



TOWN OF FORT ERIE DEVELOPMENT CHARGES

By-law No. 43-2014 establishes development charges for new development and redevelopment within the Town. The revenue generated by the development charge ensures that growth related infrastructure can be funded without affecting the Town's existing tax base while meeting growth needs.

Town charges effective January 1, 2021 to December 31, 2021

CATEGORY OF SERVICE	RESIDENTIAL				NON-RESIDENTIAL		
	Singles And Semis	Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	Municipal-Wide Service Area (\$56.52/m ² = \$5.25/sf)		
					Commercial	Industrial	
Municipal-Wide	\$ 8,686	\$ 6,067	\$ 5,706	\$3,690	\$21.56/m ²	\$0.00	
Urban Serviced Area	\$ 7,484	\$ 5,228	\$ 4,918	\$3,182	\$41.75/m ²	\$0.00	
TOTALS	\$16,170	\$11,295	\$10,624	\$6,872	\$63.31 /m²	\$0.00	

Regional Development Charges effective January 1, 2021 to December 31, 2021

CATEGORY OF SERVICE	Single/Semi Detached	Apartment 2+ bedrooms	Apartment 1 Bedroom	Other Multiple/Duplex	Special Care/Special Dwelling	Commercial per sq. ft.	Industrial per sq. ft.	Institutional per sq. ft.	Wind Turbines per sq. ft.
Roads & General Government Services	\$ 11,471	\$ 7,963	\$4,730	\$8,357	\$4,337	\$6.51	\$2.69	\$4.66	8,074
Wastewater (if available)	\$ 5,059	\$ 3,513	\$2,087	\$3,686	\$1,913	\$3.63	\$1.51	\$2.60	\$0
Water (if available)	\$ 3,582	\$ 2,487	\$1,477	\$2,610	\$1,354	\$2.58	\$1.07	\$1.84	\$0
TOTALS	\$20,112	\$13,963	\$8,294	\$14,653	\$7,604	\$12.72	\$5.27	\$9.10	\$8,074

Effective December 20, 2020	<i>Residential</i> \$/new dwelling unit	<i>Non-residential</i> \$/new (sq. ft.) of gross floor area
Niagara Catholic District School Board	\$391	No Charge

The development charge is collected at the time of issuance of a building permit as described above. Charges are not applicable if they have been previously paid on the lot which the development is occurring. The Town and Region Development Charge By-laws provide exceptions in certain cases. Please contact us for more details.

For further information on Town of Fort Erie Development Charges By-law please contact: Planning & Development Services Town of Fort Erie 1 Municipal Centre Drive Fort Erie, Ontario L2A 2S6 (905) 871-1600	For further information on Regional Niagara's Development Charges By-law No. 2017-98 please contact: The Corporate Services Department Regional Municipality of Niagara 2201 St. David's Road, Thorold, ON L2V 4T7 Telephone: (905) 685-1571
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