

**CONSOLIDATION FOR INFORMATION PURPOSES ONLY  
FOR ORIGINAL BY-LAWS CONTACT CITY CLERK**

**Authority:** Item 9, Audit, Finance and  
Administration Committee  
Report 19-009 (FCS19050)  
CM: June 12, 2019  
Ward: City Wide

**Bill No. 142**

Item 10.4, Audit, Finance and  
Administration Committee  
Report 21-009 (FCS21048)  
CM: June 3, 2021  
Ward: City Wide

**Bill No. 102**

OLT Case DC190022  
Issue Date: June 8, 2021  
Ward: City Wide

**Bill No. 19-142-OLT-01  
Schedule A**

OLT Case DC190022  
Issue Date: December 2,  
2021  
Ward: City Wide

**Bill No. 19-142-OLT-02  
Schedule A**

**CITY OF HAMILTON**

**BY-LAW NO. 19-142 (Consolidated with Amendment 21-102 and 19-142-OLT-01  
Schedule A and 19-142-OLT-02 Schedule A)**

**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 (herein referred to as the “City”), 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 (herein referred to as “Council”) 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** Council, through its Audit, Finance and Administration 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** Council, 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.

**WHEREAS** the City enacted By-law 19-142 pursuant to the Act, which Act authorizes Council to pass By-laws for the imposition of development charges against land;

**WHEREAS** Council has determined that certain amendments should be made to the City of Hamilton Development Charges By-law, 2019 (By-law 19-142);

**WHEREAS** section 19 of the Act provides for amendments to be made to development charges By-laws;

**WHEREAS** the City, as required by section 10 of the Act, has undertaken and completed a development charge background study;

**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

“Development Charges Update Study, City of Hamilton” prepared by Watson & Associates Economists Ltd., dated March 5, 2021;

**WHEREAS** in advance of passing this By-law, Council has given notice and held a public meeting on April 22, 2021 in accordance with section 12 of the Act regarding its proposal for this development charges By-law; and,

**WHEREAS** Council, at its meeting of the Audit, Finance and Administration Committee on March 25, 2021, has adopted and approved the said background study 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.

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

**Interpretation**

1. In this By-law,
  - (a) **“Accessory Dwelling”** means a self-contained Dwelling Unit that is subordinate in purpose to another Dwelling Unit upon the same Lot.
  - (b) **“Act”** means the Development Charges Act, 1997, S.O. 1997, c.27.
  - (c) **“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.
  - (d) **“Affordable Housing Project”** means a development or redevelopment that provides housing and incidental facilities for persons of low and moderate income.
  - (e) **“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.
  - (f) **“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.
- (g) **“Ancillary Residential Building”** means an Accessory Dwelling that is detached from the Dwelling Unit which it is subordinate to and includes a Garden Suite and Laneway House.
- (h) **“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.
- (i) **“Apartment Dwelling Unit”** means a Dwelling Unit within an Apartment Dwelling.
- (j) **“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.
- (k) **“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.
- (l) **“Back-to-back Townhouse Dwelling Unit”** means a Dwelling Unit within a Back-to-back Townhouse Dwelling.
- (m) **“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.
- (n) **“Board of Education”** means a board as defined in clause 1(1) of the *Education Act 1997*, S.O. 1997, c.E.2.
- (o) **“Building”** means any structure or building as defined in the Building Code but does not include a vehicle.
- (p) **“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.
- (q) **“Business Improvement Areas”** or **“BIAs”** means the areas identified as BIAs within Schedule “H”.
- (r) **“By-law”** means, unless the context requires otherwise, this City of Hamilton By-law Number 19-XXX, including with all Schedules hereto, as amended from time to time.

- (s) **“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.
- (t) **“Cannabis Plant”** means a plant that belongs to the genus *Cannabis*.
- (u) **“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.
- (v) **“Class A Office Development”** means an Office Development with a minimum of 20,000 square feet of Gross Floor Area.
- (w) **“Class of Services”** means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Act.
- (x) **“Combined Sewer System”** shall mean the area within the City of Hamilton that is depicted as the Combined Sewer System in Schedule “D”.
- (y) **“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.
- (z) **“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.
- (aa) **“Community Improvement Project Areas”** or **“CIPAs”** means the areas identified and CIPAs within Schedule “H”.

- (bb) “**Council**” means the Council of the City of Hamilton.
- (cc) “**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.
- (dd) “**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.
- (ee) “**Downtown Hamilton Community Improvement Project Area**” or “**Downtown CIPA**” means the area shown on Schedule “E”.
- (ff) “**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.
- (gg) “**Duplex**” means a Building containing two Dwelling Units, but shall not include a Semi-detached Dwelling.
- (hh) “**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.
- (ii) “**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.
- (jj) “**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.
- (kk) “**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.
- (ll) “**First Use**” has the meaning ascribed to it in section 31.
- (mm) “**Full Kitchen**” means a kitchen which contains a fridge, stove and sink.

- (nn) **“Garden Suite”** has the same meaning as it has in clause 39.1(2) of the *Planning Act*.
- (oo) **“Grade”** means the average level of proposed or finished ground adjoining a Building at all exterior walls.
- (pp) **“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.
- (qq) **“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.
- (rr) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
- (ss) **“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.

- (tt) **“Institutional Development”** means development of a building or structure intended for use:
  - (i) as a long-term care home within the meaning of clause 2(1) of the *Long-Term Care Homes Act, 2007*;
  - (ii) as a retirement home within the meaning of clause 2(1) of the *Retirement Homes Act, 2010*;
  - (iii) by any of the following post-secondary institutions for the objects of the institution:
    - (1) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
    - (2) a college or university federated or affiliated with a university described in paragraph 1(tt)(iii)(1), or
    - (3) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
  - (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (v) as a hospice to provide end of life care.
- (uu) **“Interest Rate”** means the annual rate of interest calculated as per the City’s D.C. Interest Policy (FPAP-DC-002), as may be revised from time to time.



- (vv) “**Laneway**” means a public highway or road allowance having a width of less than 12.0 metres.
- (ww) “**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.
- (xx) “**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.
- (yy) “**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.
- (zz) “**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.
- (aaa) “**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.
- (bbb) “**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.
- (ccc) “**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.

- (ddd) **“Mixed Use Development”** means a Building used, designed or intended for use for both Residential and Non-residential Uses.
- (eee) **“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”.
- (fff) **“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.
- (ggg) **“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.
- (hhh) **“Non-profit Housing Development”** means development of a building or structure intended for use as residential premises by,
- (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
  - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.
- (iii) **“Non-residential Development”** or **“Non-residential Use”** is any development other than a Residential Development or Residential Use.
- (jjj) **“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

- (kkk) **“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 subclause 3 of clause 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.
- (lll) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P. 13.
- (mmm) **“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.
- (nnn) **“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.
- (ooo) **“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.
- (ppp) **“Regulation”** means Ontario Regulation 82/98 under the Act.
- (qqq) **“Rental Housing”** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (rrr) **“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.

(sss) “**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.

(ttt) “**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.

- (uuu) **“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.
- (vvv) **“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”.
- (www) **“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.
- (xxx) **“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.
- (yyy) **“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.
- (zzz) **“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).
- (aaaa) **“Stacked Townhouse Dwelling Unit”** means a Dwelling Unit within a Stacked Townhouse Dwelling.
- (bbbb) **“Student Residence”** means a Residential Development that is solely owned by a university or post-secondary institution other than a college of applied arts and technology established pursuant to the Ontario Colleges of Applied Arts and Technology Act, 2002 and its regulations, designed or intended to be used for sleeping and living accommodations by students of the university or post-secondary institution that owns the Residential Development.
- (cccc) **“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.

(dddd) **“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.

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

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

(gggg) **“Zoning By-law”** means Zoning By-laws Nos. 05-200, 87-57, 3581-86, 90-145-Z, 464, 6593, 3692-92 as amended and any subsequent City zoning by-law as applicable based on development type and development location within the City.

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 and 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 and Separated Sewer System	Combined Sewer System	Separated Sewer System
	Effective June 13, 2019 - July 5, 2019	Effective July 6, 2019	Effective July 6, 2019
Water Services	0%	0%	0%
Wastewater Facilities	100%	100%	100%
Wastewater Linear Services	100%	100%	100%
Stormwater Drainage and Control Services	100%	100%	100%
Services Related to a Highway	73%	80%	69.5%
Public Works	0%	0%	0%
Police Services	0%	0%	0%
Fire Protection Services	0%	0%	0%
Transit Services	0%	0%	0%
Parkland Development Services	0%	0%	0%
Recreation Facilities	0%	0%	0%
Library Services	0%	0%	0%
Administrative Studies	0%	0%	0%
Paramedic Services	0%	0%	0%
Social and Child Services	0%	0%	0%
Social Housing	0%	0%	0%
Health Services	0%	0%	0%
Long-Term Care	0%	0%	0%
Provincial Offenses Administration	0%	0%	0%
Airport Services	0%	0%	0%
Parking Services	0%	0%	0%
Waste Diversion	0%	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/Class of Services

10. All Development of land within the area to which this By-law applies will increase the need for Services/Class of Services.
11. The Development Charges applicable to a Development as determined pursuant to this By-law shall apply without regard to the Services/Class of 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 clauses 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 clauses 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 clauses 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 clauses 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 Residential Use**

- 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 the enlargement to an existing Dwelling Unit;
    - (ii) permit the creation of Accessory Dwellings to an existing Residential Development, subject to the following restrictions:

Table 2: Intensification for Existing Residential Developments

Item	Name of Class of Existing Residential Development	Description of Class of Existing Residential Development	Maximum Number of Additional Dwelling Units	Restrictions
1.	Existing Single Detached Dwellings	Existing Residential Developments, each of which contains a single Dwelling Unit, that are not attached to other Buildings.	Two	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the Dwelling Unit already in the Building.
2.	Existing Semi-detached Dwelling Units or Townhouse Dwelling Units	Existing Residential Developments, each of which contains a single Dwelling Unit, that have one or two vertical walls, but no other parts, attached to other Buildings.	Two	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the Dwelling Unit already in the Building.
3.	Existing Rental Housing	Existing Rental Housing, each of which contains four or more Dwelling Units.	Greater of one and 1% of the existing Dwelling Units in the Building	None

4.	Other existing Residential Developments	An existing Residential Development not in another class of Residential Development described in this table.	One	The total Gross Floor Area of the additional Dwelling Unit or units must be less than or equal to the Gross Floor Area of the smallest Dwelling Unit already in the Building.
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(iii) permit the creation of an Accessory Dwelling in or ancillary to a proposed new Residential Development, subject to the following restrictions:

Table 3: Intensification for Proposed New Residential Developments

Item	Name of Class of Proposed New Residential Developments	Description of Class of Proposed New Residential Developments	Restrictions
1.	Proposed new Single Detached Dwellings	Proposed new Building containing one Dwelling Unit that would not be attached to other Buildings and that are permitted to contain a second Dwelling Unit, that being either of the two Dwelling Units, if the units have the same Gross Floor Area, or the smaller of the Dwelling Units.	<p>The proposed new Single Detached Dwelling must only contain two Dwelling Units.</p> <p>The proposed new Single Detached Dwelling must be located on a parcel of land on which no other Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling would be located.</p>

<p>2.</p>	<p>Proposed new Semi-detached Dwellings or Townhouse Dwellings</p>	<p>Proposed new Residential Developments that would have one or two vertical walls, but no other parts, attached to other Buildings and each Dwelling Unit is permitted to contain a second Dwelling Unit, that being either of the two Dwelling Units, if the units have the same Gross Floor Area, or the smaller of the Dwelling Units.</p>	<p>Each Dwelling Unit in the proposed new Semi-detached Dwelling or Townhouse Dwelling must only contain two Dwelling Units.</p> <p>The proposed new Semi-detached Dwelling or Townhouse Dwelling must be located on a parcel of land on which no other Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling would be located.</p>
<p>3.</p>	<p>Proposed new Ancillary Residential Building to a proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling</p>	<p>Proposed new Ancillary Residential Building to a proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling and that are permitted to contain a single Dwelling Unit.</p>	<p>The proposed new Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling, to which the proposed new Ancillary Residential Building would be ancillary, must only contain one Dwelling Unit.</p> <p>The Gross Floor Area of the Dwelling Unit in the proposed new Ancillary Residential Building must be equal to or less than the Gross Floor Area of the Single Detached Dwelling, Semi-detached Dwelling or Townhouse Dwelling to which the proposed new Ancillary Residential Building is ancillary.</p>

(b) The exemption in clause 19(a) shall only apply to the first instance of intensification in an existing or new dwelling.

(c) Subject to the Gross Floor Area restrictions in clause 19(a) and subject to clause 19(b), any exemption under clause 19(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 clause 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 Temporary Building or Structure, subject to section 32;
  - (e) 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);
  - (f) development on land vested in or leased to a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education, if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university. The exemption in this clause 25(f) shall only apply as long as section 6.1 of the Ministry of Training, Colleges and Universities Act, R.S.O. 1990, c. M.19, remains in force and effect; and,
  - (g) for greater certainty, the exemption from development charges referred to in clause 25(f) applies with respect to land described in that clause regardless of whether an application referred to in subclause 26.2(1)(a) or (b) of the Development Charges Act, 1997, has been made with respect to that land on or before December 8, 2020.

### **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 be reduced:

- (a) by the percentages;
- (b) for the time periods;
- (c) for the types of applications; and;
- (d) as of the date, identified in the following Table 4 below:

Table 4: Downtown Hamilton CIPA Partial Exemption

	Date of complete application of a Site Plan or a Site-specific Zoning Amendment (in accordance with clauses 41(b) to (d))	Date of building permit issuance (if application of a Site Plan or a Site-specific Zoning Amendment not applicable, made prior to Jan 1, 2020, or if more than two years have passed since approval of said application)
Date	Percentage of reduction (%)	Percentage of reduction (%)
June 13, 2019 to July 5, 2019	70	70
July 6, 2019 to July 5, 2020	60	60
July 6, 2020 to July 5, 2021	50	50
July 6, 2021 to July 5, 2022	40	40
July 6, 2022 to July 5, 2023	40	40
July 6, 2023 to June 12, 2024	40	40



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 be reduced 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." Any Development in excess of the height restrictions as shown in Schedule "F" shall be subject to the full calculated Development Charge

Schedule "F" shall not be amended by any decision by the Ontario Land 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 Ontario Land Tribunal decisions or by Council.

(e) 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 clause 27(e) 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 clause, the exemption set out in clause (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 clause 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 clause 30(d) and clause 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.

33.

- (a) Subject to the provisions of section 34, Development Charges are payable at the time a building permit is issued with respect to a Development.
- (b) Despite clause 33(a), a Development Charge in respect of any part of a Development that consists of a type of Development set out in section 26.1(2) of the Act, is payable in accordance with section 26.1 of the Act, including interest as per the City's D.C. Interest Policy, FPAP-DC-002, as may be revised from time to time, for so long as section 26.1 of the Act remains in force and effect.

### **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 occur on July 6, 2020 at 12:01am, and
  - (b) thereafter, adjustment shall be made each year on July 6.

### **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/Classes of 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/Rate Lock-In**

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.
- (a) 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.

