

The background of the entire image is a dark green color. Overlaid on this background is a complex, light green pattern of lines and dots, resembling a circuit board or a network diagram. The lines are of varying thickness and connect various circular nodes of different sizes. The pattern is more dense on the left side and tapers off towards the right.

# Development Charge

## Study and Bylaw

niagara  
2051

A white, stylized graphic of a circuit board or network diagram. It features a series of interconnected lines and nodes, with a prominent triangular shape on the right side, possibly representing a signal or a specific component. The lines are thin and white, contrasting with the dark green background.



# 2022 Development Charges Background Study & By-law

Development Charges Task Force

May 19, 2022

# Agenda

1. Overview of Project Status
2. Policy Report and Discussions with Local Area Municipalities and the Development Community
3. Summary of Growth Forecast
4. Development Charges Calculations
5. Survey of DCs
6. Status of Transit Services
7. Next Steps for Study Process

# Overview of Project Status

- ✓ Study kickoff
- ✓ Review background information
- ✓ Growth forecast development
- ✓ Policy Report – initial draft
- ✓ Preparation of service standard and capital needs
- Policy Report, DC Task Force and Background Study (May 19)
  - Public Meeting
  - By-law Passage

# Policy Report and Discussions

- To date, Regional staff and Watson have held engagement sessions with the Local Area Municipalities and Community Representatives
  - June 2021
  - September 2021
  - March 2022
  - May 2022
- Policy matters were discussed with these groups to help inform the Policy Report
- The Policy Report will be posted on the Region's website, along with the D.C. background study

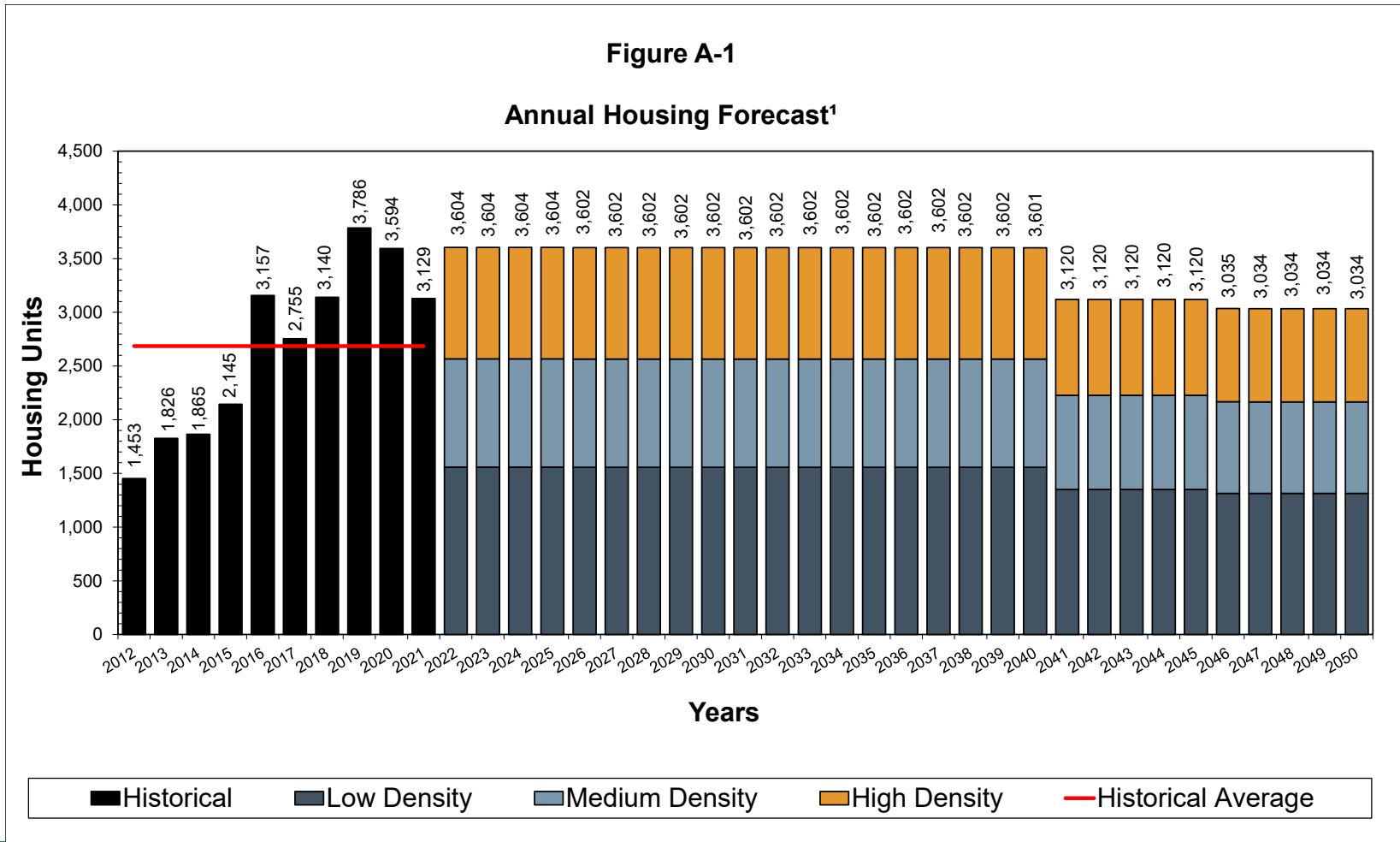
# Water, Wastewater, and Transportation DCs

