
HALDIMAND COUNTY

Report PD-41-2018 Servicing Allocation Program-Revised Schedule For Consideration by Council in Committee on December 11, 2018



OBJECTIVE:

To establish a revised reporting schedule for the 2018 Servicing Allocation program.

RECOMMENDATIONS:

1. THAT Report PD-41-2018 Servicing Allocation Program-Revised Schedule be received;
2. AND THAT the revised Servicing Allocation Program schedule set out in report PD-41-2018 be approved;
3. AND THAT all developments with a servicing allocation expiration of December 31, 2018 as set out in staff Report PED-PD-39-2017 be granted an extension to April 2, 2019.

Prepared by: Peter Minkiewicz, Supervisor, Planning and Development

Reviewed by: Mike Evers, MCIP, RPP, Director of Planning and Development

Respectfully submitted: Craig Manley, MCIP, RPP, General Manager, Community & Development Services

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

The Planning and Development Division administers the allocation of servicing strategy which is approved by Council. The election of a new Council requires that new Council members be exposed to the program through background briefings and be given opportunity to understand the process, and as such, the standard year end service allocation schedule for 2018 is not appropriate.

BACKGROUND:

As Council is aware the Planning and Development Division has been administering the allocation of servicing since November 2007 at which time a servicing capacity management strategy ('strategy') was introduced and adopted by Council. Since the adoption of the strategy, Council has adopted the program through a By-law and Planning staff have brought forward annual reports containing detailed rankings and recommendations for the allocation of water and wastewater capacity to various development proposals in the County's urban areas. The strategy ensures that a 'use it or lose it' framework is in place in regards to key water and wastewater capacity, and as such, ensures that expansions or upgrades to these systems can be planned and implemented in a fiscally prudent manner. The annual report schedule was initially set for December of each calendar year to correspond with allocation expirations which are routinely set at December 31st of a given year. This schedule has worked appropriately for the last number of years and the program has been well received.

The purpose of this report is to set out the timing challenges with the respect to the 2018 reporting in relation to the 2018 Municipal Elections and the new Council that has followed, and to propose a revised schedule for 2018-2019 only.

ANALYSIS:

Although the first official meeting of the new Council in Committee (CIC) is set as December 11, 2018 the matter of servicing allocation is complex, time consuming and requires adequate lead time to fully comprehend. In this regard the new Council has not had the benefit of a full briefing and the receipt of several annual reports to understand the process. In staff's opinion, the new Council should have ample time to review and understand the previously established program prior to dealing with the complex recommendations stemming from its administration. As such, the standard year end servicing allocation schedule for 2018 is not appropriate.

Based upon the above, staff is proposing a delay of the 2018 report to the March 26, 2019 Council in Committee meeting. It is expected that this deferral will provide ample opportunity for any new Council members to review and understand the structure of the allocation program and its annual deliverables. In this regard, part of the orientation package for new council members would include previous reports relating to this matter. This same approach was taken after the 2014 election.

Implications of Reporting Delay

The main implication of the reporting delay relates to the existing expirations for various developments which are set at December 31, 2018. To ensure that hardship is not incurred by the owners/developers of those various affected projects, staff proposes that Council extend the existing allocations to correspond with delivery of the servicing allocation report to the new Council as part of the CIC meeting of March 26, 2019. A recommendation to this effect has been included in the report with the new allocation deadline being April 2, 2019.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

If Council in Committee supports the staff recommendations, staff will provide notice to all parties on the development industry/servicing allocation mailing list that outlines the interim approvals and the next steps relating to the year-end report.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

Not applicable.