

City of St. Catharines Development Charges

By-Law No. 2021-140 effective January 1, 2022 to January 1, 2027

Purpose of Development Charges

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements. Development Charges are collected to help pay for the cost of infrastructure required to provide municipal services to new development, such as roads; transit; water and sewer infrastructure; fire services infrastructure; and park amenities, libraries, and community centres.

Development Charges are charges governed under the Development Charges Act, 1997 and are reviewed and collected as part of the building permit fee process. The Development Charges rates set in By-law 2021-140 are indexed annually on January 1st based on the non-residential construction cost index, with the first indexation occurring on January 1, 2022.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows: The By-Law 2021-140 applies to all lands in the geographic area of the City of St. Catharines subject to subsection 3.3 and schedule C. Lands owned by and used for purpose of a municipality, local board thereof or school board, or lands vested in or leased to a university are wholly exempt from development charges under the By-Law 2021-140.

Statement of the Treasurer

As required by *the Development Charges Act, 1997, subsection 43* the Treasurer for the City of St. Catharines must prepare an annual financial statement reporting on the status and transactions relating to the Development Charges reserve funds for the previous year. This statement is presented to the Council of the City of St. Catharines for their review and may be reviewed by the public in the Clerk's Department during business hours.

Notes to By-Law No. 2021-140

Approvals for Development

Development charges are imposed if the development of land, buildings, or structures requires any of the following:

- The passing of a zoning by-law or amendment
- The approval of a minor variance
- A conveyance of land not subject to part-lot control
- The approval of a plan of subdivision
- A consent
- The approval of a description for a condominium
- The issuing of a building permit

Exemptions for Residential Developments:

- The enlargement to an existing residential dwelling unit
- The creation of one or two additional dwelling units in an existing single detached, semi-detached or row dwelling
- The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building with four or more dwelling units

Exemptions for Industrial Developments:

- The enlargement of the gross floor area of an existing industrial building: the gross floor area (GFA) is enlarged by 50 per cent or less of the original GFA

Notes to By-Law No. 2021-140

Other Exemptions or reductions for Development Charges:

- Agricultural and Farm Buildings
- Detached accessory dwelling units are treated the same as attached accessory dwelling units, as long as the accessory dwelling unit is no larger than the smallest existing unit
- Entrance feature canopy, gas station or drive-thru canopy

Reduction of Development charges with respect to redevelopment and conversion of a residential, non- residential or Brownfield will be calculated and reduced according to section 3.9 of the By-Law where: as a result of the redevelopment of land, a building or structure existing on the same land within 3 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land.

Grant Programs related to Industrial Developments, Affordable Housing Developments, and Urban Growth Centre, shall be maintained by the City to provide grant towards the development charges payable in accordance with the Development Charge grant programs approved by the City.

A list of the services for which city-wide development charges are imposed and the amount of the charge by development type is as follows:

City of St. Catharines Development Charges under By-Law No. 2021-140							
Effective Rates January 1, 2024 to December 31, 2024							
Service/Class of Service	Residential (per dwelling unit)					Non- Residential	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments (2+) Bedroom	Apartments (1) Bedroom/ Bachelor	Special Care/ Special Dwelling	Per Sq Ft of Gross Floor Area	Per Sq M of Gross Floor Area
Municipal Wide Services							
Services Related to a Highway	841	616	612	417	315	0.46	4.88
Public Works	2	1	1	1	1	0.00	0.00
Fire Protection Services	722	529	523	358	272	0.38	4.15
Parks and Recreation Services	9,195	6,746	6,678	4,564	3,450	0.56	6.00
Library Services	1,039	762	755	517	390	0.05	0.60
Growth Studies	838	614	606	416	313	0.48	5.19
Total Municipal Wide Services	12,637	9,268	9,175	6,273	4,741	1.93	20.82
Urban Services							
Stormwater Drainage and Control	150	110	109	74	56	0.21	2.22
Wastewater Service	181	133	132	92	69	0.10	1.03
Water Services	48	36	34	23	18	0.02	0.31
Total Urban Services	379	279	275	189	143	0.33	3.56
Grand Total Rural	12,637	9,268	9,175	6,273	4,741	1.93	20.82
Grand Total Urban	13,016	9,547	9,450	6,462	4,884	2.26	24.38

- Notes**
- 1) The charges do not include education development charges that may apply.
 - 2) The charges do not include development charges for the Regional Municipality of Niagara that may apply.
 - 3) By-law exemptions and grant programs apply only to City Development Charges.
 - 4) The schedule of development charges is adjusted annually on January 1st in accordance with the non-residential construction cost index.
 - 5) St. Catharines City Limits and Urban Serviced Boundary Map included in Schedule C of By-Law No. 2021-140 for reference.

This pamphlet summarizes the City of St. Catharine's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 2021-140 and consult with the Planning and Building Services Department to determine the applicable charges that may apply to specific development proposals.

The Development charges by-law is available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the City's website at stcatharines.ca under [Planning and Development/Development Charges](#)

For more information, please contact Planning and Building Services or email development charge inquiries to dc@stcatharines.ca

