

THE REGIONAL MUNICIPALITY OF NIAGARA
REGIONAL DEVELOPMENT CHARGES TASK FORCE

REPORT 1-2010

Minutes of a meeting of the Regional Development Charges Task Force held in Council Chambers, Regional Municipal Building, Thorold, Ontario, on Tuesday, March 30, 2010, commencing at 2:10 p.m.

ATTENDANCE

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

Councillors

Other: Councillor Henderson.

Staff: Mr. Brothers, Commissioner, Public Works; Mr. Robson, Commissioner, Integrated Community Planning; Ms. Matthews-Malone, Director, Water & Wastewater Services; Mr. Colosimo, Director, Development Services; Mr. Weaver, Director, Community & Corporate Planning; Mr. Steele, Associate Director, Business Management Strategies; Ms. Tanner, Manager, Development Initiatives; Mr. Pilon, Associate Director, Service Quality & Improvement; Mr. Bendell, Financial Analyst; Mr. Lambert, Manager, Engineering, Planning and Development; Mr. Bain, Regional Clerk; Ms. Reilly, Legislative Assistant.

Others: Mr. Teichroeb, Niagara Economic Development Corporation; Mr. Carrothers, Treasurer, Jericho House; Reverend Page, First Baptist Church, Fort Erie.

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

ELECTION OF CHAIR AND VICE-CHAIR

1. Kevin Bain, Regional Clerk, called for nominations for the position of Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

Moved by Councillor Burroughs
Seconded by Councillor Augustyn

That Councillor D'Angela be nominated for the position of Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

Carried.

The Regional Clerk called a second and third time for nominations for the position of Chair of the Regional Development Charges Task Force.

Moved by Councillor Augustyn
Seconded by Councillor Burroughs

That the nominations for the position of Chair of the Regional Development Charges Task Force be closed.

Carried.

There being no other nominations for the position of Chair of the Regional Development Charges Task Force, the Regional Clerk, with the agreement of Councillor D'Angela, declared him Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

The Regional Clerk called for nominations for the position of Vice-Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

Moved by Councillor Augustyn
Seconded by Councillor Burroughs

That Councillor Badawey be nominated for the position of Vice-Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

Carried.

The Regional Clerk called a second and third time for nominations for the position of Vice-Chair of the Regional Development Charges Task Force.

Moved by Councillor Burroughs
Seconded by Councillor Augustyn

That the nominations for the position of Vice-Chair of the Regional Development Charges Task Force be closed.

Carried.

There being no other nominations for the position of Vice-Chair of the Regional Development Charges Task Force, the Regional Clerk declared Councillor Badaway, Vice-Chair of the Regional Development Charges Task Force for the remainder of the 2006-2010 term of Council.

Councillor D'Angela assumed the Chair.

PRESENTATIONS

2. Councillor Barbara Henderson
Re: Jericho House

Councillor Henderson attended to support the application by Jericho House for the waiving of Regional Development Fees assessed to Jericho House. She commented that while she appreciated the decision by staff to deny their application, as they do not meet the criteria for exemption, she disagreed with their assessment. Councillor Henderson commented that Jericho House did meet the relief criteria with respect to the settlement area, exemption from local development fees (Wainfleet has none), and that Jericho House has established Partnerships with the Township of Wainfleet. Councillor Henderson advised that Jericho House is a positive influence that will benefit all of Niagara.

Moved by Councillor Burroughs
Seconded by Councillor Augustyn

That the presentation by Councillor Barbara Henderson regarding Jericho House, be received.

Carried.

3. Bill Carrothers, Treasurer
Jericho House

Mr. Carrothers, Treasurer, Jericho House, attended to request a waiver, entire or partial, of the Regional Development Charges applied to Jericho House. He introduced Reverend Gary Page, First Baptist Church, Fort Erie, who was also in attendance in support of the waiver. Reverend Page spoke to the financial support that Jericho House, a faith-based registered charity, has sought and received from the three levels of Government; the Township of Wainfleet (waiving of fees) and the grant from Port Colborne Hydro. Reverend Page commented that once operational, Jericho House will have the opportunity to make a financial return to the community through employment, purchases and taxes. Reverend Page also spoke to Jericho's community outreach, highlighting programs, events and conferences. He commented that in the future, Jericho House will be an even more valuable resource for youth and adults throughout the Niagara Region as it will also be available to groups who wish to facilitate their own programs.