- The Water and Wastewater Master Plan and Transportation Master Plan Confirmation Exercise are currently being undertaken
- As part of their efforts, capital needs were identified to service the anticipated growth in the Region
- The capital needs identified by the Region's consultants and staff have been incorporated into the DC calculations

# Summary of Growth Forecast

- As part of the D.C. background study process, a growth forecast has been prepared based on the ongoing Municipal Comprehensive Review work.
- This information has been translated into a development forecast for residential and non-residential development to 2051
- The following slides provide for a summary of the forecast; a more detailed analysis will be included in Appendix A to the background study

# Summary of Growth Forecast – Annual Units





# Summary of Growth Forecast – Residential and Non-residential Growth

Measure	2022 to 2031	2022 to 2041	2022 to 2051 Water	2022 to 2051 Wastewater
(Net) Population Increase	60,041	121,889	189,299	190,771
Residential Unit Increase	37,224	70,882	102,217	102,117
Non-Residential Gross Floor Area Increase (sq.ft.)	10,247,500	21,900,400	32,050,500	32,050,500

Source: Watson & Associates Economists Ltd. Forecast 2022

# Summary of Capital Needs by Service

Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Services Related to a Highway	1,840,873,900	89,543,862	-	1,805,557,700	1,097,503,039	3,828,600	649,998,399	549,131,027	100,867,372
Public Works (Facilities and Fleet)	27,310,000	-	-	27,310,000	7,400,000	-	19,910,000	15,928,000	3,982,000
Policing Services	20,742,411	-	-	20,742,411	148,570	-	20,593,841	16,475,073	4,118,768
Growth Studies	6,299,600	-	540,000	5,759,600	2,775,387	-	2,984,213	2,417,213	567,000
Long-term Care Services	40,296,674	-	-	40,296,674	-	-	40,296,674	36,267,007	4,029,667
Child Care and Early Years Programs	-	-	-	-	-	-	-	-	-
Provincial Offences Act	-	-	-	-	-	-	-	-	-
Public Health Services	-	-	-	-	-	-	-	-	-
Ambulance Services	104,245,013	54,653,300	-	49,591,713	40,943,786	-	8,647,927	7,783,135	864,793
Housing Services	70,096,475	-	-	70,096,475	-	10,500,000	59,596,475	59,596,475	-
Waste Diversion	11,085,000	-	950,000	10,135,000	4,727,338	-	5,407,662	5,137,279	270,383
<b>Sub-total Region-wide Services/Class of Services</b>	<b>2,120,949,073</b>	<b>144,197,162</b>	<b>1,490,000</b>	<b>2,029,489,573</b>	<b>1,153,498,120</b>	<b>14,328,600</b>	<b>807,435,192</b>	<b>692,735,208</b>	<b>114,699,984</b>
Wastewater Services	1,269,229,000	135,752,038	-	1,133,476,962	458,696,247	-	674,780,715	563,527,001	111,253,714
Water Services	660,059,000	111,193,708	-	548,865,292	178,663,085	-	370,202,207	306,658,390	63,543,817
<b>Sub-total Urban Services</b>	<b>1,929,288,000</b>	<b>246,945,746</b>	<b>-</b>	<b>1,682,342,254</b>	<b>637,359,332</b>	<b>-</b>	<b>1,044,982,922</b>	<b>870,185,391</b>	<b>174,797,531</b>
<b>Total</b>	<b>4,050,237,073</b>	<b>391,142,908</b>	<b>1,490,000</b>	<b>3,711,831,827</b>	<b>1,790,857,451</b>	<b>14,328,600</b>	<b>1,852,418,114</b>	<b>1,562,920,599</b>	<b>289,497,515</b>

