

**County of Peterborough
Special County Council Meeting
Minutes – Development Charges Education Session
Thursday, May 30, 2019**

1. Call To Order

A quorum of Council being present, Warden Jones called the meeting to order at 9:03 a.m.

2. Moment of Silent Reflection

The Warden invited everyone to stand for a moment of silent reflection so that Council, staff and members of the public could quietly reflect on their duty to the community that they are trying to serve.

3. Roll Call

The Clerk conducted the roll call.

Present: Warden J. Murray Jones (Douro-Dummer), Deputy Warden Andy Mitchell (Selwyn), Councillors Rodger Bonneau (Asphodel-Norwood), Lori Burt (Asphodel-Norwood), Bonnie Clark (Otonabee-South Monaghan), Janet Clarkson (Trent Lakes), Matthew Graham (Cavan Monaghan), Jim Martin (Havelock-Belmont-Methuen), Scott McFadden (Cavan Monaghan), Karl Moher (Douro-Dummer), Sherry Senis (Selwyn), Joe Taylor (Otonabee-South Monaghan), Jim Whelan (North Kawartha) and Ron Windover (Trent Lakes).

Absent: Councillors Carolyn Amyotte (North Kawartha) and David Gerow (Havelock-Belmont-Methuen).

Staff Present: Trena DeBruijn, Director of Finance/Treasurer; Lynn Fawn, Manager, Legislative Services/Clerk; Sheridan Graham, Director, Corporate Projects & Services; Ashley Henderson, Acting Deputy Clerk; Doug Saccoccia, Assistant Manager, Engineering & Design; Karla Sampson, Executive Assistant to CAO & Warden; Troy Speck, Chief Administrative Officer and Bryan Weir, Director of Planning.

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Guests: Brigid Ayotte, Economic Development Coordinator (Cavan Monaghan), Dave Clifford, CAO (Douro-Dummer), Karen Ellis, Director of Planning (Cavan Monaghan), Evan Grieger, Engineering Technician (Cavan Monaghan), Yvette Hurley, CAO (Cavan Monaghan), Janice Lavalley, CAO (Selwyn), Roman Miszuk, Councillor at Large (North Kawartha), Kimberly Pope, Director of Finance (Cavan Monaghan), Bryan Raymond, Chief Building Officer (Trent Lakes), Chasity Robertson, Deputy Treasurer (Trent Lakes) and R. Lane Vance, Manager of Financial Services (Selwyn)

4. Adoption of Agenda

258-2019 Moved by: Councillor Bonneau
Seconded by: Councillor Clark

Be it resolved that County Council adopts the agenda as circulated.

Carried

5. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

6. Delegations, Petitions and Presentations

**a. Troy Speck, CAO
Re: Welcome and Introductions**

The CAO welcomed members of Council, staff and guests in attendance.

Mr. Speck introduced Gary Scandlan, Managing Partner and Director, Municipal Finance, Watson & Associates Economists Ltd. and Andrew Mirabella, Senior Consultant, Hemson Consulting Ltd. as the facilitators for the Development Charges education session. He provided an overview of their background and experience.

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- b. Gary Scandlan, Managing Partner and Director, Municipal Finance, Watson & Associates Economists Ltd. and Andrew Mirabella, Senior Consultant, Hemson Consulting Ltd.
Re: Development Charges Education Session**

The Managing Partner and Director, Municipal Finance, from Watson & Associates Economists Ltd. began the session by reviewing the purpose and history of Development Charges (DCs).

He explained the process of calculating DCs and reviewed several sections of the Development Charges Act (DCA) that provide the framework for establishing the growth forecast.

Mr. Scandlan emphasized that the DCA talks about development, not population or employment growth.

The Managing Partner and Director discussed limitations on services, noting which forms of capital cannot be included in the DCA and the maximum charge capped by Service Standard Calculation. He provided some examples of Service Standards.

Mr. Scandlan reviewed DCs and Capital Costs, highlighting section 2.(1) of the DCA as one of the most important sections of the Act.

The Managing Partner and Director reviewed sources to assist in costing, including water/wastewater/storm, roads, Service Standards vs. Future Projects and how to define Capital Costs for Development Charge Exempt Services and Excess Capacity.

Council recessed from 10:28 a.m. to 10:40 a.m.

Councillor Windover left the meeting at 10:35 a.m.

Councillor Taylor left the meeting at 10:50 a.m.

Mr. Scandlan reviewed Cross Subsidization and Residential and Non-Residential Allocation, providing a sample of service details. He reviewed Grants and Subsidies, highlighting that most are ad hoc and target specific initiatives. He discussed

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Post Period Benefits and how they are allocated to a period beyond the planning horizon of the service.

Councillor Clarkson left the meeting at 11:07 a.m.

He reviewed the Mandatory Exemptions such as industrial building expansions and Discretionary Exemptions, including Hospitals, Universities and Colleges. Mr. Scandlan discussed the Local Service Policy and items to consider in the policy, noting that with the “no additional levies” provision, the need for a clear local service policy is heightened.

The Managing Partner and Director reviewed Reserve Fund Reporting and how the DCA regulates the establishment and use of these funds. He discussed Area-Specific DCs, Timing of DC Collection, Annual Reporting and the requirements of a Background Study.

The Senior Consultant, Hemson Consulting Ltd. provided an overview of Canadian DC Legislation and the spectrum of services in selected Provinces. He provided a summary of the Current Tools in Ontario.

Mr. Mirabella reported that Bill 108 was released on May 2, 2019 to address housing affordability and predictability of Municipal Fees and Charges. He advised that Bill 108 amends 15 pieces of legislation, including the Development Charges Act and Planning Act.

Mr. Mirabella discussed the three proposed changes pertaining to DCs, including Secondary Suites, Timing of Payment and when DC Rates are Determined. He reviewed the current and Proposed Services eligible for recovery, how Community Benefit Charges will be utilized and how to prepare a Community Benefit Strategy.

The Senior Consultant, Hemson Consulting Ltd. provided an overview of the Local Planning Appeal Tribunal pertaining to Bill 108 and its transition.

Councillor Martin left the meeting at 12:16 p.m.