- (b) Notwithstanding clause 41(a), the total amount of a Development Charge is the amount of the Development Charge that would be determined under the by-law on,
  - (i) the day an application for an approval of Development in a site plan control area under clause 41(4) of the Planning Act was made in respect of the Development that is the subject of the Development Charge; or
  - (ii) if subclause 41(b)(i) does not apply, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made in respect of the Development that is the subject of the Development Charge;
  - (iii) If a Development was the subject of more than one application referred to in subclause 41(b)(i) or (ii), the later one is deemed to be the applicable application for the purposes of this section.
- (c) Interest on the total amount of Development Charge determined pursuant to clause 41(b) shall be charged to the date of building permit issuance as per the City's Development Charge Interest Policy (FPAP-DC-002), as may be revised from time to time.
- (d) Clause 41(b) shall not apply if more than two years has passed since the approval of the related application.

### **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 June 13, 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 section, clause, subclause or paragraph 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.

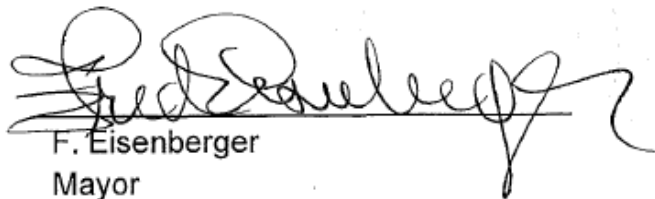
**Repeal**

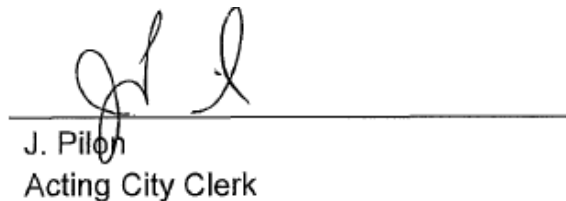
49. By-law 14-153, as amended, is hereby repealed effective as of the date and time of this By-law coming into effect.

**Non-binding Nature**

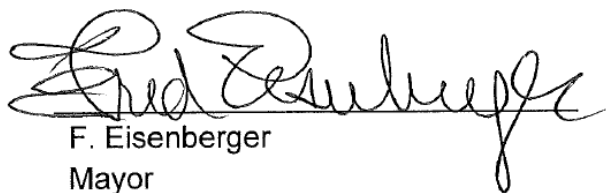
50. Nothing in this By-law shall be construed so as to commit or require the City or its Council to authorize or proceed with any specific capital project at any specific time.

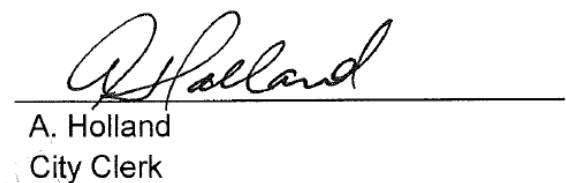
**ORIGINAL BY-LAW 19-142 PASSED** the 12<sup>th</sup> day of June, 2019

  
F. Eisenberger  
Mayor

  
J. Pilon  
Acting City Clerk

**AMENDING BY-LAW 21-102 PASSED** the 9<sup>th</sup> day of June, 2021

  
F. Eisenberger  
Mayor

  
A. Holland  
City Clerk

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JUNE 13, 2019 TO JULY 5, 2019 (2019 \$)

Table A1:

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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide "Soft" Services:</b>						
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	330	236	193	132	107	0.17
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
<b>Total Municipal Wide "Soft" Services</b>	<b>9,895</b>	<b>7,083</b>	<b>5,793</b>	<b>3,964</b>	<b>3,196</b>	<b>1.02</b>
<b>Municipal Wide "Hard" Services:</b>						
Services Related to a Highway	2,867	2,174	2,234	1,750	950	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
Paramedics	137	98	80	55	44	0.03
Transit Services	1,917	1,372	1,123	768	619	0.98
Administrative Studies - Engineering Services Studies	166	119	97	66	54	0.08
Waste Diversion	657	470	385	263	212	0.13
<b>Total Municipal Wide "Hard" Services</b>	<b>7,514</b>	<b>5,500</b>	<b>4,956</b>	<b>3,611</b>	<b>2,450</b>	<b>10.16</b>
<b>GRAND TOTAL MUNICIPAL WIDE (SOFT AND HARD)</b>	<b>17,409</b>	<b>12,583</b>	<b>10,749</b>	<b>7,575</b>	<b>5,646</b>	<b>11.18</b>

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2019 – JULY 5, 2021 (2019 \$)

Table A2:

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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide "Soft" Services:</b>						
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	330	236	193	132	107	0.17
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
<b>Total Municipal Wide "Soft" Services</b>	<b>9,895</b>	<b>7,083</b>	<b>5,793</b>	<b>3,964</b>	<b>3,196</b>	<b>1.02</b>
<b>Municipal Wide "Hard" Services:</b>						
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
Paramedics	137	98	80	55	44	0.03
Transit Services	1,917	1,372	1,123	768	619	0.98
Administrative Studies - Engineering Services Studies	166	119	97	66	54	0.08
Waste Diversion	657	470	385	263	212	0.13
<b>Total Municipal Wide "Hard" Services</b>	<b>15,416</b>	<b>11,034</b>	<b>9,028</b>	<b>6,175</b>	<b>4,979</b>	<b>10.16</b>
<b>GRAND TOTAL MUNICIPAL WIDE (SOFT AND HARD)</b>	<b>25,311</b>	<b>18,117</b>	<b>14,821</b>	<b>10,139</b>	<b>8,175</b>	<b>11.18</b>

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2021 (2019 \$)

Table A2:

Service/Class of 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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
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
Public Works	805	576	471	322	260	0.41
Ambulance Services	148	106	87	59	48	0.02
Waste Diversion	730	522	427	292	236	0.13
Parks and Recreation Services	7,528	5,388	4,408	3,016	2,432	0.35
Library Services	1,145	819	671	459	370	1.00
Long Term Care	182	130	107	73	59	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	15	11	9	6	5	-
Housing Services	752	538	440	301	243	-
Provincial Offences Act	40	29	23	16	13	0.02
Growth Studies	404	289	237	162	131	0.21
<b>Total Municipal Wide Services/Classes</b>	<b>25,424</b>	<b>18,196</b>	<b>14,889</b>	<b>10,184</b>	<b>8,214</b>	<b>11.67</b>

SCHEDULE A, TO BY-LAW 19-142  
MUNICIPAL WIDE DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2021 TO SEPTEMBER 18, 2022 (2019 \$)

Table A3:

Service/Class of 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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Municipal Parking	559	400	327	224	181	0.30
Airport Lands	471	337	276	189	152	0.24
<b>Total Municipal Wide Services/Classes</b>	<b>1,030</b>	<b>737</b>	<b>603</b>	<b>413</b>	<b>333</b>	<b>0.54</b>

SCHEDULE B, TO BY-LAW 19-142  
STORMWATER, WATER AND WASTEWATER DEVELOPMENT CHARGES – EFFECTIVE JUNE 13, 2019 TO JULY 5, 2019  
(2019 \$)

Table B1:

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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Wastewater and Water Services</b>						
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95
Wastewater Linear Services	5,029	3,697	3,171	2,169	1,644	2.61
Water Services	4,767	3,412	2,792	1,910	1,540	2.29
<b>Stormwater Services - Combined Sewer System (Area as per Schedule D)</b>						
Stormwater Drainage and Control Services	7,065	5,106	4,313	3,001	2,293	1.41
<b>Stormwater Services - Separated Sewer System (All areas outside of Combined Sewer System Area identified on Schedule D)</b>						
Stormwater Drainage and Control Services	7,065	5,106	4,313	3,001	2,293	1.41
<b>Total Urban Services - Combined Sewer System</b>	<b>20,909</b>	<b>15,112</b>	<b>12,647</b>	<b>8,702</b>	<b>6,785</b>	<b>8.26</b>
<b>Total Urban Services - Separated Sewer System</b>	<b>20,909</b>	<b>15,112</b>	<b>12,647</b>	<b>8,702</b>	<b>6,785</b>	<b>8.26</b>

SCHEDULE B, TO BY-LAW 19-142  
STORMWATER, WATER AND WASTEWATER DEVELOPMENT CHARGES – EFFECTIVE JULY 6, 2019 (2019 \$)

Table B2:

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-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Wastewater and Water Services</b>						
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
<b>Stormwater Services - Combined Sewer System (Area as per Schedule D)</b>						
Stormwater Drainage and Control Services	3,948	2,826	2,312	1,582	1,275	0.00
<b>Stormwater Services - Separated Sewer System (All areas outside of Combined Sewer System Area identified on Schedule D)</b>						
Stormwater Drainage and Control Services	10,462	7,488	6,127	4,191	3,380	2.16
<b>Total Urban Services - Combined Sewer System</b>	<b>18,178</b>	<b>13,011</b>	<b>10,646</b>	<b>7,283</b>	<b>5,872</b>	<b>6.85</b>
<b>Total Urban Services - Separated Sewer System</b>	<b>24,692</b>	<b>17,673</b>	<b>14,461</b>	<b>9,892</b>	<b>7,977</b>	<b>9.01</b>

SCHEDULE C, TO BY-LAW 19-142  
SPECIAL AREA CHARGES – EFFECTIVE JUNE 13, 2019 TO JULY 5, 2019 (2019 \$)

Table C1:

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)
<b>Additional Special Area Charges</b> Dundas/Waterdown	1,588	1,147	970	674	515	1.04

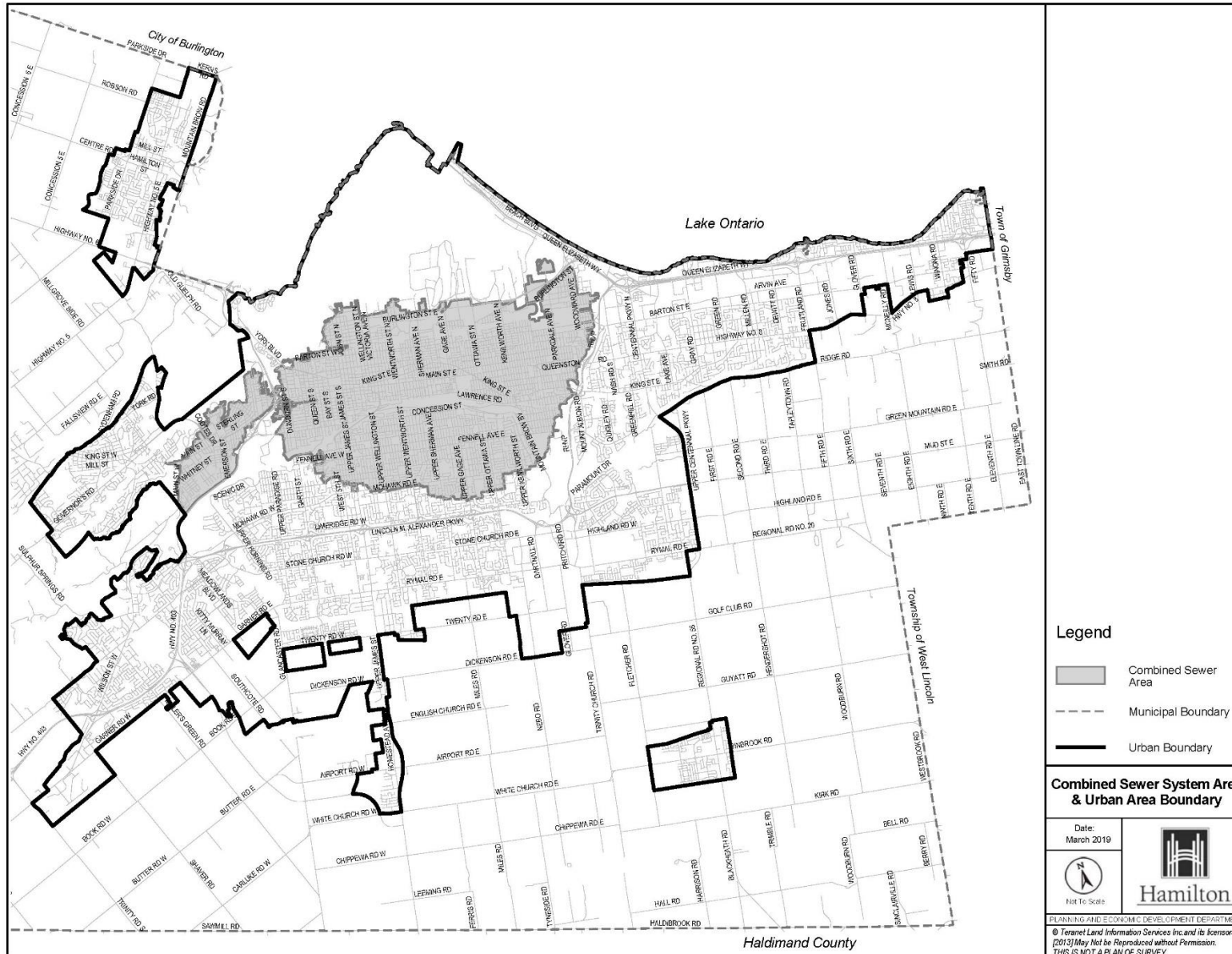
SPECIAL AREA CHARGES – EFFECTIVE JULY 6, 2019 (2019 \$)

Table C2:

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)
<b>Additional Special Area Charges</b> Dundas/Waterdown	1,971	1,410	1,154	789	637	1.04




SCHEDULE D, TO BY-LAW 19-142  
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