Reverend Page advised that Jericho House is a Regional project both in structural and personal development.

Mr. Carrothers highlighted the Jericho House Brochure providing a description of the Youth Leadership, Justice and Spirituality Centre.

(A copy of the presentation and brochure on Jericho House are attached to the minutes.)

Moved by Councillor Augustyn
Seconded by Mr. Robson

That the presentations by Mr. Bill Carrothers and Reverend Page regarding Jericho House be received.

Carried.

MINUTES

4. 8-2009 (RDC)

Moved by Councillor Augustyn
Seconded by Councillor Burroughs

That Report 8-2009 (RDC), being the minutes of the Regional Development Charges Task Force meeting of November 9, 2009, be received.

Carried.

ITEMS FOR CONSIDERATION

5. Moved by Councillor Augustyn
Seconded by Mr. Robson

That RDCTF(C) 2-2010, being a Memorandum from Kirk Weaver, Director, Community & Corporate Planning regarding the request for the waiving of Regional Development Fees, whole or in part, assessed to Jericho House, be received; and

That the application by Jericho House be deferred pending the completion of the Development Charges Philosophical Review and that their application requesting the waiving of Regional Development Fees, be the first application brought forward for consideration at that time.

Carried.

ITEMS FOR INFORMATION

6. Cam Watson, Watson & Associates
Guiding Principle Context to the Financing of
Growth-Related Infrastructure Discussion Paper

Cam Watson, Watson & Associates, provided an overview of the Guiding Principle Context to the Financing of Growth-Related Infrastructure Discussion Paper. The Development Charges Policy Framework objectives were presented as follows:

- Establish Council's linkage between: Growth Planning (Niagara 2031); Growth Related Infrastructure (Master Plans for Transportation; Water/Wastewater); Implementation (Development Approvals).
- Establish Council's priorities for municipal investment from taxes and/or rates to support growth.
- Establish a multi-year financial plan to Objectives 1 and 2.

Mr. Watson described the basis for Development Charge Policy as:

- Consistent application of DC Policy.
- Fair and equal treatment.
- Defined process for DC. Calculations are simple, equitable, and flexible.
- Costs are defined, transparent and validated by stakeholders.
- Opportunity for fixed costs and fixed payments and cost allocations based on defined levels of service. A balance of certainty and flexibility.
- Dynamic: for future developments, land use changes, and provision of service.

Mr. Watson also highlighted the 10 Key Guiding Principles to provide direction in determining the application of development charge contributions amongst stakeholders, Policy Elements and the Region's Proposed Role. A list of fundamental "Questions" that need to be addressed was also presented.

(A copy of Mr. Watson's presentation is attached to the minutes.)

Moved by Mr. Robson
Seconded by Councillor Augustyn

That the presentation by Cam Watson, Watson & Associates, regarding the Guiding Principle Context to the Financing of Growth-Related Infrastructure Discussion Paper, be received.

Carried.

7. Moved by Mr. Brothers
Seconded by Mr. Robson

That the following communications be received:

- RDCTF(C) 1-2010 Bill Carrothers, Treasurer, Jericho House (February 2, 2010) requesting the waiving, of Regional Development Fees, whole or in part, assessed to Jericho House.
- RDCTF(C) 3-2010 Memorandum from Kirk Weaver, Director, Community & Corporate Planning regarding Regional Development Charges Review – Consultation (Refer to Presentation from Watson & Associates)
- RDCTF(C) 4-2010 Memorandum from Kirk Weaver, Director, Community & Corporate Planning regarding Regional Development Charges Tracking
- RDCTF(C) 5-2010 Peter Colosimo, Director, Development Services (February 19, 2010) to Dan Carnegie, Director of Corporate Support Services, City of St. Catharines regarding two options for relocating proposed sidewalks in the Heritage Point Subdivision.
- RDCTF(C) 6-2010 Planning Staff Report, Township of Wainfleet, regarding “Jericho House”, Site Plan Approval e/s Rathfon Road; Part Lot 7, Concession 1
- ICP 8-2010 Development Charges – Budgeting for Relief

Carried.

ADJOURNMENT

The Regional Development Charges Task Force adjourned at 3:50 p.m. to meet again at the Call of the Chair.

Henry D’Angela
Chair

Gail Reilly
Legislative Assistant

Kevin Bain
Regional Clerk