



Committee Minutes

Development Charges Steering Committee

April 13, 2021 – 1:30 p.m.

The Development Charges Steering Committee met via Zoom call on the above date with the following members in attendance:

Present: Councillors John Woodbury, Sue Carleton, Alar Soever, Shirley Keaveney and Warden Selwyn Hicks

Staff Present:

Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning and Development; Kevin Weppler, Director of Corporate Services; Pat Hoy, Director of Transportation Services; Kevin McNab, Director of Paramedic Services; Anne Marie Shaw, Director of Housing, Jennifer Cornell, Director of Long Term Care; Jennifer Moreau; Director of Human Resources and Heather Morrison, Clerk.

Other staff members:

Trevor Ireton, Amanda Brooks, Mary Lou Spicer, Calvin Robinson, Joanna Alpajaro, Scott Taylor, Steve Furness, Rob Hatten and Monica Scribner, Recording Secretary were also in attendance.

Consultants: Stefan Krzeczunowicz and Rachel Battaglia of Hemson Consulting

Election of Chair and Vice-Chair

The Clerk called the meeting to order and opened the floor to nominations for Chair of the Development Charges Steering Committee.

DCSC01-21 Moved by: Councillor Carleton Seconded by: Councillor Keaveney

THAT Councillor Woodbury be appointed as Chair of the Development Charges Steering Committee.

On motion by Warden Hicks nominations then closed.

Mrs. Morrison asked Councillor Woodbury if he wished to stand for Chair.

Councillor Woodbury consented to let his name stand.

Councillor Woodbury was appointed Chair of the Development Charges Steering Committee.

The Clerk then opened nominations for Vice Chair.

DCSC02-21 Moved by: Councillor Carleton Seconded by: Councillor Keaveney

**THAT Councillor Soever be appointed as Vice-Chair of the
Development Charges Steering Committee.**

On motion by Councillor Woodbury nominations then closed.

Mrs. Morrison asked Councillor Soever if he would let his name stand.

Councillor Soever consented to let his name stand.

Councillor Soever was appointed Vice-Chair of the Development Charges Steering Committee.

Councillor Woodbury then assumed the Chair.

Declaration of Interest

There were none.

Presentation

Mr. Scherzer introduced Hemson Consulting, the consultants retained by the County. Through a background study, Hemson will assist with the review of our development charges. Previously, Hemson was involved with the County's Growth Management Study as well as previous development charges reviews by providing knowledge, guidance, and support.

Mr. Krzeczunowicz provided background and an overview of development charges in Grey County, including a development charges rate comparison and proposed work plan moving forward.

In a discussion regarding parkland acquisitions, it was clarified that the standard rate for land to be conveyed to a local municipality for park or other public recreational purposes is 5% of the lands associated with a residential development as per the Planning Act. The Planning Act allows a municipality to apply an alternative parkland acquisition rate of one hectare for each 300 dwelling units proposed. To apply the alternative rate steps are required as per the Planning Act including completing a parks plan that examines the need for parkland in the municipality and having provisions enabled in the local

Official Plan. These matters could also be appealed to the Local Planning Appeal Tribunal (LPAT).

It is noted that Provincial Offences court service capital costs can be shared between the county and municipalities, including facilities, furniture, equipment, land, and any capital related items to provide hearing space and legal support.

Possible telecommunication improvement charges, such as installing fibre conduit, can be considered as an eligible capital cost. Recovery of those costs is best done through the road charges. During road reconstruction, conduit for fibre could be installed while replacing pipes and drains, etc.

Regarding the non-residential sector, the main rationale of the county's longstanding policy for not charging a development charge, was to provide economic development incentive to attract non-residential development and employment. Funding for the exemption comes from the existing tax base versus other developments.

The development charges rate comparison chart on page ten of the slides should only be used for high level comparative purposes. The chart provides raw numbers to compare the overall development charges but doesn't show the difference in service levels provided by each municipality/county.

Regarding interest rates applied to development charge freezes, it was explained that municipalities have the ability to set their own interest rates, and the upper and lower tier can each have a different rate as it applies to their respective development charges.

With regards to capital works based on approved plans, the consultant will be working with documents that are currently being used and will be doing an analysis to see if any proposed capital works need to be adjusted as part of the background study.

Discussion then occurred about providing direction on whether area rate development charges should be considered or to continue the current practice of imposing development charges on a county-wide basis.

DCSC03-21 Moved by: Warden Hicks

Seconded by: Councillor Keaveney

THAT the Development Charges Steering Committee recommend that the County of Grey continue to impose development charges on a county-wide basis which is consistent with the current practice pursuant to Section 10(2)(c.1) of the Development Charges Act.

Carried

Next Steps

- Data gathering and review

- Finalize growth forecasts
- Develop capital programs

Other Business

There was none

Next Meeting Date

The next meeting will be determined at a later date.

On motion by Councillor Carleton and Councillor Soever, the meeting adjourned at 2:46 p.m.

Councillor Woodbury, Chair