# Current Charges

Jan 1 to Aug 31 2022

Service	Residential					Non-Residential (per sq.ft.)			Per Unit
	Single & Semi Detached	Other Multiples	Apartments 2+ Bedrooms	Apartments 1 Bedroom	Special Care/Special Dwelling Units	Commercial	Industrial	Institutional	Wind Turbines
<b>Region-wide Services</b>									
Services Related to a Highway	8,046	5,861	5,585	3,317	3,041	5.68	2.39	4.06	8,046
Policing Services	482	352	335	199	183	0.35	0.15	0.27	482
Growth Studies <sup>1</sup>	271	198	188	111	103	0.26	0.09	0.16	271
Long-term Care Services	1,548	1,130	1,075	640	585	0.44	0.17	0.32	-
Provincial Offences Act	61	45	42	27	23	0.06	0.02	0.03	-
Public Health Services	189	138	133	78	71	0.04	0.02	0.03	-
Ambulance Services <sup>2</sup>	212	154	147	87	80	0.04	0.02	0.03	212
Housing Services <sup>3</sup>	1,533	1,115	1,063	632	579	-	-	-	-
Waste Diversion	462	336	320	190	175	0.40	0.15	0.29	-
<b>Sub-total - Region-wide Services</b>	<b>12,804</b>	<b>9,329</b>	<b>8,888</b>	<b>5,281</b>	<b>4,840</b>	<b>7.27</b>	<b>3.01</b>	<b>5.19</b>	<b>9,011</b>
<b>Urban Services</b>									
Wastewater Services	5,647	4,114	3,921	2,330	2,135	4.05	1.69	2.90	-
Water Services	3,998	2,913	2,776	1,649	1,511	2.88	1.19	2.05	-
<b>Sub-total Urban Services</b>	<b>9,645</b>	<b>7,027</b>	<b>6,697</b>	<b>3,979</b>	<b>3,646</b>	<b>6.93</b>	<b>2.88</b>	<b>4.95</b>	<b>-</b>
<b>Total</b>	<b>22,449</b>	<b>16,356</b>	<b>15,585</b>	<b>9,260</b>	<b>8,486</b>	<b>14.20</b>	<b>5.89</b>	<b>10.14</b>	<b>9,011</b>

