



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

PUBLIC MEETING

Thursday, May 10, 2012 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

A G E N D A

AGENDA ITEM

(A) CALLING THE MEETING TO ORDER

- Mayor Raymond Tout

(B) DECLARATION OF PECUNIARY INTEREST

(C) OPENING REMARKS/PURPOSE OF PUBLIC MEETING

The purpose of this public meeting is to present and obtain public input on the Township's 2012 Development Charge Update Study and By-law. (Notice of Public Meeting attached)

(D) PRESENTATION OF PROPOSED AMENDMENTS - POLICIES AND DEVELOPMENT CHARGE

- Opening Remarks
- Presentation of 2012 Development Charge Update Study and By-law
Gary Scandlan, Watson & Associates Economists Ltd.
(Draft amending By-law attached)
- Questions from Members of Council
- Deputations and Questions from the Public
- Written Submissions - none received

(E) CLOSE PUBLIC MEETING

Lorraine Heinbuch
Chief Administrative Officer/Clerk



**TOWNSHIP OF WELLINGTON NORTH
NOTICE OF PUBLIC MEETING
2012 DEVELOPMENT CHARGE
UPDATE STUDY & BY-LAW**

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North will hold a public meeting, pursuant to Section 12 of the Development Charges Act, 1997, to present and obtain public input on the Township's 2012 Development Charge Update Study and By-law.

All interested parties are invited to attend the Public Meeting of Council and any person who attends the meeting may make representation relating to the proposed by-law. The meeting is to be held:

Thursday, May 10, 2012 at 7:00 p.m.

Council Chamber, Municipal Offices

7490 Sideroad 7 West, Kenilworth

In order that sufficient information is made available to the public, copies of the 2012 Development Charge Update Study and By-law are being made available as of **April 25, 2012** from the Township Clerk's Office.

Interested persons may express their comments at the Public Meeting or in writing, addressed to the Township Clerk, prior to **May 8, 2012**; such written submissions will be placed before Council for the meeting.

Dated this 18th day
of April, 2012.

Lorraine Heinbuch,
Chief Administrative Officer/Clerk
Township of Wellington North,
7490 Sideroad 7 West, P.O. Box 125,
Kenilworth, ON N0G 2E0
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THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER -12

BEING A BY-LAW TO AMEND BY-LAW NO. 52-08, AS
AMENDED RESPECTING DEVELOPMENT CHARGES.

AUTHORITY: *Development Charges Act, 1997*, Chapter 27.

WHEREAS the Township of Wellington North will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Wellington North;

AND WHEREAS the Township of Wellington North enacted By-law No. 52-08, as amended pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass and amend by-laws for the imposition of development charges against land;

AND WHEREAS Council gave notice to the public and held a meeting pursuant to Section 12 of the *Development Charges Act* on _____, 2012, prior to which the proposed development charge by-law amendments were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "public meeting");

AND WHEREAS Council, on _____, 2012 held a meeting open to the public, at which Council considered the proposed amending by-law, and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH HEREBY ENACTS AS FOLLOWS:

1. That Section 1.1 of By-law No. 52-08 as amended be further amended to include the following definitions:

"accessory" when used to describe a building or structure, means a use, building or structure which is incidental, subordinate, and exclusively devoted to the main use, building, or structure located on the same lot;

"industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include warehousing or bulk storage of goods;

"mini-storage facility" means a building containing separate, individual selfstorage units divided from floor to ceiling by a wall with an independent entrance from the exterior or public corridor of the building; designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment;

"transport establishment" means the use of land, buildings, structures or parts thereof, where commercially licensed transport trucks, tractor trailers and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment;

"warehouse" means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include off-season storage but does not include a ministorage establishment, transport establishment or the sale of commodities to the general public through a warehouse club;

2. That Section 3.3 of By-law No. 52-08, as amended be further amended to include the following "lands that are owned by and used for the purposes of:

(d) North Wellington Healthcare Corporation

3. That Section 3.10 of By-law No. 52-08, as amended be further amended to include the following:
 - d) Accessory buildings and structures.
4. That Section 3.16 of By-law No. 52-08, as amended, be further amended to revise the references to Schedules B-2 to B-5 to read Schedules B-2 to B-6.
5. That Section 6.1, references to Schedules "B-3" to "B-5" be amended as follows:

