



What are Development Charges?

- Development charges are used to recover the capital costs associated with residential and non-residential growth within the Region of Niagara (i.e. water and wastewater treatment, regional roads, police, EMS, etc.)
- The capital costs are in addition to localized costs which would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)





How Regional Development Charges Are Calculated

Cost of Infrastructure
Required to
Accommodate Growth



Residential and
Non-residential Growth



\$

(Divided by)



Development Charge
per Unit
(for Residential Growth)

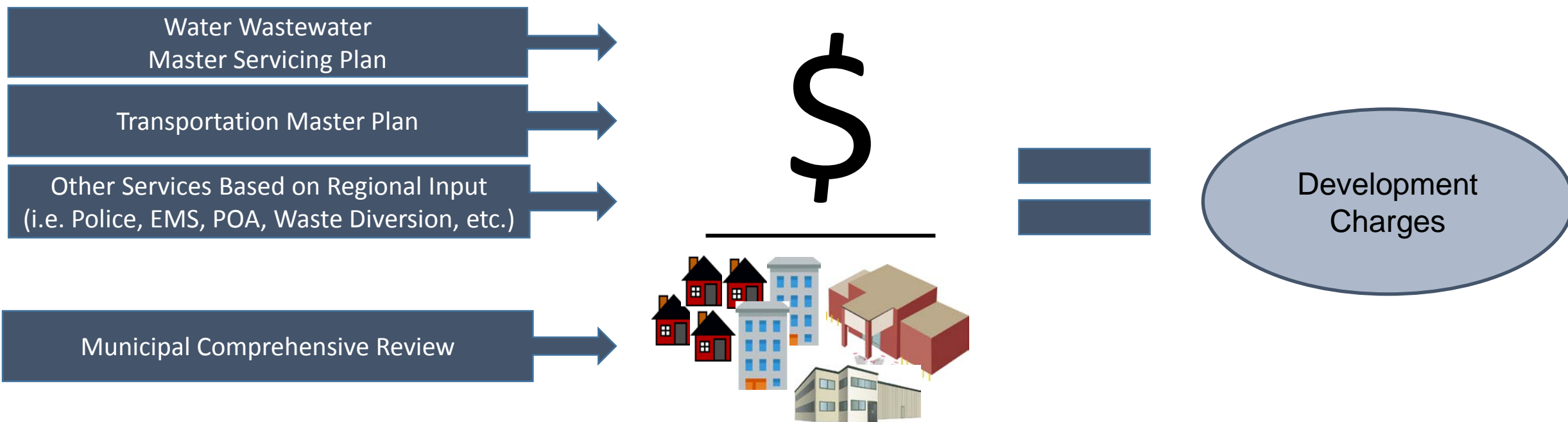
Development
Charges

Development Charge
per Sq.ft.
(for Non-residential Growth)



