

**THE REGIONAL MUNICIPALITY OF NIAGARA**  
**REGIONAL DEVELOPMENT CHARGE POLICY TASK FORCE**

**REPORT 2-2011**

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Minutes of a meeting of the Regional Development Charge Policy Task Force held in Committee Room 4, Regional Municipal Building, Thorold, Ontario, on Thursday, April 28, 2011, commencing at 2:20 p.m.

**ATTENDANCE**

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

Staff: Mr. Hutchings, Commissioner, Corporate Services; Mr. Weaver, Director, Community & Corporate Planning; 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.

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 two members, pursuant to Section 22.10 of the Procedural By-law 96-2007.*

**PRESENTATIONS**

7. Assisted Living Seniors Group Home, St. Catharines

Lorene McInnes attended Committee to speak to the matter of the Development Charge Policy as it relates to the proposed Assisted Living Seniors Group Home in St. Catharines. Ms. McInnes provided background information on the project commenting that it is unique in its design as a 3,000 sq. ft. bungalow with 10 private bedrooms and a large central living area to be shared by all the residents. It will be on a residentially zoned lot and would be a beautiful home, not an institution. In that respect, Ms. McInnes asked that it be classified as a single detached home and that the development fees for that classification be applied.

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.*

8. Moved by Councillor Badawey  
Seconded by Regional Chair Burroughs

That the presentation from Mrs. McInnes regarding Regional Development Charge Policies be received and that the proposed property for the Assisted Living Care project, as proposed by Ms. Lorene McInnes, be calculated as a "Single Detached Home" and that the development fees be paid accordingly.

Carried.

9. Moved by Councillor Badawey  
Seconded by Regional Chair Burroughs

That, as part of the updated Niagara Region Development Charges By-law, that consideration be given to classifying Group Homes or Assisted Living Homes as a separate category.

Carried.

10. Area-Specific and Use-Specific Development Charges

Cam Watson, President and Gary Scandlan, Associate Director, Cam Watson & Associates, provided a status report on the Development Charges Update Project as it relates to Area-Specific and Use-Specific Development Charges. The presentation focused on: Approaches to establishing area-specific water and sanitary sewer development charges; Use-specific charges; Four primary approaches for the coverage of front-end financing costs; The use of development charges as a planning tool; Ways of increasing development charge recoverable cost shares; and Best practice regarding servicing allocation.

Moved by Regional Chair Burroughs  
Seconded by Councillor Augustyn

That the presentation by Cam Watson & Associates, regarding Area-Specific and Use-Specific Development Charges, be received.

Carried.

11. Next Steps

Kirk Weaver, Director, Community and Corporate Planning, advised that a Stakeholders Consultation workshop will be held on June 1, 2011 at which time the Smarter Niagara Steering Committee will also be attending in the evening. A final report with a series of policy recommendations will be brought to the Integrated Community Planning Committee and Council in July.

**ITEMS FOR INFORMATION**

12. Payment Plan Agreement Options  
- Requests for Relief from Development Charges  
**ICP 22-2011**

Moved by Regional Chair Burroughs  
Seconded by Councillor Badawey

That Report ICP 22-2011, respecting Payment Plan Agreement Options – Requests for Relief from Development Charges, be received; and

That the Legal Division provide an opinion on the legality of the No. 3 recommendation contained in Report ICP 22-2011 and that the Regional Clerk provide clarification on whether re-consideration (2/3 vote) is required if further requests come forward for relief/reduction of development charges.

Carried.

13. Moved by Regional Chair Burroughs  
Seconded by Councillor Badawey

That the following correspondence items be received for information:

ICP-C 23-2011	Correspondence (dated March 15, 2011), from Ms. Lorene McInnes; Ms. Mary Ellen Spear; Ms. Lynne Martin, to Regional Chair Gary Burroughs and Regional Clerk, Re: Application for compassionate relief of the proposed regional development fee, assisted living seniors group home in St. Catharines
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*RDCPTF (C) 3-2011	Letter from Lorene McInnes, Lynne Martin and Mary Ellen Spear (April 20, 2011) regarding Appeal for development fee relief
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Carried.

**OTHER BUSINESS**

14. Stakeholders Development Charges Policy Consultation Workshop

Staff clarified that the Stakeholders Consultation session will take place in the afternoon of June 1, 2011 and the Smarter Niagara Steering Committee consultation will take place in the evening.

15. 10 Year Capital Plan

Councillor Badawey requested mapping and information with respect to the lands that are being investigated for servicing. Mr. Colosimo advised that he could provide him with information available from the 10 Year Capital Plan Forecast.

**ADJOURNMENT**

The Regional Development Charge Policy Task Force adjourned at 4:10 p.m. to meet again at the Call of the Chair.

Dave Augustyn  
Chair

Gail Reilly  
Legislative Assistant

Kevin Bain  
Regional Clerk