

## **APPLICATION FOR REFUND OF REGIONAL DEVELOPMENT CHARGES**

The refund of Regional development charges is intended to reinforce Regional Council's objective for a Smarter Niagara by directing development towards central areas and on brownfields, and to encourage development that meets specific design criteria.

### **Part A: General Information and Instructions**

1. Before filling out this application form, you should consult with Regional Planning staff to clarify eligibility for the refund.
2. Only the person who paid the charge is entitled to the refund.
3. If you require more space than is provided on this form, please provide the additional information on a separate page and attach it to your completed application form.
4. Your application for refund of Regional development charges should be submitted in person or mailed to the Director of Planning Services.
5. Please type or print legibly the requested information on the application form.
6. Please review Regional Development Charges By-law 62-2009 which can be found on the Regional web site at:

**[www.niagararegion.ca/business/property/default.aspx](http://www.niagararegion.ca/business/property/default.aspx)**

### **Part B: Eligibility Requirements**

Refunds will only be available for development other than agricultural, industrial or public occurring within the boundaries of the designated central urban areas as set out in Schedule "B" to Regional By-law 62-2009, or, on a brownfield, and where the development demonstrates three or more of the following design criteria

- 1 - "Intensification of an existing use," meaning redevelopment or building addition so as to add floor area and/or a residential unit or units.
- 2 - "Creation of mixed uses," meaning redevelopment, addition or conversion so as to add a new compatible use or uses to a building or property. "Creation of mixed uses" also means new development that proposes a mixed use building or a mix of uses on the site.
- 3 - "Contribution towards the creation of a walkable neighbourhood character," meaning development, redevelopment, addition or conversion within a neighbourhood context that features one or more of the following: safe and clearly demarcated pedestrian access to and within the development site, building orientation and pedestrian access oriented toward the

street, site and building access directly from the street without requiring passage across a driveway or parking area, street-oriented building façade that features fenestration and entranceways to create a sense of permeability and movement between the street and the building interior, contribution to the quality of the public space on the street by the provision of space for public assembly, street furniture, artworks and/or landscaping.

4 - "Creation of a range of housing opportunities and choices," meaning development, redevelopment, addition or conversion that adds multiple-unit housing types to the housing stock.

5 - "Reduced setbacks from roadways," meaning development, redevelopment or conversion that places the building façade at the front lot line or closer to the street than the mid-point between the street line and the existing building. Where there is an existing building line along the block-face that is set back from the street line, "reduced front setbacks from roadways" means placing the building façade closer to the street line than the mid-point between the street line and the established building line.

### **Part C: Application Information**

#### 1: Applicant Information

Name of Registered Property Owner: \_\_\_\_\_

Address of Registered Property Owner: \_\_\_\_\_

\_\_\_\_\_

Name of Applicant (if different): \_\_\_\_\_

Address of Applicant (if different): \_\_\_\_\_

\_\_\_\_\_

Phone Number of Applicant: \_\_\_\_\_

Fax Number of Applicant: \_\_\_\_\_

E-mail Address of Applicant: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

#### 2: Property Information

Address of Subject Property: \_\_\_\_\_

\_\_\_\_\_

Legal Description (Lot and Plan No): \_\_\_\_\_

Current Uses: \_\_\_\_\_

Current # and type of residential uses: \_\_\_\_\_

\_\_\_\_\_

Proposed # and type of residential uses after development: \_\_\_\_\_

\_\_\_\_\_

Current # and type of non-res square feet: \_\_\_\_\_

\_\_\_\_\_

Proposed # and type of non-res square feet after development: \_\_\_\_\_

\_\_\_\_\_

Existing Official Plan Designation: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Estimated Completion date for development: \_\_\_\_\_

### 3: Other Information

Amount of refund requested: "check one" 50% ( ) 100% ( ) of RDC paid

\$ \_\_\_\_\_

(please provide a photocopy of receipt)

Building Permit #: \_\_\_\_\_

(please provide a photocopy of building permit)

If requesting 100% Refund please provide the following:

- A site plan (if applicable) prepared in a format suitable for site plan approval by the local municipality.
- Drawings prepared by a competent professional (architect, engineer, or planner) suitable to illustrate compliance with the design criteria.

