



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, JUNE 22, 2004**

**COUNCIL CHAMBERS
37 SANDIFORD DRIVE, 4TH FLOOR
7:00 P.M.**

A Council Public Hearing was held at the municipal offices on the above date and time. All members of Council were present. Mayor Sherban was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Smith
SECONDED by Councillor Hilton

THAT the agenda be confirmed as circulated.

CARRIED.

DECLARATIONS

There were no declarations from members of Council.

ADOPTION OF MINUTES

None at this time.

The Chair advised that a Public Hearing will now commence for:

**PROPOSED DEVELOPMENT CHARGES BY-LAW:
CONSIDERATION OF DEVELOPMENT CHARGE BACKGROUND STUDY
C.N. Watson & Associates Ltd., Dated June 4, 2004**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given, and confirmation as to the dates that the notices were given.

The Chair advised that any persons wishing to speak to any of the items on the agenda were to complete a Public Delegation Form, clearly noting name, address with postal code and submit to the Clerk prior to addressing Council.

Any persons wishing to receive further notice were also asked to complete the Public Delegation Form and submit to the Clerk.

REQUEST FOR FURTHER NOTICE:

- Michael Gedz, Geranium Corporation
- Randy Mole

PURPOSE:

The Planner advised that the purpose of the Public Meeting is to obtain public and agency comments with respect to a proposed Development Charges By-law and companion background study. Andrew Grunda, C.N. Watson and Associates Ltd. provided a presentation to Council on the study process in compiling the report with consideration given to current development charges, growth forecast, comparisons from other municipalities, review of calculated costs, and Provincial policies.

Development Charges provide for the recovery of one-time growth related capital expenditures arising from new development. The *Development Charges Act, 1997* establishes the statutory basis to recover these charges.

C.N. Watson & Associates have been retained by the Town to update the current Background Study and associated By-law to properly account for the range of projects, facilities, equipment or rolling stock that are necessary to support the projected residential & non-residential growth. The Background Study represents the service needs arising from growth over the forecast period as follows: for roads, public works, water & wastewater and fire services, the time period is up to Year 2021; and, for parks, recreation, library and administration services the time period is up to Year 2014.

The methodology employed to determine the value and extent of a residential/non-residential Development Charge levy (consistent with the requirements of the Act) is as follows:

1. Identify amount, type and location of growth;
2. Identify servicing needs to accommodate growth;
3. Identify capital costs to provide services to meet the needs of growth;

4. Deduct:
 - a) Grants, subsidies or other contributions;
 - b) Assign a "benefit" to existing community;
 - c) Statutory 10% deduction (ie: parks, recreation, library);
 - d) Amounts in excess of 10 year historic service calculation;
 - e) Existing Development Charge reserve funds;
5. Net costs then allocated between residential & non-residential benefit;
6. Net costs then divided by growth (ie: residential units or gross floor area) to provide for the Development Charge levy.

The Town's present Development Charges By-laws will expire on August 31, 2004. In recognition of this factor, the Town will have to pass a By-law prior to that date based upon the completion of the new Background Study to continue to be eligible to collect Development Charge revenues.

The completion of the Development Charges Background Study and implementing By-law, and, a Fiscal Impact Analysis Report will assist Council/Staff in responding in a positive fashion to the cost factors which are attributed to growth.

Correspondence was received from:

- Jeannette Gillezeau, MA, Vice President, Clayton Research, submitted on behalf of Geranium Corporation
- Valerie Cranmer, Valerie Cranmer & Associates, submitted on behalf of the Ontario Society for the Prevention of Cruelty to Animals (OSPCA)

Inquiries/comments from the public related to:

- Concerns regarding proposed increase in the development charge rate for industrial development.
- Development Charges fees at the highest rate will be needed to accommodate requirements associated with proposed development.
- New park facilities are eligible to use 90% of the cost from development charges, but land purchases are ineligible.
- The Development Charges Act defines how to charge for existing facilities being relocated, from the overall cost of the project.
- Since 1997 cultural centres, art centres, and municipal administration offices have been ineligible to be collected from development charges.

MOVED by Councillor Bowes
SECONDED by Councillor Bannon

THAT all public comments received be referred back to Staff for a further Report regarding the disposition of this matter;

AND THAT Staff be directed to expand the types of development to be *exempted* from the payment of Development Charges to include quasi-government organizations or corporations.

FAILED TO CARRY.

MOVED by Councillor Hilton
SECONDED by Councillor Ferdinands

THAT all public comments received be referred back to Staff for a further Report regarding the disposition of this matter;

AND THAT Staff be directed to **define** the types of development to be *exempted* from the payment of Development Charges to include quasi-government organizations or corporations.

CARRIED AS AMENDED.

CONFIRMATORY BY-LAW

MOVED by Councillor Hargrave
SECONDED by Councillor Smith

THAT Confirmatory By-law 2004-131-MS be read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Hargrave
SECONDED by Councillor Bowes

THAT there being no further business, the Council Public Hearing be adjourned at 8:24 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this day of , 2004.

Mayor

Clerk