



## Informational Letter for Development Charges Payable Planning and Development Services | Building Division

### RESIDENTIAL NON-RENTAL DEVELOPMENT CHARGES (DCs) PAYABLE

**Background:** As per **Bill 17** (effective November 3, 2025) the required payment of **Regional and Municipal Development Charges (DCs)** is deferred from Building Permit issuance, to prior to issuance of an Occupancy Permit, or to first occupancy of a building, whichever comes first.

**Bill 17 Achieved Royal Assent June 5, 2025**  
**Proclamation – November 3, 2025**

**Dear Applicant,**

Regional and Municipal Development Charges for residential non-rental dwelling units are now payable prior to Occupancy Permit issuance.

All Buildings or parts of buildings for which Development Charges (DCs) are deferred in accordance with subsection 26.1 (3.1) of the Development Charge Act, 1997, are required to obtain an Occupancy Permit, and all applicable DCs are required to be paid in full prior to issuance of this Occupancy Permit, as per OBC 1.3.3.8.

**Occupancy Permit inspections must be booked 10 business days prior to the requested inspection date.**

Any DCs not paid prior to booking an occupancy inspection, must be paid either in cash or by **CERTIFIED CHEQUE** at Thorold City Hall, 3540 Schmon Parkway, or by **CERTIFIED CHEQUE** at the Development Services offices at 8 Carleton Street South.

As before, any applicable building permit fees, Performance Security Deposits, Lot Grading Deposits, water meter fees, and water on construction fees, must be paid prior to Building Permit issuance.

Please be advised, Niagara Catholic District School Board DCs are required to be paid prior to Building Permit issuance, as this charge does not fall under the Development Charges Act, 1997, as recently amended.

Respectfully,

The City of Thorold Building Department.