

THE CORPORATION OF THE TOWNSHIP OF HORTON

SPECIAL COUNCIL MEETING

July 8, 2008

There was Special Meeting of Council held in the Horton Community Centre on Tuesday July 8, 2008 to receive information from Brian Whitehead of Jp2g Consultants on our Development Charge Study. Present were Mayor Johnston and Councillors Bennett and Kingsbury. Absent was Deputy Mayor Hall and Councillor Eady who is on sick leave.

1. CALL TO ORDER

Mayor Johnston called the meeting order at 3:05 p.m.

2. 2008 DEVELOPMENT CHARGE STUDY

Brian Whitehead of Jp2g was present. He informed the Council that he ran several scenarios. First of all he described that the foundation of Mr. George Thompson's challenge to the Study was demographics. When he started compiling the data for the Study in 2007 he had three years previous data, 2004, 2005 and 2006 and those three years had average housing starts of 21. Historically the average was 14. With this new data he had collected it would mean over the ten year study life 210 new dwelling units would be constructed, which is aggressive growth. He asked if the Council Members are comfortable with 21 units per year average. The Council agreed that external trends indicate higher growth than 14. Brian added that historically their growth projections have been accurate.

Mr. Whitehead reviewed the scenarios. The first scenario was to reduce the mobile home unit demographics from 1.9 population to 1.5 population in each unit. This would result in a reduction of the Development Charge from \$2600 to \$1900 for mobile homes but would increase the single family dwelling by approximately \$50. Councillor Bennett questioned the 1.5 occupancy number of mobile homes. Mr. Whitehead said that is a number picked as Mr. Thompson said 1.9 is high. Councillor Bennett added that 1.9 may be high for Mr. Thompson's Pleasant View Mobile Home Park, but the Miller Estates Mobile Home Park and the Thompson Mobile Home Park may have more than a 1.9 occupancy rate.

Mr. Whitehead also discussed the road construction. The average service level over the previous ten years must be calculated. The formula is how many kilometers of paved road divided by the population, times the number of new people moving into the Township, times the cost of hard surface produces the value of new construction charged on the Development Charge. This was the calculation in the 2004 Study and the advantage is it was not road specific. The 2008 approach was the capital works plan which was specific on hard surface. He estimated that 20% of the costs will be covered by grant revenue. Of the remaining 60% of the 80% would be upgrading roads to our standards and the other 40% would be growth related. Therefore an average one-third of all the works would be growth related.

The second scenario involved adjusting the capital forecast on the 2004 approach. The difference between the 2004 Study and the 2008 Study was the 2004 was based on only one kilometer of hard surface in the previous study years, where between 2004 and 2007 approximately four kilometers of road was hard surfaced. So the service standard has increased. With more people projected in the next ten year planning period, three kilometers of road would be growth related which works out to a larger development charge than the \$3122. Mr. Whitehead explained that he uses the theory of reasonableness. Mr. Whitehead then explained that he has worked with these two scenarios and worked the data two different ways and comes out to approximately the same number.

Mr. Whitehead explained the third option would be to arbitrarily reduce the Development Charge as we have done in the past and the fourth option would be to do nothing.

After consideration, Councillor Kingsbury said he is not prepared to reduce the Development Charge to the \$2000 range requested by Mr. Thompson. Councillor Bennett agreed and Mayor Johnston agreed that the Council would wait for the July 14, 2008 deadline to see if an appeal has been filed. There was no consensus to make any changes to the Development Charge By-law.

3. CONFIRMING RESOLUTION

Moved by Dave Bennett, seconded by Bob Kingsbury

Resolution No. 08-266

That Council passes this confirming resolution to cover any actions or directions given during the open portion of this Special Council Meeting which are minor in nature and which were not set out in By-law or Resolution.

Carried.

4. ADJOURNMENT

Moved by Bob Kingsbury, seconded by Dave Bennett

Resolution No. 08-267

That this Special Council Meeting be adjourned at 3:40 p.m.

Carried.

Mayor

CAO/Clerk