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**MEMORANDUM**

**RDCPTF-C 2-2021**

**Subject: Key Considerations for Regional Development Charges By-law Update**

**Date: March 25, 2021**

**To: Regional Development Charge Policy Task Force**

**From: Rob Fleming, Senior Tax & Revenue Analyst**

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During the 2022 Regional development charge (RDC) background study and by-law project staff will be working towards and report to the Task Force on the following key considerations:

- Preparation of a complete RDC background study and by-law in accordance with legislative requirements ensuring the full cost recovery of growth related expenditures.
- Ensuring consistency and alignment between the RDC background study, Water/Wastewater Master Servicing Plans (MSP), Transportation Master Plans (TMP) and Niagara Region Official Plan (OP).
- Ensuring sufficient engagement with key stakeholders throughout the RDC background study/By-law process including the LAMs and various business associations.
- Clarifying definitions and language from 2017 RDC By-law to eliminate ambiguities and to increase clarity.
- Reviewing existing/proposed RDC incentives against the Council approved incentive pillars of brownfield redevelopment, affordable housing, employment in key sectors and public realm to ensure alignment, sustainability and efficacy.
- In coordination with the incentive review, creating incentive programs through policy and procedures instead of embedding in the 2022 RDC by-law.

To date staff have initiated work required for achieving the above key considerations including:

- Awarding RDC background study/by-law consulting services to Watson and Associates Economists Ltd. (Watson) within approved project budget (Watson was lead consultant on 2017 DC background study and by-law and has significant experience in completing projects of a similar size and scope with other municipalities)
- Holding first kick-off meeting between Watson and Region staff on March 5, 2021. Project leads from other area of the Niagara 2051 project were present including the TMP, MSP and OP.
- Actively reviewing RDC related incentive with the Region's incentive review team.

Respectfully submitted and signed by

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Rob Fleming, MBA  
Senior Tax & Revenue Analyst