

CORPORATE DEVELOPMENT COMMITTEE

County Council Chambers
7 Broadway Street West, Paris
Monday, August 10, 2009
7:00 p.m.

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

Regrets: Councillor Wheat

Staff: Bell, Compeau, Johnston, Mifflin and Carman.

Councillor Chambers in the Chair.

APPROVAL OF AGENDA

Moved by – Councillor Hodge
Seconded by – Councillor Schmitt

That the Corporate Development Committee agenda for August 10, 2009 be approved as circulated.

.Carried

DELEGATIONS / PRESENTATIONS / PETITIONS

Proposed Addition – Farringdon Independent Church

Bob Phillips, J.H. Cohoon Engineering Ltd., on behalf of Farringdon Independent Church, outlined the improvements that are proposed for the parking lot and the addition to the church. He noted that the security requirement of 75% of the proposed works would cost the church \$150,000, but would have been substantially less if the two projects had been submitted separately. Mr. Phillips requested that the site plan securities for these projects be reduced to \$10,000, noting that the church is under time constraints to get the work started prior to the end of August.

Moved by – Councillor Gatward
Seconded by – Councillor Powell

That the request from Farringdon Independent Church for a reduction in the security requirement to \$10,000 for site plan approval for an expansion at the church be approved.

. Carried

Development Charges

Henry Stolp, representing the St. George Landowners' Group, the North Paris Group and other interests, noted his appreciation for the meeting held with staff and the consultant regarding the Development Charges by-laws and the changes that have been proposed. He suggested that the proposal to exempt industrial buildings from development charges should also be extended to commercial/retail/offices uses since they also generate property taxes and employment opportunities. He also requested that due to the poor economy and the status of current development approvals, a moratorium be implemented until September 1, 2010 on the

proposed increase in both the County-wide and the Paris Development Charges. This moratorium will also allow for better budget numbers to be available for the calculation of Development Charges, since information will be available from the area studies for St. George and North Paris.

MINUTES

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That the Corporate Development Committee minutes of July 13, 2009 be approved as printed.

.Carried

BUSINESS ARISING FROM THE MINUTES

1. Resolution from the Municipality of Hastings Highlands re: payment for services to municipal Fire Departments from Hydro One that was referred to the County of Brant Fire Department for comments. Fire Chief Boissonneault has responded that this is not an issue in the County of Brant as there is good cooperation between the Fire Department, Brant County Power and Hydro One that meets our local needs and circumstances. Mayor Eddy expressed his concern that from a Brant County Power perspective, Hydro One is not co-operative.

CONSENT ITEMS TO BE APPROVED

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That the following Consent Items be approved:

1. That the Mayor and the Clerk be authorized to sign the contract (on behalf of the County) with Active Network for the acquisition and implementation of a Cashiering / POS System and an Activity Registration System.

.Carried

CONSENT ITEMS RECEIVED AS INFORMATION

Moved by – Councillor Powell
Seconded by – Councillor Coleman

That the following Consent Items be received as information:

1. Brant Development Liaison Committee Minutes – July 21, 2009.
2. Ontario Property and Environmental Rights Alliance – Overview of Ontario's Endangered Species Legislation.
3. Nola Hill – Request for Communities Along the Trans Canada Highway to participate in "Support our Forces" Campaign by Installing Yellow Ribbons.
4. North Dufferin Agriculture and Community Taskforce – Resolution Re: Aggregate Land Uses in Melancthon/Mulmur Townships.
5. Community Schools Alliance – Resolution Re: School Closures.
6. Township of Woolwich – Resolution Re: Review of Development Charges Act.

7. City of Greater Sudbury – Resolution Re: Employment Insurance Reform.
8. City of Greater Sudbury – Resolution Re: Proposed Workplace Fatalities Family Bill of Rights.

.Carried

Haldimand County Disaster Relief Committee – Donation Request – Grand River Flood 2009

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That a donation of \$1,000.00 from the County of Brant to the Haldimand County Disaster Relief Committee for the 2009 Grand River Flood be approved.