Schedule "B-3"	Step 3 Rates – Effective September 1, 2010 – December 31, 2010
Schedule "B-4"	Step 4 Rates – Effective January 1, 2011 – March 31, 2012
Schedule "B-5"	Step 5 Rates – Effective April 1, 2012 – December 31, 2012
6. That Section 6.1 be further amended to include the following:

Schedule "B-6"	Step 6 Rates – Effective January 1, 2013 – August 31, 2013
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7. That Schedules B-3 through B-5 be deleted and the attached Schedules B-3 through B-6 be substituted therefore.
8. This by-law shall be retroactive to January 1, 2011.
9. Except as amended by this by-law, all provisions of By-law 52-08, as amended by By-law No. 28-09 are and shall remain in full force and effect.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS DAY OF , 2012.**

RAYMOND TOUT
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

Schedule "B-3"
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES
 Step 3 Rates - Effective September 1, 2010 - December 31, 2010

SERVICE	RESIDENTIAL				NON-RESIDENTIAL	
	Single-Detached & Semi-Detached	Apartments - 2 Bedrooms plus	Apartments - Bachelor & 1 Bedroom	Other Multiples	General (per ft ² of gross floor area)	Wind Turbine - Per Unit
<u>Municipal-wide Services</u>						
Roads and Related	\$2,258	\$1,346	\$976	\$1,814	\$1.62	\$2,258
Fire Protection Services	\$469	\$279	\$202	\$376	\$0.19	\$469
Parks	\$527	\$314	\$228	\$424	\$0.04	\$0
Recreation	\$2,624	\$1,564	\$1,134	\$2,108	\$0.21	\$0
Administration	\$222	\$133	\$96	\$179	\$0.20	\$222
Total Municipal-wide Services	\$6,100	\$3,636	\$2,636	\$4,901	\$2.26	\$2,949
<u>Urban Area Services</u>						
Wastewater Services	\$8,223	\$4,904	\$3,553	\$6,607	\$2.08	\$0
Water Services	\$3,106	\$1,852	\$1,342	\$2,496	\$0.79	\$0
Total Urban Area Services	\$11,329	\$6,756	\$4,895	\$9,103	\$2.87	\$0
TOTAL ALL SERVICES	\$17,429	\$10,392	\$7,531	\$14,004	\$5.13	\$2,949

Schedule "B-4"
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES
 Step 3 Rates - Effective January 1, 2011 - March 31, 2012

SERVICE	RESIDENTIAL						NON-RESIDENTIAL			
	Single-Detached	Semi-Detached (per unit)	Apartments - 2 Bedrooms plus	Apartments - Bachelor & 1 Bedroom	Other Multiples	Commercial Institutional	Industrial	Warehouse	Industrial	Wind Turbine (Per Unit)
<u>Municipal-wide Services</u>										
Roads and Related	\$1,296	\$1,168	\$773	\$560	\$1,041	\$0.93	\$0.47	\$0.24		\$2,258
Fire Protection Services	\$269	\$242	\$160	\$116	\$216	\$0.10	\$0.06	\$0.03		\$469
Parks	\$302	\$273	\$180	\$131	\$243	\$0.03	\$0.01	\$0.01		\$0
Recreation	\$1,505	\$1,357	\$898	\$651	\$1,210	\$0.12	\$0.06	\$0.03		\$0
Administration	\$128	\$115	\$76	\$55	\$103	\$0.11	\$0.06	\$0.03		\$222
Total Municipal-wide Services	\$3,500	\$3,155	\$2,087	\$1,513	\$2,813	\$1.29	\$0.66	\$0.34		\$2,949
<u>Urban Area Services</u>										
Wastewater Services	\$4,718	\$4,255	\$2,814	\$2,039	\$3,791	\$1.19	\$0.60	\$0.30		\$0
Water Services	\$1,782	\$1,607	\$1,063	\$770	\$1,432	\$0.45	\$0.23	\$0.11		\$0
Total Urban Area Services	\$6,500	\$5,862	\$3,877	\$2,809	\$5,223	\$1.64	\$0.83	\$0.41		\$0
TOTAL ALL SERVICES	\$10,000	\$9,017	\$5,964	\$4,322	\$8,036	\$2.93	\$1.49	\$0.75		\$2,949

