

**Rates Effective
June 13, 2019 – July 5, 2019**

Please ensure the effective date of this pamphlet corresponds with your needs.

The information contained within is intended only as a guide. Interested parties should review the approved By-laws.

Purpose of Development Charges:

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment within the municipality.

By-Laws for the City of Hamilton:

By-law No. 19-142

By-law No. 11-174 (as amended)

Rates shall be indexed on July 6 each year by the percentage change recorded in the average annual Non-Residential Construction Price Index for Toronto produced by Statistics Canada. Table: 18-10-0135-01 (formerly CANSIM 327-0058)

Payment of Development Charges:

Development charges are payable at the time of building permit issuance and are collected by the City of Hamilton Building Department. Deferrals are available for ERASE, non-residential and apartment developments; subject to availability. Please connect with staff for further details.

Demolition Credits:

A credit is allowed for demolitions for a period of 5 years from the date of issuance of the demolition permit. The dollar value of the credit is based on the rate in effect at the time of redevelopment and on the exemption status of the demolished/redeveloped building at the time of redevelopment (i.e. no credit if the demolished building is exempt under the current By-Law). Note that for HWDSB (Public) and HWCDSD (Catholic) Education DCs, the credit for Residential demolitions expires 2 years from the date of demolition permit issuance.

Transition Policy:

Normally, the development charges rate payable is the rate in effect on the day that the building permit is issued. However, the City's policy is that the development charges rate payable is the rate in effect on the date that a complete building permit application is received and accepted by the City's Chief Building Officer, provided that the building permit is issued within 6 months subsequently to the above date. If the building permit is revoked on or after the date of the rate increase, the rates in effect on the date of permit issuance will be payable. (Not applicable to Education DCs.)

Credits and Exemptions:

Refer to attached pages for rate highlights as well as exemption and credit policies.

Treasurer's Statement:

The City Treasurer prepares an annual statement regarding the use of development charges funds and sets out the balance in each of the development charges reserves.

Copies of By-law and Treasurer's Statement

Copies of the Development Charges By-laws as well as the Treasurer's statement are available from the Clerk's office on the 1st Floor of City Hall, 71 Main St. W., Hamilton, Ontario L8P 5Y4.

For further information regarding development charges, contact:

Finance at DCRequest@hamilton.ca (ext. 4400) or Building at 905-546-2720

Please check with City Staff at Parklandrequest@hamilton.ca regarding Parkland Dedication fees which may apply and are separate and distinct from Municipal DCs.

DC Policies approved by City of Hamilton Council do not impact Education DC charges which are controlled and set by the Hamilton-Wentworth Catholic District School Board and Hamilton-Wentworth District School Board, respectively.

SERVICE COMPONENT BREAKDOWN EFFECTIVE June 13, 2019 - July 5, 2019

Service	RESIDENTIAL (\$)					NON-RESIDENTIAL (\$) (note a)	
	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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq. ft. of Gross Floor Area)	(per sq. m.)
Municipal Wide "Soft" Services:							
Parkland Development	2,352	1,683	1,377	942	760	0.11	1.18
Indoor Recreation Services	4,430	3,171	2,594	1,775	1,431	0.20	2.15
Library Services	1,045	748	612	419	338	0.05	0.54
Administrative Studies - Community Based	330	236	193	132	107	0.17	1.83
Long Term Care	125	89	73	50	40	0.01	0.11
Health Services	1	1	1	-	-	-	-
Social & Child Services	15	11	9	6	5	-	-
Social Housing	648	464	379	260	209	-	-
Airport lands	419	300	245	168	135	0.21	2.26
Parking services	490	351	287	196	158	0.25	2.69
Provincial Offences Administration	40	29	23	16	13	0.02	0.22
Total Municipal Wide "Soft" Services	9,895	7,083	5,793	3,964	3,196	1.02	10.98
Municipal Wide "Hard" Services:							
Services Related to a Highway	2,867	2,174	2,234	1,750	950	8.05	86.65
Public Works Facilities, Vehicles & Equipment	784	561	459	314	253	0.41	4.36
Police Services	524	375	307	210	169	0.26	2.80
Fire Protection Services	462	331	271	185	149	0.23	2.48
Paramedics	137	98	80	55	44	0.03	0.27
Transit Services	1,917	1,372	1,123	768	619	0.98	10.55
Administrative Studies - Engineering Services	166	119	97	66	54	0.08	0.86
Waste Diversion	657	470	385	263	212	0.13	1.35
Total Municipal Wide "Hard" Services	7,514	5,500	4,956	3,611	2,450	10.16	109.31
Total Municipal Wide - "Soft" and "Hard" Services	17,409	12,583	10,749	7,575	5,646	11.18	120.29
Wastewater and Water Services (note b)							
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95	20.99
Wastewater Linear Services	5,029	3,697	3,171	2,169	1,644	2.61	28.04
Water Services	4,767	3,412	2,792	1,910	1,540	2.29	24.65
Stormwater Services							
Stormwater Drainage and Control Services	7,065	5,106	4,313	3,001	2,293	1.41	15.18
CITY DC TOTAL	38,318	27,695	23,396	16,277	12,431	19.43	209.14
Other Development Charges							
Go Transit (City-Wide)	252	180	156	104	82	-	-
Education - HWDSB (Public - note c)	1,039	1,039	1,039	1,039	1,039	0.39	4.20
Education - HWCDSD (Catholic - note c)	885	885	885	885	885	0.34	3.66
TOTAL BEFORE SPECIAL AREA CHARGES	40,494	29,799	25,476	18,305	14,437	20.16	217.00
Special Area Charges							
Dundas/Waterdown (note d)	1,588	1,147	970	674	515	1.04	11.19
GRAND TOTAL AFTER SPECIAL AREA CHARGES	42,082	30,946	26,446	18,979	14,952	21.20	228.19

