



TOWN OF FORT ERIE DEVELOPMENT CHARGES

By-law No. 20-2024, 21-2024, and 22-2024 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, 2026 to December 31, 2026

CATEGORY OF SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Singles And Semis	Multiples	Apartments, 2+ Bedrooms	Apartments, Bachelor, or 1 Bedroom	Commercial, Industrial, and Institutional
Municipal-Wide	\$18,816	\$13,654	\$12,547	\$8,120	\$56.27/m ²
Urban Serviced Area	\$22,907	\$16,622	\$15,275	\$9,885	\$111.49/m ²
TOTALS	\$41, 723	\$30,276	\$27,822	\$18,005	\$167.76/m²

Regional Development Charges effective January 1, 2026 to December 31, 2026

CATEGORY OF SERVICE	Single/Semi Detached	Apartments, 2+ bedrooms	Apartments, 1 Bedroom	Other Multiple/ Duplex	Special Care/Special Dwelling	Commercial per sq. ft.	Industrial per sq. ft.	Institutional per sq. ft.	Wind Turbines per unit
Roads & General Government Services	\$16,865	\$11,465	\$6,989	\$12,052	\$6,335	\$11.45	\$3.74	\$8.38	\$14,338
Wastewater (if available)	\$9,925	\$6,747	\$4,114	\$7,090	\$3,728	\$6.95	\$2.93	\$5.13	\$0
Water (if available)	\$5,339	\$3,629	\$2,212	\$3,816	\$2,005	\$3.91	\$1.64	\$2.88	\$0
TOTALS	\$32,129	\$21,841	\$13,315	\$22,958	\$12,068	\$22.31	\$8.31	\$16.39	\$14,338

Effective December 20, 2020	Residential \$/new dwelling unit	Non-residential \$/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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