

Minutes of a Public Meeting of
The Council of the Town of Tecumseh

Tecumseh Council meets in public session on Tuesday, July 9, 2019, in the Council Chambers, 917 Lesperance Road, Tecumseh, Ontario at 6:00 pm.

1. Call to Order

The Mayor calls the meeting to order at 6:05 pm.

2. Roll Call

Present:

Mayor	Gary McNamara
Deputy Mayor	Joe Bachetti
Councillor	Bill Altenhof
Councillor	Andrew Dowie
Councillor	Brian Houston
Councillor	Tania Jobin
Councillor	Rick Tonial

Also Present:

Chief Administrative Officer	Margaret Misek-Evans
Director Parks & Recreation Services	Paul Anthony
Director Public Works & Environmental Services	Phil Bartnik
Director Planning & Building Services	Brian Hillman
Director Financial Services & Chief Financial Officer	Tom Kitsos
Director Corporate Services & Clerk	Laura Moy
Director Fire Services & Fire Chief	Doug Pitre
Deputy Clerk & Manager Legislative Services	Jennifer Alexander
Manager Planning Services	Chad Jeffery
Deputy Fire Chief	Chad Mactier
Financial Analyst	Zora Visekruna

3. Disclosure of Pecuniary Interest

There is no pecuniary interest declared by a Member of Council.

4. Introduction and Purpose of Meeting

A public meeting is being held under Section 12 of the *Development Charges Act, 1997*, as amended. This meeting will provide the public an opportunity to ask questions, provide comments, and make representations on the 2019 Development Charges Background Study, which calculates updated development charges for the Town.

5. Delegations

1. Daryl Abbs, Senior Consultant, Watson and Associates Economists Ltd.

Re: Development Charges Study

The Director Planning & Building Services advises that the legislation requires, under the *Development Charges Act, 1997*, as amended, that a municipality's Development Charges By-Law will lapse after five years. He notes that the Town is obligated to review the Town's growth needs and capital needs that relate to growth and result from growth and determine through a process very much defined by the Act and regulations what the Town can charge through its Development Charges by-law and sets a ceiling as it relates to different types of growth. The Town, as it has done in the past, has retained the services of Watson and Associates

Economists Ltd. Members of Council, through the PowerPoint presentation by Watson and Associates Economists Ltd., will be presented an overview of the study. The Director Planning & Building Services introduces Mr. Daryl Abbs, Senior Consultant with Watson and Associates Economists Ltd.

Mr. Abbs presents a PowerPoint presentation which explains the purpose of the study as follows:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

Mr. Abbs notes that it is anticipated that Council will consider the Development Charges By-law at its August 13, 2019 meeting.

2. Jeff Sylvestre

Mr. Sylvestre addresses Council and notes that he was very pleased to see that Bill 108 would be providing the opportunity to have six annual payments for development charges for industrial development. Currently, this is a hindrance for developers in that people can develop in the City of Windsor, pay higher taxes but no development charges. With Bill 108, the expense can be deferred and they can expense it annually and not have to capitalize it when they finance their projects.

Mr. Sylvestre questions how the benefit to existing development is calculated. He notes that on page 62 of the study in the table entitled "Infrastructure Costs Included in the Development Charges Calculation" the line which refers to St. Gregory's to Riverside Drive (Bike Lanes), the Gross Capital Cost Estimate is \$331,300 but the benefit to existing development is only \$33,000. He questions why that is levied against future development when it is already completely developed.

The Director Planning & Building Services states that there was a process and broad rationale to assigning an estimation of benefit against existing and benefit against the new population that is coming in and given the significant growth projected, an equally significant amount was attributed to the Development Charge. He advises that there may be some refinement yet to be done in this area.

Mr. Sylvestre also questions under Page E-6 - Parkland where it states: "Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director Public Works and Environment Services." He notes that Lakewood Park allows the stormwater to go through the park and the stormwater is an amenity of the park. He is hoping that the development he is planning off Manning Road will be allowed to do the same.

The Director Planning & Building Services advises that the Town is trying to show the stormwater facility that the Town is desirous of having look like an amenity but not constituted as parkland. He states that some parks have located abutting stormwater management facilities that appear as if they are one large park, yet in fact they are separate and distinct

facilities. He noted that the park proposed in the Manning Road Secondary Plan Area (MRSPA) could include the ability to accept overland stormwater flows in excess of the 100 year storm and that the language on Page E-6 is intended to allow such a designation provided it is approved by the Director of Public Works & Environmental Services. Mr. Sylvestre states that the proposed design for the MRSPA pond contains a walking path area at the top end of the pond with landscaping. He is hoping that if it is outside of the stormwater management facility that it would be credited as parkland. The Director Planning & Building Services states that he did not think this is what this section was speaking to. It pertains to parkland and a feature introduced to it. Historically the stormwater management facility in the footprint is not viewed as parkland. He notes that the issue Mr. Sylvestre is referring to would be negotiated at the time the development comes forward.

The Director Planning & Building Services thanked Watson & Associates Economists Ltd., all the Directors at the Town and staff for the considerable amount of time they dedicated to this project. He also thanks Zora Visekruna for all her hard work in producing the spreadsheets required and assisting with the coordination on this project.

6. Communications

1. Notice of Public Meeting dated June 14, 2019

Re: Development Charges

2. Ministry of Municipal Affairs and Housing dated June 7, 2019

Re: Development Charges Act

Motion: PCM - 41/19

Moved By Councillor Tania Jobin

Seconded By Councillor Brian Houston

That Communications - For Information 6.1 and 2 as listed on the Tuesday, July 9, 2019 Public Council Meeting Agenda are received.

Carried

Mayor McNamara encourages residents to provide comments on the Development Charges study prior to the August 13, 2019 Council meeting.

7. Reports

There are no reports for consideration.

8. Adjournment

Motion: PCM - 42/19

Moved By Deputy Mayor Joe Bachetti

Seconded By Councillor Bill Altenhof

That there being no further business, the Tuesday, July 9, 2019 meeting of the Public Council Meeting now adjourn at 6:40 pm.

Carried

Gary McNamara, Mayor

Laura Moy, Clerk