<sup>1</sup> Previously referred to as General Government

<sup>2</sup> Previously referred to as EMS

<sup>3</sup> Previously referred to as Social Housing

# Proposed Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft.)			Wind Turbines
	Single and Semi-Detached Dwelling	Other Multiples	Apartments 2+ Bedrooms	Apartments 1 Bedroom	Special Care/Special Dwelling Units & Dwelling Rooms	Commercial	Industrial	Institutional	
<b>Region-wide Services/Class of Service:</b>									
Services Related to a Highway	9,883	7,062	6,718	4,096	3,712	6.78	2.23	5.08	9,883
Public Works (Facilities and Fleet)	286	204	194	119	107	0.26	0.09	0.21	286
Policing Services	297	212	202	123	112	0.28	0.09	0.21	297
Growth Studies	84	60	57	35	32	0.06	0.02	0.04	84
Long-term Care Services	1,241	887	844	514	466	0.58	0.20	0.46	-
Provincial Offences Act	-	-	-	-	-	-	-	-	-
Public Health Services	-	-	-	-	-	-	-	-	-
Ambulance Services	266	190	181	110	100	0.13	0.04	0.10	266
Housing Services	2,039	1,457	1,386	845	766	-	-	-	-
Waste Diversion	176	126	120	73	66	0.04	0.01	0.04	-
<b>Sub-total Region-wide Services/Class of Services</b>	<b>14,272</b>	<b>10,198</b>	<b>9,702</b>	<b>5,915</b>	<b>5,361</b>	<b>8.13</b>	<b>2.68</b>	<b>6.14</b>	<b>10,816</b>
<b>Urban Services</b>									
Wastewater Services	7,486	5,349	5,089	3,103	2,811	5.24	2.21	3.87	-
Water Services	4,027	2,878	2,737	1,669	1,512	4.44	1.57	3.98	-
<b>Sub-total Urban Services</b>	<b>11,513</b>	<b>8,227</b>	<b>7,826</b>	<b>4,772</b>	<b>4,323</b>	<b>9.68</b>	<b>3.78</b>	<b>7.85</b>	<b>-</b>
<b>Total</b>	<b>25,785</b>	<b>18,425</b>	<b>17,528</b>	<b>10,687</b>	<b>9,684</b>	<b>17.81</b>	<b>6.46</b>	<b>13.99</b>	<b>10,816</b>

# Rate Comparison - Residential

Per single-detached unit

Service/Class of Service	Current	Calculated
<b>Region-wide Services/Classes:</b>		
Services Related to a Highway	8,046	9,883
Public Works (Facilities and Fleet)*	-	286
Policing Services	482	297
Growth Studies	271	84
Long-term Care Services	1,548	1,241
Child Care and Early Years Programs	-	-
Provincial Offences Act	61	-
Public Health Services	189	-
Ambulance Services	212	266
Housing Services	1,533	2,039
Waste Diversion	462	176
<b>Sub-total Region-wide Services/Classes</b>	<b>12,804</b>	<b>14,272</b>
<b>Urban Services:</b>		
Wastewater Services	5,647	7,486
Water Services	3,998	4,027
<b>Sub-total Area Specific Services</b>	<b>9,645</b>	<b>11,513</b>
<b>Total - Urban Area</b>	<b>22,449</b>	<b>25,785</b>

\*Previously included as Services Related to a Highway

# Rate Comparison – Non-residential

Per square foot of gross floor area

Service/Class of Service	Commercial		Industrial		Institutional	
	Current	Calculated	Current	Calculated	Current	Calculated
<b>Region-wide Services/Classes:</b>						
Services Related to a Highway	5.68	6.78	2.39	2.23	4.06	5.08
Public Works (Facilities and Fleet)*	-	0.26	-	0.09	-	0.21
Policing Services	0.35	0.28	0.15	0.09	0.27	0.21
Growth Studies	0.26	0.06	0.09	0.02	0.16	0.04
Long-term Care Services	0.44	0.58	0.17	0.20	0.32	0.46
Child Care and Early Years Programs	-	-	-	-	-	-
Provincial Offences Act	0.06	-	0.02	-	0.03	-
Public Health Services	0.04	-	0.02	-	0.03	-
Ambulance Services	0.04	0.13	0.02	0.04	0.03	0.10
Housing Services	-	-	-	-	-	-
Waste Diversion	0.40	0.04	0.15	0.01	0.29	0.04
<b>Sub-total Region-wide Services/Classes</b>	<b>7.27</b>	<b>8.13</b>	<b>3.01</b>	<b>2.68</b>	<b>5.19</b>	<b>6.14</b>
<b>Urban Services:</b>						
Wastewater Services	4.05	5.24	1.69	2.21	2.90	3.87
Water Services	2.88	4.44	1.19	1.57	2.05	3.98
<b>Sub-total Area Specific Services</b>	<b>6.93</b>	<b>9.68</b>	<b>2.88</b>	<b>3.78</b>	<b>4.95</b>	<b>7.85</b>
<b>Total - Urban Area</b>	<b>14.20</b>	<b>17.81</b>	<b>5.89</b>	<b>6.46</b>	<b>10.14</b>	<b>13.99</b>