Notes:

<p>a) There are 2 categories of Non-Residential charges – “Industrial” and “Non-Industrial” as defined in the By-law. See Page 3 for applicable rates.</p> <p>b) Charges applicable to developments outside of the urban area shall be determined with regards to the Urban services required or used.</p>	<p>c) Education development charges are controlled and set by the respective education boards and collected by the City on their behalf. DC Policies approved by the City of Hamilton do not impact these charges.</p> <p>d) Land affected by the Dundas & Waterdown Special Area Charge can be found on Page 5. This charge is not subject to annual indexing.</p>
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Non-Residential Rates:

Industrial

The City's per square foot charge for industrial development has been discounted from the full non-residential rates to reduced industrial rates shown as follows:

(per sq. ft. of Gross Floor Area)	Reduced Industrial Rate	Full Non-Residential Rate
June 13, 2019 – July 5, 2019	\$11.85	\$19.43

For expansions of existing industrial developments, enlargement up to 50% of existing gross floor area (gfa): exempt; any amount over 50% of existing gfa will pay the industrial rate in effect.

Non-Industrial (Commercial/Institutional)

The rates for new non-industrial developments within a CIPA or BIA and new office development (medical clinic excluded) is phased as follows,

(per sq. ft. of Gross Floor Area)	1 st 5,000 square feet (50% of charge in effect)	2 nd 5,000 square feet (75% of charge in effect)	10,000+ square feet (100% of charge in effect)
June 13, 2019 – July 5, 2019	\$ 9.72	\$14.57	\$19.43

For expansions of office development (medical clinic excluded) already in existence as of June 13, 2019, which did not previously receive the new non-industrial rates, the following City rates apply:

- Exempt for 1st 5,000 square feet of expansion; \$19.43 per square foot on any amount over 5,000 square feet

For all other non-industrial development, the calculated rate of \$19.43 per square foot applied.

The above exemptions/deductions DO NOT apply to education and special area charges.

Exemptions (City of Hamilton Development Charges):

Note: The majority of these exemptions also apply to the GO Transit DC. Please refer to the full By-law 11-174, as amended.

Residential:

- Affordable Housing
- A Garden Suite
- A Laneway House
- Intensification - Enlargement of an existing residential unit, and addition of 2 units to a single detached unit (SDU), or 1 unit to any other residential building exempted from DCs (subject to gfa restrictions & one-time use)
- Student Residence - 50% exemption for student residence built by a University, College of applied arts and technology, or other accredited post-secondary institution, until June 30, 2020
- Redevelopment of an existing residential for use of creating more residential facilities within the existing building envelope is exempt from 50% of DCs otherwise payable (credit for 100% of previous residential facility use)

Non-Residential:

100% Exempted

- Agricultural Use (bona fide farming/agriculture uses – farm business registration number required, see by-law for further details)
- A temporary building or structure, subject to Section 28
- Parking Structure, excluding commercial parking
- Place of Worship, excluding revenue generating space (must be exempt from property taxes)

Both:

- Heritage Buildings – 100% exempt for adaptive reuse within the existing building envelope, excluding sections that are not covered by the Heritage designation
- Downtown Hamilton CIPA Exemption (maps on Page 6) – 70% exemption of DCs otherwise payable for all developments within boundaries and below maximum height (cannot be combined/stacked with other DC exemptions)

Please note the majority of these exemptions DO NOT apply to Education DCs.

