

**THE REGIONAL MUNICIPALITY OF NIAGARA  
REGIONAL DEVELOPMENT CHARGES POLICY TASK FORCE  
MINUTES**

**RDCPTF 2-2022  
Thursday, April 7, 2022  
Council Chamber / Video Conference  
Niagara Region Headquarters, Campbell West  
1815 Sir Isaac Brock Way, Thorold, ON**

Committee Members Present in the Council Chamber: Bradley (Regional Chair), Foster (Committee Vice-Chair), Insinna (Committee Chair)

Committee Members Present via Video Conference: Butters, Bylsma, Disero, Greenwood, Ip, Junkin, Redekop, Rigby

Absent/Regrets: Chiocchio, Huson, Jordan, Steele, Zalepa

Staff Members Present in the Council Chamber: H. Chamberlain, Director, Financial Management and Planning / Deputy Treasurer, T. Harrison, Commissioner, Corporate Services/Treasurer, B. Hutchings, Senior Tax & Revenue Analyst, P. Miltenburg, Transportation Capital Plan Specialist, M. Murphy, Associate Director, Budget Planning and Strategy, C. Ryall, Director, Transportation Services, J. Spratt, Administrative Assistant to the Regional Clerk, M. Trennum, Deputy Regional Clerk

Staff Members Present via Video Conference: M. Bannerman, Program Manager, Grants & Incentives, D. Barnhart, Chief of Staff, Governance, A. Jugley, Commissioner, Community Services, P. Lambert, Infrastructure Planning & Development Engineering, K. Lotimer, Legislative Coordinator, A.-M. Norio, Regional Clerk, M. Sergi, Commissioner, Planning and Development Services, S. Wood, Legal Counsel, B. Zvaniga, Interim Commissioner, Public Works

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**1. CALL TO ORDER**

Committee Chair Insinna called the meeting to order at 4:01 p.m.

**2. DISCLOSURES OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**3. PRESENTATIONS**

There were no presentations.

#### 4. **DELEGATIONS**

##### 4.1 **Remediation and Redevelopment of the Former General Motors (GM) Site, St. Catharines**

Moved by Councillor Butters  
Seconded by Councillor Junkin

That Aaron Collina, President, Movengo Corporation, **BE PERMITTED** to appear before Committee as a delegate respecting Remediation and Redevelopment of the Former General Motors (GM) Site, St. Catharines.

**Carried**

Mr. Collina, President, Movengo Corporation, appeared before Committee on behalf of the property owners of 282 and 285 Ontario Street and 10 Pleasant Avenue, St. Catharines, to request that Council continue with current brownfield development programs, highlighting the importance of these programs to redevelopment.

#### 5. **ITEMS FOR CONSIDERATION**

##### 5.1 **RDCPTF-C 5-2022** Regional Development Charge By-law Policy Considerations

Margaret Murphy, Associate Director, Budget Planning & Strategy, provided an overview of the recommendations outlined in Report RDCPTF-C 5-2022, respecting Regional Development Charge By-law Policy Considerations. Topics of the presentation included:

- Archaeological Extension
- Conversion Credits
- Draft By-law amendments
- Draft By-law removals
- Brownfield Prepayment Agreements

Moved by Councillor Foster  
Seconded by Councillor Junkin

That Report RDCPTF-C 5-2022, dated April 7, 2022, respecting Regional Development Charge By-law Policy Considerations, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Task Force **RECOMMEND** that the draft By-law include additional three year demolition extension for archaeological sites;
2. That the Task Force **RECOMMEND** that the draft By-law include conversion credits at the previous non-residential rates when a non-residential change of use occurs;

3. That the Task Force **RECOMMEND** that the draft By-law sections 9, 10, 11, 15, 16 & 18 be amended in accordance with the proposals outlined in Table 1 of Report RDCPTF-C 5-2022;
4. That the Task Force **RECOMMEND** that the draft By-law sections 12, 13, 14 & 17 be removed in accordance with the proposals outlined in Table 1 of Report RDCPTF-C 5-2022; and
5. That the Task Force **RECOMMEND** that Regional Council delegate authority to the Commissioner of Corporate Services and Director of Legal Services to enter into prepayment agreements for the Regional Development Charge Brownfield Reduction program for those developments that have submitted an application by June 30, 2022 and entered into an executed agreement by August 31, 2022.

**Carried**

**6. CONSENT ITEMS FOR INFORMATION**

Moved by Councillor Rigby  
Seconded by Councillor Bylsma

That the following items **BE RECEIVED** for information:

RDCPTF-C 4-2022  
Engagement Session Update 3

RDCPTF 1-2022  
Regional Development Charges Policy Task Force Minutes – February 24, 2022

**Carried**

**7. OTHER BUSINESS**

There were no items of other business.

**8. NEXT MEETING**

The next meeting will be held on May 19, 2022 at 4:00 p.m.

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:37 p.m.

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Councillor Insinna  
Committee Chair

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Kelly Lotimer  
Legislative Coordinator

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Matthew Trennum  
Deputy Regional Clerk

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Ann-Marie Norio  
Regional Clerk