

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
THURSDAY, JUNE 14, 2018 – 5:30 P.M**

The Public Meeting was held in the Municipal Office Council Chambers to consider Development Charges.

Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake**

Staff Present:

**Director of Legislative Services/Clerk: Michael Givens
Deputy Clerk: Karren Wallace
Director of Finance: Catherine Conrad
Economic Development Officer: Adam McNabb
Chief Building Official: Dale Small
Director of Operations: Darren Jones
Manager of Planning & Environment: Brent Lauber
Linda Redmond**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OPENING REMARKS/PURPOSE OF PUBLIC MEETING

The purpose of this public meeting is to consider the Development Charge By-law for the Township of Wellington North and the 2018 Development Charges Background Study & By-law prepared by DFA Infrastructure International Inc.

PRESENTATION OF BACKGROUND STUDY – PROPOSED POLICIES AND DEVELOPMENT CHARGE

John Murphy, Municipal Finance Specialist, DFA Infrastructure International Inc.

Mr. Murphy reviewed the background on Development Charges, services include projected growth, historical service levels, net capital to be recovered, proposed Development Charges, comparison with other municipalities, and current and proposed rules.

He explained that Development Charges are levied against new development to recover the net capital costs required to service anticipated growth. The principle behind Development Charges is that “growth pays for growth” so growth does not place an undue burden on existing tax payers.

Development charges do not pay for operating costs, recover costs for local services (works internal to a subdivision), or pay for asset replacement.

Mr. Murphy presented an overview of the Development Charges Act and the process. The main components of a Development Charges Background Study were outlined.

CORRESPONDENCE RECEIVED

- a. AAA Custom Homes, dated June 3, 2018
- b. Arnold Foster LLP, acting for Avila Investments Ltd., dated June 8, 2018

MAYOR OPENS FLOOR FOR COMMENTS/QUESTIONS

David Sharpe, asked if projections for waste water include Arthur's Waste Water Treatment Plant. Mayor Lennox explained that Development Charges will go toward part of the recently constructed Mount Forest plant plus the planned expansion of the Arthur facility.

Councillor Burke commented that she would like to see the status quo, not a reduction, for wind turbines. The proposed Development Charges do not include parks and recreation for wind turbines as that type of development does not utilize parks and recreation. Council has the option to include parks and recreation in the wind turbine Development Charges.

Councillor Yake requested the questions and concerns regarding multiples be addressed. Mayor Lennox stated that Council chose not to continue with changes at the previous meeting of Council.

Gerald Shepetunko requested clarification on the basis for charging wind turbines. Is it per square foot because they are industrial? Mayor Lennox responded that they will be charged a flat rate equivalent to a single family dwelling.

Jens Dam inquired about the overall effect of amending the wind turbine Development Charges. Mayor Lennox stated that there isn't a lot of wind turbine development anticipated.

Mayor Lennox commented that without Development Charges, existing businesses and homeowners would pay for development. By imposing Development Charges, investors and residents win. There is value in community growth.

ADJOURNMENT

RESOLUTION DC-2018-1

Moved by: Councillor Yake

Seconded by: Councillor Hern

THAT the Public Meeting of June 14, 2018 to consider the Development Charge By-law be adjourned at 6:19 p.m.

CARRIED

MAYOR

CLERK