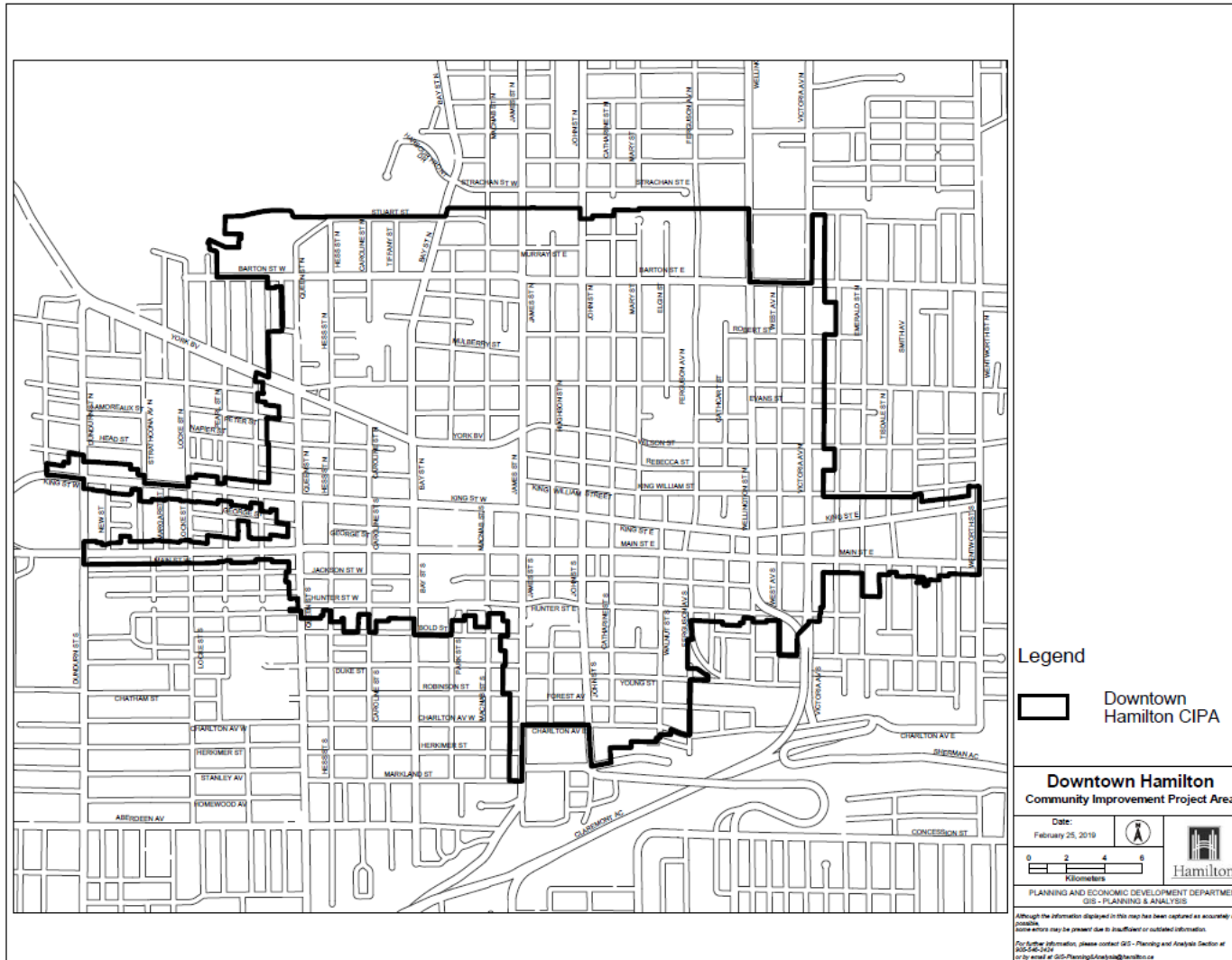


Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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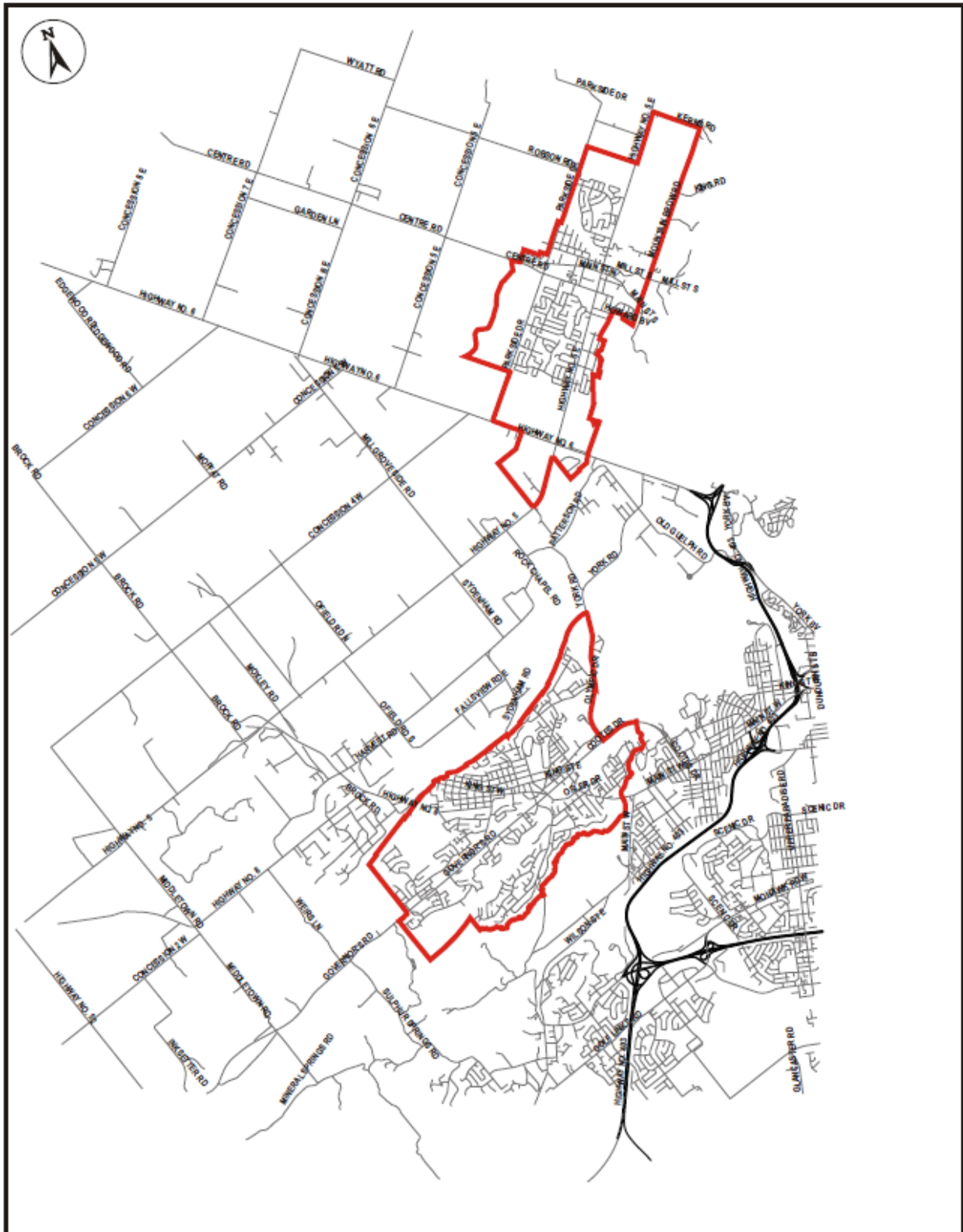
SCHEDULE E, TO BY-LAW 19-142  
Downtown Hamilton Community Improvement Project Area (Downtown CIPA)



SCHEDULE F, TO BY-LAW 19-142  
Height Restrictions for Downtown CIPA Exemption



SCHEDULE G, TO BY-LAW 19-142  
Dundas/Waterdown Special Area Charge Map



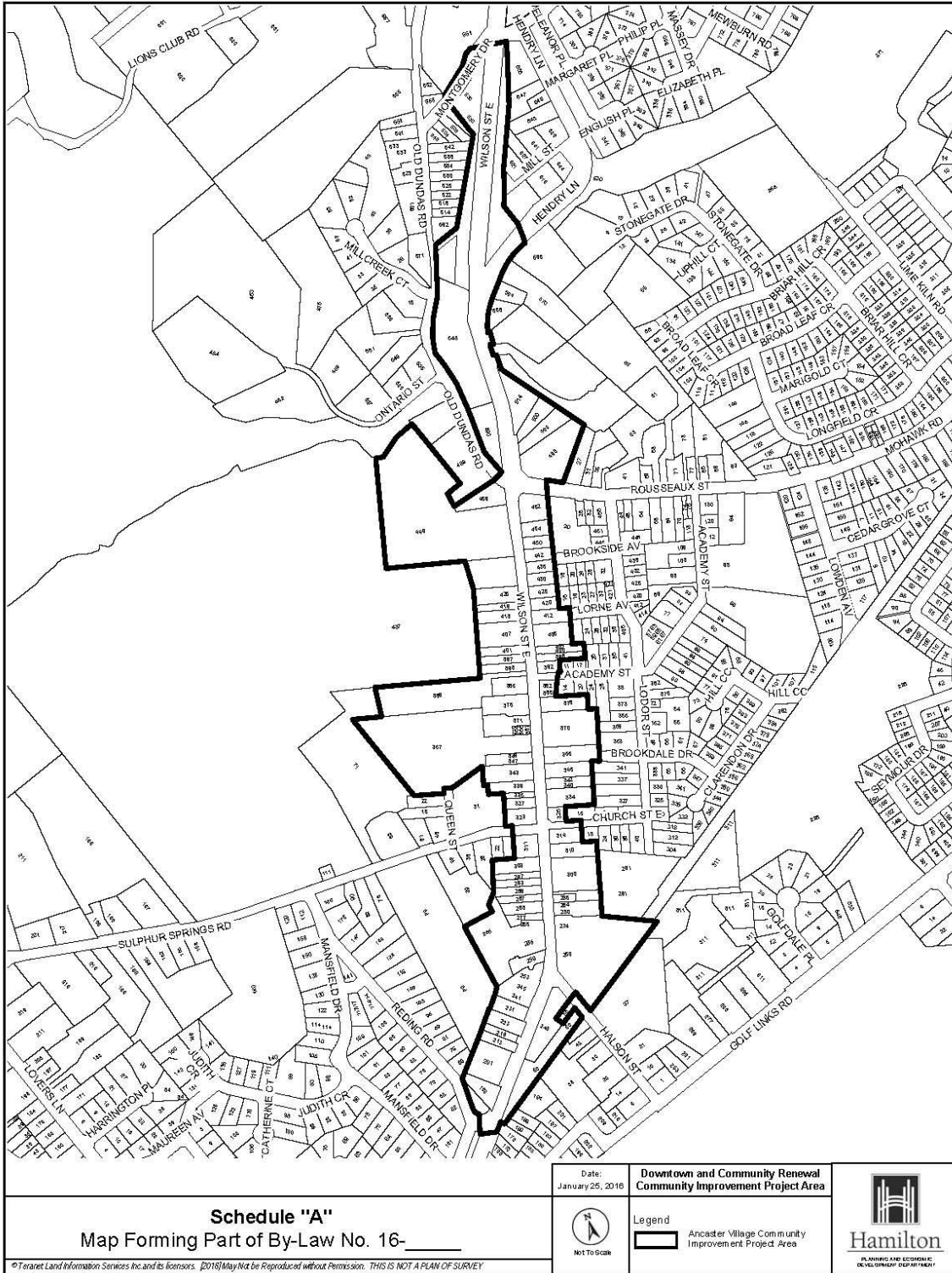
**SCHEDULE H, TO BY-LAW 19-142  
COMMUNITY IMPROVEMENT PROJECT  
AREAS (CIPAS) & BUSINESS  
IMPROVEMENT AREAS (BIAS)**

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

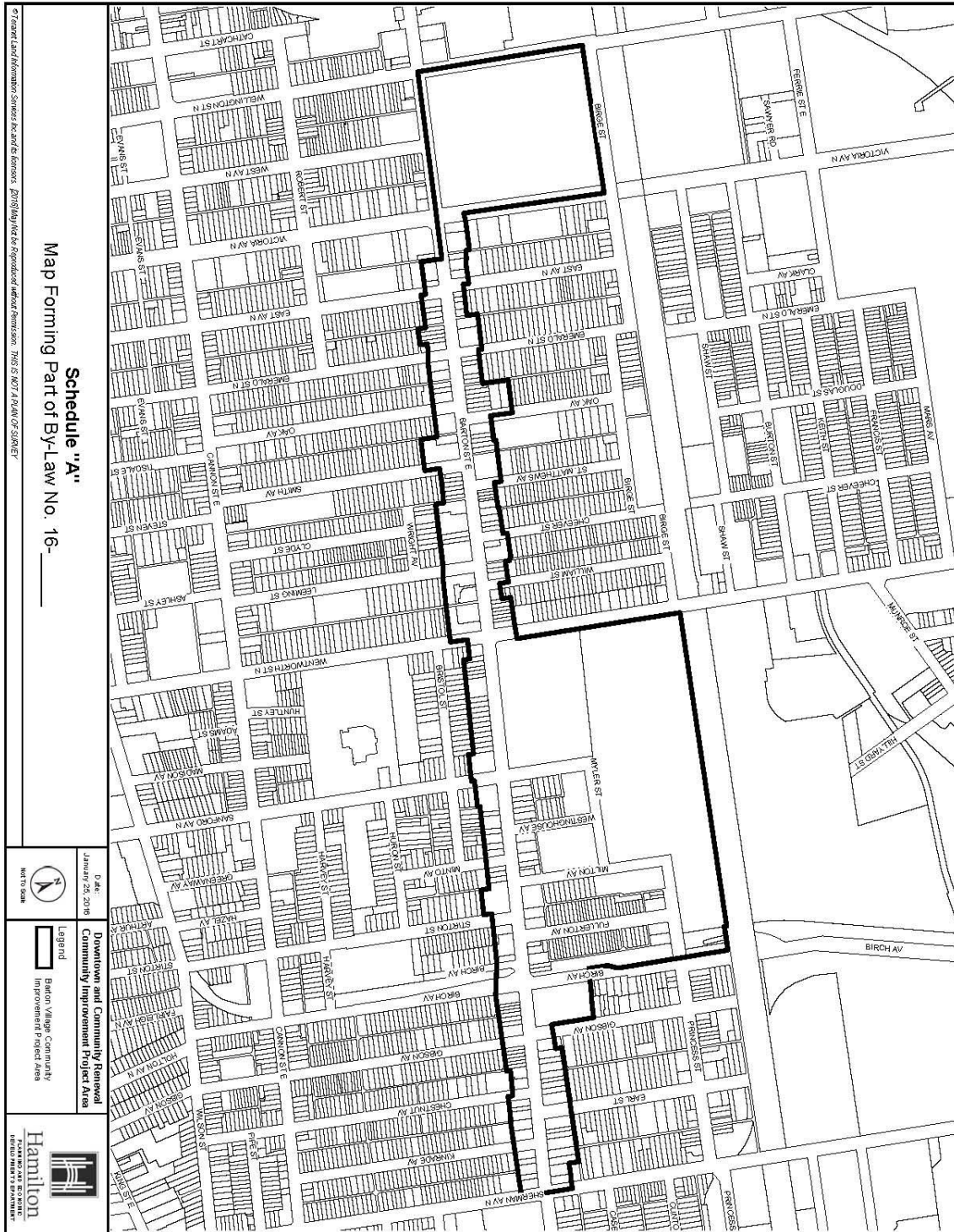
**INDEX**

Ancaster Village CIPA  
Barton Village CIPA  
Binbrook CIPA  
Commercial Corridors CIPA  
Concession Street CIPA  
Downtown Hamilton CIPA  
Dundas CIPA  
Locke Street CIPA  
Mount Hope Airport Gateway CIPA  
Ottawa Street CIPA  
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Westdale CIPA  
Ancaster BIA  
Barton Village BIA  
Concession Street BIA  
Downtown Hamilton BIA  
Dundas BIA  
International Village BIA  
King West BIA  
Locke Street BIA  
Main West BIA  
Ottawa Street BIA  
Stoney Creek BIA  
Waterdown BIA  
Westdale BIA

