



2024 Development Charges and Bill 185

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act (2024)) received Royal Assent. This has resulted in changes to the Development Charges Act which impact the Development Charge (DC) rates collected by the Niagara Region. Between November 28, 2022 and June 5, 2024, the Niagara Region's DC rates were 'phased-in' due to Provincial Legislation Changes resulting from Bill 23. This means that during this time period the Region's DC rates were discounted from their full amount which could otherwise be imposed. With Bill 185's passing, the mandatory phase in has been removed from the DC Act. As a result, to be compliant with the legislation the Region has reinstated our full DC rates as calculated during our By-law process. This has resulted in an increase in the Regional portion DCs collected.

If you have questions regarding the change to the Regional Development charges, please email the Niagara Development Charges Team at regiondc@niagararegion.ca

Similarly, the City of Thorold Municipal Development Charge rates were subject to a "phase-in" reduction and will now be adjusted to reflect the new guidelines outlined in Bill 185. This will result in the full DC rates being applicable in accordance with the City of Thorold Development Charge By-law.