

Policy Item	Summary of Current Approach (2017 DC Study)	Summary of Alternative Options/Best Practices	Local Area Municipal (LAM) Session Feedback*	Non-Government Session Feedback*
4.3 Asset Management	<ul style="list-style-type: none"> • Requirement under the Development Charge Act and Infrastructure for Jobs and Prosperity Act • Used to determine that all assets included in study are financially feasible • Currently analyzes amount required for growth capital from RDC against amount required from tax rates/user fees. 	<ul style="list-style-type: none"> • All municipal comparators utilize either one of the two alternatives identified in the draft Policy Report 	<ul style="list-style-type: none"> • No comments or questions from the LAM stakeholders. • 23 of 23 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 10 of 11 stakeholders that responded to survey agreed with current approach.
5.5 Annual Rate Indexing	<ul style="list-style-type: none"> • DC are indexed on January 1 of each year. 	<ul style="list-style-type: none"> • Majority of LAM in Niagara use January as well. • Majority of municipal comparators index annual but vary by month • No change proposed to current Region practice. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 30 of 30 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 11 of 12 stakeholders that responded to survey agreed with current approach.
5.2 Mandatory DC Exemptions	<ul style="list-style-type: none"> • Contained mandatory exemptions of: 50% industrial building expansion; structures owned by a municipalities, local board or Board of 	<ul style="list-style-type: none"> • Bill 108 & 213 creating additional mandatory exemption for: secondary suites in new residential construction; land used for post-secondary institutions. 	<ul style="list-style-type: none"> • Comment received from stakeholder indicating that the exemptions for post-secondary institutions should be reduce or refined by the Province. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 13 of 14 stakeholders that responded to survey agreed with current approach.

Policy Item	Summary of Current Approach (2017 DC Study)	Summary of Alternative Options/Best Practices	Local Area Municipal (LAM) Session Feedback*	Non-Government Session Feedback*
	Education; and residential intensification.	<ul style="list-style-type: none"> • Mandatory exemptions to remain in 2022 DC By-law as per legislation 	<ul style="list-style-type: none"> • 25 of 26 stakeholders that responded to survey agreed with current approach. 	
4.2 Area-Rating	<ul style="list-style-type: none"> • Region utilized area rating for water/wastewater which is charged on an urban service area only. • All other services are charged Region-wide. 	<ul style="list-style-type: none"> • Council must consider the use of area-specific charges. • Majority of municipal comparators and local area municipalities are utilizing an approach similar to the Region's 2017 D.C. Study. 	<ul style="list-style-type: none"> • Comment received from stakeholder indicating that more localized services should be area rated and Regional significant infrastructure should have a region-wide charge. • 22 of 23 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 12 of 13 stakeholders that responded to survey agreed with current approach.
4.4/4.5 Residential and Non-Residential DC Categories	<ul style="list-style-type: none"> • <u>Residential categories</u>: Single/Semi-detached, Other multiples, Apartment bachelor/1 bedroom, Apartment 2+ bedroom, special care dwelling. • <u>Non-residential categories</u>: commercial, industrial, institutional, wind turbine. 	<ul style="list-style-type: none"> • Similar approach adopted by majority of local area municipalities and comparators with some variations on apartments and non-residential. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders • 22 of 22 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 13 of 14 stakeholders that responded to survey agreed with current approach.
5.4 Timing of Collection of Hard Services	<ul style="list-style-type: none"> • The Region's current by-law provides that all D.C.s are to be collected at the time of the first building permit. 	<ul style="list-style-type: none"> • DC for water, wastewater, services related to a highway and storm water services may be collected at the agreement stage of the development process. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders • 19 of 19 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders. • 10 of 11 stakeholders that responded to survey agreed with current approach.

Policy Item	Summary of Current Approach (2017 DC Study)	Summary of Alternative Options/Best Practices	Local Area Municipal (LAM) Session Feedback*	Non-Government Session Feedback*
		<ul style="list-style-type: none"> • Mixed approach amongst municipal comparators 		
5.7 Re-Development Credits	<ul style="list-style-type: none"> • <u>Demolition</u>: a demolition credit is received if application is made for a building permit within five (5) years of the demolition (can apply for additional 3 years if brownfield) subject to limitations in the By-law. • <u>Conversion</u>: If a development is converted from one use to another, a credit is received for the initial use being converted, subject to limitations in the By-law. 	<ul style="list-style-type: none"> • Can utilize longer or shorter timeframe for demolition credits. • Majority of comparators utilize similar approach to Region currently 	<ul style="list-style-type: none"> • No comments or questions from the stakeholders • 21 of 21 stakeholders that responded to survey agreed with current approach. 	<ul style="list-style-type: none"> • Comment received regarding the additional demolition credit extension for Brownfields – it was noted that the extension should be increased from 3 to 5 years given the length of time it may take to redevelop these sites. • 9 of 11 stakeholders that responded to survey agreed with current approach.

* Approximately 50% of those in attendance participated in survey. The sessions were attended by approximately 50 LAM representatives (69 invited) and 25 at the non-government session (108 invited).