

THE REGIONAL MUNICIPALITY OF NIAGARA
REGIONAL DEVELOPMENT CHARGE TASK FORCE

REPORT 1-2011

Minutes of a meeting of the Regional Development Charge Task Force held in Committee Room 4, Regional Municipal Building, Thorold, Ontario, on Monday, February 7, 2011, commencing at 10:05 a.m.

ATTENDANCE

Councillors: Councillors Augustyn, Chair; Burroughs, Regional Chair; Badawey; Greenwood; Joyner.

Staff: Mr. Hutchings, Commissioner, Corporate Services; Mr. Robson, Commissioner, Integrated Community Planning; Mr. Weaver, Director, Community & Corporate Planning; Mr. Bendell, Financial Analyst; Mr. Campbell, Manager, Development Issues; Mr. Colosimo, Director, Development Services; Ms. Maddalena, Economist; Ms. Tanner, Manager, Policy Development; Ms. Reilly, Legislative Assistant.

Others: Mr. Teichroeb, Niagara Economic Development Corporation.

APPOINTMENT OF TASK FORCE CHAIR AND VICE-CHAIR

1. Regional Chair Burroughs called for nominations for Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

Moved by Councillor Badawey
Seconded by Councillor Joyner

That Councillor Augustyn, be nominated for the position of Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

Regional Chair Burroughs called a second and third time for nominations for the position of Chair of the Regional Development Charge Task Force.

Moved by Councillor Augustyn
Seconded by Councillor Joyner

That nominations for the position of Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012), be closed.

Carried.

With the agreement of Councillor Augustyn, Regional Chair Burroughs declared him Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

Chair Burroughs vacated the Chair and Councillor Augustyn assumed the Chair.

Councillor Augustyn called for nominations for Vice-Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

Moved by Chair Burroughs
Seconded by Councillor Joyner

That Councillor Badawey, be nominated for the position of Vice-Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

Councillor Augustyn called a second and third time for nominations for Vice-Chair of the Regional Development Charge Task Force.

Moved by Chair Burroughs
Seconded by Councillor Joyner

That nominations for the position of Vice-Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012), be closed.

Carried.

With the agreement of Councillor Badawey, Councillor Augustyn declared him Vice-Chair of the Regional Development Charge Task Force for a two year term (2011 and 2012).

PRESENTATIONS

2. Jungbunzlauer Canada Inc.

Sharon Grant, Vice President, Finance & Administration and Bob Maunsell, Engineering Manager, Jungbunzlauer Canada Inc., attended to provide background information on their organization and to speak to their proposed warehouse addition. Jungbunzlauer is one of the world's leading manufacturers of Citrics, Xanthan Gum, Gluconates and Specialties and Special Salts. Ms. Grant described the products and the production sites, highlighting the Port Colborne Facility. Mr. Maunsell described the existing three warehouses and presented a detailed plan of warehouse #4 apprising Committee of the reasons for the warehouse addition.

The presenters requested the same consideration offered by the City of Port Colborne – capping the development charges at 5,000 square feet. The presenters also requested the Region to accelerate the anticipated incentives which will be contained within a future municipal and regional industrial CIP.

Moved by Councillor Joyner
Seconded by Councillor Badawey

That the presentation and requests by Jungunzlauer Canada Inc. be referred to staff for further information regarding a legal opinion with respect to capping the development charges at 5,000 square feet as offered by the City of Port Colborne; accelerating the anticipated incentives which will be contained within a future municipal and regional industrial CIP; and suggestions/options to assist Jungunzlauer Canada Inc.; and

That this report be presented, for consideration, to the Integrated Community Planning Committee on February 23, 2011.

Carried.

(A copy of the presentation by Jungunzlauer Canada Inc. is attached to the Regional Development Charge Policy Task Force minutes.)

Quorum

There being a lack of ordinary quorum at the meeting, the Committee Chair determined that the ordinary quorum for the meeting be reduced to three members, pursuant to Section 22.10 of the Procedural By-law 96-2007.

ITEMS FOR INFORMATION

3. Moved by Councillor Joyner
Seconded by Councillor Greenwood

That the following reports and correspondence items be received for information:

ICP 5-2011 Development Charge Forgone Revenue: January 1, 2010
to September 30, 2010

RDCTF (C) 1-2011 Memorandum: Development Charge Policy – Selection of
Consultant

Carried.

A quorum was reached at 11:00 a.m.

ITEMS FOR CONSIDERATION

4. Requests for Relief from Development Charges:
Ridgeway Estates
ICP 12-2011

Moved by Councillor Joyner
Seconded by Councillor Greenwood

That Report ICP 12-2011, February 7, 2011, respecting Requests for Relief from Development Charges: Ridgeway Estates Limited, be received; and

That the request for relief from development charges by Ridgeway Estates Limited be denied.

Carried.

5. Regional Development Charges Task Force
Terms of Reference
RDCTF(C) 2-2011

Moved by Councillor Greenwood
Seconded by Councillor Joyner

That Communication RDCTF(C) 2-2011, being a memorandum from Kristen Maddalena, Economist (February 7, 2011) regarding Regional Development Charges Task Force Terms of Reference, be received.

That the Regional Development Charge Task Force support the proposed updates to the Task Force's Terms of Reference, and that this updated terms of Reference be adopted; and

That the Task Force be re-named to Regional Development Charge Policy Task Force.

Carried.

OTHER BUSINESS

6. Selection of Consultant – Work Plan

Councillor Augustyn inquired as to the status of the Work Plan for the ongoing work on development charges policy. The Task Force was advised that Watson & Associates Economists Ltd. is the consultant for this project and that a meeting was scheduled with the consultant this afternoon. The Regional Development Charge Policy Task Force will receive regular updates and opportunities for input as the project progresses.

ADJOURNMENT

The Regional Development Charge Policy Task Force adjourned at 11:05 a.m. to meet again at the Call of the Chair.

Dave Augustyn
Chair

Gail Reilly
Legislative Assistant

Kevin Bain
Regional Clerk