

**THE CORPORATION OF THE TOWNSHIP OF ESSA
PUBLIC MEETING – DEVELOPMENT CHARGES
WEDNESDAY, MAY 17, 2023**

MINUTES

A Public meeting was held in person on Wednesday May 17, 2023 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor Sandie Macdonald
Deputy Mayor Michael Smith
Councillor Pieter Kiezebrink
Councillor Henry Sander
Councillor Liana Maltby

Staff in attendance: C. Healey-Dowdall, Chief Administrative Officer
M. Mikael, Manager of Public Works
D. Dollmaier, Manager of Finance
S. Haniff, Manager of Planning
S. Corbett, Deputy Clerk
L. Lehr, Manager of Legislative Services

Guest in attendance: Andrea Mirabella, Hemson Consulting Ltd.

The Mayor opened the meeting at 6:01 p.m., and explained that the Public Meeting was being held pursuant to the *Development Charges Act*, 1997, regarding proposed development charge rates and policies to be applied throughout the Township. It is anticipated that the passage of the By-law by Council would occur on a date subsequent to the public meeting.

She explained that development charges are levied against new development and are a primary source of funding for development-related capital expenditures. The 2023 Development Charges Background Study relates to the provision of services for Library, Fire, Police, Parks and Recreation, Services related to a Highway, Public Works and Fleet, Roads, Water and Sanitary Sewer Infrastructure.

Council is required under the *Development Charges Act*, 1997, to hold at least one public meeting to allow the public the opportunity to review and provide comments on the 2023 Development Charges Background Study, related staff reports and the proposed Development Charges By-law. Copies of the 2023 Development Charges Background Study and the proposed Development Charges By-law were available to the public on the Township's website.

Mayor Macdonald turned the meeting over to the Township Consultant, Hemson Consulting Ltd., for an overview of development charges and the proposed Development Charges By-law.

Andrew Mirabelle, Hemson Consulting Ltd., provided that a Development Charge By-law is a mechanism used to fund the capital expenditures of municipal infrastructure that relates to growth. He explained that there are currently three Development Charge By-laws that apply to development in the Township of Essa. One of these By-laws is under the jurisdiction of the Township, one is under the jurisdiction of the County of

Simcoe and the last one relates to the School Boards (for Education Development Charges). The County By-law applies to broader County matters i.e., County roads, long term care, paramedic services, etc. The Township collects all development charges for all 3 By-laws upon application for a building permit for a new home or other applicable development.

The *Development Charges Act* (DCA) outlines how development charges (DC's) are calculated and applied. The DCA, O. Reg 82/98, and now Bill 23, require that a development charges background study be prepared in which DCs are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the Township. The forecast is based on a projection of population, household and employment growth for the next 10 years for all services except water and sewer that is based on a longer-term planning horizon, which aligns with the infrastructure requirements to service development.
- The average level of service provided by the Township over the fifteen-year period immediately preceding the preparation of the background study; and
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Township or its local boards to provide for the expected development, including determination of the development and non-development-related components of the capital projects.

The areas that are eligible for funding through DC's are: Library, Fire, Police, Parks and Recreation, Services related to a Highway: Public Works and Roads as well as Water and Wastewater services. Existing DC reserve funds on hand, by service, are also considered in the calculation of the charges. All of this information is analyzed to calculate new DC rates.

Mayor Macdonald called upon members of the public to provide their comments. There were none.

There were no further comments or questions from members of Council.

Mayor Macdonald informed all in attendance that the proposed Development Charges By-law will not be adopted by Council at this meeting, but rather will be considered at the Council meeting on June 21, 2023, after considering all comments received as part of the public meeting and the consultation process.

Mayor Macdonald thanked all those in attendance for their participation.

The Public meeting adjourned at 6:21 pm.



Sandie Macdonald, Mayor



Lisa Lehr, Manager of Legislative Services