

Present: Mayor Mitchell
Councillor Drumm
Councillor Emm
Councillor Gleed
Councillor Leahy (arrived at 6:06 p.m.)
Councillor Mulcahy
Councillor Roy
Councillor Yamada (arrived at 6:16 p.m.)

Also Present: R. Petrie, Chief Administrative Officer
S. Beale, Commissioner of Public Works
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
K. Nix, Commissioner of Corporate Services/Treasurer
R. Short, Commissioner of Planning
S. Klein, Manager of Recreation
S. Cassel, Deputy Clerk
C. Bantock, Acting Legislative Coordinator

Regrets: None noted

Special Council meeting for the purpose of Education and Training.

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

2. Presentations

2.1 Craig Binning, Partner and Jason Bevan, Senior Consultant, Hemson Consulting Ltd.

Re: Development Charges Act and Study

Craig Binning, Partner and Jackie Hall, Consultant, Hemson Consulting Ltd., appeared before Council and provided a presentation regarding the Development Charges Act and Study. Highlights of the presentation included:

- the need to pass a new Development Charges By-law before the

expiry date of the current By-law in order to continue collecting development charges;

- an overview of the role of development charges in funding growth-related capital costs;
- amendments to the Development Charges (DCs) Act and Regulations and how they apply to the Town;
- eligible and ineligible capital costs under the Act;
- an overview of the DC study process;
- the establishment of development forecasting and identification of capital costs and funding requirements within the study;
- the calculation of the maximum permissible funding envelope for service levels;
- the estimated capital cost reductions for the expected development charge funding projects;
- forecasts of taxation revenue;
- harmonizing the definitions within the 2016 Development Charges By-law with the Region of Durham where permissible;
- implications of the DC Policies on municipal revenues;
- the ability to use the Long-Range Financial Plan as a tool to examine the impacts of various goals and objectives; and,
- next steps in the process including consultation with the public and the development industry.

A question and answer period ensued between Members of Council, Mr Binning and Ms. Hall regarding:

- limitations in the Act that prohibit the use of DCs for expenditures such as the headquarters for administration due to growth in the Town;
- the parameters around the ability to transfer funds leftover from one project to another;
- the ability to use development charges for stormwater management and maintenance;
- the ability to adjust the capital program to maximize DCs;
- the recommendations being brought forward in October prior to the background study being made available to the public;
- the formal public meetings in 2017 being open to both the public community and development industry and the communication methods used to make individuals aware of the meetings; and,
- the ability to recapture development charges in the next cycle if the funds were not spent.

3. Adjournment

3.1 Motion to Adjourn

Resolution # 401-16

Moved By Councillor Leahy
Seconded By Councillor Emm

The meeting adjourned at 6:54 p.m.

Carried

Susan Cassel, Deputy Clerk

Don Mitchell, Mayor