



**NOTICE OF THE PASSING OF A
DEVELOPMENT CHARGES BY-LAW BY
THE TOWN OF FORT ERIE**

TAKE NOTICE that the Council of the Town of Fort Erie passed Development Charge By-laws 20-2024, 21-2024, and 22-2024 on the 4th day of March 2024, under Section 2 of the *Development Charges Act, 1997* (the Act).

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of the Town of Fort Erie on or before Monday, April 15th 2024 a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6, will be accepted on or before Monday, April 15th 2024. The appellant is advised to contact the Ontario Land Tribunal to access required forms and applicable fees.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

The development charges were calculated on a Town-wide basis. Town-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as: Library Services, Fire Protection, Parks and Recreation, Services Related to a Highway: Public Works and Fleet, Services Related to a Highway: Roads and Related, Storm Water Drainage and Control Services, Wastewater Services, and Water Supply Services.

Schedule 1 below provides the new residential and non-residential development charge rates applicable throughout the Town of Fort Erie. It is important to note that the DC rates will be phased-in in accordance with the requirements of the Act (see Schedule 2).

The development charges imposed under the By-laws will come into effect on the 4th day of March 2024. Copies of the complete Development Charges By-laws are available for examination by appointment in the offices of the municipality located at 1 Municipal Centre Drive, Fort Erie, ON, and on the website at <https://www2.forterie.ca/resource/bylaws.xsp>

For further information, please contact the Clerk's Office at 905-871-1600.

Dated at the Town of Fort Erie, 20th March, 2024.

Peter Todd, Manager of Legislative Services/ Town Clerk
Town of Fort Erie
1 Municipal Centre Drive, Fort Erie, ON, L2A 2S6

Schedule 1 – Town-wide Development Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Single-Detached & Semi-Detached Dwellings	Multiple Dwelling	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Services	\$132	\$96	\$88	\$57	\$0.00
Fire Protection	\$1,140	\$827	\$760	\$492	\$5.50
Parks And Recreation	\$6,680	\$4,847	\$4,454	\$2,882	\$0.00
Services Related To A Highway: Public Works And Fleet	\$1,104	\$801	\$736	\$477	\$5.34
Services Related To A Highway: Roads And Related	\$6,554	\$4,756	\$4,370	\$2,828	\$32.04
Subtotal Town-Wide Services	\$15,610	\$11,327	\$10,408	\$6,736	\$42.88
Storm Water Drainage And Control Services	\$8,796	\$6,383	\$5,866	\$3,795	\$42.99
Wastewater Services	\$10,228	\$7,422	\$6,821	\$4,415	\$50.02
Water Supply Services	\$2,256	\$1,637	\$1,504	\$973	\$11.03
Subtotal Urban Area Services	\$21,280	\$15,442	\$14,191	\$9,183	\$104.03
Total Charge	\$36,890	\$26,769	\$24,599	\$15,919	\$146.91

Schedule 2 – Phased-in Town-wide Development Charges

Charge Type	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$29,512	\$31,357	\$33,201	\$35,046	\$36,890
Multiples \$/unit	\$21,415	\$22,754	\$24,092	\$25,431	\$26,769
Apartments 2+ Bedrooms \$/unit	\$19,679	\$20,909	\$22,139	\$23,369	\$24,599
Apartments Bachelor or 1 Bedroom \$/unit	\$12,735	\$13,531	\$14,327	\$15,123	\$15,919
Non-Residential Uniform \$/m2	\$117.53	\$124.88	\$132.22	\$139.57	\$146.91
<i>Phase-in</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>