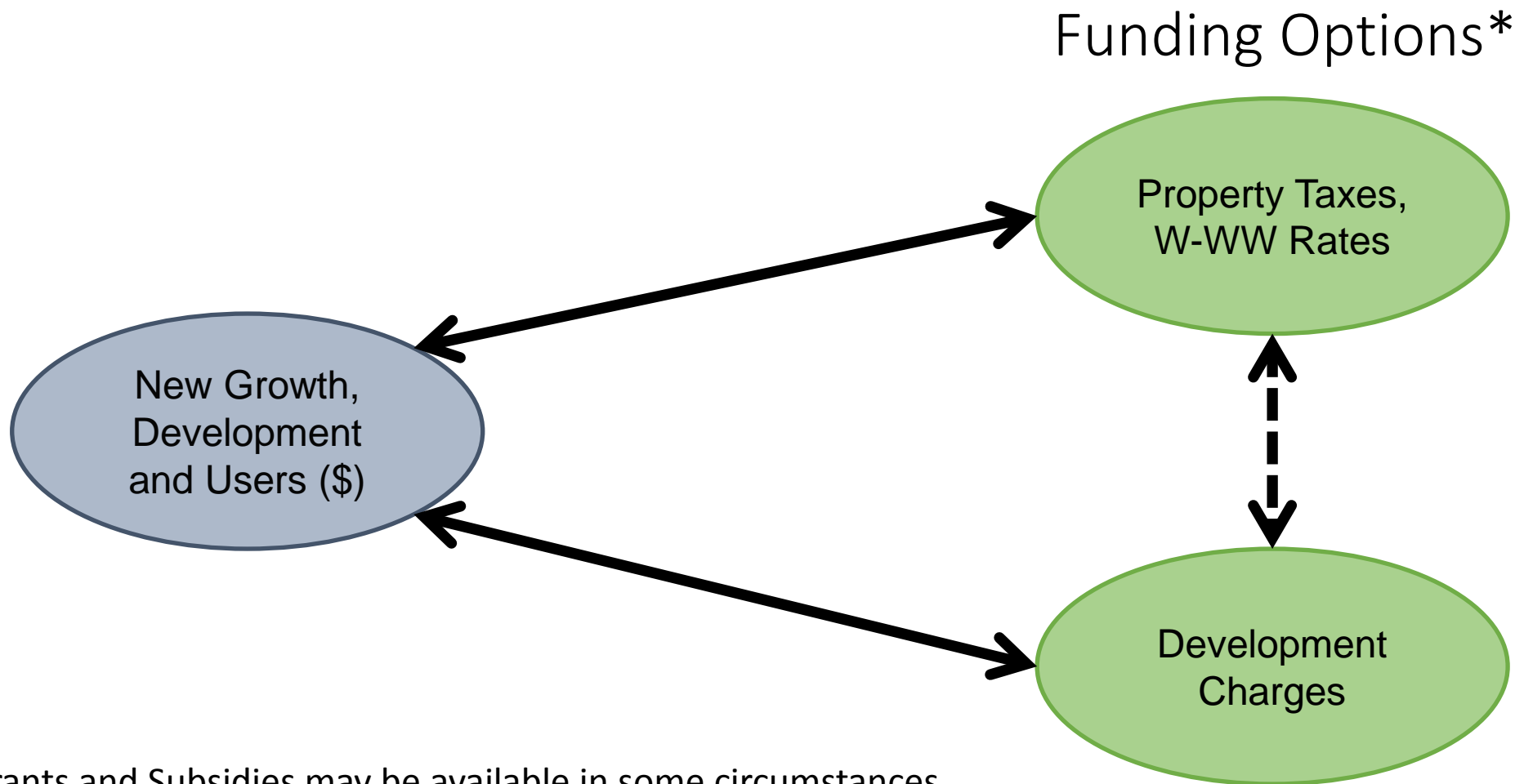


Interconnectivity Between Studies and Development Charges





How we Fund our Growth Costs



* Grants and Subsidies may be available in some circumstances



Services Review

Services in Current DC

- Police (facilities, vehicles, and equipment)
- EMS (facilities and vehicles)
- Services Related to a Highway (roads, PW facilities and vehicles)
- Administration Studies (General Government)
- Water
- Wastewater

Additional Services for Consideration

- Public Health (facilities)
- Court Services (facilities)
- Social Services (facilities)
- Long-term Care (facilities)
- Social Housing (facilities)
- Waste Diversion (facilities, vehicles, and equipment)*
- Transit – Inter-municipal can be included**





Projects Funded (in part) by Development Charges

- NOTL Wastewater Treatment Plant
- Port Robinson Water & Wastewater Forcemain
- Smithville Wastewater Pumping Station Capacity Expansion
- Welland Water Treatment Plant Capacity Upgrade
- Niagara Regional Police Headquarters
- Fourth Ave Widening
- Regional Rd 20 Reconstruction
- Niagara St Widening
- McLeod Rd Capacity Improvement
- Rice Rd Widening
- Transportation Master Plan
- Water-Wastewater Master Servicing Plan
- Municipal Comprehensive Review





Grants and Exemptions

Grants

Industrial

- provides offset to 100% of DC
- Economic Impact must be provided outlining construction costs, total project costs & number of permanent jobs created

Non-Profit

- must demonstrate the project supports Council strategic priorities & have positive impact on Community Symptoms
- maximum annual budget for this is capped at \$150K
- provides offset up to 100% of DC

Gateway

- provides grant to qualifying as “exceptional” projects as per the Gateway CIP program
- level of grant based on project score up to max of \$1.5M per project.

Exemptions

- Place of worship
- Lands and buildings used for agricultural use
- Parking structures
- Municipal housing project facilities
- Affordable Housing
- Granny flats
- Charitable institutions
- Gas station canopies
- Designated Exemption Areas (50% reduction)

Policy Alignment with Local Municipalities

- Definitions
- Timing of Collection
- Indexing Dates
- Categories of Development
- Grants, Exemptions, and Discounts
- Special Charges





Timelines/Schedule/Major Meetings

Progress to Date:

- ✓ Coordination with MCR, WWWMSP, and TMP
- ✓ Council Workshop
- ✓ Meeting with Local Municipalities for Policy Alignment

Next Steps:

- Completion of Draft DC Calculations
- Regional DC Taskforce Committee Meetings
- Local Area Municipalities Workshops
- Non-Government Stakeholder Meetings
- Council Workshop
- Background Study and draft by-law released to public
- Public Meeting
- Council Consider By-law for adoption





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