Schedule "B-5"
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES
 Step 4 Rates - Effective April 1, 2012 - December 31, 2012

SERVICE	RESIDENTIAL						NON-RESIDENTIAL			
	Single-Detached	Semi-Detached (per unit)	Apartments - 2 Bedrooms plus	Apartments - Bachelor & 1 Bedroom	Other Multiples	Commerical Institutional	Industrial	Warehouse	Wind Turbine (Per Unit)	
<u>Municipal-wide Services</u>										
Roads and Related	\$1,555	\$1,402	\$928	\$672	\$1,249	\$1.12	\$0.56	\$0.29	\$2,710	
Fire Protection Services	\$323	\$290	\$192	\$139	\$259	\$0.12	\$0.07	\$0.04	\$563	
Parks	\$362	\$328	\$216	\$157	\$292	\$0.04	\$0.01	\$0.01	\$0	
Recreation	\$1,806	\$1,628	\$1,078	\$781	\$1,452	\$0.14	\$0.07	\$0.04	\$0	
Administration	\$154	\$138	\$91	\$66	\$124	\$0.13	\$0.07	\$0.04	\$266	
Total Municipal-wide Services	\$4,200	\$3,786	\$2,505	\$1,815	\$3,376	\$1.55	\$0.78	\$0.42	\$3,539	
<u>Urban Area Services</u>										
Wastewater Services	\$5,662	\$5,106	\$3,377	\$2,447	\$4,549	\$1.43	\$0.70	\$0.40	\$0	
Water Services	\$2,138	\$1,928	\$1,275	\$924	\$1,718	\$0.54	\$0.28	\$0.13	\$0	
Total Urban Area Services	\$7,800	\$7,034	\$4,652	\$3,371	\$6,267	\$1.97	\$0.98	\$0.53	\$0	
TOTAL ALL SERVICES	\$12,000	\$10,820	\$7,157	\$5,186	\$9,643	\$3.52	\$1.76	\$0.95	\$3,539	

Schedule "B-6"
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES
 Step 5 Rates - Effective January 1, 2013 - August 31, 2013

SERVICE	RESIDENTIAL						NON-RESIDENTIAL			
	Single-Detached	Semi-Detached (per unit)	Apartments - 2 Bedrooms plus	Apartments - Bachelor & 1 Bedroom	Other Multiples	Commerical Institutional	Industrial	Warehouse	Wind Turbine (Per Unit)	
<u>Municipal-wide Services</u>										
Roads and Related	\$1,814	\$1,635	\$1,082	\$784	\$1,457	\$1.30	\$0.66	\$0.34	\$3,161	
Fire Protection Services	\$377	\$339	\$224	\$162	\$302	\$0.14	\$0.08	\$0.04	\$657	
Parks	\$423	\$382	\$252	\$183	\$340	\$0.04	\$0.01	\$0.01	\$0	
Recreation	\$2,107	\$1,900	\$1,257	\$911	\$1,694	\$0.17	\$0.08	\$0.04	\$0	
Administration	\$179	\$161	\$106	\$77	\$144	\$0.15	\$0.08	\$0.04	\$311	
Total Municipal-wide Services	\$4,900	\$4,417	\$2,921	\$2,117	\$3,937	\$1.80	\$0.91	\$0.47	\$4,129	
<u>Urban Area Services</u>										
Wastewater Services	\$6,605	\$5,957	\$3,940	\$2,855	\$5,307	\$1.67	\$0.84	\$0.42	\$0	
Water Services	\$2,495	\$2,250	\$1,488	\$1,078	\$2,005	\$0.63	\$0.32	\$0.15	\$0	
Total Urban Area Services	\$9,100	\$8,207	\$5,428	\$3,933	\$7,312	\$2.30	\$1.16	\$0.57	\$0	
TOTAL ALL SERVICES	\$14,000	\$12,624	\$8,349	\$6,050	\$11,249	\$4.10	\$2.07	\$1.04	\$4,129	