**SCHEDULE H, TO BY-LAW 19-142: Ancaster Village CIPA**

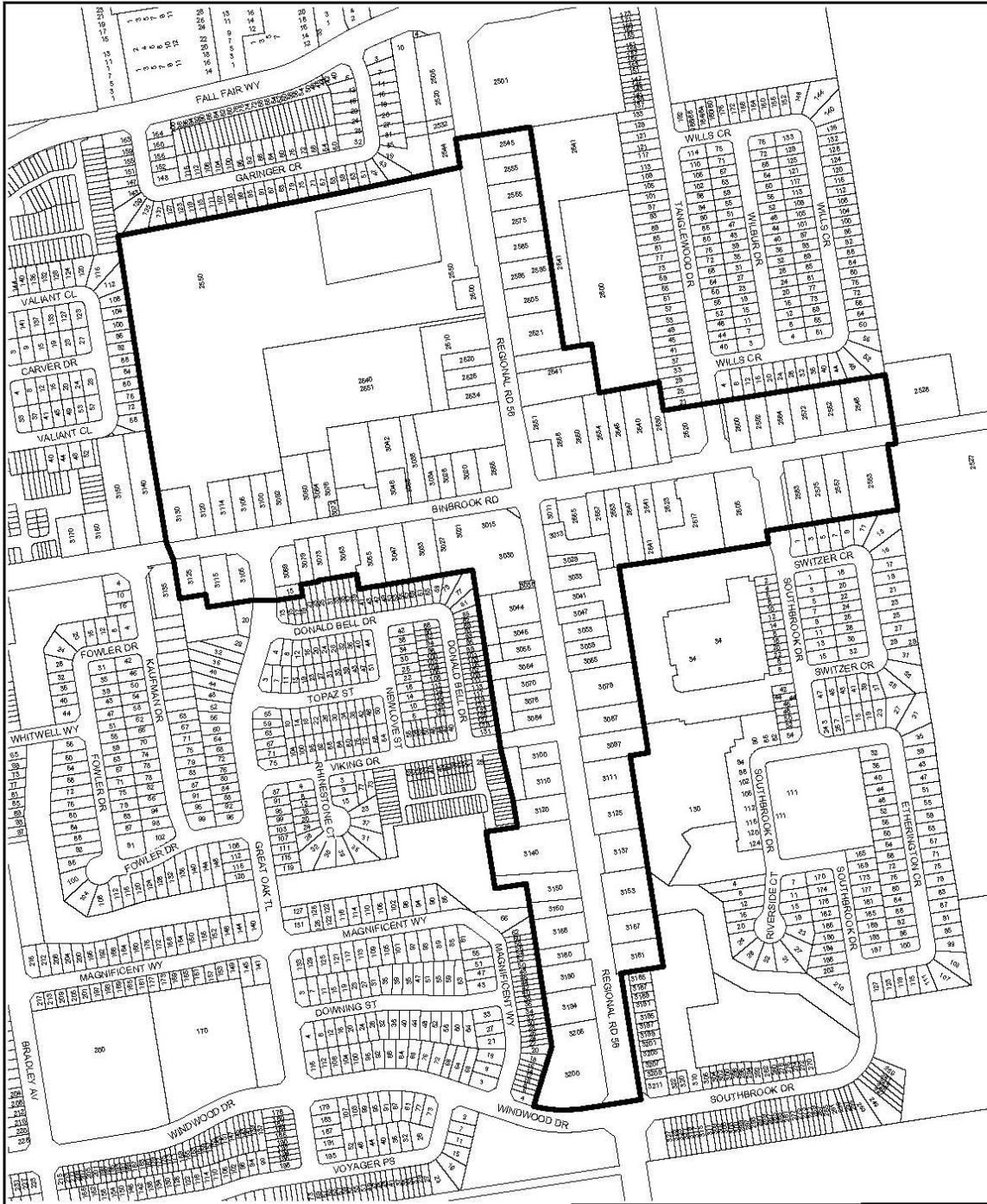




**SCHEDULE H, TO BY-LAW 19-142: Barton Village CIPA**



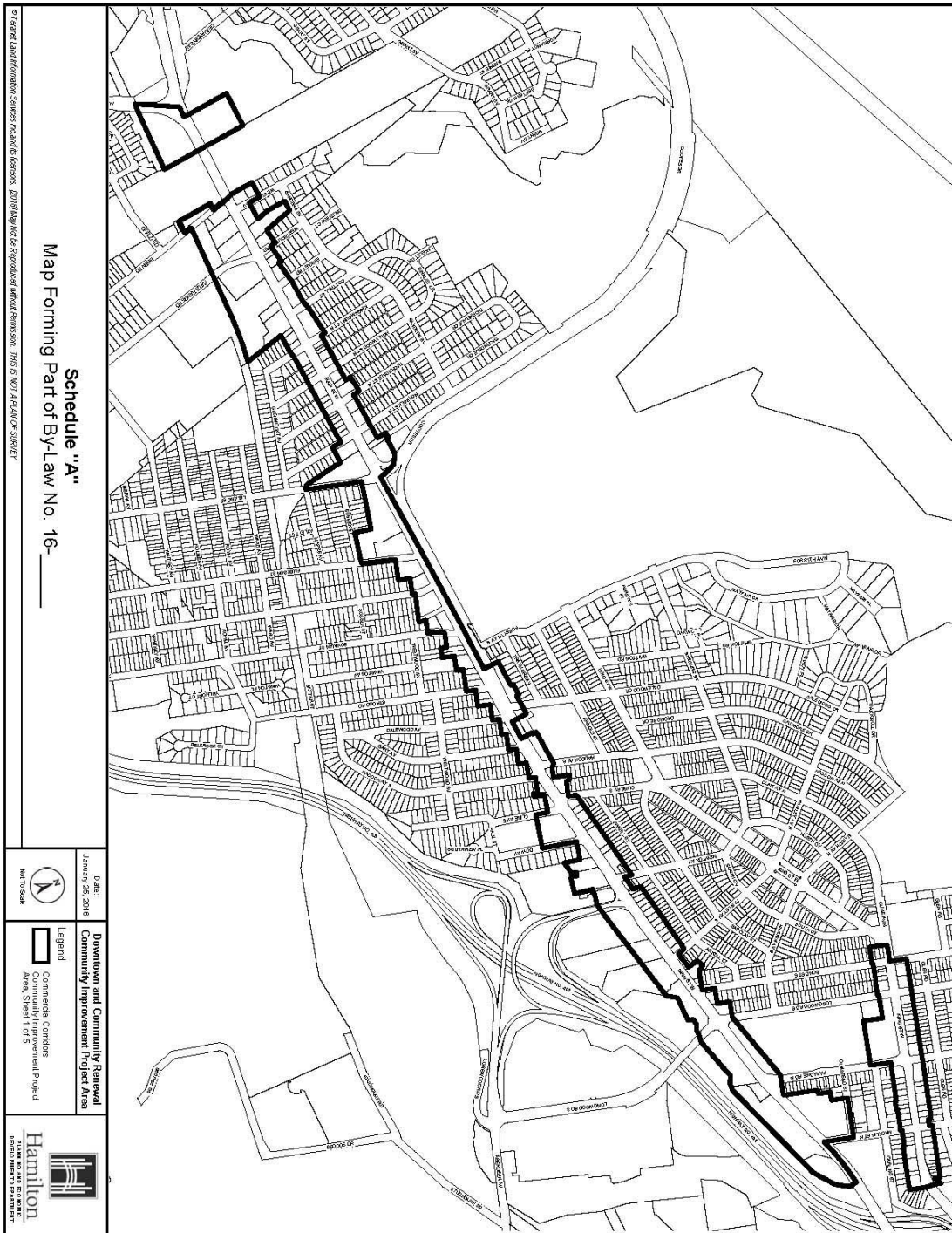


**SCHEDULE H, TO BY-LAW 19-142: Binbrook CIPA**

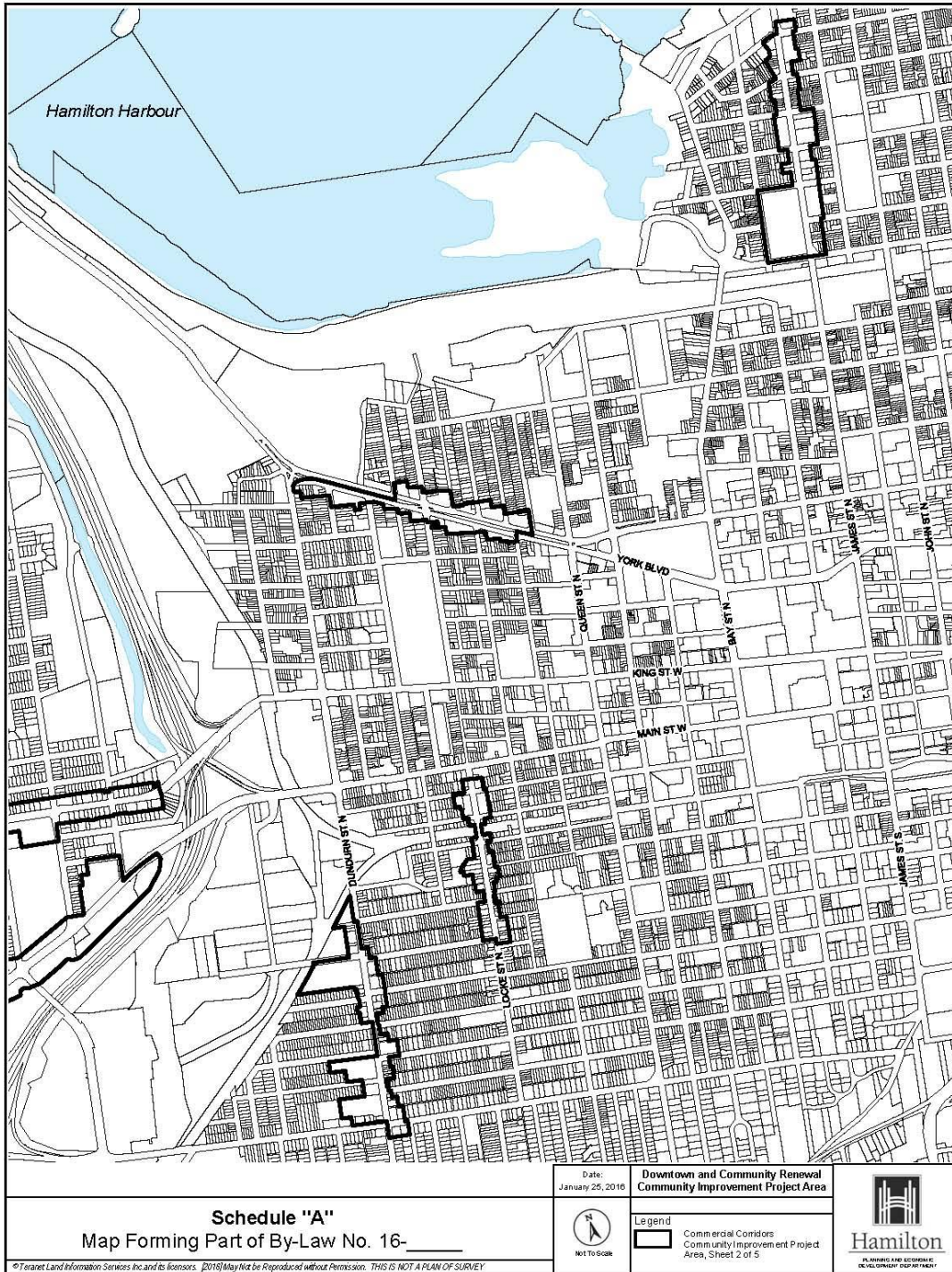


<p align="center"><b>Schedule "A"</b> Map Forming Part of By-Law No. 16-_____</p> <p><small>© Terence Land Information Services Inc. and its licensors. 2018 May Not Be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY</small></p>	<p>Date: January 25, 2018</p> <p><b>Downtown and Community Renewal Community Improvement Project Area</b></p> <p>Legend</p> <p> Binbrook Community Improvement Project Area</p>	 <p><b>Hamilton</b></p> <p><small>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</small></p>
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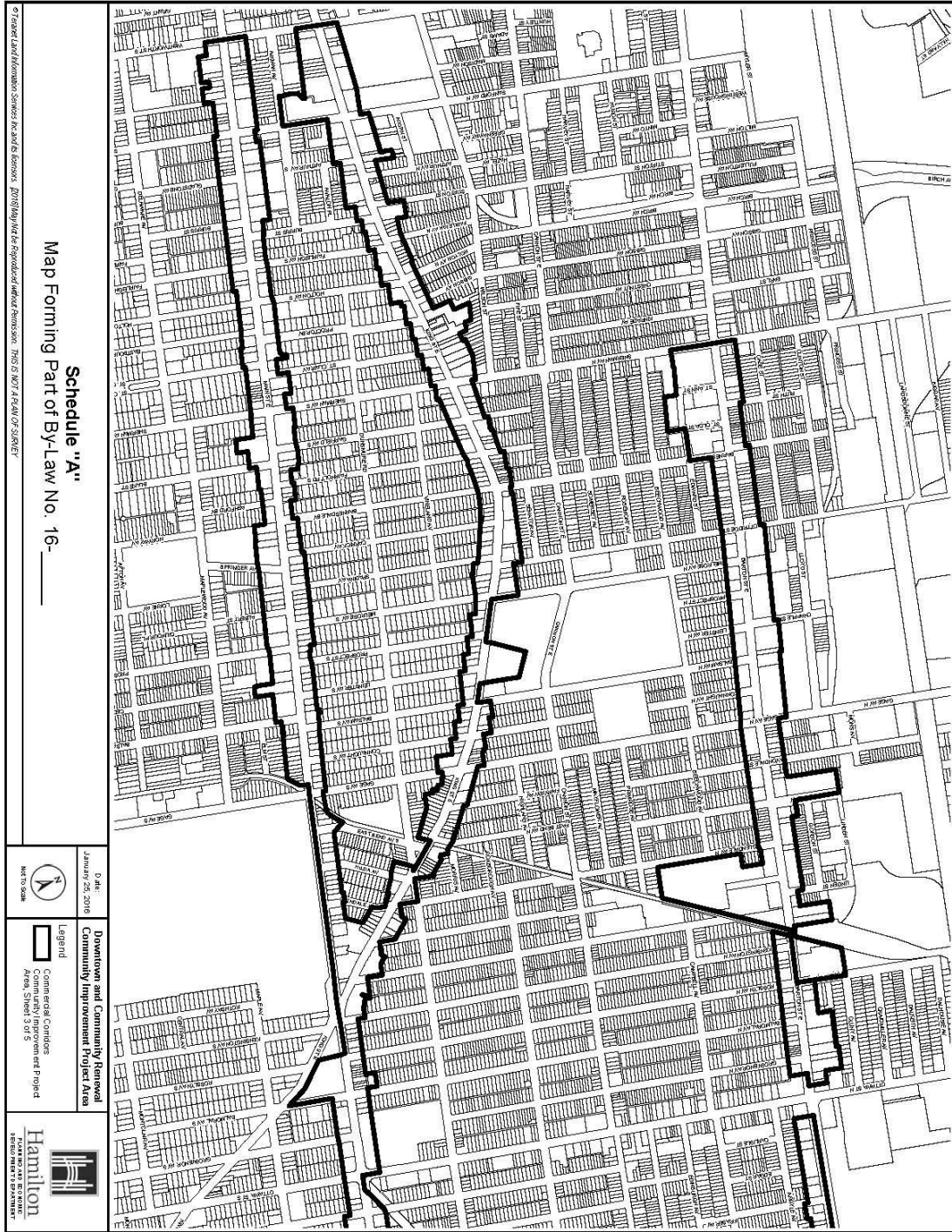
**SCHEDULE H, TO BY-LAW 19-142: Commercial Corridors CIPA (1 of 5)**



