

**Finance, Administration &
Operations Committee**

Wednesday, May 21, 2014, 5:00 pm
Brockville Memorial Centre - Hall

COMMITTEE MINUTES

Committee Members:

Councillor J. Fullarton, Chair
Councillor J. Baker
Councillor L. Bursey
Councillor J. Earle
Mayor D. Henderson, Ex-Officio

Absent:

Councillor T. Blanchard

Council Members:

Councillor M. Kalivas
Councillor M.J. McFall

Staff:

Mr. B. Casselman, City Manager
Mr. D. Dick, Director of Corporate Services
Ms. S. MacDonald, City Clerk
Ms. L. Murray, Deputy City Clerk (Recording Secretary)
Ms. M. Pascoe Merkley, Director of Planning

Others:

Mr. A. Grunda

The Chair called the meeting to order at 5:00 p.m.

STAFF REPORTS

1. Development Charges Background Study Report

Moved by: Councillor Baker
Seconded by: Councillor Earle

THAT the Finance, Administration and Operations Committee receive the Development Charges Background Study Report prepared by Watson and Associates Economists Ltd.; and

THAT the Public input received at this meeting be forwarded to the consultant for consideration.

CARRIED

Councillor Fullarton, Acting Chair reviewed the procedures for the Public Meeting.

Ms. Pascoe Merkley, Director of Planning, announced that the Notice of Public Meeting respecting the application for Development Charges Background Study and proposed By-law was advertised in the Brockville Recorder and Times Newspaper on April 24th and May 1st, 2014 and a notice was placed on the City website.

Councillor Fullarton, Acting Chair, asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Mr. Grunda provided an overview of the Development Charges Background Study and By-law in his presentation.

No person spoke in support of the proposed new Development Charges By-law.

Mr. Michael Veenstra of Spring Valley Homes spoke in opposition, asking the committee to consider whether they would like to see more growth or have a development charge. He added that he feels the forecast as laid out in this presentation is inaccurate. Mr. Veenstra believes that a development charge of this amount will definitely slow down residential development.

Mr. Joe Farella, Wexford Forming, is in disagreement with the development charges. He asked why the other surrounding municipalities like Augusta, Prescott and Front of Yonge were not included in these surveys. Mr. Farella feels that the residential growth survey is inaccurate and skewed. He feels the unit numbers will go down, instead of up, if this charge is implemented.

Mr. Ron Noseworthy of Maplevue Homes, spoke in opposition of the development charge. He intimated that the reason he reduced his building activity in North Grenville and now does the bulk of his business in Prescott, is due to the large development charges that North Grenville has introduced. Mr. Noseworthy added that he feels the economy is still too unstable to sustain the implementation of a development charge of this amount. He added that should the City not go ahead with this charge he is ready to come into town and bring a lot of growth.

Mr. Matt Eyre suggested that the development charge be aligned to construction value for residential development. He also observed from the Development Charge Study that only 458 new jobs are to be added per the forecast.

Mr. Collin Williams felt that there should be a concession within the Development Charge by-law for affordable housing.

Mr. David Golledge wanted to make the point that this development charge is necessary for new development. He doesn't feel that the expense of new roads and parks for new development should fall upon all taxpayers. In addition, Mr. Golledge doesn't feel that new homeowners should be given privileges.

Mr. Orren Louch, Louch Home Developments wondered how the growth numbers were derived.

Mr. Grunda replied that they had been taken from a 2009 growth study.

Mr. Louch said that 20 years ago our growth was neck in neck with Kingston, it is no longer the case. He doesn't feel that having a development charge will change the fact that the City has very little development proposed for the next 10 years.

The meeting concluded at 6:20 pm.