

Development Charge By-laws

By-law 41-2024 City-Wide Development Charges

By-law 54-2022 Area Specific Development Charges for Brock Business Park

This pamphlet summarizes the City of Thorold's by-laws with respect to development charges. The information contained herein is intended only as a guide.

The City of Thorold has two by-laws in effect which impose development charges against land to pay for increased capital costs required because of increased needs for services.

By-law No. 41-2024 applies to all lands within the boundaries of the City of Thorold and establishes when development charges are payable and the applicable rates.

By-law No. 54-2022 applies to lands located within the Brock District Business Park and establishes when an area specific development charge is payable in addition to the rates imposed by **By-law No. 41-2024**.

By-law No. 54-2022 establishes the applicable area specific development charges for the Brock District Business Park.

Applicants should review **By-laws 41-2024** and **54-2022** and consult with the Building Division to determine the applicable charges that may apply to specific development proposals.

Purpose of Development Charges

Development Charges are collected by the City to assist in paying the capital costs associated with infrastructure required to service growth.

Development charges collected through **By-law 41-2024** are in relation to the following services:

- Services related to a highway
- Fire protection
- Parks and recreation
- Library
- Water services
- Wastewater services

Additionally, **By-law No. 41-2024** also imposes an area specific development charge to the Rolling Meadows area in relation to Wastewater services. Area-specific development charges collected through **By-law No. 54-2022** are in relation to Wastewater service.

Development Charge Approvals

Development Charges 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 development charge with respect to the use of any land, buildings or structures shall be calculated as follows:

- a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
- b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.

Amount of Residential Development Charges

The development charges shall be imposed on a City-wide basis for all residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, according to the type of residential use.

With respect to the Neighbourhood of the Rolling Meadows Secondary Plan area, the area-specific development charges to **By-law No. 41-2024** shall be imposed to all residential uses and are in addition to the City-Wide charges

Amount of Non-Residential Development Charges: Commercial/Institutional/Industrial

The development charges shall be imposed on commercial/institutional/industrial uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the commercial/institutional/industrial components of the mixed-use building or structure and calculated with respect to each of the services according to the total floor area of the commercial/institutional/industrial use.

With respect to the Neighbourhood of the Rolling Meadows Secondary Plan area, area specific development charge shall be imposed to all non-residential uses and are in addition to the City-Wide charges.

Exemptions

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

- Enlargement of an existing dwelling unit
- Creation of additional dwelling units equal to the greater of 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building
- One dwelling unit on a parcel of urban residential land, if the **existing** structure contains no more than two dwelling units and no other building or structure ancillary to the existing residential structure contains any dwelling units
- A second dwelling unit within an **existing** single detached dwelling, semi-detached dwelling, back-to-back townhouse dwelling or stacked townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing residential structure contains any dwelling units
- A third dwelling unit within an **existing** single detached dwelling, semi-detached dwelling, back-to-back townhouse dwelling or stacked townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing residential structure cumulatively contain no more than one dwelling unit

- One dwelling unit in a building or structure ancillary to a **new** single detached dwelling, semi-detached dwelling, back-to-back townhouse dwelling or stacked townhouse dwelling on a parcel of urban residential land, if the new residential structure contains no more than 2 dwelling units and no other building or structure ancillary to the new residential structure contains any dwelling units
 - A second dwelling unit in a **new** single detached dwelling, semi-detached dwelling, back-to-back townhouse dwelling or stacked townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new residential structure cumulatively will contain no more than 1 dwelling unit
 - A third dwelling unit in a **new** single detached dwelling, semi-detached dwelling, back-to-back townhouse dwelling or stacked townhouse dwelling on a parcel of land on which residential use other than ancillary residential use is permitted, if no building or structure ancillary to the new residential structure contains any dwelling units
 - Buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c. P. 40
 - Buildings or structures owned by and used for the purposes of the City, the Region, or their local boards, other than, residential uses
 - Buildings or structures used as a place of worship
 - Buildings or structures owned by a board of education, and used for school purposes
 - Buildings or structures, related to classrooms or administration space, owned by a college of applied arts and technology established pursuant to the *Ontario Colleges of Applied Arts and Technology Act, 2002*, S.O. 2002, c. 8, Sched F, and used for teaching of programs of study leading to a post secondary certificate or diploma, a graduate certificate or a bachelor's degree, but does not include student residences, commercial uses on site, or any other space not directly related for the purposes of education
 - Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university
 - Non-profit Residential Development
 - Affordable Residential Units required pursuant to section 34 and 6(4) of the Planning Act (Inclusionary Zoning)
 - Agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial, or industrial uses
 - Temporary buildings (subject to conditions)
 - 50% expansion in gross floor area to an existing industrial building*
 - Affordable Residential Units**
 - Attainable Residential Units**
- * *Applies to the gross floor area of the existing industrial building before the first enlargement for which an exemption from development charges was granted or the lesser development charge than would otherwise be payable was paid*
- ** *As of the date on which section 4.1 of the Development Charge Act is proclaimed into force*