Please go to <http://map.hamilton.ca/> and select Downtown, BIAs & CIPAs to confirm CIPA and BIA boundaries.

Exemptions (Education Development Charges Public & Catholic)

Residential:

- Intensification – Enlargement of an existing dwelling unit; creation of 1 or 2 units to a SDU, or 1 unit to any other residential building exempted from DCs (subject to gfa restrictions & one-time use)

Non-Residential:

- Public Hospital – Exempt from 100% of DCs if receiving aid under *Public Hospitals Act*
- Publicly-funded university, community college or a college of applied arts and technology
- Place of Worship – 100% exempted (must be exempt from property taxes)
- Non-Residential farm buildings – 100% exempted
- Enlargement of existing Industrial Buildings – Enlargement of up to 50% of existing gfa exempted
- Metrolinx, or a predecessor or successor corporation identified under the *Metrolinx Act, 2006, C. 16*, excluding retail use development

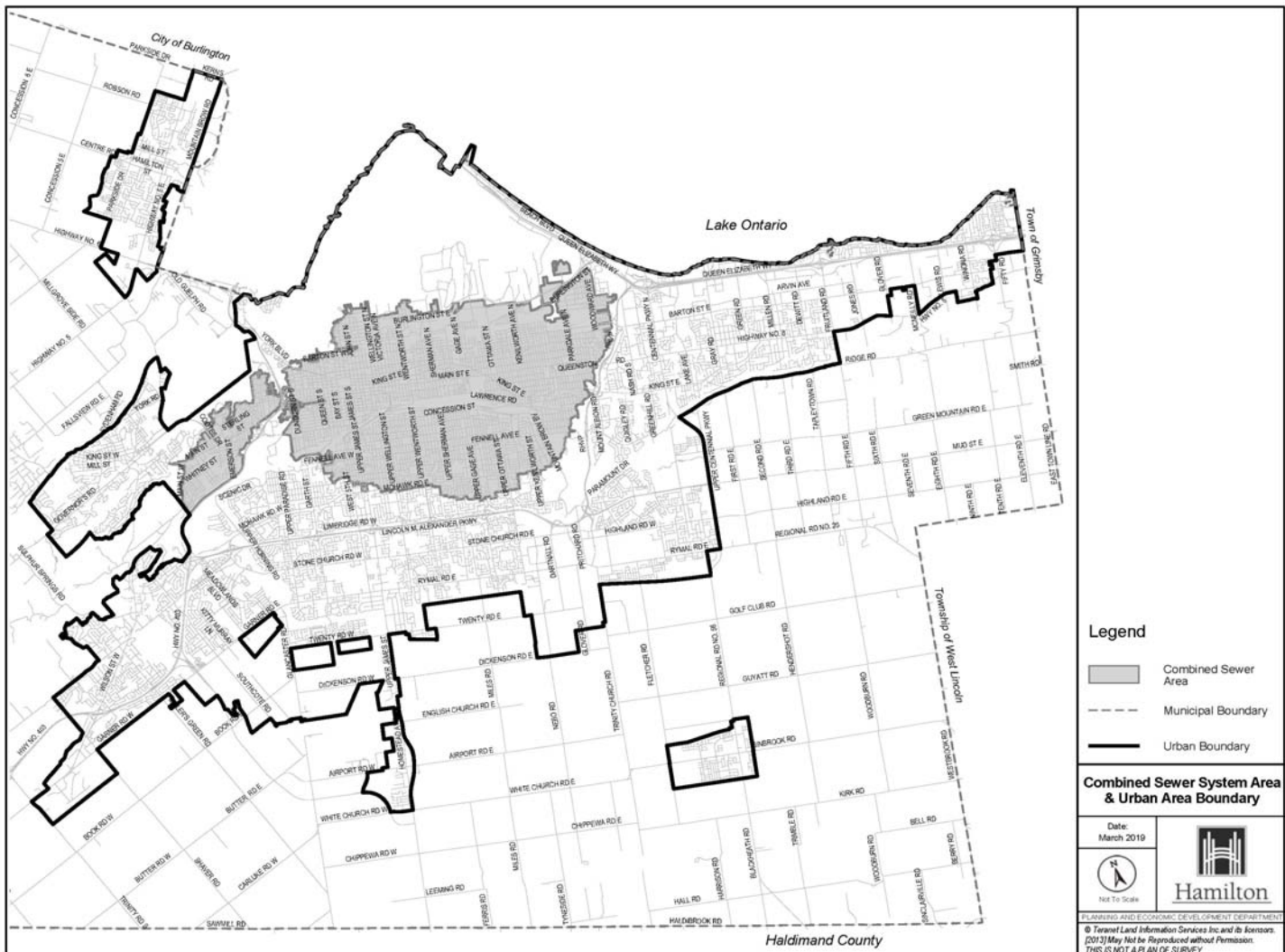
Complaints Procedure:

A person required to pay a development charge, or the person's agent, may complain under Section 20 of the DC Act to the Council of the municipality that:

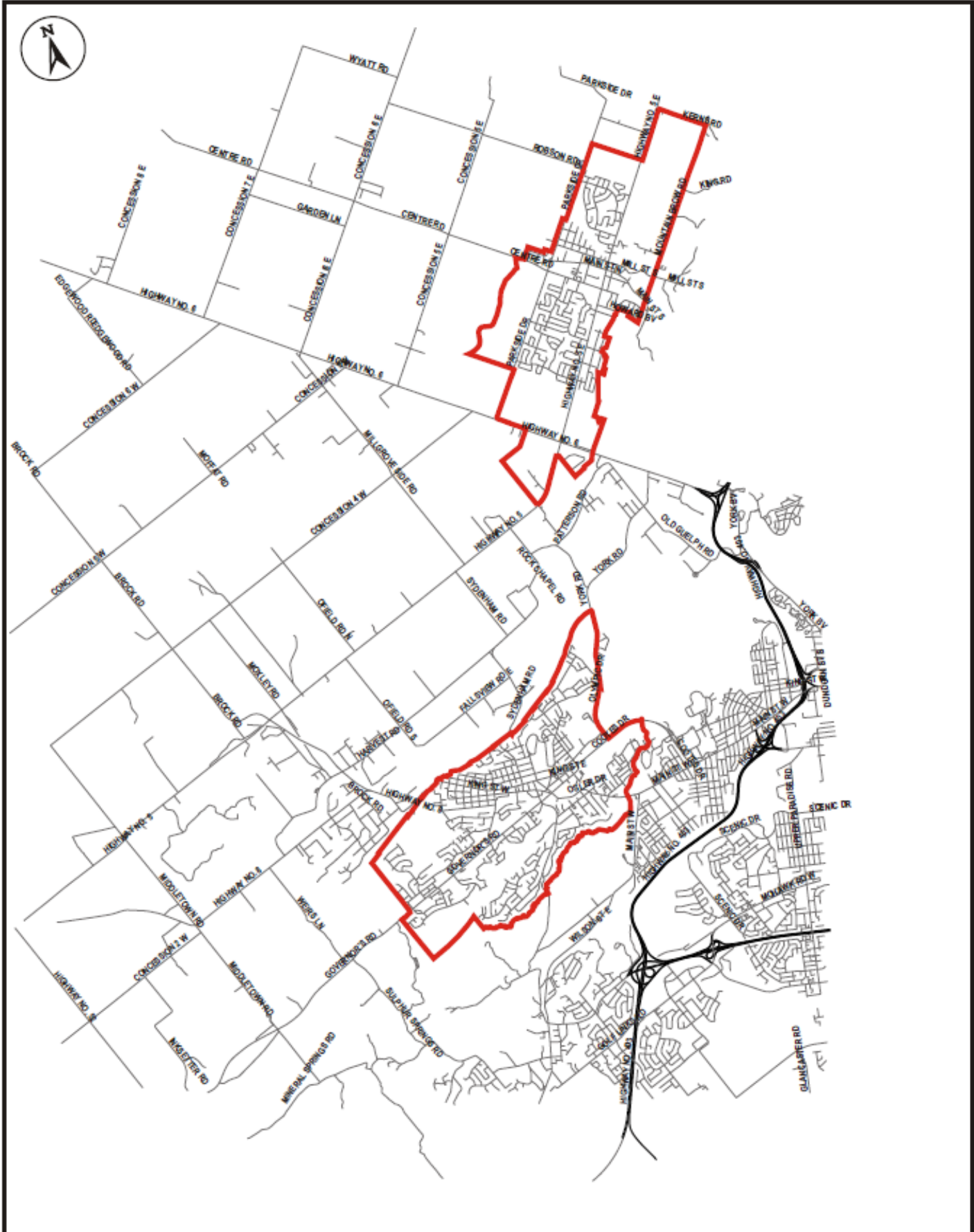
1. the amount of the development charge was incorrectly determined;
2. whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
3. there was an error in the application of the development charges by-law(s).

