

**Authority:** Item X, Audit, Finance and  
Administration Committee Report  
24-XXX (FCS24051)  
CM: November 21, 2024, City Wide  
Dated:

**Bill No. XXX**

**CITY OF HAMILTON  
BY-LAW NO. 24-XXX**

**Being a By-Law To Amend By-Law 24-072, 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** section 19 of the Act provides for amendments to be made to development charges by-laws;

**WHEREAS** subsection 19(1.2) and subsection 19(1.3) of the Act permit a municipality to amend a development charges by-law, subject to conditions being met, and that those amendments do not require the standard process for by-law amendments under subsection 19(1) of the Act to be followed;

**WHEREAS** Council has determined that certain amendments should be made to the City of Hamilton Development Charges By-law 2024 (By-law 24-072) which fall within the conditions laid out in subsection 19(1.2) and subsection 19(1.3) of the Act; and

**WHEREAS** Council at its meeting of November 26, 2024 approved the background study update and the development charges and policies recommended by the General Manager of the Finance and Corporate Services Department to be included in this amending By-law.

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

1. By-law 24-072 is hereby amended as follows:
  - a) Delete section 8 in its entirety and replace it with the following:
    8. The following schedules to this By-law form an integral part of this By-law:

Schedule "A": Full Rate City Wide Development Charges

Schedule "B": Full Rate Development Charges for Wastewater Facilities  
and Linear Services

Schedule "C-1": Full Rate Development Charges for Water Services

Schedule "C-2": Full Rate Development Charges for Water and Wastewater  
Growth Studies

Schedule "D": Full Rate Development Charges for Stormwater Drainage and Control Services

Schedule "E": Full Rate Special Area Development Charges

Schedule "F": Municipal Boundary Map

Schedule "G": Urban Area A and Municipal Boundary Map

Schedule "H": Urban Area and Municipal Boundary Map

Schedule "I": Combined Sewer System Area and Municipal Boundary Map

Schedule "J": Dundas / Waterdown Special Area Development Charge Map

b) Delete section 11 in its entirety and replace it with the following:

11.

- (a) For all city-wide Services / Classes of Services, where there is Development of land within the Municipal Boundary, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "A" to this By-law.
- (b) For wastewater facilities and linear services, where there is Development of land within Urban Area A or Urban Area B, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "B" to this By-law.
- (c) For water services, where there is Development of land within Urban Area A or Urban Area B, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "C-1" to this By-law.
- (d) For growth studies related to water and wastewater services, where there is Development of land within the Urban Area, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "C-2" to this By-law.
- (e) For stormwater drainage and control services, where there is Development of land within the Urban Area, the Development Charges payable pursuant to this By-law shall be the Development Charges set out in Schedule "D" to this By-law.
- (f) 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 "J" to this By-law, the Special Area Development Charges payable pursuant to this By-law shall be the Special Area Development Charges as shown on Schedule "E" to this By-law. Special Area Development Charges shall apply in addition to any other Development Charge payable under this By-law.
- (g) Where there is Development of land outside of Urban Area A and Urban Area B and, where a connection of a Building in the Development to the wastewater facilities and linear services is proposed, the applicable charge set out in Schedule "B" for Urban Area A shall be applied to the said Development as a Development Charge.
- (h) Where there is Development of land outside of Urban Area A and Urban Area B and, where a connection of a Building in the Development to water services is proposed, the applicable charge set out in Schedule "C-1" for Urban Area A shall be applied to the said Development as a Development Charge.

- (i) Where there is Development of land outside of Urban Area A and Urban Area B and, where a connection of a Building in the Development to wastewater facilities and linear services and/or water services is proposed, the applicable charge set out in Schedule "C-2" shall be applied to the said Development as a Development Charge.
  - (j) Where there is Development of land outside of the Urban Area and, where a connection of a Building in the Development to stormwater drainage and control services is proposed, the applicable charge set out in Schedule "D" shall be applied to the said Development as a Development Charge.
- c) Delete Schedules "A" and "D" in their entirety and replace them with Schedules "A" and "D" attached to this to this amending by-law.
- d) Rename Schedule "C" to Schedule "C-1".
- e) Add Schedule "C-2" attached to this amending By-law.
2. This By-law shall come into force and take effect at 12:01 a.m. on December 1, 2024.

**PASSED** this     day of                     2024.

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Andrea Horwath  
Mayor

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Matthew Trennum  
City Clerk

**SCHEDULE "A", TO BY-LAW 24-XXX**  
**FULL RATE CITY WIDE DEVELOPMENT CHARGES – EFFECTIVE JUNE 1, 2024**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Residential Facility	(per sq. ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	18,103	13,512	11,099	6,876	5,636	13.31
Services Related to a Highway - Studies	88	66	54	33	27	0.06
Public Works (Facilities and Fleet)	1,335	996	818	507	416	0.80
Transit Services	1,601	1,195	982	608	498	0.96
Fire Protection Services	1,151	859	706	437	358	0.69
Policing Services	1,018	760	624	387	317	0.61
Parks and Recreation	11,065	8,259	6,784	4,203	3,445	0.95
Library Services	2,061	1,538	1,264	783	642	0.18
Long-term Care Services	231	172	142	88	72	0.04
Child Care and Early Years Programs	-	-	-	-	-	0.00
Provincial Offences Act Services including By-Law Enforcement	52	39	32	20	16	0.03
Public Health Services	42	31	26	16	13	0.01
Ambulance	325	243	199	123	101	0.06
Waste Diversion	346	258	212	131	108	0.03
Growth Studies	445	332	273	169	139	0.27
<b>Total Municipal Wide Services/Class of Services</b>	<b>37,863</b>	<b>28,260</b>	<b>23,215</b>	<b>14,381</b>	<b>11,788</b>	<b>18.00</b>

Note: The Development Charges above are unindexed and are subject to indexing as per Section 50 of this By-law.

**SCHEDULE "C-2", TO BY-LAW 24-XXX  
FULL RATE DEVELOPMENT CHARGES FOR WATER AND WASTEWATER  
STUDIES – EFFECTIVE JUNE 1, 2024**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Residential Facility	(per sq.ft. of Gross Floor Area)
<b>Water and Wastewater Services</b>						
Water and Wastewater Studies	543	405	333	206	169	0.35

Note: The Development Charges above are unindexed and are subject to indexing as per Section 50 of this By-law.

**SCHEDULE "D", TO BY-LAW 24-XXX  
FULL RATE DEVELOPMENT CHARGES FOR STORMWATER DRAINAGE AND  
CONTROL SERVICES – EFFECTIVE JUNE 1, 2024**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Residential Facility	(per sq.ft. of Gross Floor Area)
<b>Stormwater Services - Combined Sewer System</b>						
Stormwater Drainage and Control Services	9,554	7,131	5,857	3,629	2,975	0.00
Stormwater Studies	3,924	2,929	2,406	1,491	1,222	0.00
<b>Stormwater Services - Separated Sewer System</b>						
Stormwater Drainage and Control Services	22,741	16,974	13,942	8,638	7,080	4.75
Stormwater Studies	1,581	1,180	969	601	492	1.24

Note: The Development Charges above are unindexed and are subject to indexing as per Section 50 of this By-law.