

Authority: Item ,
Report (FCS26032(a))
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO.

**Being a By-Law to amend By-Law No. 24-072, as Amended, "City of Hamilton
Development Charges By-Law, 2024"**

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 the Council of the City of Hamilton has determined that certain amendments should be made to the City of Hamilton Development Charges By-Law, 2024, as amended (By-Law 24-072);

WHEREAS in accordance with section 19 of the Act, the City is undertaking to decrease the amount of a development charge that is payable for one or more types of development;

WHEREAS the Council of the City of Hamilton, at its meeting of May 13, 2026, approved a Report FCS26032(a) dated May 7, 2026 entitled "Review of 2026 Development Charges Indexing"

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

Partial Exemption for All Residential Developments

1. Section 57 of By-Law 24-072, as amended, is hereby replaced with the following:

Temporary Partial Exemptions

- (a) Notwithstanding any other provision of this By-Law, the Development Charges payable under this By-Law respecting all Residential Development shall be reduced by 4%, after all credits, partial exemptions, and other exemptions are applied, except for the partial exemption under Section 57(b), which shall be applied after the exemption in this Section 57(a) is applied, for the period between June 1, 2026 and May 31, 2027.
- (b) Notwithstanding any other provision of this By-Law, the Development Charges payable under this By-Law respecting all Development or Redevelopment shall be reduced after all credits, partial exemptions and other exemptions are applied by 20% between September 1, 2025 and August 31, 2027.

Consolidation

- 2. The City Clerk is hereby authorized and directed to consolidate this and any other duly enacted amendments to By-Law 24-072 into the main body of the said By-Law and to make any necessary and incidental changes to numbering and nomenclature thereof arising from the said consolidation.

Date By-Law Effective

- 3. This By-Law shall come into force and take effect at 12:01 a.m. on June 1, 2026.

PASSED this day of , 2026

A. Horwath
Mayor

M. Trennum
City Clerk