



**TOWN OF AMHERSTBURG  
SPECIAL COUNCIL MEETING – PLANNING  
Monday, September 08, 2014  
5:00 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg

## **MINUTES**

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### **PRESENT**

Mayor Wayne Hurst  
Deputy Mayor Ron Sutherland  
Councillor Carolyn Davies  
Councillor Bart DiPasquale  
Councillor Robert (Bob) Pillon  
Councillor Diane Pouget  
Councillor John Sutton

Mike Phipps, Chief Administrative Officer  
Paula Parker, Clerk

### **CALL TO ORDER**

The Mayor called the meeting to order at 5:25pm.

### **DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF**

There were no disclosures of pecuniary interest noted.

### **PRESENTATION BY ADMINISTRATION/PLANNING CONSULTANT**

#### **3.1 Development Charges Five Year Review- Background Study and By-law**

The Manager of Planning Services informed Council of the mandatory 5 year review of the development charges which was completed by Watson and Associates Economists Ltd. She stated that the current by-law will expire on November 8<sup>th</sup>, 2014 and the proposed by-law will be brought to Council at the September 22, 2014 Regular Council Meeting. She also stated that comments received from the public

during this meeting would be considered and incorporated as necessary into the background study and by-law.

## **PRESENTATION BY THE APPLICANT**

Dan Wilson, Project Manager, Watson and Associates Economists Ltd., presented Council with an overview regarding the development charges background study and proposed by-law. Mr. Wilson stated that the purpose of the meeting was to gather public input regarding the background study and proposed by-law and that amendments could be made based on public input.

## **PUBLIC INPUT**

### **5.1 Jim Broderick**

Mr. Broderick addressed Council with his concerns regarding the proposed development charge study and proposed by-law. He provided a handout to Council for their review. He stated that the proposed development charge of \$6.60 is a tremendous cost and he thinks that input from developers and realtors should be included.

Mr. Broderick inquired as to what the current balance of the reserve fund was. The Director of Financial Services stated the balance was \$4.3 million in equity reserves with \$1.25 million in cash reserves as of August 18, 2014.

Mr. Broderick asked if there was an approval process when applying for development charge exemptions. The Manager of Planning Services stated that the proper process would be that the exemption come before Council for consideration. She also stated that the current by-law for consideration recommends that there not be "one-offs" for consideration because that would constitute bonusing.

Rob Filipov, Amico Properties, stated that he had the report and will provide comments in writing after he reviews it.

Norbert Bolger, Nor-Built Construction, will also provide comments in writing after he reviews the report. He further stated that development charges are added to the cost of the house and that the homeowner ultimately pays for the development charges in the end.

## **RESPONSE FROM THE APPLICANT**

There were no responses from the applicant.

## **COUNCIL DISCUSSION**

Deputy Mayor Sutherland asked what the ramifications would be if a decision was made to stay at the lower development charge rate. Mr. Wilson replied stating a lower rate may make it more competitive, but, by offering a lower rate, the Town would have to make up the remainder through taxation.

Deputy Mayor Sutherland questioned whether moving to the high development charge of \$6.60 would deter development. Mr. Wilson stated that some deterrent may take place because it would be the highest development charge in the area.

Councillor Davies stated that she thought going from the lowest development charge to the highest could be shocking to developers and wondered if it would be better to start in the middle. Councillor Davies asked if any exemptions could be applied. Mr. Wilson stated that not for profit and places of worship would be completely exempt. Councillor Davies asked if affordable housing is included in the exemptions. The Manager of Planning Services stated that affordable housing is not included in the recommendations however the County Official Plan that was just approved by the Province does recommend that Municipalities consider development plan exemption and reductions for affordable housing.

Councillor Pillon asked if an exemption was given to a church, would the Town have to make up for that exemption. Mr. Wilson replied that the Town would have to make up for the exemption. Councillor Pillon asked how the Town would go about retrieving the costs. The Director of Financial Services stated that it would have to be made up through taxation.

Councillor Pillon asked why \$6.60 was the token number. Mr. Wilson stated that the calculation is based on growth related needs identified by staff compared to growth projections by the Town. Mr. Wilson further stated that coming up with a number has nothing to do with comparing Amherstburg to other Municipalities.

Councillor DiPasquale asked if there was anything in place for projects that have already started. Mr. Wilson stated that as of November 9th, 2014 the development charges on projects that have already started would move to the new rate that has been agreed upon and that a phase-in process could be an option for these projects.

Councillor Davies asked what the risk is of losing potential investors by charging the full development charge rate. Mr. Wilson stated that it could result in less development in the community which could then result in less tax dollars and less residential growth.

## **ACTION BY COUNCIL**

Councillor DiPasquale moved, Councillor Davies seconded:

**That:**

- 1. The report from the Manager of Planning Services dated August 22, 2014 regarding Development Charges Background Study and By-law be received for information; and,**
- 2. Council accept the recommendations contained within the Development Charges Study dated August 25, 2014 from Watson and Associates Ltd; and,**
- 3. Pending comments received at the public meeting scheduled for September 8th, 2014, Council consider adoption of the proposed Development Charges Study and By-law at the Council Meeting scheduled for September 22, 2014.**

The Mayor put the Motion.

**Motion Carried**

#### **ADJOURNMENT**

Councillor Davies moved, Councillor Pillon seconded:

**That Council rise and adjourn at 6:49 p.m.**

The Mayor put the Motion.

**Motion Carried**

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MAYOR – WAYNE HURST

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CLERK – PAULA PARKER