

**CITY OF THOROLD  
DEVELOPMENT CHARGES**

**BY-LAW PAMPHLET**

**By-law 46-2019 (Amended by By-law 02-2020) City wide and Area Specific for Neighbourhoods of Rolling Meadows (effective June 4, 2019) and 54-2022 Area Specific For Brock Business Park (Effective June 7, 2022)**

This pamphlet summarizes the City of Thorold's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-law 46-2019 and amending By-law 02-2020 and 54-2022 and consult with the Building Division to determine the applicable charges that may apply to specific development proposals.

Development Charges By-law is available on line at [www.thorold.ca](http://www.thorold.ca)

For further information, please contact the Building Division at 905 227-6613

**Purpose of Development Charges**

Development Charges are collected by the City to assist in providing the infrastructure required to service growth.

The Council of the City of Thorold passed By-law 46-2019 (and amending By-law 02-2020) and By law 54-2022, encompassing both a City-wide charge and an Area Specific Charge for the Neighbourhood of Rolling Meadows Secondary Plan Area and an Area Specific Charge for the Brock Business Park Area.

**Development Charge Approvals**

Development Chargers shall be imposed against all lands, buildings or structures to which the By-law applies if the development requires any of the following approvals

- Passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*
- Approval of a minor variance under section 45 of the *Planning Act*
- Conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies
- Approval of a plan of subdivision under section 51 of the *Planning Act*
- Consent under section 53 of the *Planning Act*
- Approval of a description under section 50 of the *Condominium Act*
- Issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure

**Development Charge Rates**

The Services and Rates applicable commencing on page 4 of the pamphlet. The schedules of development charges will be adjusted annually as of January 1<sup>st</sup> each year, in accordance with the most recent twelve-month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto.

## Exemptions & Reductions

The following uses are exempt from development charges under the by-law:

- The enlargement of an existing dwelling unit that does not double the size of the dwelling where specific conditions are met
- The creation of one or two additional dwelling units in an existing single detached dwelling unit where specific conditions are met
- The creation of one additional dwelling unit in an existing semi-detached dwelling unit where specific conditions are met
- The creation of one additional dwelling unit for any other residential building where specific conditions are met
- The enlargement of the gross floor area of an existing industrial building of 50% or less of the original gross floor area of the industrial building prior to the first expansion
- Buildings or Structures :
  - used as hospitals governed by the *Public Hospital Act 1990*
  - Owned by and used for the purposes of the City, and its local boards.
  - Owned by and used for the purposes of the Region, or their local boards, excluding the development of residential uses of lands
  - Used as a place of worship
  - Owned by a board of education, and used for school purposes
  - Agricultural uses as well and farm buildings and other ancillary development to an agricultural use excluding any residential, commercial or industrial uses
- Owned by a college established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*, and used for teaching of programs of study leading to a post secondary certificate or diploma, but does not include student residences, commercial uses on site, or any other space not directly related for the purpose of education.
- Temporary buildings and structures that do not become protracted.
- An “affordable housing unit” defined as a housing unit which is or is intended to be offered primarily to persons or families of low income and which is owned or operated by: (i) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or (ii) a non-profit housing co-operative having the same meaning as in the Cooperative Corporations Act, R.S.O. 1990, c. C.35, as may be amended from time to time; subject to specific criteria.
- Development occurring within the boundaries of the designated Downtown Area as set out in Schedule E of the By-law
- Development that qualifies for the Brownfield Exemption as defined in Schedule F of the By-law

A reduction in development charges under the by-law is allowed in case of a demolition or redevelopment of a building or structure, so long as the building permit is issued or a subdivision agreement is entered into with the City for development within 5 years from the date the demolition permit is issued.

#### **Statement of the Treasurer**

As required by the *Development Charges Act, 1997* and Bill 73, the Treasurer shall 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 Council for their review and may be viewed by the public at [www.thorold.ca](http://www.thorold.ca) by the end of September of each year.

Schedule of Development Charges – See Attached

**TABLE ES-1  
SCHEDULE OF DEVELOPMENT CHARGES**

Indexed January 1, 2024

6.60%

Service	RESIDENTIAL					COMMERCIAL & INSTITUTIONAL	INDUSTRIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.ft. of Gross Floor Area)
<b>City Wide Services:</b>							
Services Related to a Highway	11,539	7,631	7,450	4,557	4,124	6.78	2.27
Municipal Parking Spaces							
Fire Protection Services	2,937	1,942	1,895	1,160	1,050	1.73	0.57
Parks and Recreation	6,048	4,000	3,905	2,388	2,162	0.69	0.22
Library Services	844	559	546	333	301	0.09	0.02
Administration	955	630	616	377	342	0.53	0.18
<b>Total City Wide Services</b>	<b>22,323</b>	<b>14,762</b>	<b>14,412</b>	<b>8,815</b>	<b>7,979</b>	<b>9.82</b>	<b>3.26</b>
<b>Urban Services:</b>							
Wastewater Services	1,041	688	673	411	372	0.56	0.18
Water Services	1,353	895	874	535	483	0.71	0.23
<b>Total Urban Services</b>	<b>2,394</b>	<b>1,583</b>	<b>1,547</b>	<b>946</b>	<b>855</b>	<b>1.27</b>	<b>0.41</b>
<b>GRAND TOTAL CITY WIDE</b>	<b>22,323</b>	<b>14,762</b>	<b>14,412</b>	<b>8,815</b>	<b>7,979</b>	<b>9.82</b>	<b>3.26</b>
<b>GRAND TOTAL CITY WIDE + URBAN AREA</b>	<b>24,717</b>	<b>16,345</b>	<b>15,959</b>	<b>9,761</b>	<b>8,834</b>	<b>11.09</b>	<b>3.67</b>

Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.ft. of Gross Floor Area)
<b>Area Specific Services:</b>							
Wastewater Services - Rolling Meadows	284	188	182	113	100	0.13	0.03
<b>Total Area Specific + City-Wide + Urban Area</b>	<b>25,001</b>	<b>16,533</b>	<b>16,141</b>	<b>9,874</b>	<b>8,934</b>	<b>11.22</b>	<b>3.70</b>