



**NOTICE OF THE PASSING OF A
DEVELOPMENT CHARGES BY-LAW BY
THE CITY OF NIAGARA FALLS**

TAKE NOTICE that the Council of the City of Niagara Falls passed Development Charge By-laws No. 2024-053, 2024-054, and 2024-055 on the 28th day of May 2024, under Section 2 of the *Development Charges Act, 1997* (the Act), which impose City-wide development charge rates.

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of the City of Niagara Falls on or before Monday, July 8th 2024 a notice of appeal setting out the objection to the By-law(s) and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 4310 Queen Street, Niagara Falls, ON, L2E 6X5, will be accepted on or before Monday, July 8th 2024. A processing fee of \$1,100.00 (certified cheque or money order) will be payable to the Minister of Finance via the City of Niagara Falls Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal to access required forms, including information on reduced fees, if applicable.

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

The development charges were calculated on a City-wide basis. City-wide 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 Services, Fire Protection, Parks and Recreation, Services Related to a Highway: Public Works and Fleet, Services Related to a Highway: Roads and Related, Water, Sanitary Sewer, and Storm Water Management.

Schedule 1 below provides the new residential and non-residential development charge rates applicable throughout the City of Niagara Falls. It is important to note that the development charge rates will be phased-in in accordance with the requirements of the Act (see Schedule 2).

The development charges imposed under the By-laws will come into effect on the 8th day of July 2024. Copies of the complete Development Charges By-laws can be downloaded and viewed on the City's website at <https://niagarafalls.ca/city-hall/building/development-charges.aspx> and are available for examination by appointment in the offices of the City Clerk located at 4310 Queen Street, Niagara Falls, ON. <https://niagarafalls.ca/city-hall/building/development-charges.aspx>

For further information, please contact the Office of the City Clerk at 905-356-7521.

Dated at the City of Niagara Falls, 12 June, 2024

Bill Matson, City Clerk
City of Niagara Falls
4310 Queen Street, PO Box 1023
Niagara Falls, ON, L2E 6X5
Canada

Schedule 1 – City-wide Development Charges

Service	Non-Residential \$/square metre	Non-Residential \$/square foot
General Government	\$4.47	\$0.42
Library Services	\$0.00	\$0.00
Fire Protection	\$7.50	\$0.70
Parks & Recreation	\$0.00	\$0.00
Services Related To A Highway: Public Works & Fleet	\$6.63	\$0.62
Services Related To A Highway: Roads & Related	\$41.48	\$3.85
Subtotal City-wide Services	\$60.08	\$5.59
Water	\$27.26	\$2.53
Sanitary Sewer	\$51.64	\$4.80
Storm Water Management	\$1.06	\$0.10
Subtotal Urban Area Services	\$79.96	\$7.43
TOTAL CHARGE	\$140.04	\$13.02

Service	Residential Rates by Unit Type			
	Single & Semi-Detached	Rows and Other Multiples	Apartments	Special Care/Special Need Dwellings
General Government	\$815	\$562	\$405	\$247
Library Services	\$1,138	\$784	\$565	\$345
Fire Protection	\$1,368	\$942	\$679	\$415
Parks & Recreation	\$9,474	\$6,524	\$4,701	\$2,873
Services Related To A Highway: Public Works & Fleet	\$1,207	\$831	\$599	\$366
Services Related To A Highway: Roads & Related	\$7,558	\$5,205	\$3,750	\$2,292
Subtotal City-wide Services	\$21,560	\$14,848	\$10,699	\$6,538
Water	\$5,878	\$4,048	\$2,917	\$1,782
Sanitary Sewer	\$10,860	\$7,479	\$5,388	\$3,293
Storm Water Management	\$193	\$133	\$96	\$58
Subtotal Urban Area Services	\$16,931	\$11,660	\$8,401	\$5,133
TOTAL CHARGE PER UNIT	\$38,491	\$26,508	\$19,100	\$11,671

Schedule 2 – Phased-in City-wide Development Charges – Until Bill 185 is Enacted

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Single & Semi-Detached \$/unit	\$30,793	\$32,717	\$34,642	\$36,566	\$38,491
Rows and Other Multiples \$/unit	\$21,206	\$22,532	\$23,857	\$25,183	\$26,508
Apartments \$/unit	\$15,280	\$16,235	\$17,190	\$18,145	\$19,100
Special Care/Special Need Dwellings \$/unit	\$9,337	\$9,920	\$10,504	\$11,087	\$11,671
Non-Residential \$/m2	\$112.03	\$119.03	\$126.04	\$133.04	\$140.04
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>