

THE CORPORATION OF THE TOWNSHIP OF HORTON

**SPECIAL COUNCIL MEETING**

July 3, 2008

There was a Special Council Meeting held in the Horton Community Centre on Thursday July 3, 2008, prior to the start of the Regular Council Meeting. Present were Mayor Robert A. Johnston, Deputy Mayor Bob Hall (from 3:45 p.m.), Councillors Dave Bennett and Bob Kingsbury. Also present were Brian Whitehead of Jp2g Consultants and George Thompson.

1. CALL TO ORDER

Mayor Johnston called the meeting to order at 3:15 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest stated.

3. 2008 DEVELOPMENT CHARGE BY-LAW

George Thompson informed the Council and Mr. Whitehead that he had concerns which he addressed at the Public Meeting. He further discussed these issues with Brian Whitehead outside that Public Meeting. He sent a letter to the Planning Committee and Council expressing his concerns, yet Council still enacted the full Development Charge. Mr. Thompson expressed concern that the study appears to be the same as the 1999 Study, he added that the population data seems to be high.

Brian Whitehead explained that the company uses the same model, and there are several “boiler plate” sections in which they add data to various formulas i.e. the capital works plan. Concerning population Mr. Whitehead said they use the Statistics Canada data plus the seasonal population numbers, which increases the Stats Canada numbers. This is done based on the assumption that cottagers are eligible to use the services and a cottage could be a house tomorrow.

Council reviewed a letter from Mr. Thompson dated June 23, 2008. Mr. Thompson said that some cottagers also live in Horton Township which means they would be counted twice in the statistics. The population numbers seem to be off by 600, which will have a big affect on the end development charge number. He feels that the Study took the charge too high, too quickly. He calculates that the charge should be in the \$1900 range today. The Capital Budget is an area that could be challenged; the population growth is not as high as predicted. He noted that for several years there was a spike in the growth but this is now back down. He suggested that his development was part of the growth spike.

Brian Whitehead said the growth is based on the 21 units per year which was the data he collected between 2004 and 2007 when the Study started. George Thompson noted that the 2007 units were only 16.

George Thompson says he may appeal the By-law, he believes the capital expenditure forecast is to high and the large the Development Charge is a money grab.

Councillor Bennett commented on the Capital Works being too high, adding that the escalation of growth and costs will make our estimates small in a few years.

George Thompson added that the same Ministry of Municipal Affairs controls his rent increases in his Park, he still has to pay the hydro and street maintenance etc. out of his rent.

Councillor Bennett used Humphries Road as an example. Five years ago there were six farms now there are six farms plus four more residential houses and eight more lots recently created for residences. The current road would still handle the six farms now it can not handle the additional residential development.

The Developer would be requested to pay the \$3122. Lot Development Charge which could cover the increased costs. With the lower fee the extra costs will have to go on the Tax Bill. Councillor Bennett added that part of the large increase, George Thompson is concerned about, is as a result of Council reducing the last Study from \$1615 down to \$1000. The increase should be calculated from \$1615 to \$3122.

George Thompson said that he has looked at the Study and based his information on facts and figures and does not think that Council looked at the Study other than to see the large increase. He hoped that Council would see that development is part of a larger picture with many spinoffs onto the business community. He hoped that Council would agree to fine tune the Study.

Councillor Bennett said that Council wanted to ensure that there was no money going onto tax bills that did not need to.

Mr. Thompson asked Council to take two hours of their time to review the Study. The issues boil down to capital growth and population growth.

Councillor Bennett said that he totally understands Mr. Thompson's position. He added that the major Developer who could put upwards of fifteen homes in the Township this year was on side with the Study amount.

George Thompson said he takes pride in being a member of the community and his knowledge of the community and he believes the numbers need to be revised. He wants the numbers to be fair. He does not have a lot to gain as he has only one lot left in his Development, but other people are developing.

The CAO/Clerk asked about the July 14, 2008 appeal date for the By-law. Brian Whitehead said that the date is a regulatory date but the Study is good for one year. He said Council could work with good faith to attempt to resolve the concerns.

Councillor Bennett said that he agrees that the Capital Work Plan is aggressive, but the burden placed on ratepayers now is entirely different than it was a few years ago. We want to come to a compromise, but we are a long piece away from \$1900.

Brian Whitehead noted that the Charge is based on population projections and if these were lower the Development Charge would be reduced. It was agreed that Mr. Whitehead would come back to Council with some options for review and that Council would meet before the July 14, 2008 appeal deadline.

#### 4. ADJOURNMENT

Moved by Dave Bennett, seconded Bob Kingsbury  
The meeting was adjourned at 4:00 p.m.

**Resolution No. 08-229**

**Carried.**

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Mayor

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CAO/Clerk