

**The Corporation of the Township of Tay
Public Meeting of Municipal Council
Development Charge Review**

**January 23, 2019
6:30 p.m.**

**Municipal Office Council Chambers
Minutes**

Present:

Mayor Ted Walker
Councillor Paul Raymond
Councillor Sandy Talbot
Councillor Jeff Bumstead
Councillor Mary Warnock
Councillor Barry Norris

Staff Present:

Robert Lamb, CAO/Deputy Clerk
Alison Gray, Clerk
Peter Dance, Director of Public Works
Joanne Sanders, Director of Finance
Steve Farquharson, Director of Planning & Development
Lindsay Barron, Financial Analyst

1. Call to Order

Mayor Walker called the meeting to order at 6:30 p.m.

2. Declarations of Interest

None were presented.

Mayor Walker announced that this is a Public Meeting of Council held in compliance with the Development Charges Act. The intent of the meeting is to receive input on the proposed development charges as per the Draft Development Charge Background Study.

The Chair advised that all persons will be given the opportunity to ask questions and comment on the proposed development charge by-law. Any person who requires notice of the passage of a by-law regarding should leave their name and address on the sign in sheet in the lobby.

The Chair reported that during the Public Meeting, Council will consider and hear comments on the proposed by-law. This is the opportunity for Council to hear from residents who wish to express their comments and/or concerns. The Chair noted that everyone who wishes to speak and ask a question or comment will be given the opportunity; however, no further opportunity for public comment will be provided.

The Chair advised that in accordance with the Development Charges Act, if a person or public body does not provide comments at the Public Meeting or a written submission prior to the final Council decision the Local Planning Appeal Tribunal (LPAT) may, on an appeal; dismiss the appeal on the basis that no concerns were raised during the public process. If you have concerns or comments regarding the application they should be expressed this evening.

3. Statement of Public Notice

The Chair then called on the Consultant to describe the method by which notice of this meeting was given.

The Director of Planning & Development advised that notice of the meeting was placed in the Midland Mirror on January 3, 2019. In addition, staff also utilized social media and the community message boards, with details of the meeting.

The Director noted that the Township also placed the Draft Development Charges Background Study and By-law on the Township website and made hard copies of the documents available at the Township Office on December 3, 2018. He further advised that staff also provided notification to approximately 40 stakeholders of two public consultation sessions which occurred on January 8th, 2019 from 1:00 to 3:00 p.m. and 7:00 p.m. to 9:00 p.m., as well as the required public meeting.

4. Correspondence Received

No correspondence was received.

5. Presentation and Background Report by Consultant

5.1 Presentation and Background Study Overview from DFA Infrastructure International Inc.

Mr. John Murphy, DFA Infrastructure International appeared before Council to review the Development Charges Background Study and By-law, as detailed in his PowerPoint presentation. He reviewed the legislation and requirements that must be met for the imposition of development charges. In addition, he advised that the intent is to update the Township's development charges rates and ensure that they are recovering the appropriate amount from anticipated growth.

Mr. Murphy detailed the components of the Background Study, including residential and non-residential growth projections, as well as historic service levels. He outlined how future capital costs are calculated, and how future growth projections affect the proposed calculated charges. Mr. Murphy reviewed the proposed development charge rates highlighting that residential rates are predicted to be lower; however, there will be an increase in apartment and non-residential rates.

6. Questions & Clarification Period - Public

The Chair inquired if there were any questions from the audience in regards to this matter.

Mr. Kevin Seeley, Seeley Homes, 1 Dock Lane noted that building is entering some challenging times as sales are slow with markets changing regularly. He noted that they want to keep building, but the industry is high risk as there is a lot of money that has to be put out ahead to build. He requested any assistance possible from Council to make growth possible in the future as housing costs continue to rise. Mr. Seeley commented that no one is building apartments, and the Township will need to do what it can to help development in the future. In conclusion, he advised that holding the line on costs will be a positive step.

7. Questions & Clarification Period – Council

The Chair inquired if there were any questions from Council in regards to this matter.

Mayor Walker inquired as to whether this was an annual review or not. Mr. Murphy advised that a review is done every five years.

Mayor Walker inquired as to why apartments increased rather than normal residential.

Mr. Murphy reviewed how the person per unit costs affects the calculated development charges. He particularly noted how the difference in unit costs between 2014 and 2018 impact the calculated costs.

8. Final Statement by the Chair

The Mayor announced that if you have not made oral or written submissions in regard to this proposal before a decision is reached, you should be aware that the Ontario Municipal Board may dismiss your appeal.

The Mayor advised that anyone wishing to be contacted regarding this matter should leave their name and address on the sign in sheet in the lobby. Any personal information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act* and will be used for notification of future meetings and is considered public information.

In conclusion the Mayor advised that following tonight's meeting, staff will review the comments received and a final staff report will come before Council for further consideration. Council will then make final determination regarding the proposed changes in Development Charges and the required by-law will be subsequently passed.

9. **Adjournment**

Moved By: Councillor Paul Raymond

Seconded By: Councillor Mary Warnock

**That this public meeting per the Development Charges Act
adjourn at 7:00 p.m.**

Carried.

MAYOR

CLERK