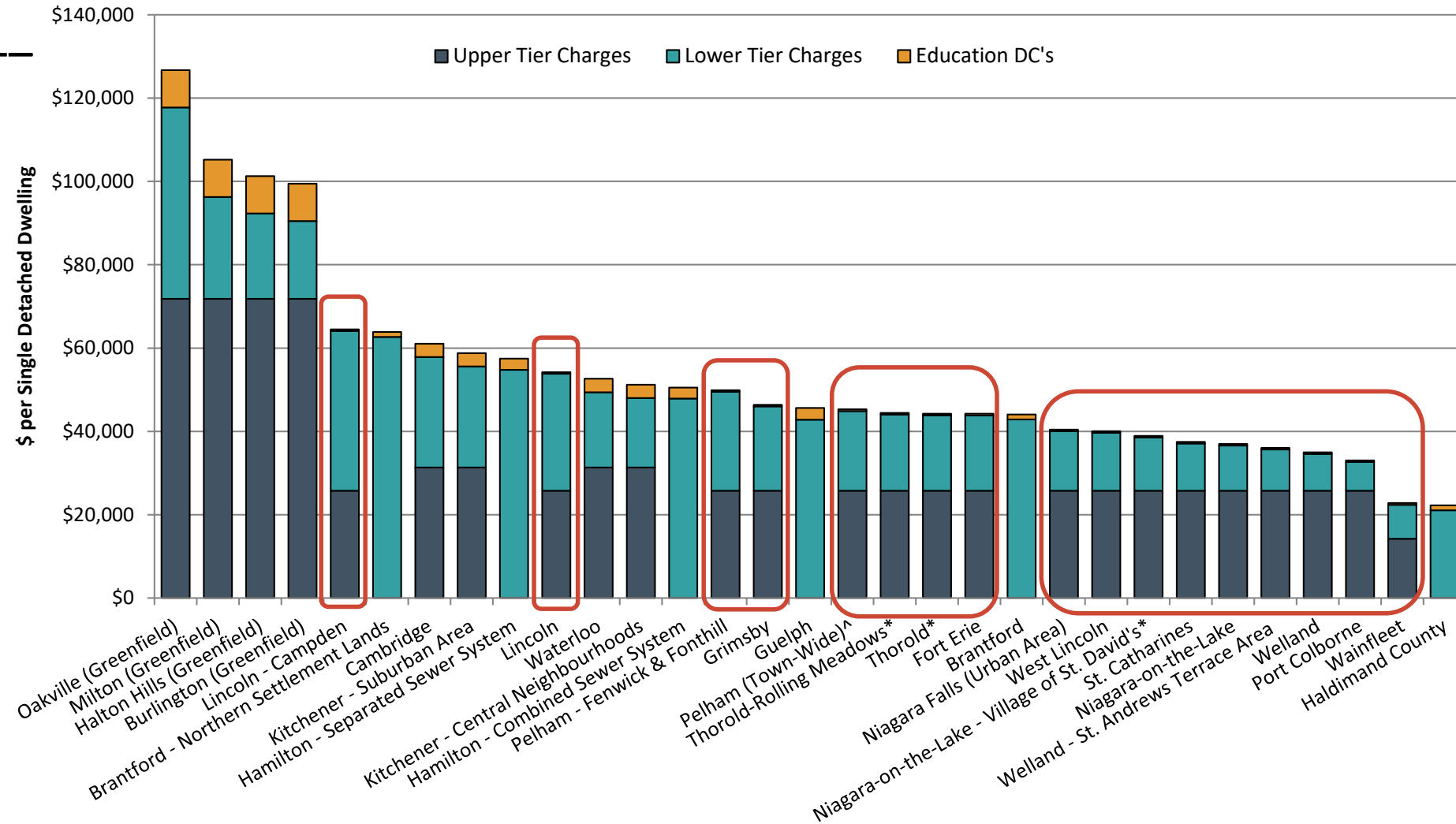
\*Previously included as Services Related to a Highway

