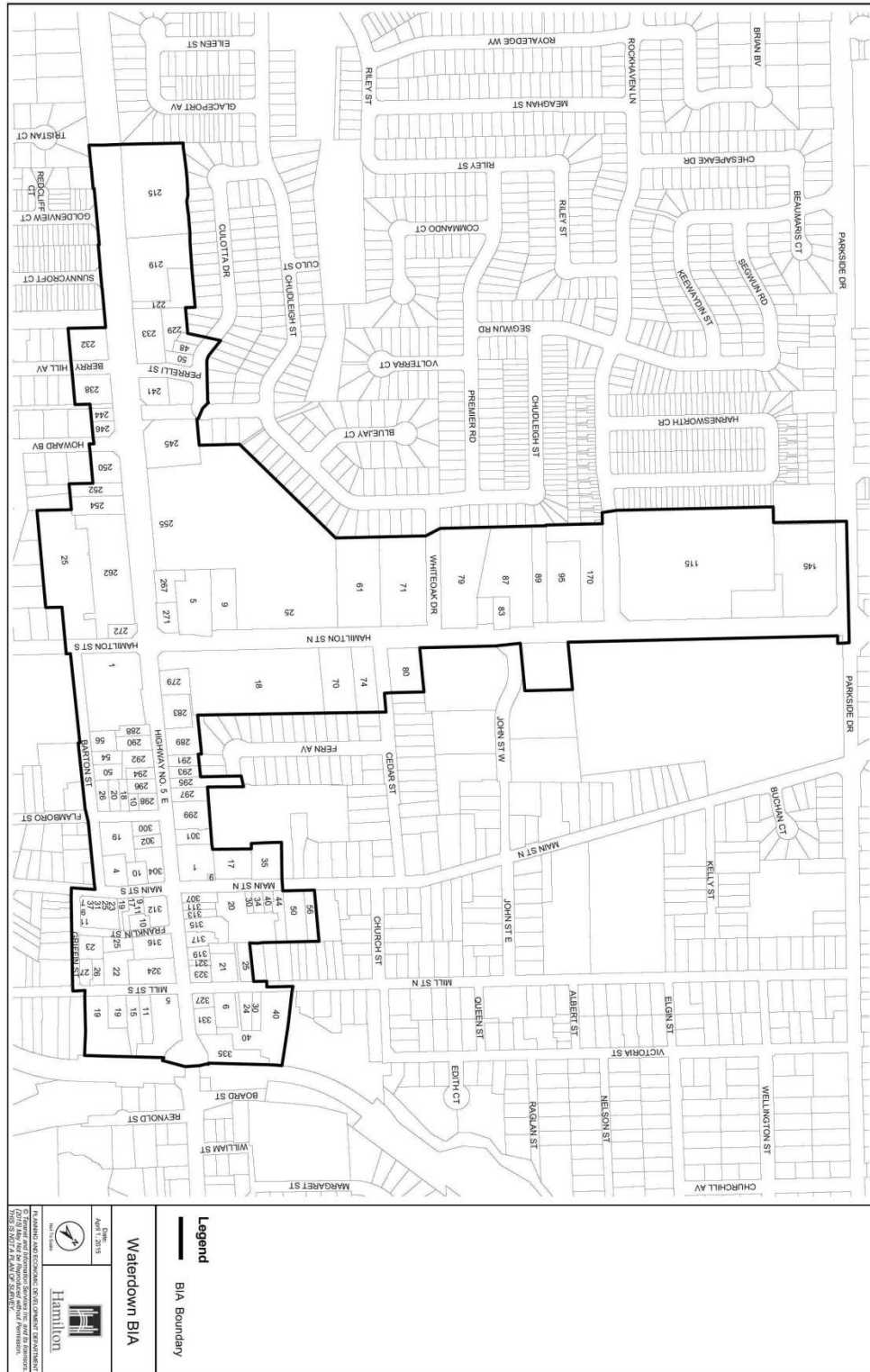
Legend
 — BIA Boundary

Ottawa Street BIA

Stoney Creek BIA



Waterdown BIA



Westdale BIA

