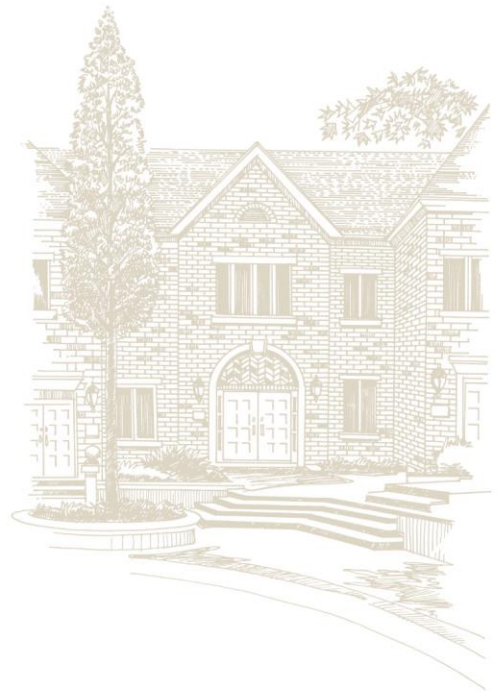


Niagara Region Correction to:

“Region of Niagara Development Charge Background Study”

May 5, 2017



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 Planning for growth

Background

This document is being provided to accompany the Niagara Region Development Charge Background study dated April 28, 2017 to update wording in Chapter 7 to reflect the most recent version of the draft by-law.

Section 7.3.4 “Exemptions (full or partial)” of the existing report should be replaced with the following:

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- Granny flats;
- parking structures;
- non-residential lands and buildings used for agricultural use;
- the portion of a place of worship used for religious services;
- lands and buildings used or intended to be used as municipal housing project facilities;
- the proportionate share of lands and buildings used for affordable housing projects;
- gas station canopies; and
- long-term care homes (reduced by 50%).

c) Rules with Respect to Brownfield Development located within the Urban Areas for Regional Development Charges Reduction

- For all Development Charges reductions pursuant to this Schedule “D”, the total amount of the reduction shall not exceed the total cost of remediation. For confirmation that a development is to be considered a Brownfield development, costs associated with remediation of brownfields may be subject to verification, third party review, or independent audit, at the expense of the applicant, if required by the Region.
- Brownfield Development Located within the Urban Areas
 - The applicable development charge shall be reduced by the total cost of remediation for brownfield development located within the approved Urban Area as set out in Schedule “D1 to D11” to this By-law, as may be amended from time to time; as approved by Council of the Region, without amendment to this Bylaw.
 - In the case of a qualifying project under this schedule, the costs associated with remediation may be applied to other Regional, local or Provincial programs but only for those eligible costs over and above eligible costs not paid under Schedule “D”.
 - Where funding for eligible costs have been or will be compensated from another funding source, those costs will be ineligible for a reduction under Schedule “D”.

d) Rules with Respect to Development located within the Designated Exemption Areas and Brownfield Developments within the Urban Areas for Regional Development Charges Reduction Program

- For all Development Charge reductions pursuant to this Schedule “E”, the interim Development Charge Reduction Program for development located with the Designated Exemption Areas, as set out in Schedule “E1 to E10” and to Brownfield Developments within the Urban Areas, as set out in Schedule D1 to D11 to this By-law, will provide a maximum 50% reduction in Development Charges provided the Smart Growth Design Criteria endorsed by Council of the Region on May 14, 2014 and/or any level of LEED certification are achieved.
- The interim Development Charge Reduction Program will remain in effect until a revised Development Charge Reduction Program is approved by Council of the Region.

- The interim Development Charge Reduction Program may be eliminated or modified as approved by Regional Council without amendment to the By-Law.
- In the case of a qualifying project under Schedule D, the total benefit shall not exceed the total Development Charges payable.