

Authority: Item 8.1, General Issues Committee Minutes 26-005 (PED26078)
CM: April 22, 2026 Ward: City Wide

Bill No. 073

CITY OF HAMILTON

BY-LAW NO. 26-

A By-Law to Authorize the Imposition of a Special Charge under the Better Homes Hamilton Pilot Program in Accordance with Ontario Regulation 586/06 on the following properties in the City of Hamilton

00375026800; 04031250670; 04028551020; 04028505440;
01006200340; 04028751130; 03023403550; 03020505790;
03021257020; 08108103867 (the "benefitting properties").

WHEREAS at its meeting of November 22, 2023, Council for the City of Hamilton adopted "Better Homes Hamilton" BY-LAW NO. 23-216, being a by-law to authorize the undertaking of climate change mitigation and adaptation works on private residential property as local improvements under the Better Homes Hamilton - Home Energy Retrofit Program, in accordance with section 36.1 of O. Reg. 586/06 - Local Improvement Charges - Priority Lien Status, ("O. Reg. 586/06");

AND WHEREAS the owner(s) of the benefitting properties and the City of Hamilton (the "City") have entered into a Property Owner Agreement (the "POA") pursuant to section 36.2 of O. Reg. 586/06 for the City to undertake work as a local improvement (the "Work") on the benefitting property and to raise the cost of the Work (the "Cost") by imposing a special charge on the benefitting properties;

AND WHEREAS the City Clerk has certified the POA pursuant to section 36.4(2) of O. Reg. 586/06;

AND WHEREAS the Work has been completed;

AND WHEREAS a local improvement roll was prepared in accordance with section 36.10 of O. Reg. 586/06, setting out the Cost of the Work, the proposed special charges to be imposed on the benefitting properties, when the special charges are

to be paid, and the lifetime of the Work;

AND WHEREAS the City has given notice of the proposed local improvement roll to the owner(s) of the benefitting properties pursuant to subsection 36.11(1) of O. Reg. 586/06;

AND WHEREAS the City Treasurer has certified the proposed local improvement roll in accordance with subsection 36.11(2) of the O. Reg. 586/06;

AND WHEREAS section 36.14 of O. Reg. 586/06 provides that after the Treasurer has certified the local improvement roll, the City shall by by-law provide that the amount specially charged on the property set out in the roll shall be sufficient to raise the property's share of the Cost by a number of equal annual payments and that a special charge shall be imposed in each year on the property equal to the amount of the payment payable in that year.

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

1. The provisions of section 36.14 of O. Reg. 586/06 apply to the benefitting property as a result of the completion of the Work pursuant to the POA.
2. The amounts specially charged on the property as set out in the certified local improvement roll attached as Schedule "A" to this By-Law (the "Special Charge") is sufficient to raise the property's share of the Cost within the specified number of annual payments and shall be imposed on and collected annually by adding the annual amount payable as set out in Schedule "A" to this By-Law (the "Annual Payment") to the tax roll of the property.
3. The Annual Payments as set out in the certified local improvement roll attached as Schedule "A" do not extend beyond the lifetime of the Work.
4. The amount of each payment made in respect of the Special Charge shall be entered in the local improvement roll by the Treasurer.
5. This By-Law shall come into force and take effect on the date of its passing and shall be deemed repealed on the date on which the Treasurer certifies that the Special Charge has been paid in full.

PASSED this 22 day of April, 2026

A. Horwath
Mayor

M. Trennum
City Clerk

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000069	00375026800

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owning)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$16335.28	\$16335.28	0%	\$0.00	\$16335.28	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1089.02

Certified as sufficient, in accordance with O.Reg.586/06

DocuSigned by:

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3/16/2026

City Treasurer
 Mike Zegarac

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000032	04031250670

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$10292.63	\$10292.63	0%	\$0.00	\$10292.63	12 years	Within 10 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1029.26

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer
 Mike Zegarac

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000030	04028551020

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$10452.50	\$10452.50	0%	\$0.00	\$10452.50	47 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$696.83

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer (or delegated authority)

Mike Zegarac

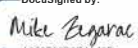
City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000075	04028505440

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$14577.00	\$14577.00	0%	\$0.00	\$14577.00	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$971.80

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer

Mike Zegarac

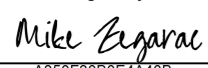
City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000089	01006200340

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$20000.00	\$20000.00	0%	\$0.00	\$20000.00	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.33

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer
 Mike Zegarac

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000033	04028751130

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$16495.50	\$16495.50	0%	\$0.00	\$16495.50	20 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1099.70

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer

Mike Zegarac


City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000067	03023403550

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19472.57	\$19472.57	0%	\$0.00	\$19472.57	15 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1298.17

Certified as sufficient, in accordance with O.Reg.586/06

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City Treasurer
 Mike Zegarac

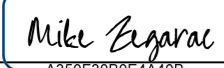
City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000049	03020505790

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$19460.80	\$19460.80	0%	\$0.00	\$19460.80	30 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1297.39

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer

Mike Zegarac

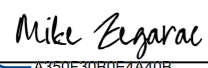
City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000083	03021257020

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$20000.00	\$20000.00	0%	\$0.00	\$20000.00	15 years	Within 15 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1333.33

Certified as sufficient, in accordance with O.Reg.586/06

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3/16/2026

City Treasurer

Mike Zegarac

City of Hamilton – Better Homes Hamilton Program

Local Improvement Charges to Be Added to Property Taxes

BHH Number	Roll Number
0000000093	08108103867

Local Improvement Charge								
Cost of Work	Approved Funding Amount	Interest Charge	Program Administration Charge	Special Charge (Total Amount Owing)	Lifetime of the Work	Special Charge to be Paid by	Description	Annual Payment
\$18820.15	\$17854.00	0%	\$0.00	\$17854.00	15 years	Within 10 years from the first payment date	Better Homes Hamilton Program – Local Improvement Charge added to taxes. First Payment due on the 2026 Final Tax Bill	\$1785.40

Certified as sufficient, in accordance with O.Reg.586/06

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3/20/2026

City Treasurer