

Development Charges Pamphlet

The Purpose of Development Charges

Development Charges are collected by the Region for the purpose of financing the construction of new capital infrastructure, as a result of the growth.

Background

Niagara Regional Council passed the new Development Charges By-law on July 20, 2017. A revised by-law, which included amendments for administrative clarity, was passed on November 16, 2017.

This by-law imposes a charge to all lands within Niagara Region, except for those exemptions as provided under the Development Charge Act, 1997.

A copy of the by-law is available from the Office of the Regional Clerk.

Services Subject to Development Charges

Development Charges apply to the following services:

- Services Related to a Highway
- Police Services
- General Government
- Long Term Care
- Provincial Offences Act
- Health
- Emergency Medical Services
- Social Housing
- Waste Diversion
- Wastewater Services
- Water Services

Rules for Determining the Development Charge Applicable

You may be required to pay development charges for any residential, industrial, institutional or commercial development if you are:

- Erecting a new building(s)
- Making an addition or alteration to an existing building(s) which increases the gross floor area or number of units
- Redeveloping a property or properties which result in a change of use

Development charges are payable at the time of the first building permit issuance and are collected by the local municipality. A building permit will not be issued until all development charges have been paid, based on the rate in effect as of the date the building permit is to be issued.

Statement of the Treasurer

As required by the Development Charges Act, 1997, and Bill 73, the Treasurer for The Region of Niagara must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Region of Niagara for their review and may be reviewed by the Public in the Clerk's Department during regular business hours at 1815 Sir Isaac Brock Way, Thorold, ON L2V 4Y6.

Regional Development Charge Exemptions and Grants

Mandatory Exemptions

- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards
- Industrial expansions of up to 50 per cent of existing floor area

Discretionary Exemptions and Reductions

- Granny flats;
- parking structures;
- non-residential lands and buildings used for agricultural use;
- that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to the worship space;
- lands and buildings used or intended to be used as municipal housing project facilities
- lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region, provided conditions set out in the By-law; and
- Canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles.
- Long-term care home shall be reduced by 50%.
- Projects located on Brownfields are eligible for a reduction in Regional Development Charges equal to that of their remediation cost. This reduction is capped at 100 per cent of the cost of remediation not to exceed the applicable Development Charge.
- Projects located within a Designated Exemption Area are eligible for a Regional Development Charge reduction of up to 50 per cent if the requisite Smart Growth Design Criteria endorsed by Regional Council are met and/or any level of LEED certification is achieved.

For questions regarding the Region's exemption programs, contact Senior Tax & Revenue Analyst, 905-980-6000 x3272.

Industrial DC Grant Program

The Development Charges Act contains an automatic exemption for industrial expansions of up to 50 per cent of existing floor area. Currently, additional funding is available outside the

D.C. By-law through Regional Council's discretionary Industrial Grant Program to provide a grant equivalent to the applicable Regional Development Charge on industrial development.

Development Charge Rates

Niagara Region's development charge rates are indexed once a year on January 1 using the prescribed index required by the Development Charges Act.

Hard copies of development charge rates are available from the Enterprises Resource Management Services department.

The most up-to-date rates, along with a copy of the D.C. Background Study (including any amendments) and D.C. By-law are always accessible from the [Niagara Region's website](https://www.niagararegion.ca/business/property/) (<https://www.niagararegion.ca/business/property/>).

Contacts

Senior Tax & Revenue Analyst, 905-980-6000 x3272

This pamphlet and the information contained herein is intended only to be used as a guide. Applicants should consult with Corporate Services Department staff to determine the applicable charges for specific development projects.

Schedule C1
 January 1, 2021 – December 31, 2021
 Region of Niagara
 Schedule of Development Charges

Category of Service	Residential					Non-Residential			
	Per Dwelling Unit					Per Square Foot			Per Unit
	Single/Semi Detached	Apartment 2+ bedrooms	Apartment 1 Bedroom	Other multiple/duplex	Special care/Special Dwelling	Commercial	Industrial	Institutional	Wind Turbines
Services Related to a Highway	\$7,208	\$5,004	\$2,972	\$5,251	\$2,724	\$5.09	\$2.14	\$3.64	\$7,209
Police Services	\$432	\$300	\$178	\$315	\$164	\$0.31	\$0.13	\$0.24	\$432
General Government	\$243	\$168	\$99	\$177	\$92	\$0.23	\$0.08	\$0.14	\$243
Long Term Care	\$1,387	\$963	\$573	\$1,012	\$524	\$0.39	\$0.15	\$0.29	\$0
Provincial Offences Act	\$55	\$38	\$24	\$40	\$21	\$0.05	\$0.02	\$0.03	\$0
Health	\$169	\$119	\$70	\$124	\$64	\$0.04	\$0.02	\$0.03	\$0
EMS	\$190	\$132	\$78	\$138	\$72	\$0.04	\$0.02	\$0.03	\$190
Social Housing	\$1,373	\$952	\$566	\$999	\$519	\$0.00	\$0.00	\$0.00	\$0
Waste Diversion	\$414	\$287	\$170	\$301	\$157	\$0.36	\$0.13	\$0.26	\$0
Sub Total	\$11,471	\$7,963	\$4,730	\$8,357	\$4,337	\$6.51	\$2.69	\$4.66	\$8,074
Wastewater (if available)	\$5,059	\$3,513	\$2,087	\$3,686	\$1,913	\$3.63	\$1.51	\$2.60	\$0
Water (if available)	\$3,582	\$2,487	\$1,477	\$2,610	\$1,354	\$2.58	\$1.07	\$1.84	\$0
Total Region Services	\$20,112	\$13,963	\$8,294	\$14,653	\$7,604	\$12.72	\$5.27	\$9.10	\$8,074

NOTE: ALL RATES SUBJECT TO ANNUAL INDEXING