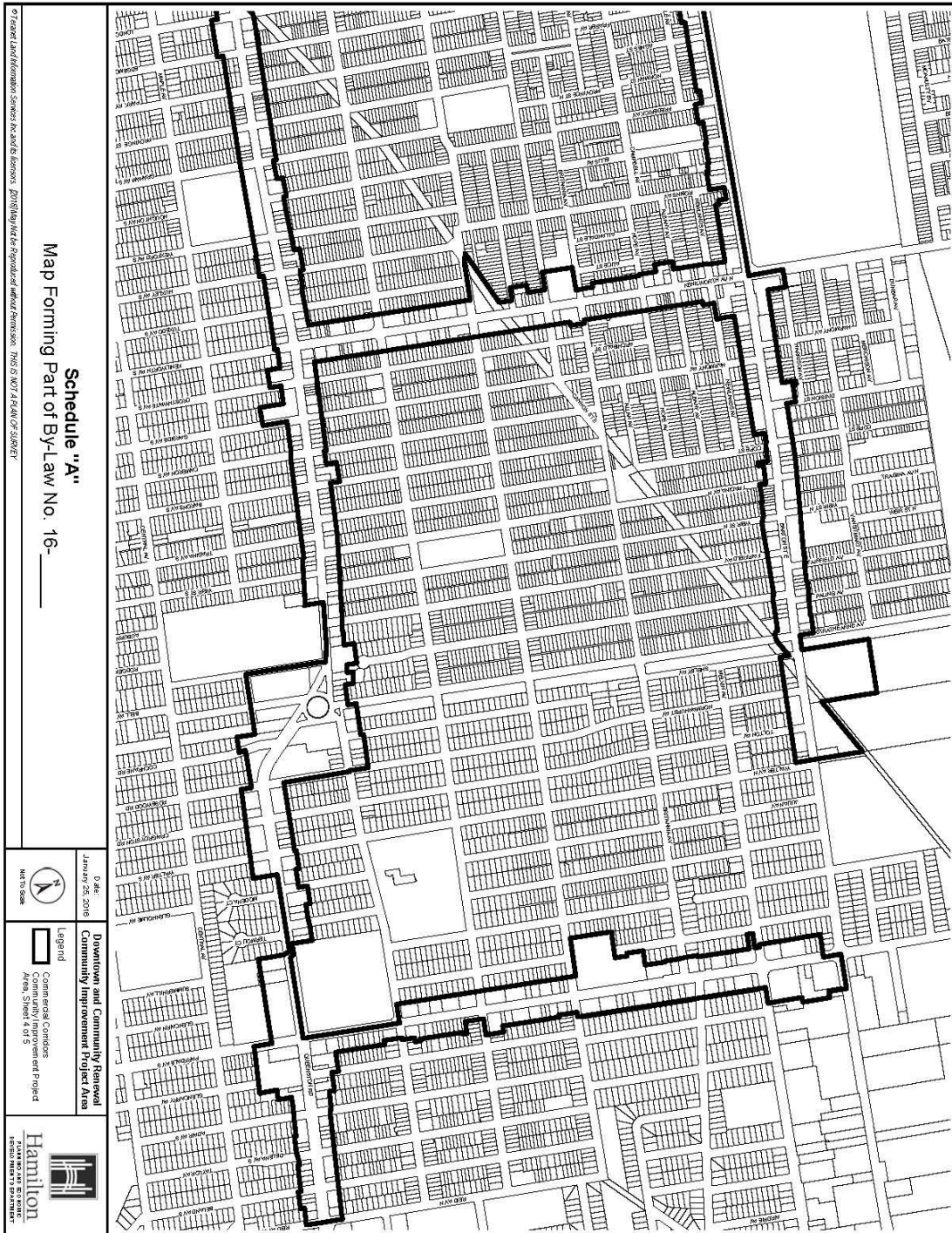
**SCHEDULE H, TO BY-LAW 19-142: Commercial Corridors CIPA (2 of 5)**



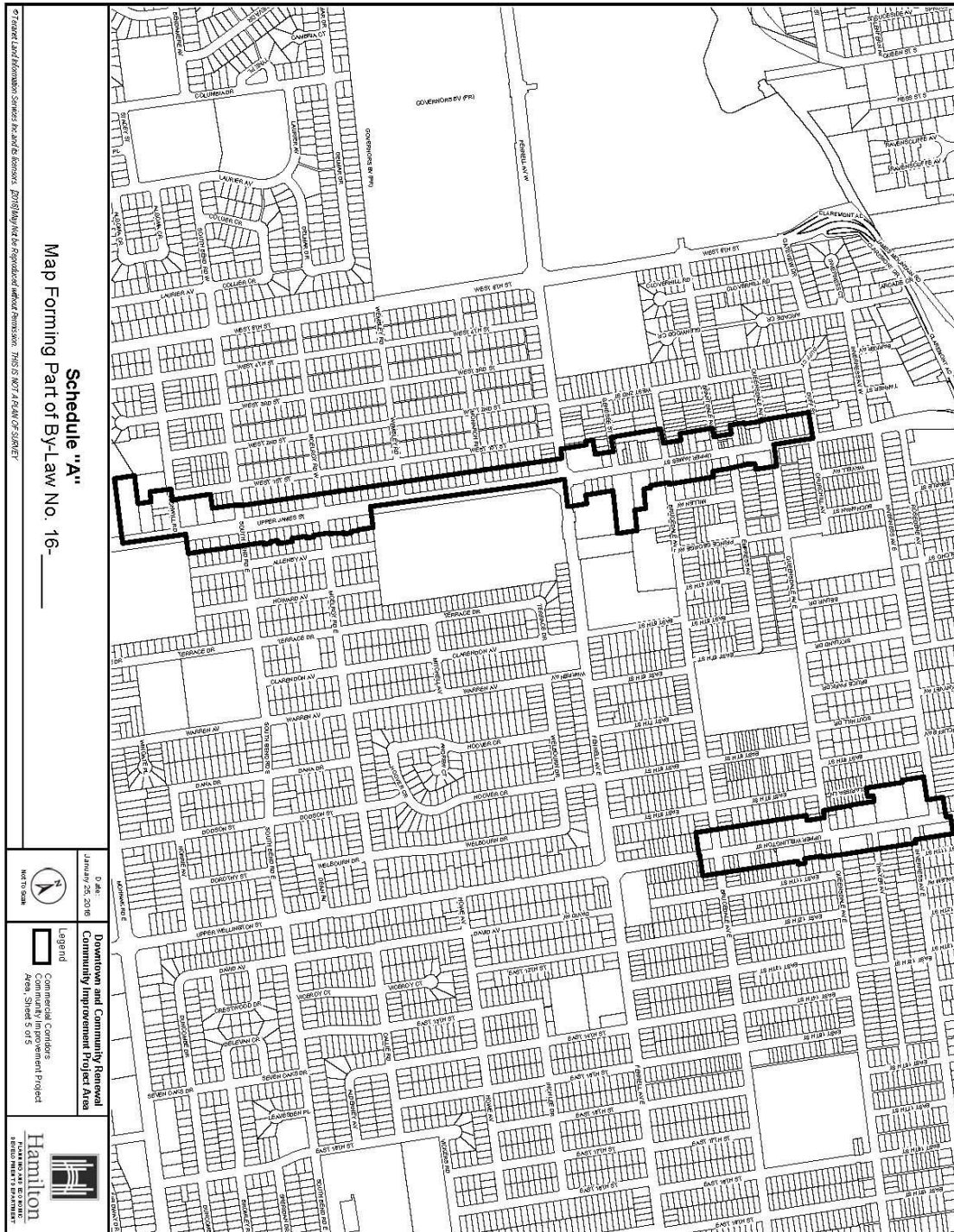
**SCHEDULE H, TO BY-LAW 19-142: Commercial Corridors CIPA (3 of 5)**



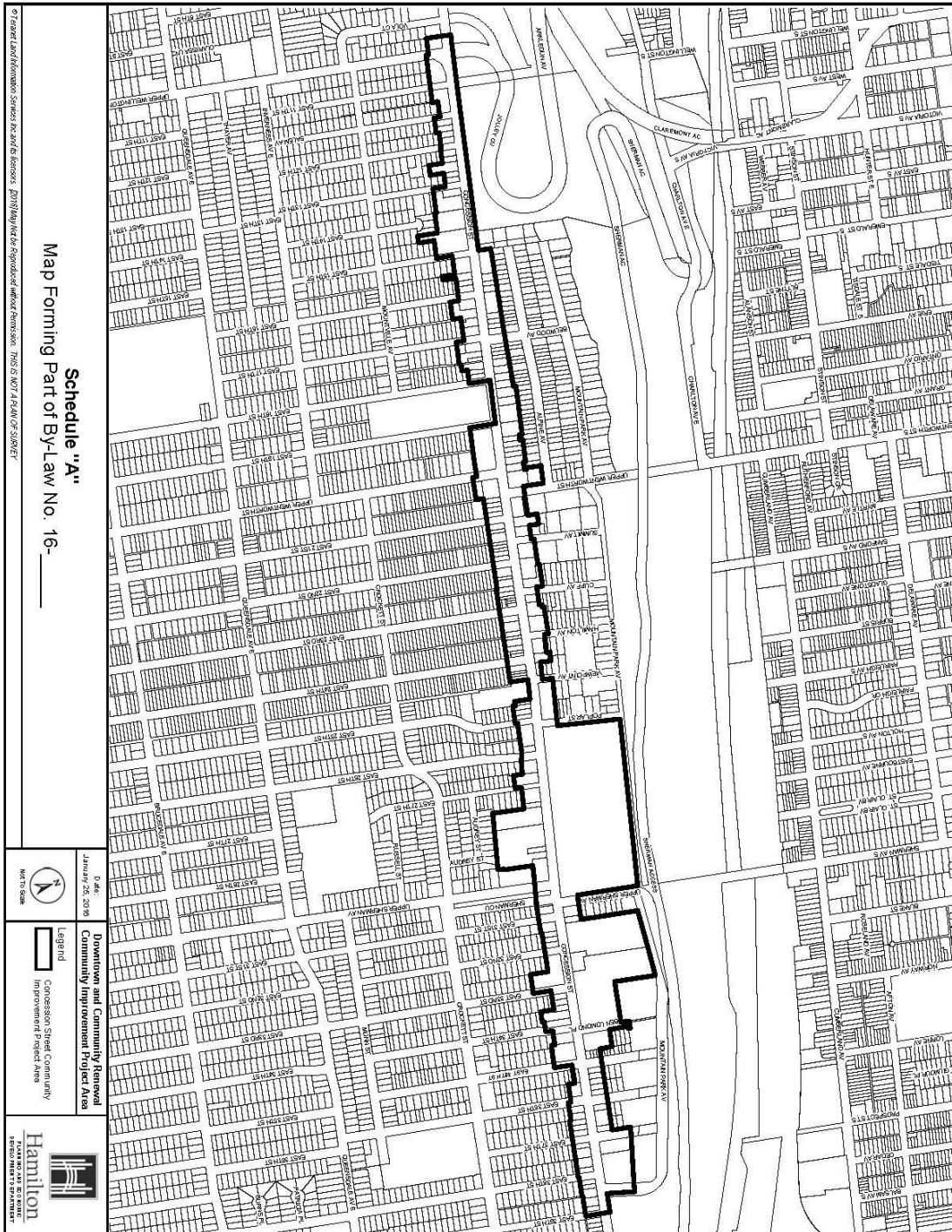
**SCHEDULE H, TO BY-LAW 19-142: Commercial Corridors CIPA (4 of 5)**



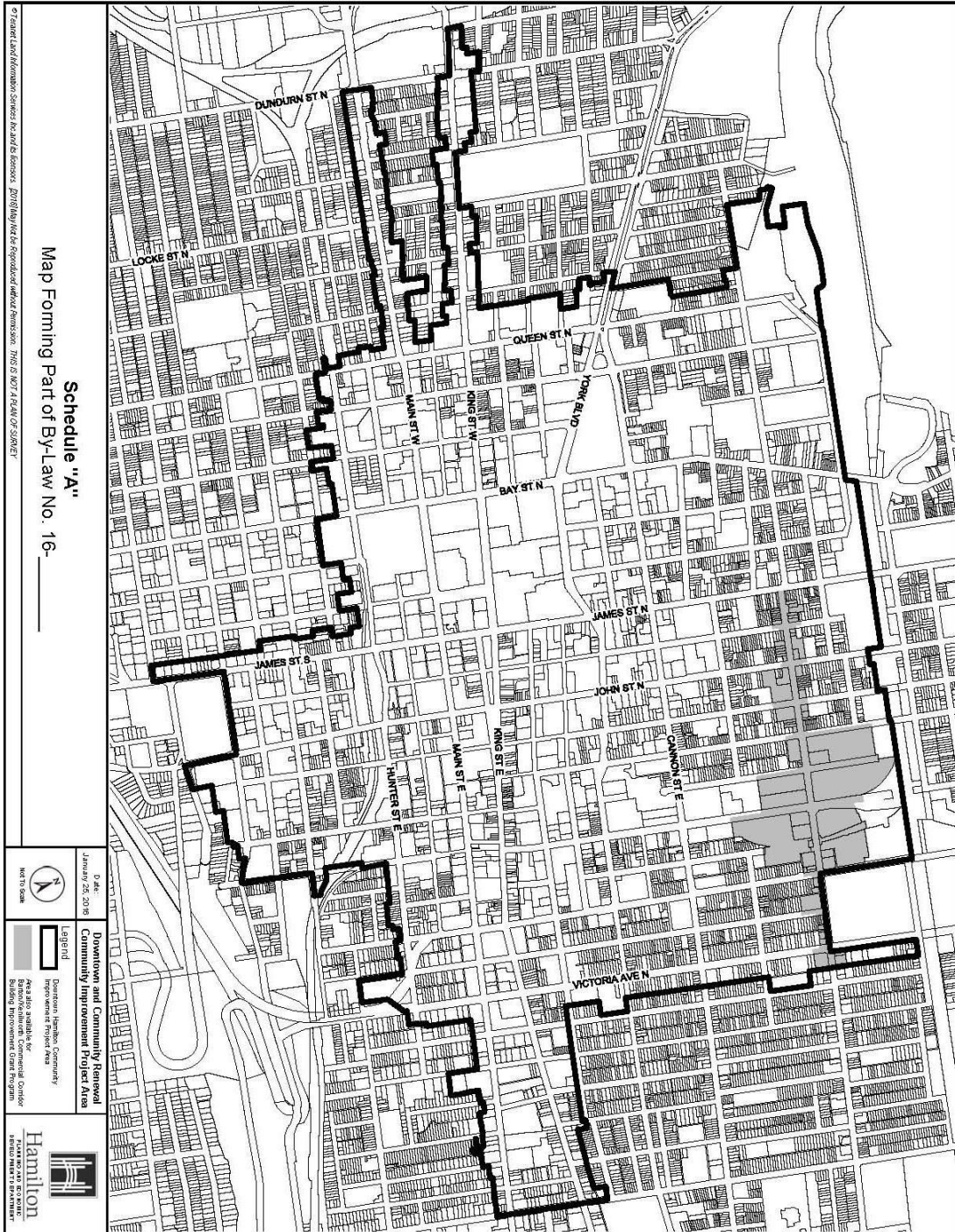
**SCHEDULE H, TO BY-LAW 19-142: Commercial Corridors CIPA (5 of 5)**