. Carried

Resolution – Corporation of the Township of Huron-Kinloss – Resolution Re: Weed Control Act

Moved by – Councillor Schmitt
Seconded by – Councillor Coleman

That the County of Brant support the resolution of the Township of Huron-Kinloss requesting the Province of Ontario to designate Giant Hogweed as one of the plants in Schedule R.R.O. 1990, Reg. 1096 under the Weed Control Act.

. Carried

CD-09-93 – DEVELOPMENT CHARGES IMPLEMENTATION

Fran Bell, Director of Corporate Services, outlined information provided in the addendum, noting that an error in the cost of the Willow Street Pumping Station will increase the development charges for a single family detached unit by \$584 and \$8.93/sq.m for non-residential uses. Cam Watson also discovered an error in the apartment/multiple residential calculations which will reduce the proposed development charges.

Moved by – Councillor Schmitt
Seconded by – Councillor Hodge

That based on the revised cost estimate for the Willow Street Pumping Station, the Development Charges for the Paris Urban Settlement Area (excluding Southwest Paris) be increased to reflect the increased costs as per the addendum dated August 10, 2009.

. Carried

Moved by – Councillor Atfield
Seconded by – Councillor Powell

That no additional public meeting be held regarding the revised cost estimates for the Paris Urban Settlement Area (excluding Southwest Paris).

. Carried

Moved by – Councillor Powell
Seconded by – Councillor Coleman

That 25% of the increase in the County-wide Development Charges rates for Residential Development, as provided in the 2009 Development Charges Background Study and amended as per the Addendum dated August 5, 2009 be implemented effective September 1, 2009;

That the balance of the increase in the County-wide Development Charges rates for Residential Development, as provided in the 2009 Development Charges Background Study and amended as per the Addendum dated August 5, 2009 be implemented January 1, 2010;

And that any shortfall in collection of Development Charges resulting from the phasing in of the increase in Residential Development Charges be charged to the 2009 Operating Budget.

. Defeated

Moved by – Councillor Haggart
Seconded by – Councillor Powell

That the County-wide Development Charges rates for Residential Development, as provided in the 2009 County-wide Development Charges Background Study and amended as per the Addendum dated August 5, 2009 be implemented effective September 1, 2009

. Carried

Moved by – Councillor Haggart
Seconded by – Councillor Simons

That the revised Development Charges Rates for the Paris Urban Settlement Area, excluding South-west Paris, as documented in the 2009 Development Charges Background Study for Paris (excluding Southwest Paris) and as amended by the addendum dated August 10, 2009, be approved and implemented effective September 1, 2009.

. Carried

Moved by – Councillor Haggart
Seconded by – Councillor Simons

That the revised Development Charges Rates for Non-Residential Development, as provided in the 2009 County-wide Development Charges Background Study, as amended by the Addendum dated August 5, 2009 and in the 2009 Development Charges Background Study for Paris (excluding South-west Paris), as amended by the Addendum dated August 10, 2009, be approved and implemented September 1, 2009.

. No Vote – Amendment Follows

Moved by – Councillor Gatward
Seconded by – Councillor Hodge

That the revised Development Charges Rates for Non-Residential Development be implemented effective September 1, 2010.

. Carried

The Chair then called for a vote on the motion, as amended as follows:

“That the revised Development Charges Rates for Non-Residential Development, as provided in the 2009 County-wide Development Charges Background Study, as amended by the Addendum dated August 5, 2009 and in the 2009 Development Charges Background Study for Paris (excluding South-west Paris), as amended by the Addendum dated August 10, 2009, be approved and implemented September 1, 2010.”

. Carried

Moved by – Councillor Gatward
Seconded by – Councillor Hodge

That Industrial Buildings, as defined below, be exempt from the Non-Residential Development Charges in order to provide an incentive to industry and encourage balanced economic growth:

Industrial Building means a building used for or in connection with,

- (a) manufacturing, producing, processing, storing or distributing goods*
- (b) research or development in connection with manufacturing, producing, or processing goods,*
- (c) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,*
- (d) office or administrative purposes, if they are,*
 - a. carried out with respect to manufacturing, producing, processing, storage or distribution of goods, and*
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.*

. No Vote – Amendment Follows

Moved by – Councillor Haggart
Seconded by – Councillor Schmitt

That the exemption for Industrial Buildings be in effect until September 1, 2010, and that the continuation of the exemption be reviewed at that time.

