

**COUNTY OF BRANT COUNCIL MINUTES****SPECIAL MEETING RE: DEVELOPMENT CHARGES**

Council Chambers, Paris  
August 26, 2009  
7:00 p.m.

**Present:** Mayor Eddy, Councillors Wheat, Schmitt, Haggart, Atfield, Simons, Powell, Chambers, Hodge, Coleman and Gatward.

**Staff:** Johnston, Compeau, Bell and Carman

Mayor Eddy in the Chair.

**APPROVAL OF AGENDA**

Moved by – Councillor Coleman  
Seconded by – Councillor Hodge

That the Brant County Council agenda and addendum for the August 26, 2009 meeting be approved.

. Carried

**DELEGATIONS/PRESENTATIONS/PETITIONS****Development Charges**

Henry Stolp, on behalf of the St. George Area Study Group, requested Council approve a resolution directing staff that the County-wide Development Charges by-law be amended to include a mechanism whereby the by-law itself and the associated background study could be re-opened as soon as the St. George Area Study is completed, since more accurate estimates will be available for calculation purposes. Mr. Stolp noted that a new background study and public meeting may be required if the County-wide Development Charges are re-opened. He also recognized that this new information could result in either an increase or decrease in the Development Charges as currently proposed. In response to a question, Mr. Stolp advised that approximately \$19 million in projects is attributed to the St. George Urban Settlement Area.

Deborah Andre, President of the St. George Citizens Association, advised Council that their Association supports implementation of the Development Charges as proposed in the Study, as they don't want costs that the developers should be responsible for being downloaded on the taxpayers.

Ella Haley noted her objection to the exemption from development charges for employment lands, noting that Brant's current rates are in the low range for this area. She provided information from Don McLean, Hamilton Environmental Group, that the higher the development charges, the more development a municipality will receive. She also noted that industry would prefer lower taxes rather than an exemption from development charges. Ms. Haley advised that there are many "quality of life" factors that industries consider before choosing a location. She suggested that if development was not paying full development charges, these costs will be downloaded to the residential taxpayers.

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## **CORRESPONDENCE**

The following correspondence was referred for consideration during discussion on the proposed recommendations on Development Charges:

1. Stephen Armstrong, Armstrong Hunter – concerns from the St. George Area Study Group.
2. Dara Bowser – suggesting placeholder mechanism for rebates for conservation measures.

## **STAFF REPORTS**

### **Development Charges Considerations**

Fran Bell, Director of Corporate Services, noted that the recommendations presented for Council's approval are required by legislation prior to approving the Development Charges by-laws. A chart outlining the Development Charges rates from present until August 30, 2014 for the various classes was provided for the Council's information. Ms. Bell noted that a Development Charges by-law can be opened at any time; however, once this happens, the legislated requirements for a background study, public notice and public meeting must be met. In response to questions, she advised that a re-opening could occur as a result of more accurate numbers coming available that indicate a change sufficient enough to warrant an opening. It was also noted that if the new Development Charges by-laws are not approved prior to September 1, 2009, no Development Charges can be charged after September 1, 2009 because the current by-law will have expired.

Members of Council discussed the inter-relation of Area Studies to the projects included in the Development Studies calculations, the use of front-ending agreements to assist with servicing costs, and the need to increase the industrial tax base within the County. In response to a question regarding a surcharge for residential development, Ms. Bell advised that this could be reviewed in the future, but that the process would have to be researched and determined if a public meeting would be required because it was a new fee being implemented. She also noted that it may be possible to have a separate Development Charges by-law for the St. George Urban Settlement Area, or any other settlement areas that have the potential for growth. In response to a question, Ms. Bell advised that there are no specific capital projects included in the County-wide Development Charges Study for Cainsville/Brant East, as there are no growth numbers attributed to this area.

Moved by – Councillor Chambers  
Seconded by – Councillor Schmitt

That the following recommendations be approved:

1. That Brant County Council adopt the assumptions contained in each of the Updated Development Charge Background Studies, dated August 18, 2009 with respect to capital grants, subsidies and other contributions.
2. That Brant County Council approve the capital project listings set out in the Updated Development Charge Background Studies, dated August 18, 2009 subject to annual review during the capital budget process.
3. That the Updated Development Charge Background Study, dated August 18, 2009 applicable to the entire County of Brant, other than for specified hard services required in Paris, be received and approved.

4. That the Updated Development Charge Background Study for roads, water, sanitary sewer and specified storm water management services in the Paris Urban Settlement Area, excluding Southwest Paris, dated August 18, 2009 be received and approved.
5. That pursuant to Section 12(3) of the Development Charges Act, 1997, the Council for the County of Brant has determined that a further public meeting is not necessary for the proposed Development Charge by-laws.

. Carried

### **BY-LAWS**

Moved by – Councillor Schmitt  
Seconded by – Councillor Hodge

That the following by-laws be now read a first time:

- By-law Number 136-09 to approve County-wide development charges.
- By-law Number 137-09 to approve specified development charges in part of the Paris Urban Settlement area.
- By-law Number 138-09 to confirm the proceedings of Council.

. Carried

Moved by – Councillor Schmitt  
Seconded by – Councillor Hodge

That the following by-laws be now read a second time and all clauses and preamble be adopted:

- By-law Number 136-09 to approve County-wide development charges.
- By-law Number 137-09 to approve specified development charges in part of the Paris Urban Settlement area.
- By-law Number 138-09 to confirm the proceedings of Council.

. Carried

Moved by – Councillor Schmitt  
Seconded by – Councillor Hodge

That the following by-laws be now read a third time, passed, signed and sealed:

- By-law Number 136-09 to approve County-wide development charges.
- By-law Number 137-09 to approve specified development charges in part of the Paris Urban Settlement area.
- By-law Number 138-09 to confirm the proceedings of Council.

. Carried

### **OTHER BUSINESS**

1. Meeting with Six Nations Council

Moved by – Councillor Chambers  
Seconded by – Councillor Wheat

That a meeting of Brant County Council and Six Nations Council be held on Thursday, September 10, 2009 at 12:30 p.m. at a location to facilitate interaction between the two Councils.

. Carried

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It was agreed that Mayor Eddy would contact Chief Montour to advise him that this would be an open meeting, in accordance with the provisions of the Municipal Act, except for specified items which may be discussed in camera.

2. It was agreed that the September 14 Corporate Development Committee meeting would be cancelled due to a conflict with the public meeting on the Aquatic Service Review that same evening. It was agreed that items that must be dealt with in a timely manner prior to the October meeting would go directly to the September 15 Council meeting as a staff report.
3. It was agreed that the special meeting to discuss the resolution tabled at the August 11 Council meeting regarding Brant East/Cainsville would be held on September 15 at 6:00 p.m. prior to the Council meeting. No delegations on this matter will be heard at the special meeting; however, delegations may make presentations at the September 1 Council meeting.
4. Councillors Powell and Simons reported on the AMO Conference held in Ottawa from August 16 – 19, 2009.

#### **NEXT MEETING**

The meeting adjourned at 8:35 p.m. to meet again on **Tuesday, September 1, 2009 at 7:00 p.m.** in the Council Chambers.

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Mayor

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Date Minutes Approved

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Clerk