

## Development Charges Steering Committee

July 26, 2016 – 1:00 p.m.

The Development Charges Steering Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Councillors Dwight Burley, Kevin Eccles, John Bell and Warden Alan Barfoot; Kim Wingrove, Chief Administrative Officer; Kevin Weppler, Director of Finance; Pat Hoy, Engineering Manager; Mike Muir, Director of Paramedic Services and Monica Scribner, Recording Secretary were also in attendance.

Regrets: Councillor Paul McQueen; Anne Marie Shaw, Director of Housing and Randy Scherzer, Director of Planning and Development

## Call to Order

Kevin Eccles called the meeting to order.

## Adoption of the Agenda

*DSC05-16* Moved by: Councillor Burley

Seconded by: Councillor Bell

**THAT the Development Charges Committee agenda dated July 26, 2016 be adopted as presented.**

Carried

## Declaration of Pecuniary Interest

There was none.

## Business Arising from the Minutes

Minutes of the Development Charges Steering Committee dated June 9, 2016 are for information only as they were adopted by Planning and Community Development Committee on June 21, 2016.

Carolyn Brown from Hemson Consulting Ltd. gave an overview of the project's progression so far and the next steps.

There are two planning horizons to be considered: 2017- 2026 and 2017-2041.

The Growth Management Study (GMS) was completed in 2015 which contains current information. The GMS and Development Charges By-law align well together and is the best available information to use on a County wide basis. Forecasting development is a tough process as developers are not always forthcoming with future projects. Adjustments could be made at a later date if needed.

### *Residential Development*

Hemson is recommending the County switch to calculating development charges on a unit basis, which is in line with best practices and more defensible. This would be an administrative shift and would be based on unit type vs. unit size. After reviewing the amount of Residential C builds, it was determined that it has not been an incentive to increase the amount of affordable housing builds.

Population for new dwellings forecast over the next 10 years is 9,050 with roads being 97.1% of the costs to be accounted for.

Hemson had used the Residential A charge in comparing current vs. calculated residential development charges but after discussion, the decision was to replace Residential A rates with Residential B.

Residential forecast for growth is about 45-50% of the estimates contained in the previous growth study. The non-residential employment forecast is approximately 10% of the estimate contained in the previous study. These changes are largely related to the economy. Hemson confirmed that home employment was included in the forecast.

The group was in agreement that the use of deferral agreements to defer development charge fees will help with the creation of more affordable housing.

Statistically the occupancy rates are virtually the same for detached and semi-detached categories (2.61 persons per unit vs. 2.43 semi occupancy). The group was in agreement that single and semi-detached should be in the same rate category.

### *Non-Residential Development*

For the non-residential sector, Hemson must calculate the charge so the committee can decide whether to apply it or not.

Hemson has forecasted employment associated with wind turbines into the Non-Residential Development.

### *Wind Turbines/Solar Panels*

There are no levies for solar and so far no one has challenged the current wind turbine fee structure. Should employment ratio for employee/turbines be less than 1.0?

Discussion took place on the assumptions to be used in the turbine calculation. Current statistics on builds will be reviewed and Hemson will recalculate the numbers and update the turbine calculation.

The background study is due next Wednesday.

Capital cost deductions are consistent with what was approved by council. Hemson recommends a review of them as there are discounts but want to keep consistent.

Question was raised on the impact of any change in Ontario Community Infrastructure Funds (OCIF) and development charge calculations.

Hemson commented that what was envisioned 5 years ago and what actually happened is very different.

Hemson will look into options for putting a charge on industrial uses on agricultural land.

The current By-law's Other Provisions section to be kept as it is in the current By-law(s).

The decision was made to keep the Roads By-law and the County-Wide General Services Charges By-law as two separate By-laws.

There was discussion regarding residential redevelopment development charge credits in regards to non-residential properties being converted to residential.

### Next Steps

August 3 – Release Background Study and Draft By-law

August 15 – Start advertising for the Public Meeting

August 25 – Stakeholder Information Session at Grey Roots

September 6 – Statutory Public Meeting

October 4 – Passage of the By-law

January 3, 2017 – Current By-law expires

The Stakeholder public meeting is not required by the Act but provides interested individuals opportunities to find out more information.

The project is on track to consider the By-law by the October council session.

## Questions & Discussions

There is a 40 day appeal period following the passing of a By-law. In the event of an appeal, it would go through the Ontario Municipal Board. There is a possibility it could go through mediation which could result in lower rates being calculated. The By-law would go into effect, even if appealed and the new rates would be effective immediately.

There are two opportunities to have public input. County will have maps, etc. to help provide information to the public at the stakeholder information session.

## Other Business

None

## Next Meeting Date

The next meeting will be scheduled at the call of the Chair.

## Adjournment

On motion by Warden Barfoot, the meeting adjourned at 2:54 p.m.

Kevin Eccles, Chair