The complaint must be made in writing to the City clerk with a copy to Corporate Services and must identify that it is a Section 20 complaint and include all information required by the DC Act. The complaint may not be made more than 90 days after the development charge, or any part of it, is payable.

Combined Sewer System Area & Urban Area Boundary Map

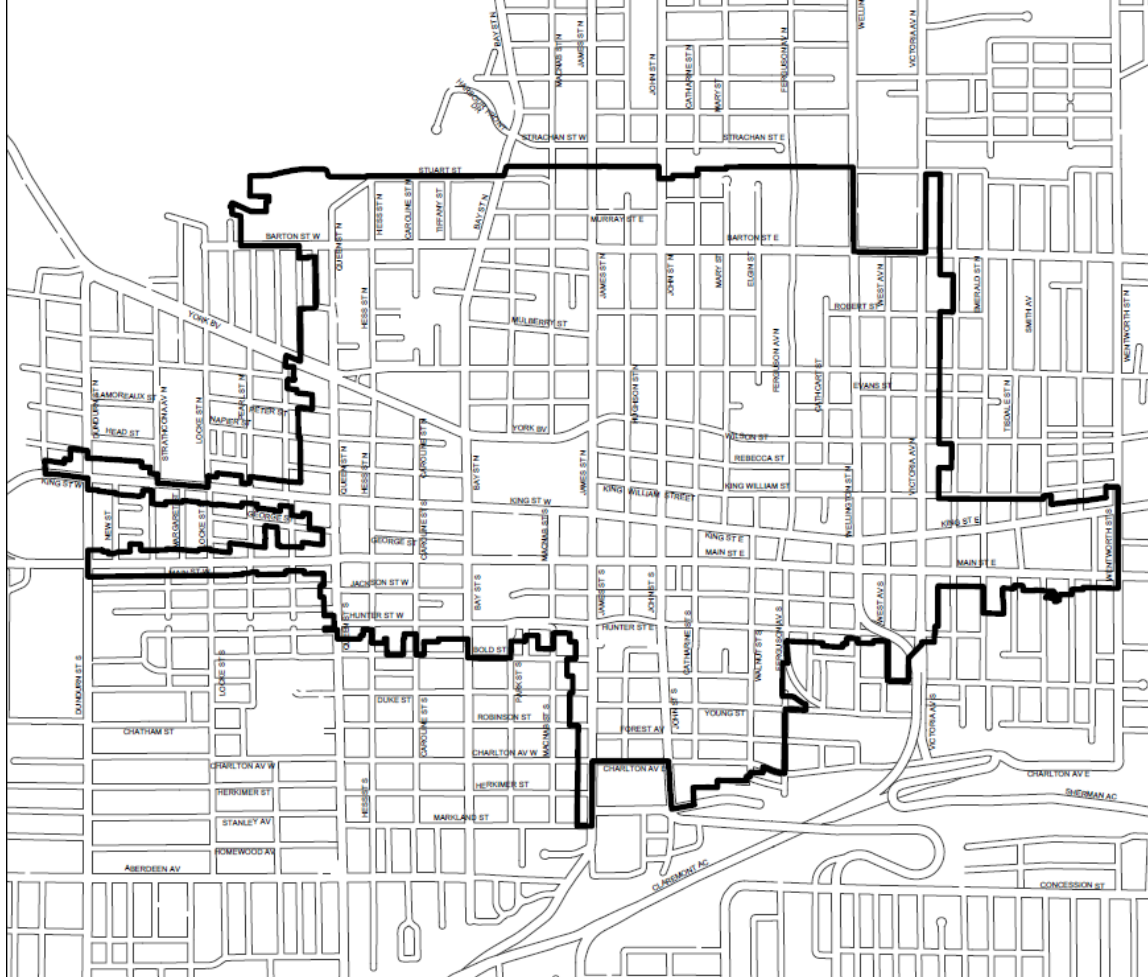


Waterdown/Dundas Special Area Charge Map



To request enlarged version of maps, please email DCRequest@hamilton.ca.

Downtown Hamilton CIPA Exemption Borders Map & CIPA Exemption Height Map



Please go to <http://map.hamilton.ca/> and select Downtown, BIAs & CIPAs to confirm boundaries.