

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING MINUTES

Monday, May 10, 2012

The Public Meeting was held Monday, May 10, 2012, 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider amendments to the Development Charge By-law for the Township of Wellington North.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present: **Chief Administrative Officer./ Clerk: Lorraine Heinbuch**
Treasurer: John Jeffery
Water/Sewer Superintendant: Barry Trood
Executive Assistant: Cathy Conrad

(A) CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

(B) DECLARATION OF PECUNIARY INTEREST

- None reported

(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.

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

- Opening Remarks

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING MINUTES

Monday, May 10, 2012

Page Two

(D) PRESENTATION OF PROPOSED AMENDMENTS – POLICIES AND DEVELOPMENT CHARGE (continued)

- Presentation of 2012 Development Charge Update Study and By-law
Gary Scandlan, Watson & Associates Economists Ltd.

Consultant Gary Scandlan outlined the purpose and the format of the Public Meeting. The meeting was held in accordance with the Development Charges Act. Mr. Scandlan outlined the mandatory steps followed during the study process and explained that Council will consider the amending by-law at the next regular Council meeting.

Development charges are imposed to recover the cost of infrastructure needed for development such as water, sewer, roads and parks outside of subdivisions.

There are limitations on services. Development Charges may not provide for parkland acquisition, municipal halls, tourism, arts/culture facilities, museums, solid waste service, hospitals, vehicles and equipment with an average life of less than 6years, or computer equipment.

Steps taken during the study include identifying the amount, type and location of growth; the servicing needs to accommodate growth; and the capital costs to provide services to meet the needs. Grants, subsidies and other contributions, benefits to existing development, statutory 10% deduction (soft services), amounts in excess of 10 year historic service calculation, and Development Reserve funds (where applicable) are deducted. The net costs are then allocated between residential and non-residential benefit then divided by growth to provide the Development Charge.

Mr. Scandlan reviewed the Development Charge Act mandatory exemptions for industrial building expansions, additional apartments, additional units in medium and high density buildings, and upper/lower tier governments and school boards. Discretionary exemptions reduce in part or whole development charges for types of development or classes of development such as industrial or churches, may be phased in over time, and include redevelopment credits to recognize what is being replaced on site.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING MINUTES

Monday, May 10, 2012

Page Three

(D) PRESENTATION OF PROPOSED AMENDMENTS – POLICIES AND DEVELOPMENT CHARGE (continued)

An overview was provided of existing statutory and non-statutory exemptions provided under By-law 52-08, as amended. The Development Charge Update Study provides refinements/changes to the existing development charge policies provided in the present by-law, and changes to phase-in schedules for residential and non-residential charges. Proposed Changes to the development charge policies include additional definitions, refinements to definitions, additional exemption, and refinements to development charges to be imposed. Charts showing proposed changes to development charges and comparisons with other municipalities were reviewed.

- Questions from Members of Council

Councillor Yake questioned if discretionary exemptions needed to be included in the by-law. Mr. Scandlan explained that the Act provides for a strict process to establish a set of fees and that the discretionary exemptions must be included.

Councillor Yake inquired about the timing of including additional discretionary exemptions. Mr. Scandlan suggested discussion with staff to determine exemptions.

- Deputations and Questions from the Public

Gerald Shepetunko inquired about capital costs, reserve funds and bona fide farms. Mr. Scandlan explained that this includes a whole array of infrastructure: works, water service, sewer, parks, recreation, fire and administration. Examples of these would include roads, graders and works facilities; playground equipment, soccer fields, arenas; treatment, storage and supply for water service; and studies related to growth such as official plans and master plans for administration. Operating costs are not included. Development charges can only be used for the purposes they are collected for. A statement of these charges is prepared annually. The development charge by-law has a maximum five year life. Reserve funds have to be rationalized when the next by-law is passed. Benefit to existing development is taken into account when dealing with expansion. The existing would not have development charges but the expansion would. A definition for bona fide farm is included in the development charge by-law.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING MINUTES

Monday, May 10, 2012

Page Four

Jens Dam questioned the phase in period in reference to Section 8 of the Development Charge Act. Does it not stand that the by-law is from the date passed. You can't change the past only the future. Money that has been collected belongs to the ratepayers and can only be used for the purposes it was collected for.

Mr. Scandlan explained that this is a modification of an existing by-law so the schedules can be put in place prior to the date of the amendment. By-laws have a back dating provision. The legal opinion is that the schedules can be modified. This could not be done with a new by-law; only as an amendment to an existing by-law.

Wayne Baker asked why the survey of residential development charges used Waterloo County and not Perth. Wellington North would see competition with Listowel and Mitchell.

Mr. Scandlan explained that Wellington is with the outer ring of the GTA which is generally used. If there are surveys from Perth County we could pull information from those surveys.

- Written Submissions – none received

(E) CLOSE PUBLIC MEETING

Meeting adjourned at 7:45 p.m.

C.A.O./CLERK

MAYOR