# Survey of DCs -- Residential

As of April 1, 2022

## Development Charge Rates for Region of Niagara and Surrounding Municipalities

### Single Detached and Semi-Detached Dwellings

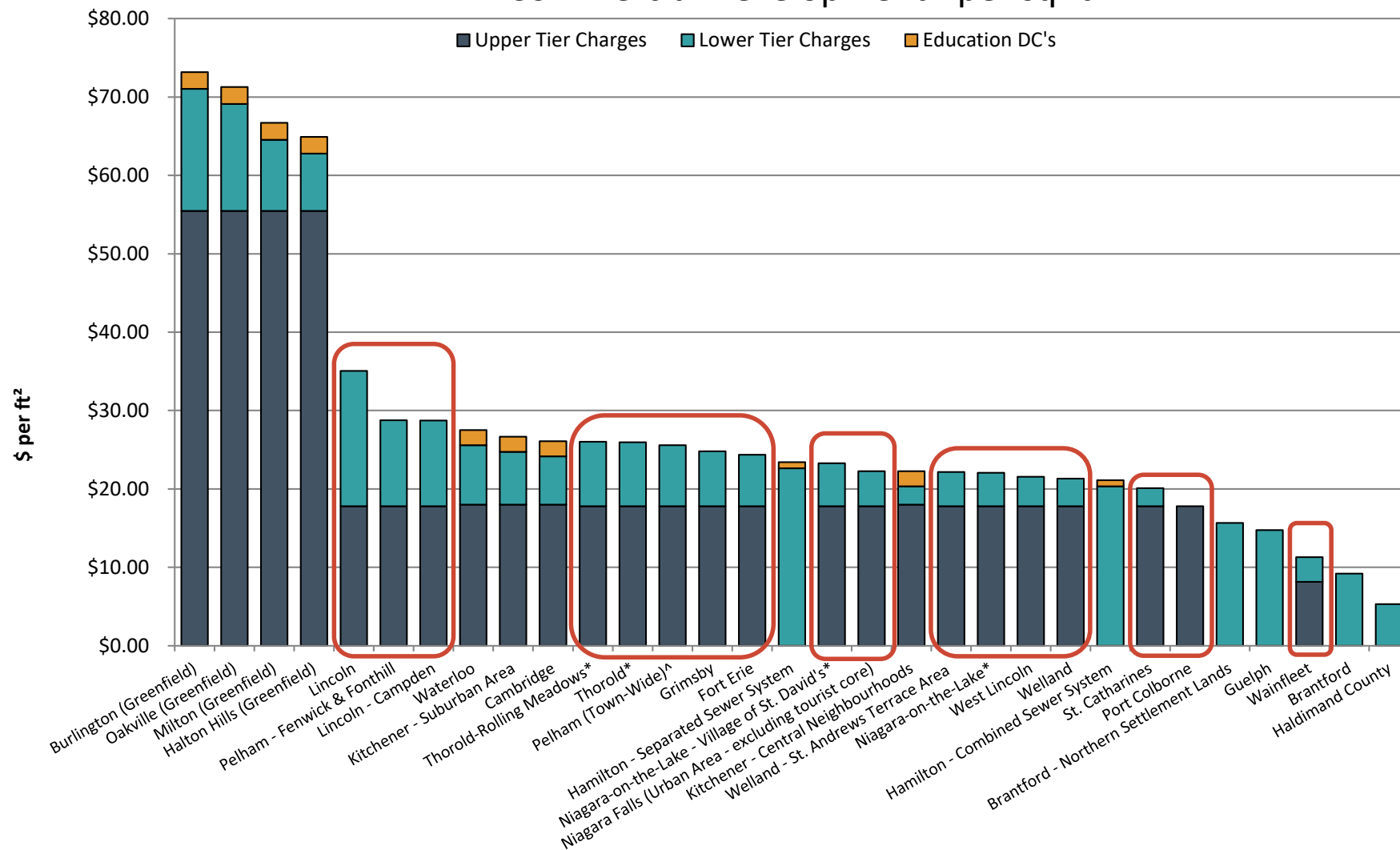


# Survey of DCs – Non-residential Commercial

As of April 1, 2022

## Development Charge Rates for Region of Niagara and Surrounding Municipalities

Commercial Development - per sq.ft.



