

**THE THIRTEENTH MEETING OF THE ONE HUNDRED AND TWENTY-FIFTH
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**COUNCIL CHAMBERS
CITY HALL**

MARCH 21ST, 2005

5:00 p.m. The meeting convened with His Worship, Mayor J. Kohler, presiding.

ATTENDANCE

Members

Mayor J. Kohler
Alderman B. Aarts
C. Barwick
H. Chapman
T. Johnston
T. Shackelton
M. Turvey
D. Warden

Officials

W. Graves, City Clerk
W. Day, Director of Finance & City Treasurer
J. Dewancker, Director, Environmental Services
P. Keenan, Director, Planning
J. Foster, Chief Planning Official
G. Dart, Director, Human Resources

Others

A. Grunda, CN Watson Associates Ltd.

DISCLOSURES OF INTEREST

NIL.

This special meeting was called to deal with the following matter.

Development Charges Study and Proposed Development Charges

Mayor Kohler called the meeting to order and stated that this is a public meeting pursuant to the Development Charges Act to present and obtain public input on the City’s Development Charges Study and proposed Development Charges.

Mayor Kohler asked what method of notice and when was the notice given to the public for this meeting.

The Director of Finance and City Treasurer stated that notice was given in the St. Thomas Times Journal on the 26th day of February, 2005.

The Director of Finance and City Treasurer stated that the Development Charges Study had to be undertaken every five years and that Council would be asked to adopt a Development Charges By-law on March 29, 2005.

Mr. Andrew Grunda, C.N. Watson, provided a power point presentation outlining the study.

Mr. Grunda indicated that the new charge for a residential unit is proposed at \$5614, for commercial \$37.24 per square metre and that industrial development would be exempt.

Mayor Kohler asked if any written submissions had been received.

The Director of Finance and City Treasurer stated that no submissions had been received.

Mayor Kohler asked if any members of the public or any members of Council had any questions or comments.

Mr. Dennis Broome was in attendance representing the Home Builders Association and the Downtown Development Board.

Mr. Broome expressed concern about the proposed commercial charge stating that the increase from \$15 to \$34 was very significant and that he would not want to see this increase impede future commercial development.

Mr. Broome stated that he would like to see Council provide some buffering of the charge to the commercial area.

CITY CLERK _____CONFIRMED_____MAYOR

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Mr. Broome stated that to date the downtown area had been exempt from a development charge.

The Director of Planning stated that a resolution had been passed in 1990 waiving fees in the downtown area.

The Director of Planning suggested an alternative may be for the downtown area to be exempt.

The Director of Finance and City Treasurer stated that Council needs to be aware of how much is being invested and rather than an exemption a rebate may be in order. This would have to be a budget item.

Mr. Tom Looby representing the Home Builders Association was also in attendance.

Mr. Looby stated that while the Home Builders generally accepted the residential charges, they had some questions regarding the methodology in developing the charges.

Mr. Looby stated that although some numbers may seem small today, they can increase significantly in the future and he used the example of the library component moving from \$58 to \$303.

Mr. Looby also stated that it is important to have a full disclosure of the development charge funds.

The Director of Finance and City Treasurer stated that he intended to conduct a review of the development charges funds.

Mr. Looby stated that he would put the Home Builders' comments on paper and forward them to the City.

Alderman Turvey expressed concern that the Development Charges Committee had not been in receipt of the draft information that had been available since March 4th.

Alderman Turvey noted that a correction was needed in the study with reference to Manor Road and Wellington Street.

Alderman Turvey stated that the By-law should include a time frame reflecting how long it will be in effect for.

Alderman Barwick inquired if exemptions within the study were automatic or if they would be treated on an individual basis.

Mr. Grunda stated that the exemptions were automatic.

Alderman Barwick inquired as to how the sewer and water capital forecasts were treated in the calculations.

Mr. Grunda stated that the portion of costs relating to growth activity was included in the charges.

Alderman Warden inquired as to why industrial development was exempt.

The Director of Finance and City Treasurer stated that in order for the City to remain competitive, to attract industry, it needed to continue to exempt the industrial class.

Mayor Kohler stated that he felt the study represented responsible increases.

Alderman Aarts inquired about the range of rates being applied to residential.

The Director of Finance and City Treasurer stated that some areas in the City were subject to special benefiting charges.

Alderman Barwick inquired about the possibility of buffering or phasing in the commercial increase.

CITY CLERK_____CONFIRMED_____MAYOR

The Director of Finance and City Treasurer stated that any phasing in would impact on the taxpayer and that he would not recommend it.

Mayor Kohler declared that this public meeting was now concluded and that Council would consider the adoption of the Development Charges Study and By-law at the next meeting of Council to take place on March 29, 2005.

ADJOURNMENT

The meeting adjourned at 6:17 p.m.