

## Council – Public Meeting

October 28, 2021

Grey County Council met at 3:00 PM at the County Administration Building to hold a Public Meeting regarding proposed changes to the County's Development Charges By-laws. The Warden called the public meeting to order.

The Roll was called by the Clerk with all members present except Councillors Desai, Woodbury and Potter.

Kim Wingrove, Chief Administrative Officer; Heather Morrison, Clerk; and Tara Warder, Deputy Clerk/Legislative Coordinator were also in attendance.

The following staff members were in attendance or participating virtually:

Mary Lou Spicer, Director of Finance; Randy Scherzer, Deputy CAO, Anne Marie Shaw, Director of Housing; Barb Fedy, Director of Social Services; Pay Hoy, Director of Transportation Services and Scott Taylor, Manager of Planning Services

### Declaration of Interest

There were no disclosures of interest.

### Public Meeting

Mrs. Heather Morrison stated that this is a statutory public meeting being held under the Development Charges Act. The public meeting is required prior to Council considering any proposed changes to the Development Charges By-laws. In accordance with the Act, the Public Meeting was advertised in the Owen Sound Sun Times and Grey Bruce This Week on October 7, 2021 and Notice of the Public Meeting was also posted on the County website on September 24, 2021 along with a copy of the Staff Background Report and a copy of the proposed amendments to the Development Charges By-laws.

Mrs. Morrison indicated that correspondence was received prior to the Public Meeting from the Town of the Blue Mountains and Municipality of Grey Highlands.

Warden Hicks introduced Randy Scherzer, Deputy CAO, who provided an overview of the proposed changes that Council is considering to the Development Charges By-laws.

Stefan Krzeczunowicz from Hemson Consulting was also introduced. Hemson Consulting is assisting the County with the proposed Development Charges By-law updates and will be able to help answer any questions.

Stefan Krzeczunowicz noted that the purpose of the meeting is for the public to make representations on the 2021 Development Charges Background Study and the draft by-laws. He spoke to the purpose of development charges, being to fund new infrastructure and facilities to maintain service levels. The principle is that growth pays for growth.

He noted that both levels of government, upper-tier and lower-tier, can impose development charges. This study relates only to the County charges. Grey County has two by-laws, and both expire on January 1, 2022. A background study must be completed prior to passing the updated by-laws.

Given the servicing structure, the study recommends that development charges continue to be implemented on a County-wide basis as the benefits are more evenly distributed than those you may find at the lower tier.

He then outlined the resident and non-resident development forecasts and summarized the capital programs of each service. Overviews of each category of road work were provided.

The by-laws do not include any major policy changes. Mr. Krzeczunowicz provided information on exemptions.

Randy Scherzer summarized the comments received. Two resolutions were received from the Town of the Blue Mountains and the Municipality of Grey Highlands, requesting the capital costs associated with the Grey Gables redevelopment form part of the background considerations in the development charge study. Mr. Scherzer noted that if the status of the project changes, Council has the option of amending the development charges by-laws within one year of the development charges background study being completed without the need to update the background study. There is another option past the one-year mark to amend the by-laws by having a scaled down background study update. A public meeting would be required for both options prior to amending the by-laws.

Mr. Scherzer noted that Grey County is currently maximizing the funding envelope in long term care and wouldn't be capturing any further development charges by adding Grey Gables redevelopment back into the Background Study.

Any further comments received will be brought forward to the steering committee meeting in November for consideration.

Warden Hicks then opened the meeting up to questions and comments from the public.

Nathan Jamieson addressed Council on questions regarding how the certain interest rates were determined, how the County accounts for the absence of non-residential charges in the reserve fund, wait lists for County housing and long-term care and capital programs.

Councillor Boddy left the meeting at this time.

Mr. Scherzer noted that if the public has further comments, they can send those to staff and they will be discussed with the steering committee on November 15<sup>th</sup>.

Rob McLeese then addressed Council. He expressed concerns that Cobble Beach has built a lot of its own infrastructure relative to water and wastewater without financial support and inquired as to whether it makes sense to give some credit to a community that pays for its own major works. Mr. Scherzer noted that this is where area rate charges are typically used with respect to water and wastewater, and this would be considered as part of a local municipal development charge as water and wastewater services are a local municipal responsibility. The County charge does not include charges related to water and wastewater.

Warden Hicks then opened the meeting up to questions from Grey County Council.

Questions were addressed regarding basing charges on square footage, timelines for the background study and bylaws, transfers of roads between tiers and how they relate to the Transportation Master Plan and considering exempting units under 1000 square feet to create incentives to build small.

Mr. Scherzer noted that staff would need to get a sense of what size of units on average are being developed in terms of new developments to understand the potential financial implications of such a policy change. There are more multi residential dwellings being built in the last few years and usually they have a smaller square footage. Younger generations are realizing that their carbon footprint is reduced by having a smaller home. Any development charges not collected based on exemptions would have to be made up through other funding sources if the County didn't collect. Further understanding of the impacts of the suggested policy changes would need to be researched further.

Mr. Krzeczunowicz is not aware of any jurisdiction that has an exemption based on a square foot threshold. He noted that there isn't always a direct link between affordability and a smaller residential unit size.

Staff noted that there is headway being made on increasing the stock of new residential apartment units which helps with affordability and rental housing.

There were no further questions. Warden Hicks thanked everyone in attendance.

On motion by Councillors Milne and Gamble, the Public Meeting adjourned at 4:35 PM.

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Selwyn Hicks, Warden

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Heather Morrison, Clerk