. Carried

The Chair then called for a vote on the motion, as amended to read as follows:

“That Industrial Buildings, as defined below, be exempt from the Non-Residential Development Charges until September 1, 2010, in order to provide an incentive to industry and encourage balanced economic growth:

Industrial Building means a building used for or in connection with,

- (e) manufacturing, producing, processing, storing or distributing goods*
- (f) research or development in connection with manufacturing, producing, or processing goods,*
- (g) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,*
- (h) office or administrative purposes, if they are,*
 - a. carried out with respect to manufacturing, producing, processing, storage or distribution of goods, and*
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.*

And that continuation of the exemption for Industrial Buildings be reviewed prior to September 1, 2010.”

. Carried

Moved by – Councillor Atfield
Seconded by – Councillor Powell

That pursuant to Section 12(3) of the Development Charges Act, 1997, the Council of the County of Brant has determined that a further public meeting is not necessary for the proposed Development Charges By-laws.

. Carried

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That two By-laws to give effect to the recommendations contained in this report, and to implement the revised development charges rates, for the County-wide Development Charges, as amended by the Addendum dated August 5, 2009 and the Paris Urban Settlement Area (except South-west Paris), as amended by the Addendum dated August 10, 2009, be presented for consideration by Council on August 26, 2009.

.Carried

Moved by – Councillor Haggart
Seconded by – Councillor Simons

That Industrial Buildings, as defined below, in the South-west Paris area be exempt from Non-Residential Development Charges until September 1, 2010, in order to provide an incentive to industry and encourage balanced economic growth, subject to clarification from the County's consultant:

Industrial Building means a building used for or in connection with,

- (i) manufacturing, producing, processing, storing or distributing goods*
- (j) research or development in connection with manufacturing, producing, or processing goods,*
- (k) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,*
- (l) office or administrative purposes, if they are,*
 - a. carried out with respect to manufacturing, producing, processing, storage or distribution of goods, and*
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.*

. Carried

CD-09-96 – GRANDVILLE (SAVANNAH HEIGHTS) SUBDIVISION – PHASE 1, PARIS – ASSUMPTION OF INFRASTRUCTURE

Moved by – Councillor Hodge
Seconded by – Councillor Coleman

Whereas the agent for the developer of the Grandville (Savannah Heights) Subdivision, Phase 1 in Paris has submitted a request for assumption of infrastructure;

And whereas the developer has fulfilled all terms and conditions as required of the subdivision agreement;

Be it hereby resolved that staff prepare a by-law to assume the infrastructure in the subdivision known as Grandville (Savannah Heights) Subdivision, Phase 1, more particularly as described as Registered Plan 2M-1863.

.Carried

INFORMATION REPORTS

1. CD-09-97 – Development and Engineering Standards – Received as information

OTHER BUSINESS

1. Councillor Powell distributed a newspaper article regarding development charges in Halton Region.

In Camera at 8:20 p.m. to discuss a property matter, on a motion of Councillor Powell and Simons.

This portion of the meeting is recorded in the In Camera – Confidential Corporate Development Committee minutes dated August 10, 2009.

Open Session at 8:25 p.m., on motion of Councillor Coleman and Mayor Eddy.

CD-09-94 – POTENTIAL TRANSFER OF PROPERTY

Moved by – Councillor Schmitt

Seconded by – Councillor Coleman

That the In Camera recommendation from Staff Report CD-09-94 regarding a property negotiations matter be approved.

. Carried

NEXT MEETING

The meeting adjourned at 8:30 p.m. to meet again on Monday, September 14, 2009, 7:00 p.m. at the County Council Chambers

Secretary