**SCHEDULE H, TO BY-LAW 19-142: Concession Street CIPA**

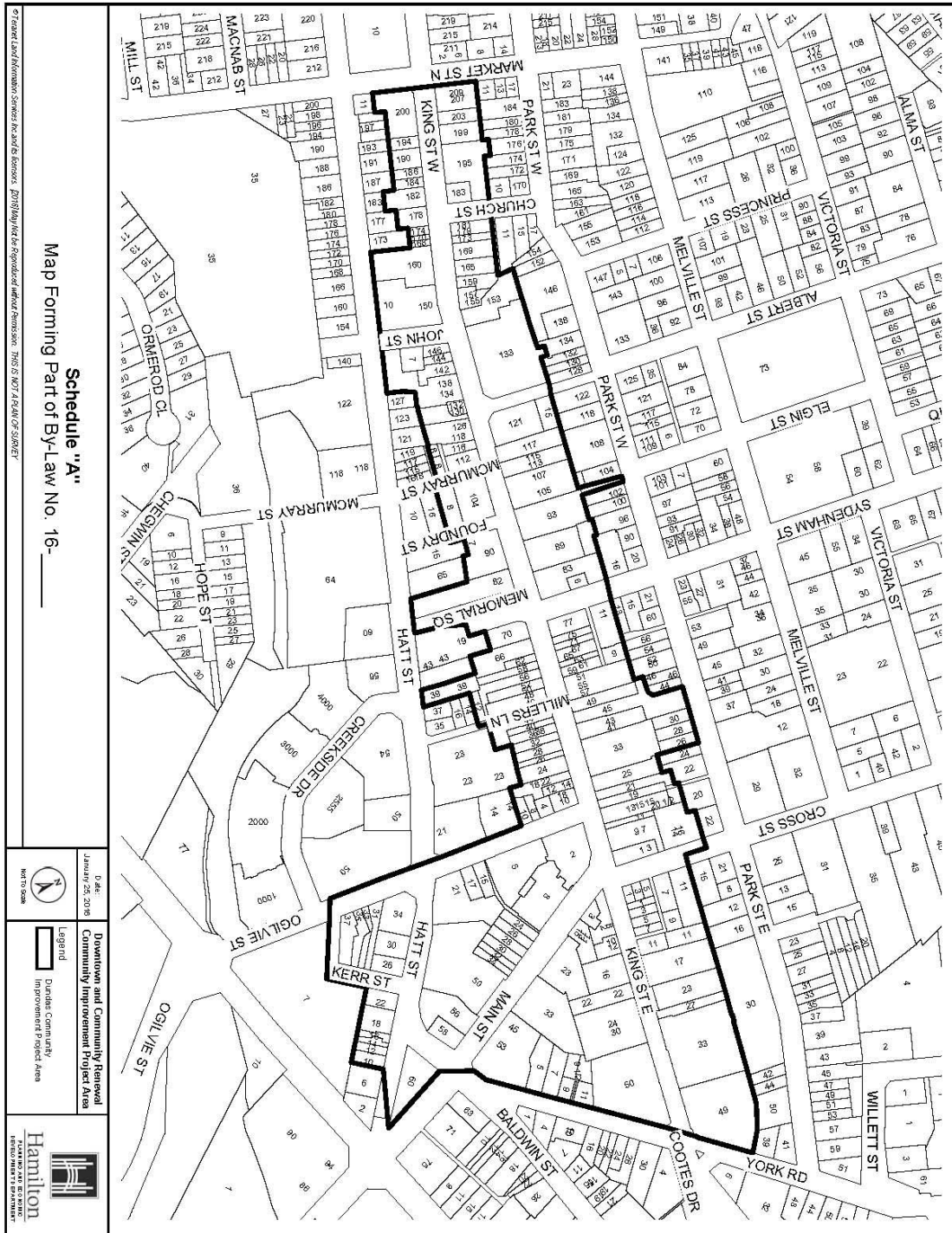


**SCHEDULE H, TO BY-LAW 19-142: Downtown Hamilton CIPA**





**SCHEDULE H, TO BY-LAW 19-142: Dundas CIPA**



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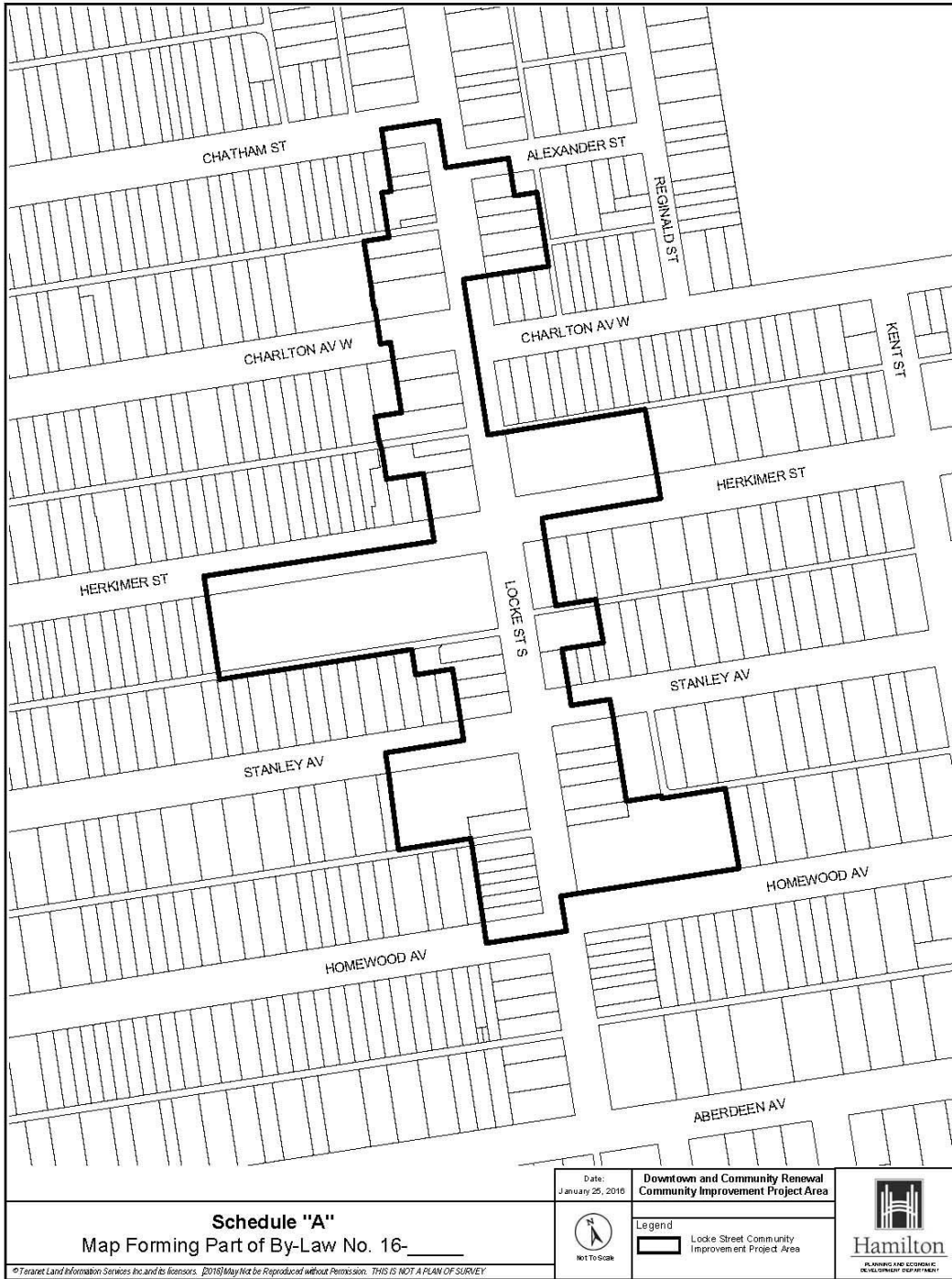
**Schedule "A"**  
Map Forming Part of By-Law No. 16-

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

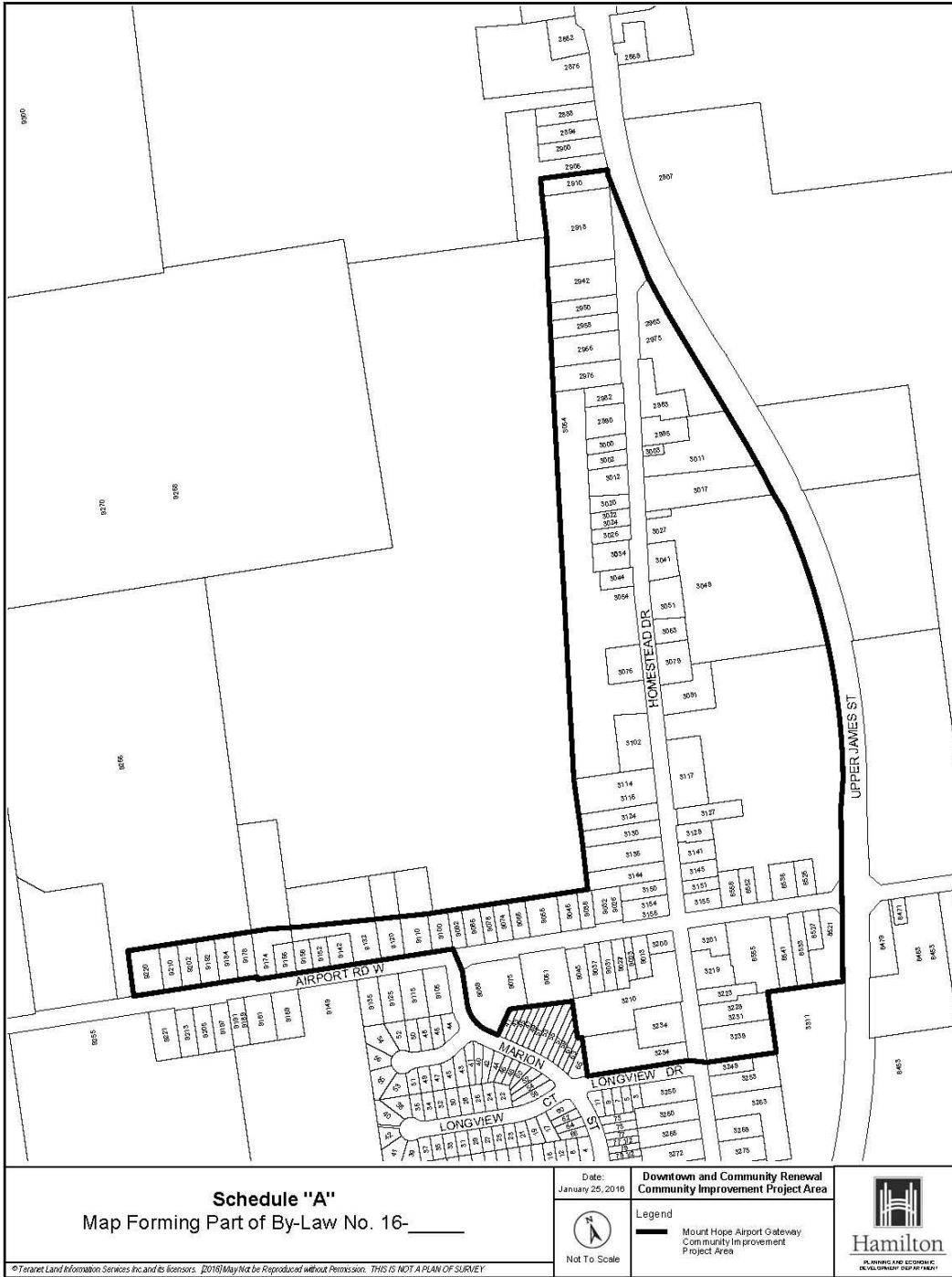
Legend  
Dundas Community Improvement Project Area

Hamilton  
HAMILTON, ONTARIO  
EMPLOYER'S SERVICES

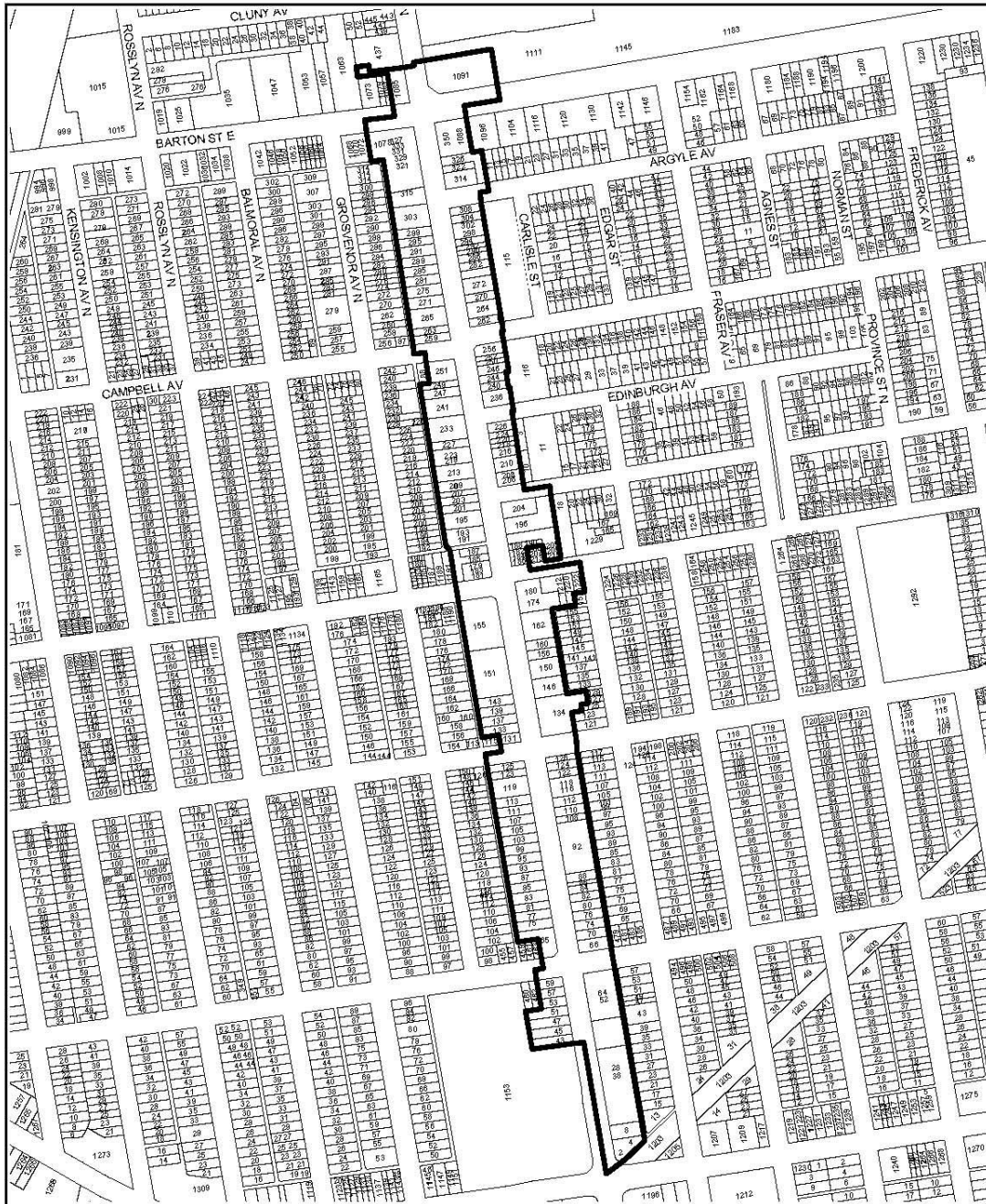
**SCHEDULE H, TO BY-LAW 19-142: Locke Street CIPA**





