

6:30 p.m.

July 10, 2014

TOWN OF PETAWAWA

SPECIAL MEETING OF COUNCIL

Present: Mayor Bob Sweet Deputy Mayor Tom Mohns
Councillor James Carmody Councillor Frank Cirella
Councillor Murray Rutz Councillor Theresa Sabourin

Regrets: Councillor Treena Lemay

Also Present: Daniel Scissons Dawn Recoskie
Dan Wilson Annette Mantifel
Karen Cronier Wayne Bando
Sean Chase Patricia Leboeuf

CALL TO ORDER (Moment of Silent Reflection)

The Mayor called the meeting to order at 6:30 p.m.

APPROVAL OF AGENDA

MOVED BY: Frank Cirella
SECONDED BY: James Carmody

- (1) That the agenda for the July 10, 2014 Special Meeting of Council be adopted.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

PUBLIC MEETING

1. Purpose of the Meeting

The Public Meeting was opened by the Mayor at 6:32 p.m. Mayor Bob Sweet advised that this is a public meeting of Council being held under Section 12 of the *Development Charges Act, 1997*. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the Development Charge Background Study and proposed By-law dated June 25, 2014. Council will not be taking any action this evening on this report or by-law.

2. Development Charge Background Study and Proposed By-law Presentation – Dan Wilson, Watson & Associates Economists Ltd.

Mayor Sweet advised that prior to receiving public comments, the Town's consultant Dan Wilson of Watson & Associates Economists Ltd., will provide a brief presentation of the findings of the study.

Dan Wilson provided an overview of the Development Charge Background Study and proposed by-law. Mr. Wilson spoke to the study process; development charges methodology; growth forecast; increase in need for service; anticipated capital needs; recoverable capital costs; schedule of calculated charges; residential development charge comparison with neighbouring municipalities; commercial development charge comparison with neighbouring municipalities; industrial development charge comparison with neighbouring municipalities; proposed by-law policies; and next steps.

Mr. Wilson highlighted that the proposed urban residential development charge is \$4,663, with the current charge being \$6,236. The proposed rural residential development charge is \$2,658, with the current charge being \$3,803. The proposed commercial urban development charge is \$2.94/sq. ft., with the current charge being \$2.00/sq. ft. The proposed commercial rural development charge is \$1.59/sq. ft., with the current charge being \$1.30 sq. ft. The proposed residential development charge will be going down and the proposed commercial development charge will be going up, compared to the existing development charge by-law.

Mr. Wilson then provided an overview of the questions received from Mr. Wayne Bando, regarding the development charge background study and proposed by-law, and the answers provided to the questions. If Council chooses to include an additional infrastructure master plan study, as suggested by Mr. Bando, then an Addendum Report would be required and the change would impact the proposed development charge rates. The residential rates would increase between \$7-\$19, and non-residential rates would increase by \$0.02/sq. ft. Council would then need to decide if this change would warrant a second public meeting. Council can pass a resolution at its next Council meeting (July 21, 2014) indicating that a second public meeting is not required and adopt the Addendum Report prior to adopting the development charge by-law at the July 21, 2014 Council meeting.

3. Comments from Public

Mayor Sweet asked to hear comments from members of the public. Mr. Wayne Bando came forward and indicated that he was satisfied with the answers to his questions provided by staff, and that he had no further comments.

Deputy Mayor Tom Mohns questioned if Council should consider a phased in approach with the non-residential development charge. Mr. Wilson presented three scenarios showing a phased in approach. Option 1: half of the increase in year 1 with the remainder of the increase in year 2. Option 2: one third of the increase in year 1, one third of the increase in year 2, and remainder of the increase in year 3. Option 3:

one fifth of the increase annually over a five year period. Mr. Wilson explained that by conducting a phased in approach there will be a gap in funding charged, and that the Town will then need to make up for that amount from other funding sources (normally taxation). In Option 1, the gap would be \$22,583; in option 2, the gap would be \$45,167; and in option 3, the gap would be \$90,334.

Direction was given to staff and Mr. Wilson to prepare an Addendum Report to include an additional infrastructure master plan study and to implement the development charges with no phased in approach.

Mayor Sweet thanked all for attending the meeting and declared the Public Meeting closed at 7:26 p.m. Mayor Sweet reported that Council urges the public to submit their comments in writing prior to July 16, 2014. Council consideration of the development charge by-law is scheduled to occur on July 21, 2014.

CONFIRMING BY-LAW

MOVED BY: Theresa Sabourin
SECONDED BY: Tom Mohns

- (2) That By-law 921/14 be read a first, second and third time and passed.

CARRIED

Mayor Sweet thanked Mr. Wayne Bando for his interest in the development charge background study and proposed by-law and for providing his comments regarding the study and by-law.

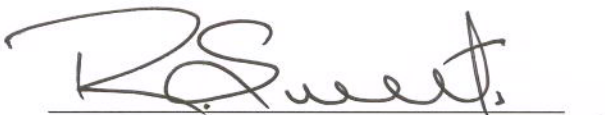
ADJOURNMENT

MOVED BY: Murray Rutz
SECONDED BY: Frank Cirella

- (3) That the Special Meeting of Council adjourn to the call of the Mayor.

CARRIED

The meeting adjourned at 7:28 p.m.



Mayor



Clerk