

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF SPECIAL COUNCIL MEETING – FEBRUARY 10, 2022 AT 2:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=jK9N-QAx70>

Members Present:	Mayor:	Andrew Lennox
	Councillors:	Lisa Hern
		Steve McCabe
		Dan Yake

Members Absent:	Councillor:	Sherry Burke
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Staff Present:	Chief Administrative Officer:	Michael Givens
	Director of Legislative Services/Clerk:	Karren Wallace
	Deputy Clerk:	Catherine Conrad
	Director of Finance:	Adam McNabb
	Director of Operations:	Matthew Aston
	Manager of Transportation Services:	Dale Clark
Manager of Environment and Development Services:		Corey Schmidt
	Community Recreation Coordinator:	Mandy Jones
	Economic Development Officer:	Dale Small
	Chief Building Official:	Darren Jones
	Deputy Chief Building Official:	Brian Corley
	Building Inspector:	Natalie Jackson
	Development Clerk:	Tammy Pringle
	Director of Fire Services:	Chris Harrow
	Manager of Development Planning:	Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2022-047

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Agenda for the February 10, 2022 Special Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

PRESENTATIONS

John Murphy, Municipal Finance Specialist, DFA Infrastructure International Inc.
Derek Ali, President, DFA Infrastructure International Inc.

- 2021 Development Charges Background Study & By-law Review

The objective of the meeting was to provide background on Development Charges, present the draft study and by-law, and obtain feedback from the public.

Development Charges (DCs) are levied against new development to recover net capital costs required to service anticipated growth. The principle behind DCs is "growth pays for growth" where growth does not place an undue burden on existing taxpayers. Development Charges do not pay for operating costs, recover costs for local services (works internal to a subdivision), or pay for asset replacement.

Municipalities are given the authority under the Development Charges Act, 1997 and O.Reg. 82/98. The Act requires that the preparation a Background Study, at least one public meeting be held and that a Development Charges by-law be passed (DC by-laws are valid for five years with the current DC by-law expiring on June 16, 2023) It was noted that amendments to the Development Charges Act states all existing DC By-laws expire on September 18, 2022. The new by-law reflects amendments to the Development Charges Act that were made through the More Homes, More Choice Act, and COVID-19 Economic Recovery Act, including changes to the DC recoverable costs, changes to statutory exemptions, and changes to the interest rate applied to installment payments and charges determined at the time application for Site Plan or Zoning By-law Amendment is made.

The Development Charges Act (as amended) allows for certain types of development to defer payment of charges. Rental Housing that is not non-profit and institutional development can pay DCs in six annual installments. Non-Profit Housing can pay DCs in twenty-one annual installments. The Township currently has a policy on rules around deferred payments, including interest to be charged on outstanding development charge amounts.

Main components of a DC background study include development forecast, historic service levels, capital program and DC related policies. Services included, residential growth forecasts, municipal wide employment growth forecasts, historical service levels, and capital costs are considered in calculating charges. Draft Development Charges, comparison with existing DC rates, comparison with other municipalities and current and proposed rules were reviewed.

Next steps include approval of the DC By-law on February 22, 2022 with the by-law coming into force on April 1, 2022 with the 40 day appeal period ending April 3, 2022.

Patti Jo McLellan-Shaw, Hapfield Developments, 695 Queen Street West, Mount Forest, requested clarification regarding the discounts for purpose-built rentals. Mr. Murphy explained that development charges for purpose-built rental in the central intensification corridor are half of the charges presented. The intensification corridors were reviewed. There are incentives for purpose built rentals of 25%, 35% or 50% deduction, depending on where it its built. Mayor Lennox clarified that we had

reductions related to purpose built rentals in place in the previous version of the by-law.

Mayor Lennox commented that Wellington County is entering into a Development Charges review this year. Many municipalities will see their rates go up and we are fortunate to see rates remain stable from the past by-law to the current version.

CAO Givens stated that we have had, and are pursuing, conversations with the County around incentives similar to what we have and that it would further incent the attainable housing and purpose built rental or reductions related to industrial and commercial in a similar fashion. We would like the County to consider those types of incentives as the County development charges are charged to the same people working with us. If we are trying to incent that type of activity across the County, it would be nice to have consistent incentives.

Councillor Yake inquired if it has just been Wellington North asking for incentives or have all municipalities in the County been having this discussion. Mayor Lennox stated that we have been the leader in requesting incentives from the County. There is a recognition that purpose-built rentals are needed across the County. The Attainable Housing Taskforce is focused on how we get rental housing built because it is needed. There haven't been requests from other municipalities because no one else has been doing it. We have been the leaders in this, and we are seeing far more investment and interest in this type of housing than we have seen in the past period, partly because of incentives.

RESOLUTION: 2022-048

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive for information the 2021 Development Charges Background Study & By-law Review presented by DFA Infrastructure International Inc.

AND FURTHER THAT staff be directed to bring the development charges by-law to a future meeting of Council.

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2022-049

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 024-22 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Special Meeting held on February 10, 2022 be read a First, Second and Third time and enacted.

ADJOURNMENT

RESOLUTION: 2022-050

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Special Council meeting of February 10, 2022 be adjourned at 2:41 p.m.

CARRIED

CLERK

MAYOR