**SCHEDULE H, TO BY-LAW 19-142: Mount Hope Airport Gateway CIPA**



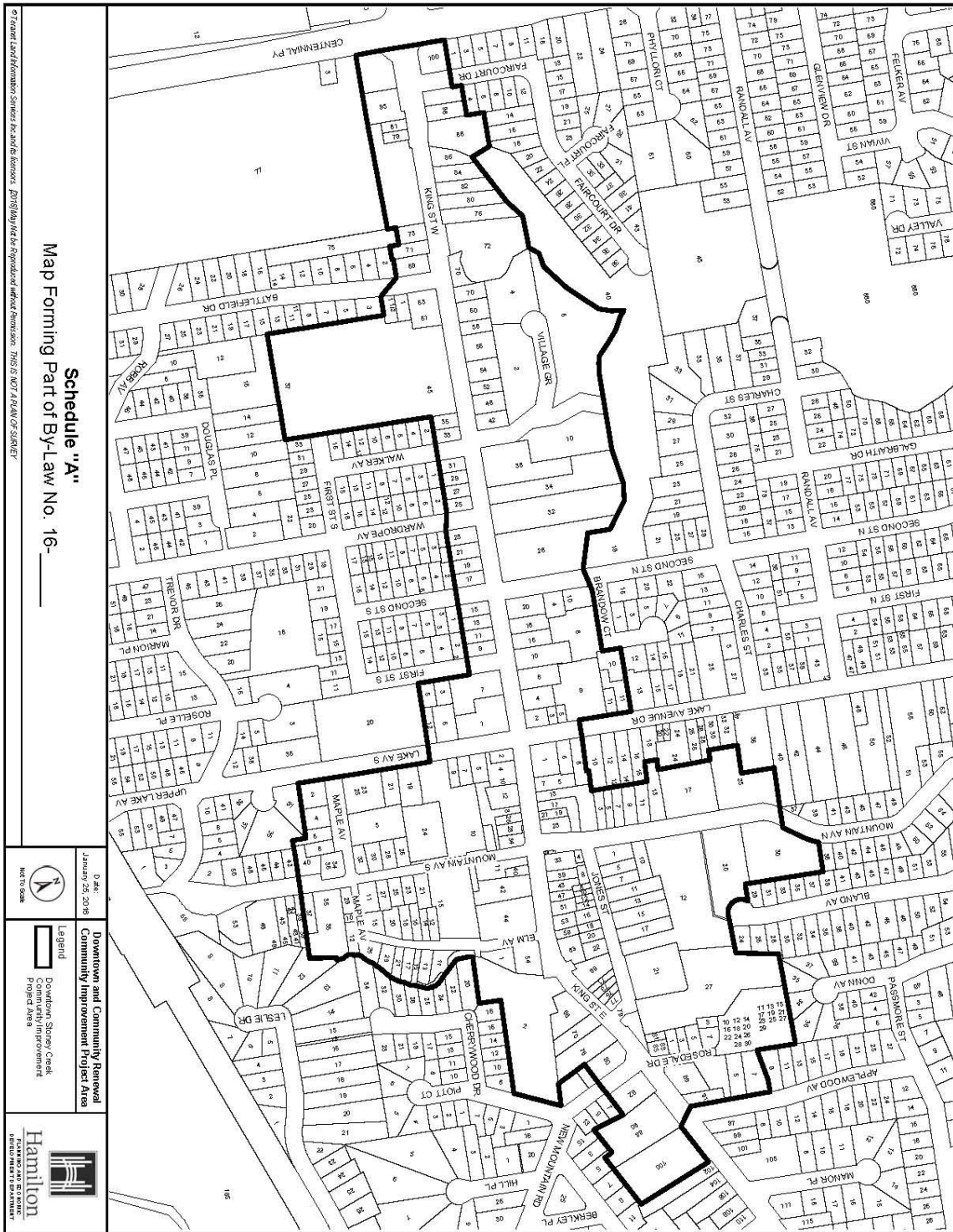
**SCHEDULE H, TO BY-LAW 19-142: Ottawa Street CIPA**



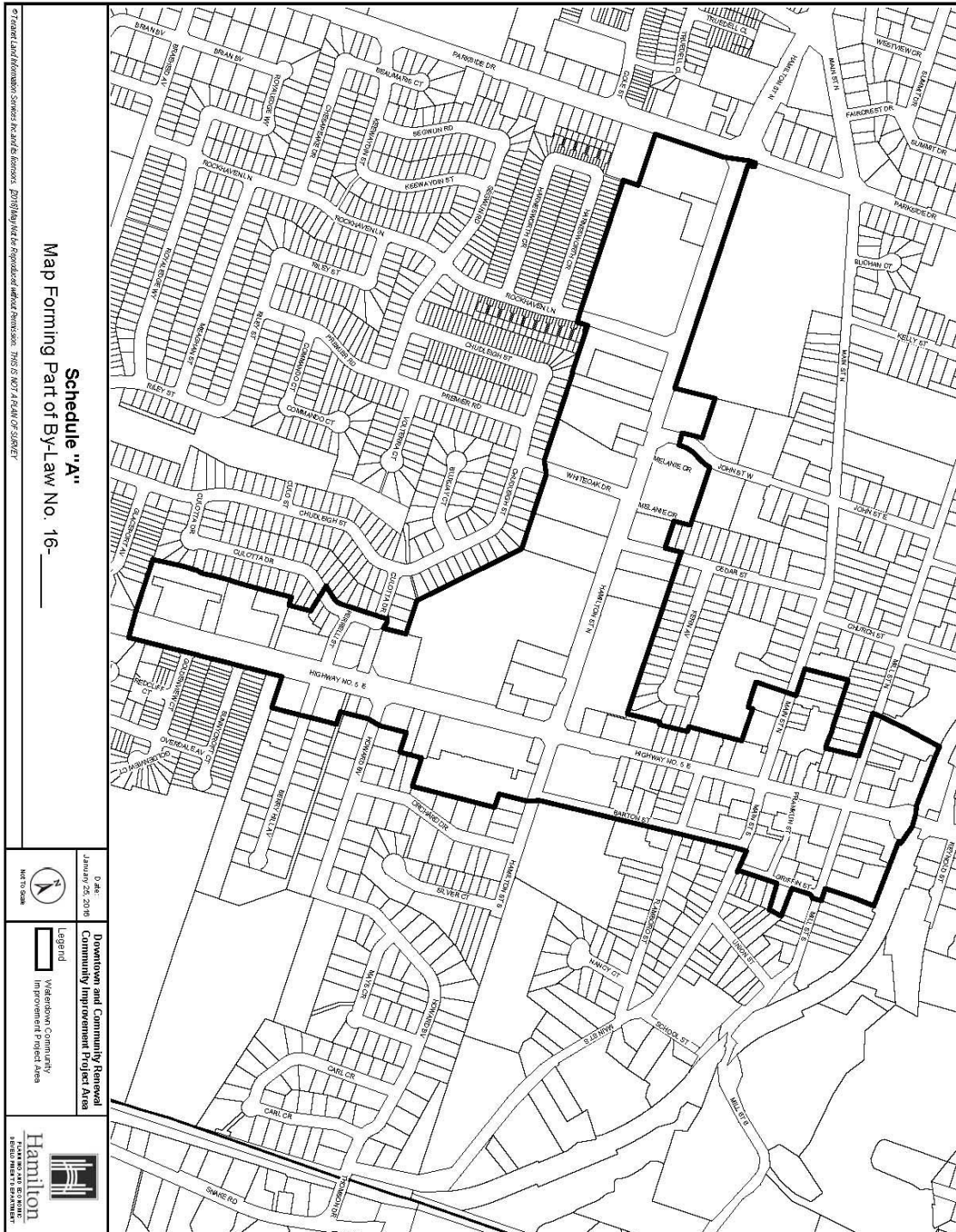
<p>Date: January 25, 2016</p>	<p><b>Downtown and Community Renewal Community Improvement Project Area</b></p>	 <p><b>Hamilton</b> PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>
<p><b>Schedule "A"</b> Map Forming Part of By-Law No. 16-</p>	<p>Legend</p> <p> Ottawa Street Community Improvement Project Area</p>	

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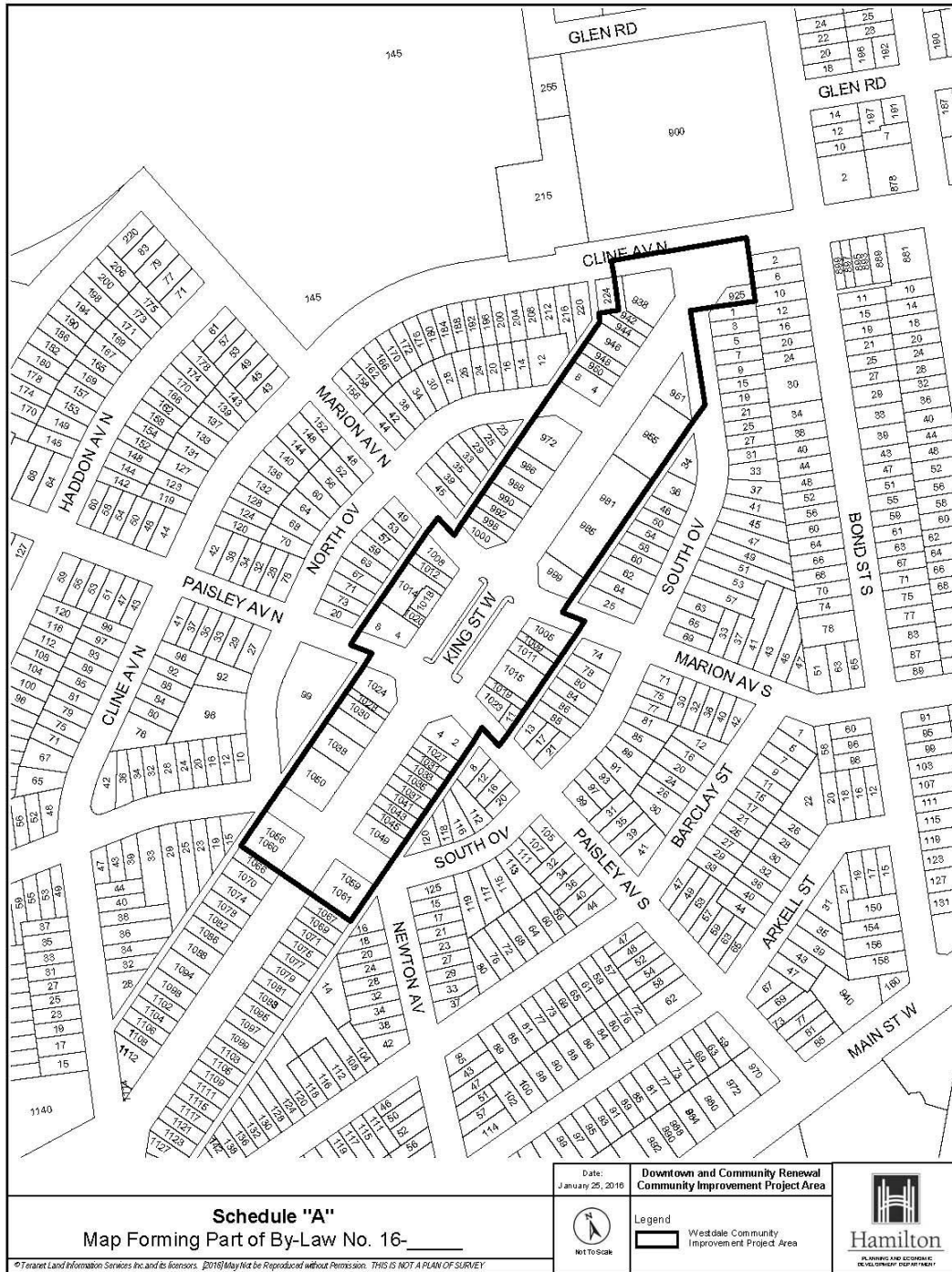
**SCHEDULE H, TO BY-LAW 19-142: Stoney Creek CIPA**



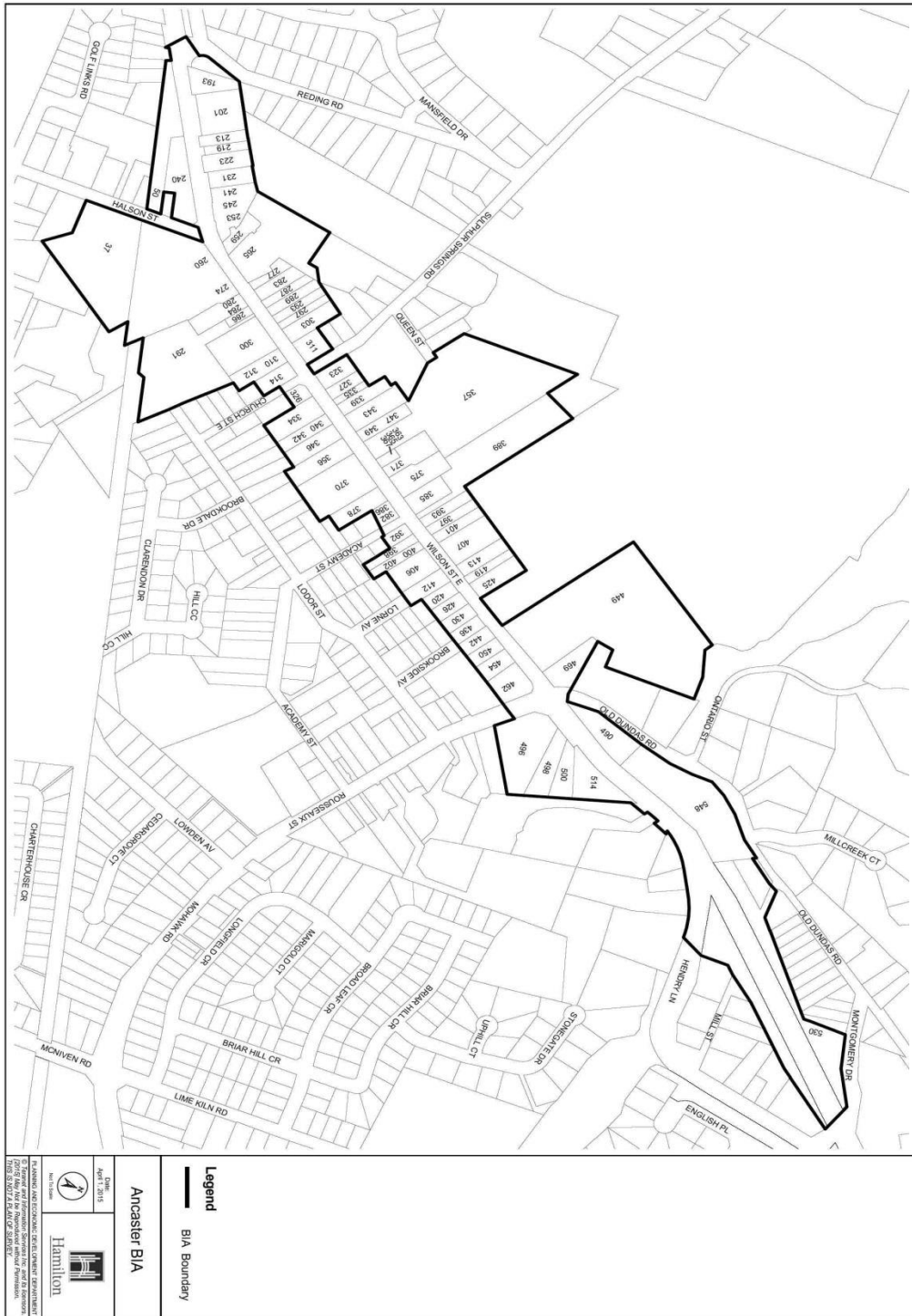
**SCHEDULE H, TO BY-LAW 19-142: Waterdown CIPA**



