

THE REGIONAL MUNICIPALITY OF NIAGARA
REGIONAL DEVELOPMENT CHARGES TASK FORCE

REPORT 2-2010

Minutes of a meeting of the Regional Development Charges Task Force held in Council Chambers, Regional Municipal Building, Thorold, Ontario, on Thursday, July 29, 2010, commencing at 1:30 p.m.

ATTENDANCE

Councillors: Councillors D'Angela, Committee Chair; Augustyn.

Staff: Mr. Robson, Commissioner, Integrated Community Planning; Ms. Matthews-Malone, Director, Water & Wastewater Services; Mr. Weaver, Director, Community & Corporate Planning; Mr. Steele, Associate Director, Business Management Strategies; Ms. Tanner, Manager, Development Initiatives; Mr. Bendell, Financial Analyst; Mr. Lambert, Manager, Engineering, Planning and Development; Ms. Maddalena, Economist; Ms. Reilly, Legislative Assistant.

Others: Mr. Teichroeb, Niagara Economic Development Corporation; Mr. Cam Watson, Watson & Associates.

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

MINUTES

8. 1-2010 (RDC)

Moved by Ms. Matthews-Malone
Seconded by Mr. Weaver

That Report 1-2010 (RDC), being the minutes of the Regional Development Charges Task Force meeting of March 20, 2010, be received.

Carried.

PRESENTATION

9. Financing Growth Related Infrastructure

Mr. Cam Watson, Watson & Associates, attended to provide an overview of the Financing of Growth-Related Infrastructure. Mr. Watson, referred to staff's Report ICP 46-2010 which outlines the process undertaken to date in conducting a review of the Development Charges Policy with a view to aligning the policy with the Region's Growth Management Strategy. Mr. Watson highlighted the five guiding principles to be adopted for application in developing the Region's Development Charges Policy and based on those principles, the Region's role in providing servicing for development.

The consultant provided a summary of recommendations with respect to the Regional Role in Servicing Land; Development Charge Calculation Equity; The Role of the Region-wide Charges; The Role of Area-specific Development Charges; Developer Infrastructure Funding Responsibilities and the Role of Development Charges in Encouraging Development.

(Detailed information is contained in the Watson & Associates "Region of Niagara Discussion Paper Re: The Financing of Growth-Related Infrastructure" – available in the Clerk's Office.)

(Report ICP 46-2010, July 28, 2010, Development Charges Policy Review is attached to the minutes for reference.)

Moved by Councillor Augustyn
Seconded by Mr. Robson

That the presentation by Mr. Cam Watson, Watson & Associates, regarding the Region of Niagara Discussion Paper Re: The Financing of Growth-Related Infrastructure, be received.

Carried.

ITEMS FOR INFORMATION

10. Moved by Councillor Augustyn Seconded by Mr. Robson

That the following communications be received and dealt with as noted in these minutes:

RDCTF(C)7-2010 JoAnne Turner, Executive Director, Boys & Girls Club of Niagara, requesting that the Niagara Region waive its development charges for the new Boys & Girls Club Niagara Falls Centre Project.

--Receive and refer to staff for report.

RDCTF(C)8-2010 Patrick Robson, Commissioner, Integrated Community Planning, regarding Smarter Niagara Incentive Program – Reporting on First Brownfield TIF, 583 Welland Avenue, St. Catharines.

--Receive.

RDCTF(C)9-2010 Report ICP 39-2010 regarding Development Charge First Quarter Forgone Revenue January 1, 2010 to March 31, 2010.

--Receive and refer to staff. Circulate to area municipalities. (Refer to Councillor Information Request.)

RDCTF(C)10-2010 Joe Aghop, Chairperson, Board of Directors, Armenian Community Centre of St. Catharines (June 20, 2010) requesting the waiving of Regional Development Fees in the amount of approximately \$30,000-\$38,000 for the renovation of the Armenian Community Centre.

--Receive and refer to staff for report.

RDCTF(C)11-2010 Regional Chair Peter Partington in response to Mr. Joe Aghop, Chairperson, Armenian Community Centre of St. Catharines, request for the waiving of Development Charges.

--Receive and refer to staff for report.

RDCTF(C)12-2010 Alex Herlovitch, Director of Planning, Building and Development, City of Niagara Falls, regarding Regional Development Charges Update.

--Receive.

RDCTF(C)13-2010 Kirk Weaver, Director, Community and Corporate Planning (July 21, 2010), regarding Requests for Relief from Development Charges.

--Receive.

RDCTF(C)14-2010 Strooband, Executive Director, Lincoln County Humane Society (July 14, 2010) requesting relief from Regional Development fees in the amount of \$36,412.50.

--Receive and refer to staff for report.

Carried.

11. Moved by Councillor Augustyn
Seconded by Mr. Robson

That Communication RDCTF(C)15-2010 from Joedy Burdett, Niagara Falls (July 20, 2010) filing a complaint to the Niagara Region regarding staff's decision with respect to the applicability of Regional Development Charges to his site in Niagara Falls, be received and referred to staff for report.

Carried.

OTHER BUSINESS

12. Regional Development Charges Task Force

Councillor D'Angela inquired as to the status of the Regional Development Charges Task Force due to the report that went to the Council Organizational Review Committee regarding the Committee Structure Review.

Mr. Robson commented that discussions that have taken place, suggest that these Committees be reviewed with respect to their 'Mandate' and 'Terms of Reference' to determine what their future roles would be. While some Committees have completed their mandate, others may have an on-going or broader role to play.

The Task Force recommended that this matter be placed on the agenda for the next Regional Development Charges Task Force meeting and that the Regional Clerk be invited to attend the meeting to discuss this matter.

COUNCILLOR INFORMATION REQUESTS

That staff:

- (i) Provide a breakdown of service categories with respect to discretionary exemptions in future quarterly reports (as well as a breakdown of the \$900,000 in discretionary exemptions outlined in Report ICP 39-2009). (Augustyn) Refer to minute RDCTF(C)9-2010 and Report ICP 39-2010.

ADJOURNMENT

The Regional Development Charges Task Force adjourned at 3:55 p.m. to meet again at the Call of the Chair.

Henry D'Angela
Chair

Gail Reilly
Legislative Assistant

Kevin Bain
Regional Clerk