Reductions

Rental Housing

- 3 or more bedrooms – 25% reduction
- 2 bedrooms – 20% reduction
- Fewer than 2 bedrooms – 15% reduction

Brownfields

- a) Reduction equal to the lesser of the actual eligible site remediation costs or, 25% of the payable development charges where the eligible site remediation costs exceed 25% of the payable development charges (subject to conditions).
- b) Additional 25% reduction where the new development attains a verified green building certification (subject to conditions).

Rules Respecting Redevelopment

Where a conversion of space is proposed within an existing building or where a building or structure has been demolished on the land, a credit shall be allowed against the development charge otherwise payable for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable.

A credit in respect of demolition shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within 5 years from the date the demolition permit was 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 by the end of September of each year.

Questions?

Development Charge By-laws are available on www.thorold.ca. Snap the QR code to learn more. For further information, and to book an appointment, please contact the Building Division at 905.227.6613.



Schedule of Development Charges - Rolling Meadows Area Specific

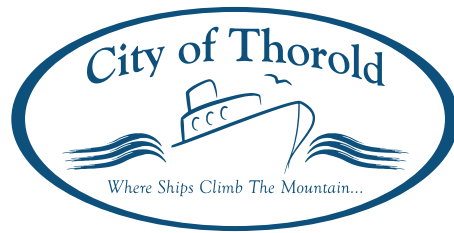
Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single & Semi Detached	Multiples	Apartments (2 bedrooms +)	Apartments (Bachelor and 1 Bedroom)	Special Care or Special Dwelling	Commerical / Institutional / per sq.ft.	Industrial per sq. ft.
Wasterwater Services	211	147	138	89	75	.13	.05

Schedule of Development Charges - Brock District Business Park

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single & Semi Detached	Multiples	Apartments (2 bedrooms +)	Apartments (Bachelor and 1 Bedroom)	(per sq. ft. of gross floor area)	
Wasterwater Services	1,825	1,207	1,178	721	652	.85

Schedule of Development Charges - City Wide

	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments: 2 bedrooms	Apartments: Bachelor and 1 Bedroom	Special Care / Special Dwelling Units	Commercial / Institutional per sq. ft.	Industrial per sq. ft.
MUNICIPAL WIDE SERVICES							
Highway Services	10,292	7,176	6,719	4,354	3,639	6.28	2.81
Fire Protection Services	2,363	1,647	1,543	1,000	836	1.63	0.73
Parks and Recreation Services	6,370	4,441	4,159	2,696	2,252	0.77	0.34
Library Services	1,517	1,058	990	642	536	0.18	0.08
Total Municipal Wide Services	20,542	14,322	13,411	8,691	7,263	8.86	3.96
URBAN SERVICES							
Wastewater Services	2,116	1,475	1,381	895	748	1.29	0.58
Water Services	2,384	1,662	1,556	1,008	843	1.46	0.65
Total Urban Services	4,500	3,137	2,937	1,903	1,591	2.75	1.23
Total Municipal Wide Services	20,542	14,322	13,411	8,691	7,263	8.86	3.96
Grand Total Municipal Wide and Urban Services	25,042	17,459	16,348	10,594	8,854	11.61	5.19



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