

THE CORPORATION OF THE TOWNSHIP OF HORTON

Public Meeting for Lot Development Charge Study

May 21, 2013

There was a Public Meeting held in the Municipal Council Chamber to present the draft lot development charge study for the next 5 years. Present was Mayor Don Eady (from 6:40), Councillor Bob Kingsbury, Councillor Glen Campbell, Councillor Jamey Larone and Councillor Margaret Whyte. Staff present was Jennifer Barr, Finance Manager and Mackie McLaren, CAO/Clerk. Present from Jp2g Consultants was Brian Whitehead and Eric Withers.

1. CALL TO ORDER

Acting Mayor/Councillor Kingsbury called the Meeting to Order at 6:37 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by Members of Council or Staff.

3. CLERK'S REPORT ON NOTICE

The CAO/Clerk stated that 21 days' notice is required under the Lot Development Act and notice of this meeting was posted in the May 1 edition of the Renfrew Mercury newspaper.

4. PRESENTATION OF 2013 DRAFT DEVELOPMENT CHARGES STUDY

Acting Mayor/Councillor Kingsbury called upon Brian Whitehead and Eric Withers to present the draft Development Charges Study. Eric Withers presented information on how the charge is calculated. Mayor Eady arrived shortly after this presentation started and assumed the chair.

5. PUBLIC COMMENTS OR QUESTIONS

Two members of the public were present.

Peter Prince asked if the life of the draft study is for 5 years as the previous study was for. Brian Whitehead said the Act only permits the study to be for 5 years. The by-law automatically expires 5 years to the day after it was passed. However, he added that the study is based on a 10 year capital growth plan.

Peter Prince asked if a new study is required after 5 years. Brian Whitehead said yes. The study is good for 1 year, so changes can be made to the charge in the first year without requiring a new study. This happened last time when the fee for mobile homes was reduced shortly after the by-law was passed. Mayor Eady noted that we will have our Asset Management Plan in place which may have an effect on the next study.

Wallace Miller asked what the new charge per lot was. Mayor Eady said the charge was \$3,728 up from \$3,122.

Wallace Miller asked what happens after the 5 years to the charge amount. Mayor Eady said the charge remains the same for the 5 years, and then a new study determines the fee at that time.

Wallace Miller asked if the fee would be in effect for a residential lot severed off his farm. Mayor Eady said yes.

6. COUNCIL MEMBER COMMENTS

Eric Withers informed the Committee that staff had asked Jp2g to cost out the increase if a \$45,000 air tank filling station was planned for the Fire Department. He said it would add \$18 to the charge. Councillor Kingsbury said he didn't support the purchase of an air filling station as it will be cheaper to continue purchasing that service from a neighbouring Fire Department. Councillor Campbell said the numbers reflect using the current filling method rather than getting our own. Councillor Whyte agreed that the cost doesn't justify the need for an air filling station.

Councillor Larone asked if Jp2g had heard if Waste Management would be included in the Development Charge amount. Brian Whitehead said he hasn't heard. Waste Management and Landfill sites were included up to 1997 when a number of changes were made to the Act. He believes that they are not included as there are alternative revenue sources like tipping fees.

Mayor Eady said this is the maximum Council can set the development charge under the study, but Council could select a lower amount than the \$3,728. Brian Whitehead agreed.

7. RECOMMENDATION TO FORWARD THE DEVELOPMENT CHARGES BY-LAW TO THE NEXT REGULAR COUNCIL MEETING TO BE HELD JUNE 4, 2013.

Mayor Eady called for a resolution to forward the results of the study to Council.

Moved by Glen Campbell
Seconded by Jamey Larone

That Council agree to forward the draft Development Charge Study to the June 4, 2013 Council Meeting for approval and adoption of the Development Charge Study By-law.

Comments: Councillor Larone asked if Council had ever phased in the amount over 5 year term. Mayor Eady said it has always been one set amount, but it could have been phased in. Brian Whitehead said it would require a Schedule change. Ms. Barr informed Council that we would need to know if this was a possibility as the current by-law expires June 3 and we need to pass our new charge June 4.

On a comment from Councillor Campbell about the application for severance or building permit, the CAO/Clerk said that the date the application for severance is received by the County's Land Division Committee Office or the Building application is received by the Municipal Office controls which charge is made (current or new charge), not the date of the decision for the severance or the date of issuance of the building permit for a new residence. An application received on or before June 3 pays the current rate and an application received on June 4 or later pays the new rate.

Wallace Miller asked what control the County has on severances in Horton. Mayor Eady said the County has a lot to do with severances but nothing about which development charge is used.

Councillor Larone asked what the fee was before the current fee of \$3,122. Mayor Eady said it was \$1600. Councillor Campbell asked if this new rate brings us up to par with our neighbours. Mayor Eady said we can't really compare. Two municipalities do not have charges, two do, but we all have different capital needs.

Mayor Eady asked if anyone wanted to amend the draft resolution to include amounts.

Moved by Bob Kingsbury
Seconded by Margaret Whyte

That the resolution be amended by inserting the following statement at the end of the resolution:

That the following lot development charge rates be recommended:

Single family residential	\$3,728
Apartment	\$3,110
Mobile Home	\$2,332
Commercial/Industrial	\$2.79 per sq. metre

Carried

Mayor Eady called for a vote on the amended resolution which now reads:

*That Council agree to forward the draft Development Charge Study to the June 4, 2013 Council Meeting for approval and adoption of the Development Charge Study By-law.
That the following lot development charge rates be recommended:*

<i>Single family residential</i>	<i>\$3,728</i>
<i>Apartment</i>	<i>\$3,110</i>
<i>Mobile Home</i>	<i>\$2,332</i>
<i>Commercial/Industrial</i>	<i>\$2.79 per sq. metre</i>

Carried

8. CLOSE MEETING

Moved by Bob Kingsbury
Seconded by Margaret Whyte

That this Public Meeting be closed at 7:27 pm.

Carried

MAYOR

CAO/Clerk