



**CITY OF NIAGARA FALLS
NOTICE OF THE PASSING OF A**

DEVELOPMENT CHARGES BY-LAW

DEVELOPMENT CHARGES ACT, 1997, S.O. 1997, c.27

TAKE NOTICE that on July 8th, 2014, the Council of The Corporation of the City of Niagara Falls passed By-law 2014-87 under Section 2 of the *Development Charges Act, 1997*, which imposes City-wide and area-specific development charge rates.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

Development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as general government, library, fire, parks and recreation, public works, transit, roads and related, sidewalks, water, wastewater and storm water management services. Schedule 1 below sets out the residential development charge rates applicable throughout the City. Schedule 2 sets out the non-residential development charges applicable both inside and outside the Core Tourist Area. Map 1 delineates the Core Tourist Area in which the area-specific non-residential charges are applied. Municipal-wide charges are applied to all lands within the boundary of the City of Niagara Falls.

Both the residential and non-residential development charge rates will be in effect as of July 8th, 2014. Copies of the by-law can be viewed and downloaded at the City of Niagara Falls' website at www.niagarafalls.ca. The complete development charges by-law can also be examined at the City Clerk's Office from 8:30 am to 4:30 pm, Monday through Friday at the address shown below.

Any person or organization may appeal to the Ontario Municipal Board in respect to the by-law by filing with the Clerk of The Corporation of the City of Niagara Falls, not later than **August 18th, 2014**, (the day that is the next business day, 40 days after the day the by-law is passed) a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

DATED at the Corporation of the City of Niagara Falls this 26th day of July, 2014.

Dean Iorfida, Clerk
City of Niagara Falls
4310 Queen Street,
Niagara Falls, Ontario L2E 6X5

Schedule 1 – Residential Development Charge Rates Imposed by By-law 2014-87

Service	Residential Charge By Unit Type		
	Singles & Semis	Rows & Other Multiples	Apartments
General Government	\$37	\$20	\$18
Library	\$122	\$65	\$60
Fire Protection	\$407	\$216	\$200
Parks And Recreation	\$2,506	\$1,331	\$1,230
Public Works & Fleet	\$46	\$25	\$23
Transit Services	\$347	\$184	\$170
Roads And Related	\$2,531	\$1,344	\$1,242
Subtotal Municipal Wide Services	\$5,996	\$3,185	\$2,943
Sidewalks	\$245	\$130	\$120
Water	\$353	\$188	\$173
Sanitary Sewer	\$2,996	\$1,591	\$1,470
Storm Water Management	\$1,710	\$908	\$839
Subtotal Urban Area Services	\$5,304	\$2,817	\$2,602
TOTAL CHARGE PER UNIT	\$11,300	\$6,002	\$5,545

Schedule 2 – Non-Residential Development Charge Rates Imposed by By-law 2014-87

Service	Non-Residential Charge Per Square Metre Outside Core Tourist Area	Non-Residential Charge Per Square Metre Core Tourist Area
General Government	\$0.19	\$0.19
Library	\$0.00	\$0.00
Fire Protection	\$1.98	\$1.98
Parks And Recreation	\$0.00	\$0.00
Public Works & Fleet	\$0.23	\$0.23
Transit Services	\$1.69	\$1.69
Roads And Related	\$12.27	\$12.27
Subtotal Municipal Wide Services	\$16.36	\$16.36
Sidewalks	\$1.00	\$1.36
Water	\$1.44	\$3.00
Sanitary Sewer	\$12.20	\$0.67
Storm Water Management	\$6.96	\$1.91
Subtotal Urban Area Services	\$21.60	\$6.94
TOTAL CHARGE PER SQUARE METRE	\$37.96	\$23.30

Map 1 – Map Designating Core Tourist Area

