
Development Charges Steering Committee
February 18, 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 John Bell, Dwight Burley, Kevin Eccles and Warden Alan Barfoot; Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning and Development; Kevin Wepler, Director of Finance; Mike Kelly, Director of Transportation Services; Mike Muir, Director of Paramedic Services; and Merrylynn Henry, Recording Secretary were also in attendance.

Regrets: Councillor Paul McQueen and Anne Marie Shaw, Director of Housing

Call to Order

Kevin Eccles called the meeting to order.

Adoption of the Agenda

DSC03-16 Moved by: Councillor Burley

Seconded by: Councillor Bell

THAT the Development Charges Committee agenda dated February 18, 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 January 19, 2016 and February 2, 2016 are for information only as they were adopted by Planning and Community Development Committee on February 16, 2016.

Presentation by Hemson Consulting Ltd.

Stefan Krzeczunowicz, Senior Consultant of Hemson Consulting Ltd. presented a PowerPoint presentation regarding the Update of the Development Charges By-law for the County of Grey.

Mr. Kreczunowicz spoke to the role of development charges in funding new infrastructure required to maintain service levels (capital assets) in municipalities with charges imposed on development to fund growth related capital costs. The principle of development charges is that growth pays for growth. He noted the recent amendments (Bill 73) to the Development Charges Act as well as the Planning Act and provided an overview of the new Development Charges Act. A review of the structure of the Development Charges in Grey County with respect to services, noting it mainly funds roads, and then identification of the steps required to undertake the study process under the new Development Charges Act was given. Also noted was the requirement that the Background Study must now include an Asset Management Plan that deals with all assets that are proposed to be funded in whole or in part by Development Charges and demonstrate that all assets are “financially sustainable” over their useful life.

The County’s existing Development Charges By-law expires on January 3, 2017 and prior to passing a new by-law the Council is required to undertake a background study and hold at least one public meeting. An appeal to the passing of a new by-law can be made within 40 days of its passage by Council.

Discussion was held on policies related to the following,

- Reduced charges or grant-in-lieu programs for Affordable Housing Units
- Basis of residential charge
- Rate Structure - Residential DCs levied on a per sq.ft. (gross floor area) basis
- Non-statutory exemptions (institutional church, agricultural uses, temporary buildings, industrial development)
- Treatment of Wind Turbines
- Redevelopment and conversion provisions
- Phasing in collection of Development Charges Fees
- Treatment of aggregate operations
- Road exchanges
- Development Charges credits
- Reserve Fund management

The next steps in the Study were reviewed which includes preparing historical inventories, preparing a growth forecast, defining local services, meeting with individual departments and preparing a preliminary capital program for the Steering Committee’s consideration as well as Council’s consideration.

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 3:00 p.m.

Kevin Eccles, Chair