

Development Charges Steering Committee September 20, 2016 – 10:00 AM

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

Present: Chair Kevin Eccles; Councillors Paul McQueen, Dwight Burley and John Bell and Warden Alan Barfoot

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Finance; Matt Marck, Engineering Manager and Tara Warder, Committee Coordinator. Carolyn Brown of Hemson Consulting was also in attendance.

Call to Order

Chair Eccles called the meeting to order at 10:00 AM.

Adoption of the Agenda

DCS06-16 Moved by: Councillor Burley Seconded by: Councillor McQueen

THAT the Development Charges Steering Committee agenda dated September 20, 2016 be adopted as amended, by adding discussion regarding a resolution from the Municipality of Grey Highlands.

Carried

Declaration of Pecuniary Interest

There was none.

Business Arising from the Minutes

Development Charges Steering Committee minutes dated July 26, 2016

These minutes are for information only as they were adopted by Grey County Council on September 6, 2016.

Introductions

Brief introductions were given.

Carolyn Brown of Hemson Consulting noted that the purpose of the meeting is to finalize terms in the draft by-law, as well as decide how to respond to outstanding submissions.

Development Forecast

Compare County with the Blue Mountains – Seasonal Unit Forecast

Ms. Brown suggested that the County stay with the Growth Management Study forecasts.

She outlined the Seasonal Unit Forecast comparison between Grey County and the Blue Mountains, noting that the Blue Mountains do not account for all recreational development in the County. Though it is a significant level, it totals approximately 47%.

Discussion occurred on the implications of underestimating growth and the difficulties in predicting growth. It was noted that a small amount of employment growth in Grey County is expected over the next ten years. The rate is connected to population growth, however the rate is dependent on the nature of the population growth. An aging population and decrease in the number of working age people will result in smaller increases in employment growth.

Discussion occurred on the extent of involvement with the real estate industry in terms of data collection and land and housing stock.

Inquiry was made as to whether there was any movement on applying Development Charges to commercial/industrial properties. Staff noted that at the last Council meeting there appeared to be no appetite for applying charges to these property types.

Revised Development Charges Rates

The Committee reviewed the updated rates.

By-law Policy

The Committee then reviewed the draft by-law to finalize outstanding issues.

Apartment Definition

It was noted that the definition included in the draft by-law is consistent with the definitions in the Municipality of Meaford, West Grey and the City of Owen Sound with respect to the minimum number of units within an apartment. Staff recommend keeping it at three units if Council would like to encourage more affordable housing.

Farm Building Definition

Discussion occurred on whether on farm diversified uses should be included in the farm building definition.

The impact on the roads from increased truck traffic was noted, as well as impacts during half load seasons. Randy Scherzer noted that on-farm diversified use policies will be discussed as part of the Official Plan update. There is also the option to address some of the impacts from these uses through the site plan process. Local municipalities also have the option of applying development charges to these types of uses.

Staff recommend taking on-farm diversified use out of the definition. Further discussion occurred on the implications for non-residential uses if it is taken out.

The Committee agreed to remove it from the definition.

Treatment of Non-Residential Development

The Committee agreed to keep “non-residential uses” in Section 18 – Categories of Exempt Uses.

Re-Development provision

The Committee agreed on the revised provisions listed in the draft by-law under Section 20.

Treatment of Additional Dwelling Units

The Committee concurred with having development charges for detached additional dwelling units but to not apply a development charge if the additional dwelling units are located within or attached to existing dwellings

S.3 of Assessment Act – Does not Include Affordable Housing

Ms. Brown noted that Section 3 of the Assessment Act does not include affordable housing.

Commercial Resort Unit Definition

Staff will find out the purpose of the square footage mentioned in the definition of “commercial resort unit with separate designated lock off unit”

Responding to Submissions

Ms. Brown noted that there is one submission that needs to be followed up on. Staff will draft a letter to follow up.

Next Steps

It is anticipated that Council will consider the By-law on October 4, 2016.

Questions and Discussions

There were no further questions.

Other Business

The resolution from the Municipality of Grey Highlands was reviewed by the Committee. Discussion occurred on the implications of changing multi-residential, row house and semi detached home rates, as noted in the correspondence. Committee recommended that the current dwelling type categories remain as currently drafted because by adding semi detached to the row housing and other multiple category causes the development charges to increase for this category.

Committee noted that development charges in Grey County are not a deterrent to growth.

Staff will follow up with the Municipality of Grey Highlands regarding the resolution it submitted.

The merits of having two by-laws were discussed and the Committee recommended that it be kept as two by-laws.

Further discussion occurred on options for phasing in development charges, and what has been done in the past. It was recommended by the Committee that the development charge increases be phased in over two years. Staff and the consultant will determine how to phase in the increase given that the current charges are based on unit size versus unit type.

Discussion occurred on development charges for wind turbines and other options for recovering financial impacts from wind turbines on municipal and County roads, including road use agreements.

Next Meeting Dates

At the call of the Chair.

On motion by Councillor Burley, the meeting adjourned at 12:10 PM.

Kevin Eccles, Chair