Note: Halton and Kitchener DCs are proposed for 2022

^non-urban services

\*Indexed to 2022 rates by 9.4%

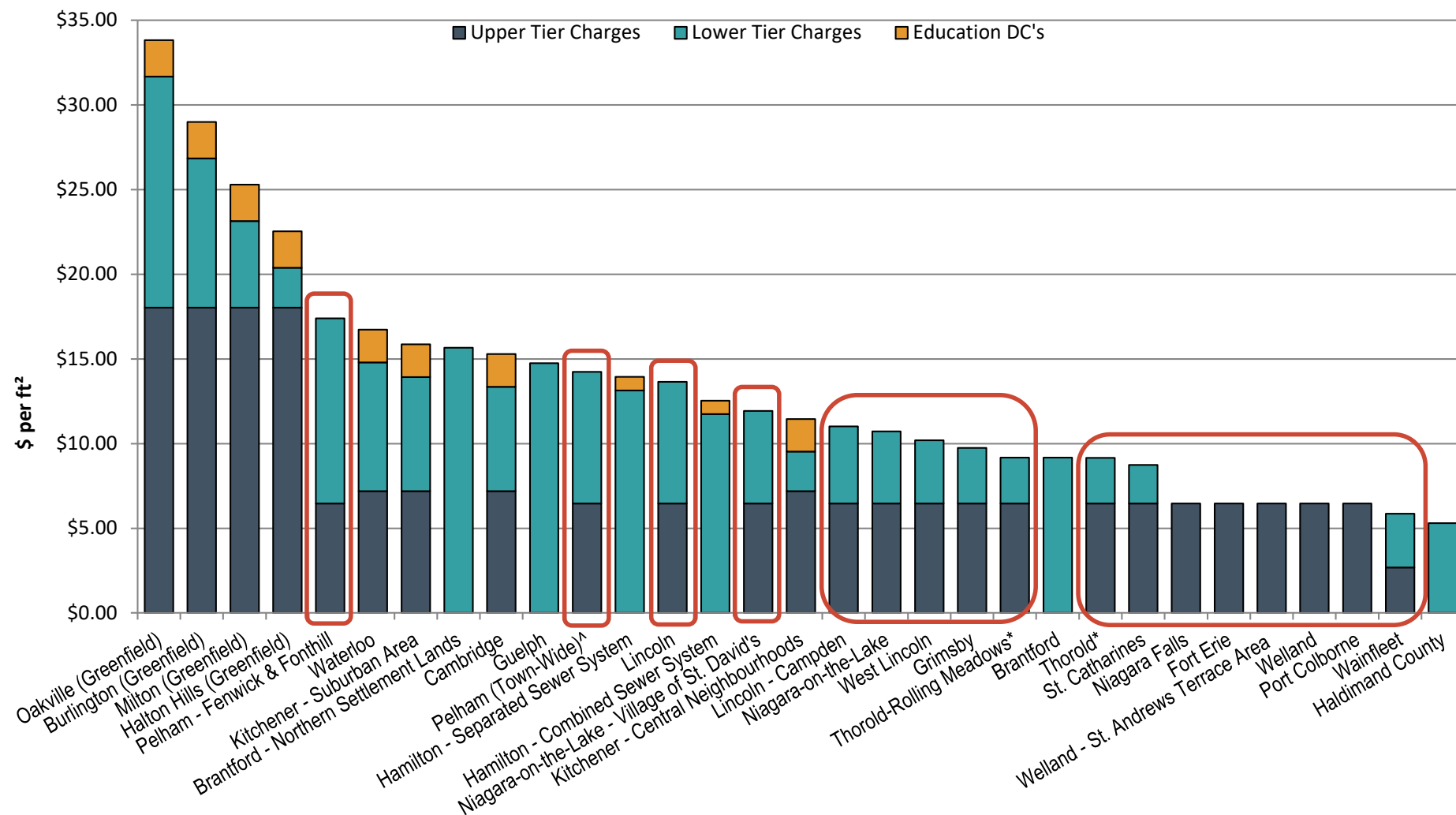


# Development Charge Rates for Region of Niagara and Surrounding Municipalities

Industrial Development - per sq.ft.

## Survey of DCs – Non-residential Industrial

As of April 1, 2022



# Survey of DCs – Residential Upper-tier

As of April 1, 2022

## Upper-tier D.C.s – Per Single Detached Dwelling Unit

Upper Tier Municipality	Upper Tier Charges
Halton - Greenfield	\$71,842
Peel - Brampton & Mississauga	\$68,296
Peel - Caledon	\$67,557
York	\$66,004
Halton - Built Boundary	\$52,526
Durham	\$35,050
Waterloo - Cities	\$31,376
Waterloo - Townships	\$28,663
Niagara - Calculated	\$25,785
Niagara - Current	\$22,449
Muskoka	\$13,614
Oxford - Woodstock	\$10,837

# Survey of DCs – Non-residential Upper-tier Commercial

As of April 1, 2022

## Upper-tier D.C.s – Per Sq.ft. of Gross Floor Area

Municipality	Upper Tier Charges
York	\$58.50
Halton - Greenfield	\$55.49
Halton - Built Boundary	\$49.74
Peel - Brampton & Mississauga	\$24.01
Peel - Caledon	\$23.71
Durham	\$20.61
Waterloo - Cities	\$17.99
Niagara - Calculated	\$17.81
Waterloo - Townships	\$15.85
Niagara - Current	\$14.20
Oxford - Woodstock	\$2.33