**SCHEDULE H, TO BY-LAW 19-142: Westdale CIPA**

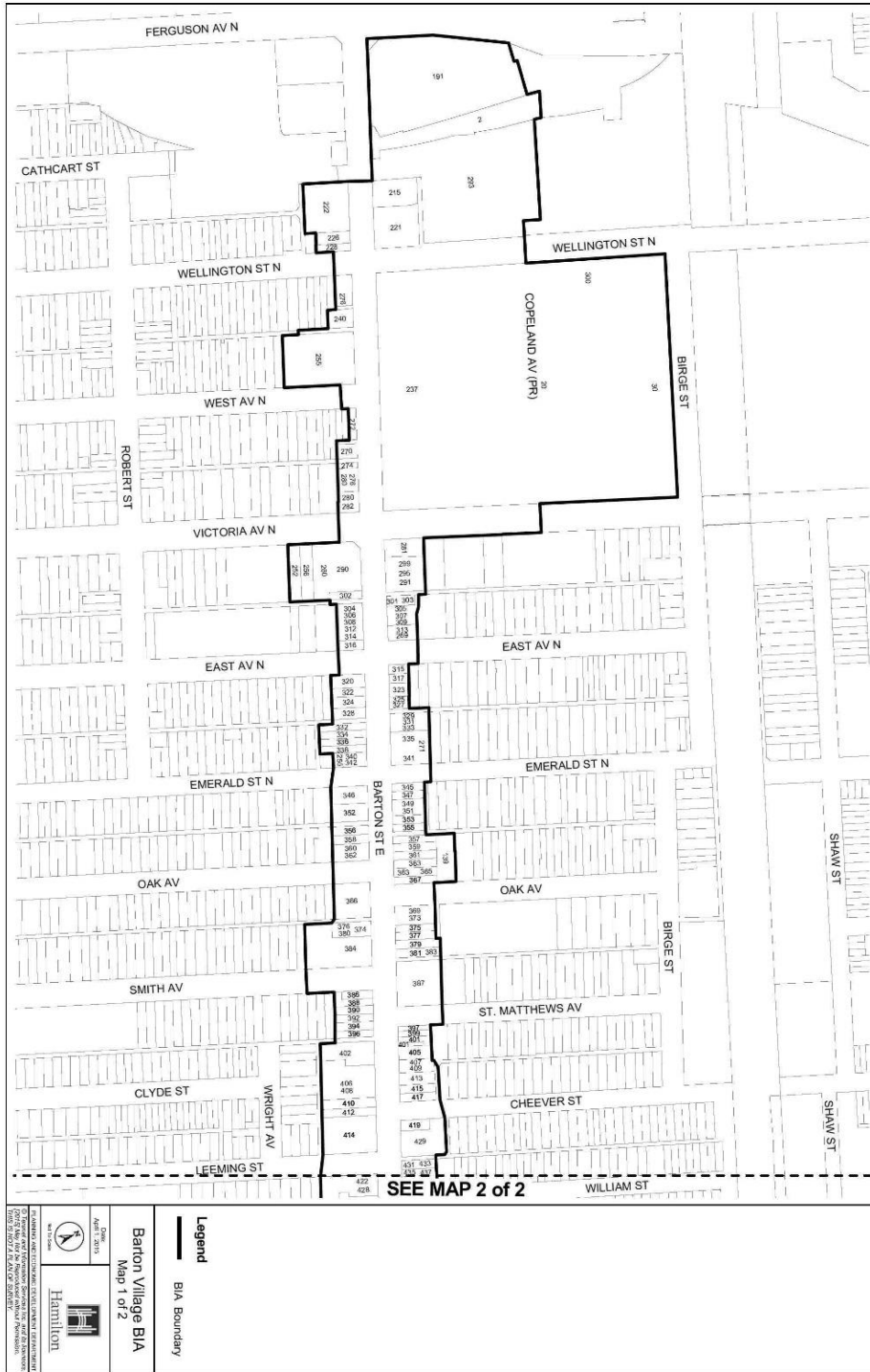


**SCHEDULE H, TO BY-LAW 19-142: Ancaster BIA**





**SCHEDULE H, TO BY-LAW 19-142: Barton Village BIA (1 of 2)**



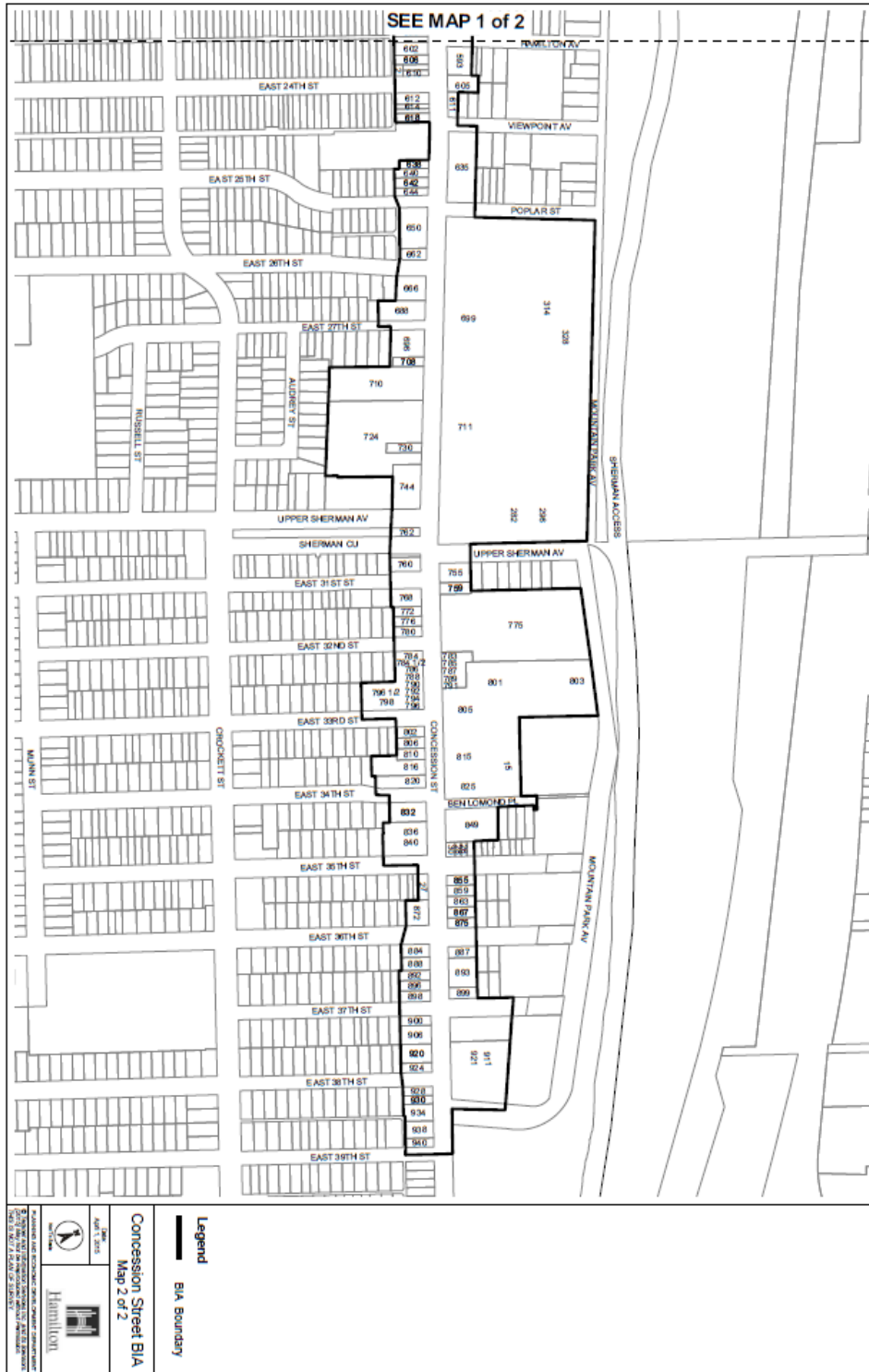
**SCHEDULE H, TO BY-LAW 19-142: Barton Village BIA (2 of 2)**



**SCHEDULE H, TO BY-LAW 19-142: Concession Street BIA (1 of 2)**



**SCHEDULE H, TO BY-LAW 19-142: Concession Street BIA (2 of 2)**



**SCHEDULE H, TO BY-LAW 19-142: Downtown Hamilton BIA**



**SCHEDULE H, TO BY-LAW 19-142: Dundas BIA**



**SCHEDULE H, TO BY-LAW 19-142: International Village BIA**



**SCHEDULE H, TO BY-LAW 19-142: King West BIA**





**SCHEDULE H, TO BY-LAW 19-142: Locke Street BIA**



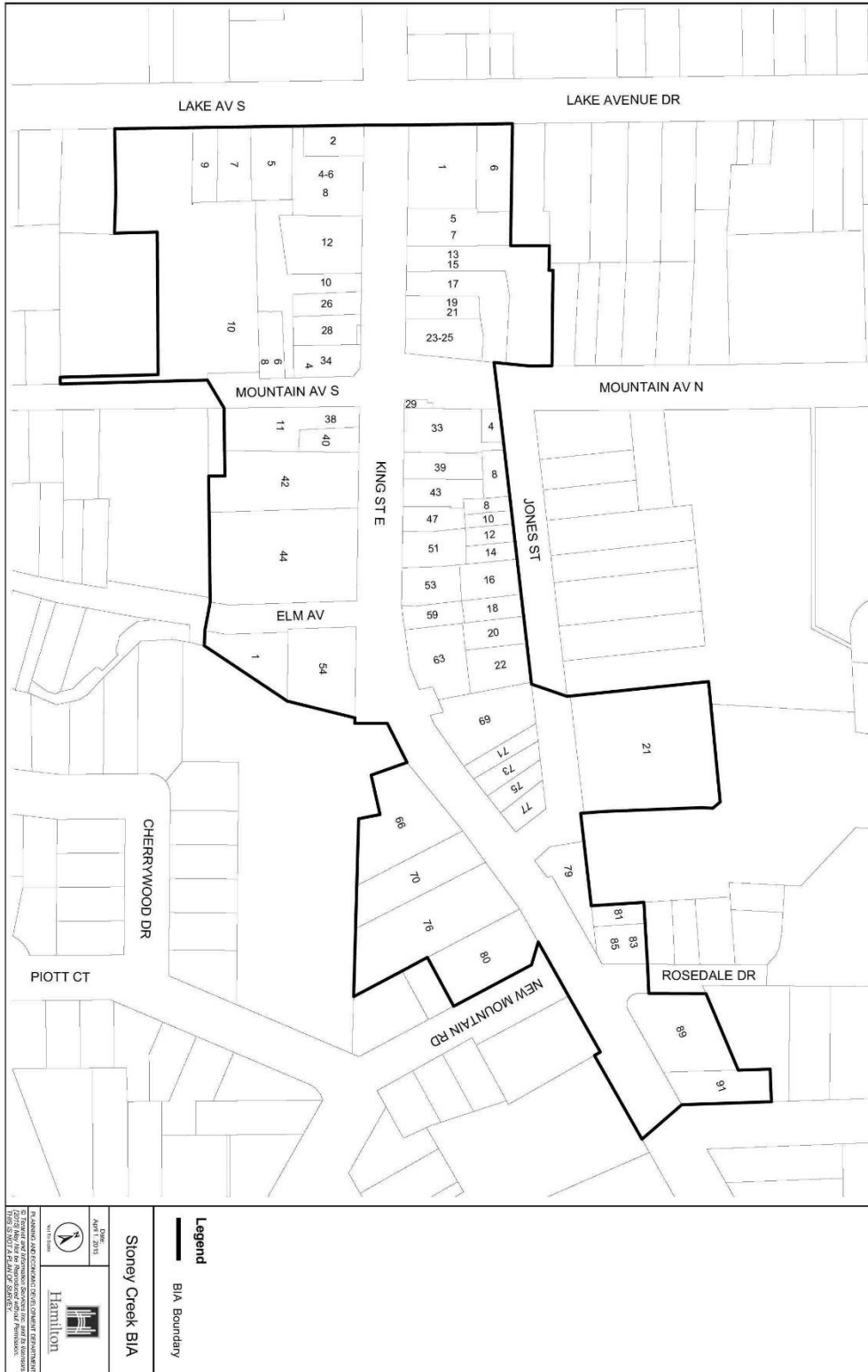
**SCHEDULE H, TO BY-LAW 19-142: Main West BIA**



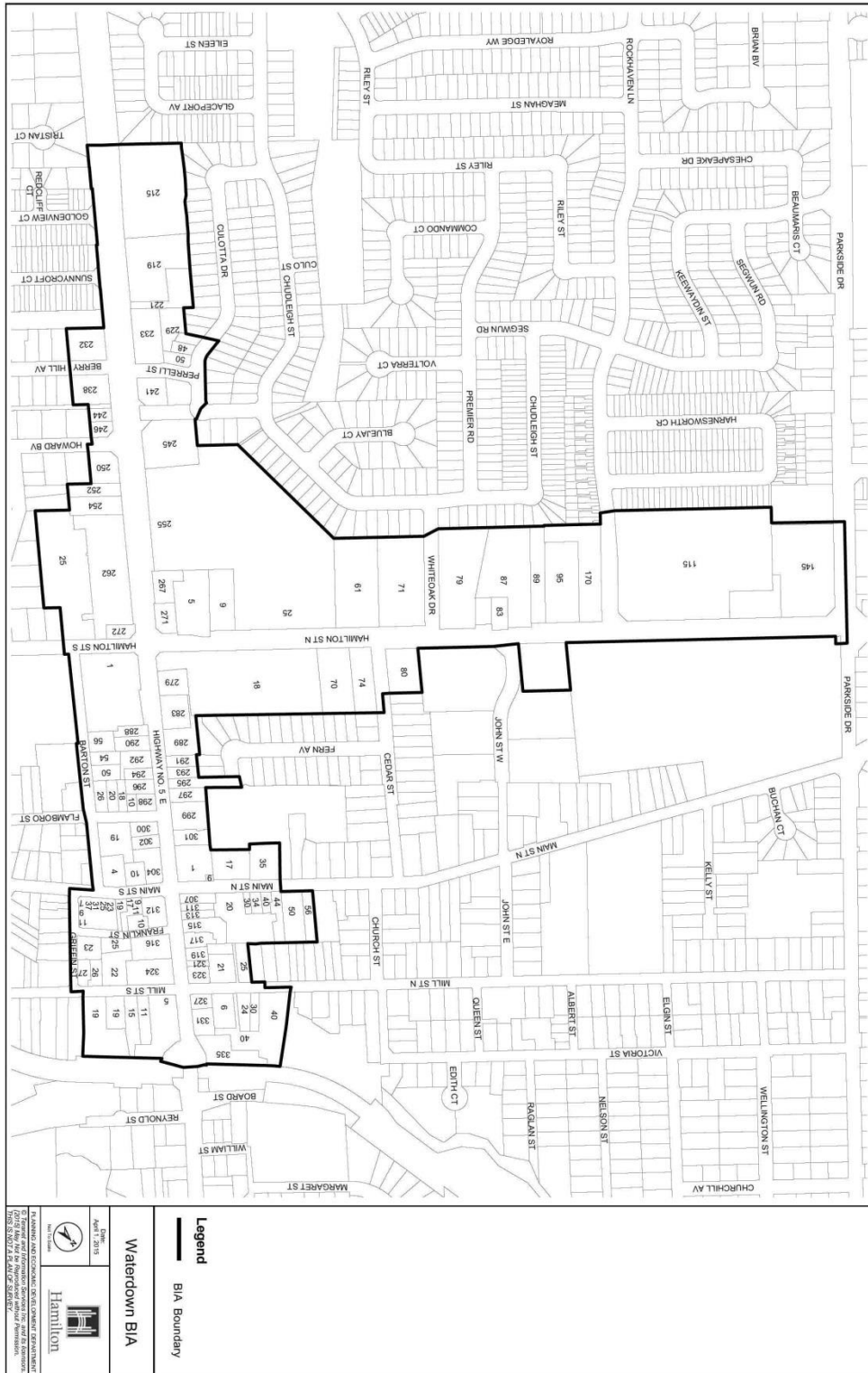
**SCHEDULE H, TO BY-LAW 19-142: Ottawa Street BIA**



**SCHEDULE H, TO BY-LAW 19-142: Stoney Creek BIA**



**SCHEDULE H, TO BY-LAW 19-142: Waterdown BIA**



**SCHEDULE H, TO BY-LAW 19-142: Westdale BIA**

