



**THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS MINUTES
PUBLIC MEETING PURSUANT TO SECTION 12 OF THE DEVELOPMENT
CHARGES ACT, 1997**

Date: December 14, 2021, 6:00 PM
Location: 636 St. Lawrence St. Winchester, ON

Council Present: Mayor: Tony Fraser
Deputy Mayor: Allan Armstrong
Councillor: John Thompson
Councillor: Gary Annable

Staff Present: CAO: Angela Rutley
Clerk: Jo-Anne McCaslin
Director of Public Works: Khurram Tunio
Economic Development & Communications: Stephen Mann
Director of Planning, Building and Enforcement: Calvin Pol
Deputy Clerk: Nancy Johnston
Administrative Assistant: Emily Beach
Communications Officer: Jennifer Westendorp

1. Call Meeting to Order by Resolution

A Public Meeting of Council pursuant to Section 12 of the Development Charges Act, 1997, as amended, was held to present and obtain public input on the municipality's proposed Development Charges (D.C.) Bylaw and underlying background study. This meeting was open to the public and was also held through Zoom videoconferencing and broadcast live on YouTube.

Resolution No. 01

Moved By: Councillor Thompson

Seconded By: Councillor Annable

THAT the Public Meeting of the Council of the Corporation of the Township of North Dundas to present and obtain public input on the Municipality's proposed Development Charges Bylaw and underlying background study be hereby called to order at 6:01 PM.

2. Confirmation of Record and Notice

The Chairman asked Jo-Anne McCaslin, the Clerk, to take minutes of this meeting and urged everyone present to sign the appropriate Attendance Sheet if they have not pre-registered to attend.

3. Presentation by Sean-Michael Stephen from Watson & Associates Economists Ltd.

The presentation covered the purpose of development charges, the methodology and process used in the background study, anticipated growth in the Township and related increase in need for service, anticipated capital needs and recoverable costs and a proposed schedule of development charges. Comparisons to existing charges, charges of other municipalities, applicable

exemptions to the development charges and redevelopment charges were also presented.

Next steps:

Council to receive feedback from the public, preparation of addendums to the background study based upon public meeting and stakeholder feedback if applicable. Approval of the background study and passage of the by-law will be presented at the January 18, 2022 meeting.

4. Open Discussion

The Chairman opened the meeting to questions and comments.

No verbal or written comments were received from the public.

Comments from Council:

Council asked about the tools available through the Development Charges Act to address affordable housing and how long the bylaw and the study were valid.

It was noted that the Act allows for affordable housing to pay the development charges in 21 equal annual installments. Additionally, Council may exempt any type of development through the bylaw, such as affordable housing, if they wish. Some municipalities use CIP grants as an added incentive to build affordable housing.

It was noted that a Development Charges Bylaw has a maximum expiry of five years, there is no minimum time period and that increases in development charges need to be substantiated by an identified increase in service needs. Council cannot impose a charge higher than the charge calculated in the study but they can go lower it. The Development Charge Background Study is valid for one year after the bylaw is passed or the study is adopted.

5. Concluding Remarks - Chairperson Fraser

The CAO noted that the Director of Public Works has just returned to work and has not had an opportunity to review this study so there may be some additional feedback from him regarding the transportation component.

The Chairperson acknowledges there were no further comments and the Public Meeting was now complete.

6. Adjournment

Resolution No. 02

Moved By: Deputy Mayor Armstrong

Seconded By: Councillor Annable

THAT the Public Meeting regarding the proposed Development Charges Bylaw and underlying background study adjourn at 6:28 PM.

MAYOR

CLERK