Muskoka	\$1.79

# Survey of DCs – Non-residential Upper-tier Industrial

As of April 1, 2022

## Upper-tier D.C.s – Per Sq.ft. of Gross Floor Area

Municipality	Upper Tier Charges
York	\$24.31
Peel - Brampton & Mississauga	\$18.57
Peel - Caledon	\$18.27
Halton - Greenfield	\$18.03
Halton - Built Boundary	\$12.28
Durham	\$11.11
Waterloo - Cities	\$7.20
Niagara - Calculated	\$6.46
Waterloo - Townships	\$6.34
Niagara - Current	\$5.89
Muskoka	\$1.79
Oxford - Woodstock*	\$0.00

\*exempt

Note: Halton and Kitchener DCs are proposed for 2022

# Status of Transit Services

- Recently the Region received approval/authority to amalgamate all transit services and establish a Niagara Region Transit Commission
- As a result, Transit services are being reviewed for inclusion in the D.C. by-law
- Meetings with staff ongoing
- The resultant DCs calculated would be in addition to the proposed charges presented on previous slides.
- Transit DCs would take effect January 1, 2023

# Next Steps for Study Process

Study Task	Date
Ongoing Community Engagement	2021 & 2022
Finalization of Policy Report	May 19, 2022
Regional D.C. Taskforce	May 19, 2022
Release of D.C. Background Study	May 19, 2022
Public Meeting	June 30, 2022
By-law Passage	July 21, 2022