

THE CORPORATION OF THE TOWN OF WASAGA BEACH

**MINUTES OF SPECIAL MEETING OF
TOWN COUNCIL**

**Held Tuesday, November 17, 2015 at 4:00 p.m.
In the Council Chambers**

PRESENT:

B. Smith	Mayor
N. Bifulchi	Deputy Mayor
R. Anderson	Councillor
S. Bray	Councillor
R. Ego	Councillor
B. Smith	Councillor
B. Stockwell	Councillor
G. Vadeboncoeur	CAO
P. Archdekin	Deputy Clerk
M. Quinlan	Treasurer

1. CALL TO ORDER

Mayor Smith called the meeting to order at 4:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Bifulchi declared a Pecuniary Interest with respect to 7b) Appointment to NVCA, as there is a per diem paid to members.

3. ADOPTION OF MINUTES - None

4. DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS

DEVELOPMENT CHARGES PUBLIC MEETING

Held Pursuant to the *Development Charges Act, SO 1997 c.27*

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Mayor Smith advised that pursuant to Section 12 of the *Development Charges Act, 1997*, notice of this Public Meeting was published in the Wasaga Sun Newspaper on October 29th, November 5th and 12th, 2015 and posted on the Town's web site beginning on October 28th, 2015.

Pursuant to Section 12 of the *Development Charges Act, 1997*, this Public Meeting is being held to consider the Development Charges Background Study dated November 2015 prepared by Hemson Consulting Ltd. and the draft development charges by-law that were received by Council and made available to the public. The purpose of this public meeting is to explain to the public the factors that are considered when establishing the Development Charge rates and policies in the Town.

The Mayor advised that Council information sessions on preliminary development charges rates were also held on October 13th and November 10th, 2015. The Development Charge Background Study was also emailed directly to the developers that are active in Wasaga Beach and discussions were held either via e-mail or directly with six of them leading up to

the information session on November 10th.

The Town is required under the *Development Charges Act* to undertake a Background Study every five years. The Development Charge Background Study currently in effect was undertaken in 2010 and was accepted by Council in September 2010. Subsequently, Development Charge By-law # 2010-106 was approved and has been in effect ever since.

Hemson Consulting Ltd. were asked to undertake the Development Charge Study earlier in the summer of 2015. Mr. Jason Bevan of Hemson Consulting Ltd. is here tonight to present their study and answer questions that members of the public may have. We also have our Senior Staff on hand. Jason, the floor is now yours.

Mr. Bevan and the Town Treasurer Ms. Quinlan were welcomed to the table. Mr. Bevan advised that the presentation will be about 10 minutes. He spoke to what Development Charges are for, when they are usually collected, spoke to the study process and the services offered in the community and the capital program, how the rates are calculated; summarized the residential development forecast; population growth expectations from 19,400 to 23,500 over the next ten years; non-residential development forecast and then noted there was a change in the study, which doesn't impact rates and is related to engineering for the new public works depot. Mr. Bevan referred to the slide on the General Services Capital Program Summary the pie graph of the calculated residential Development Charges rates; and a pie graph of the calculated non-residential rates; a comparison of current vs. calculated single and semi rates and the same for non-residential. Mr. Bevan displayed a graph of where Wasaga Beach rates will fall in comparison with other municipalities. In conclusion Mr. Bevan spoke to the proposed implementation dates for residential and non-residential.

Mrs. Quinlan advised that she has received comments following the November 10th meetings from a few developers and shared comments. Pacific Homes; South Georgian Bay Community Health Centre; Stonebridge; other developers supported phase in of residential charges.

Mayor Smith thanked Mr. Bevan and the Treasurer for their presentation.

Mayor Smith inquired of the Deputy Clerk if the Town had received any correspondence with respect to the proposed By-Law. The Deputy Clerk responded that no further correspondence had been received.

Mayor Smith inquired if there was anyone present that would like to ask a question or provide comments on the Development Charge Background Study or the proposed new rates. If so, please come forward and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings.

Mr. Sandy Higgins of Parkbridge Lifestyle Communities Inc., 690 RRW, Wasaga Beach. Advised that he is here to share his concerns with the By-Law. Parkbridge have been developing since 1998, 116 properties across Canada with 28,000 rental sites. They are Canada's largest land lease company. In Wasaga Beach they have 975 occupied households representing 14% of the single family detached units in Wasaga Beach; 40% of row housing and 11.5% of occupied households. They currently employ 81 people and numerous sub-trades. In 2014 they paid roughly \$1.75M in property taxes to Wasaga Beach and further \$1.4M in development charges and other fees for a total of about \$3.1M.

Mr. Higgins then spoke to historic annual housing completions; in 2006-07 – 462 and in time dropped to 162 units so far this year. Over last 5 years they have had 26% of completions and this year about 36% of the homes being constructed are Parkbridge units.

Had the Town continued with 300 homes per year in new construction Council would have seen about \$1.9 m in property taxes generated out of remaining units to be built. Currently they are working on Founders Village and nearing completion of their Country Meadows project. Founders is a single and semi-detached project on the south corner of Town by Park Place. In 2010 they were selling for \$232,000 and over 5 years have seen negative 2.1% decline in average sale price. Basically now they are selling units \$25,000 less than 5 years ago. That is a 11% decline in average sale price and the Town development charges have increased by 39 percent. At Country Meadows over 5 years seen a 1.92 % increase in sales price and development charges increased by same percentage. Now we are looking at a 23% increase in residential fees. They have development projects from Moncton to Tofino and acknowledge development charges are not uncommon. It is a unique situation in this area in the wild fluctuation in development charges. They do see significant development charges in other parts of Canada, but the wild swings in development charges can't be justified, in his opinion. He also feels the Town's long term planning is not sufficient to meet the growth plans. He did not believe there was any reason to hit developers with this size of increase. Development is long term play and when a developer can't count on a steady environment it makes it hard to engage with the community. Historically the company is pro development, but the development charges are distressing. He suggested the Town will be back to Council 5 years from now with the same kind of report with silly swings with items pushed out post 2025. Mr. Higgins noted he is saying Council needs to do a better job for decent long term planning. There is no reason to see these types of swings and lots of municipalities don't have these. How can it be proposed that development charges increase 178% and say that a good job is being done.

At one time there were 300-400 homes a year being built; this report is projecting 209 units over the next few years. We are seeing year over year declines. Parkbridge can't find an affordable piece of property for further development and unless something turns around the trends are going in the wrong direction. In the last five years we have seen an increase of 3.1% in the consumer price index and construction price index. The comparison chart drives the prices up. Once development stops, the people that live here will carry the cost of the projects. Council will need a tax base to support the Town's operating costs. With no industrial tax base it will fall on residents to carry the costs.

The sales pitch on development charges is that development should pay for development. They have no problem with that, the problem is maintaining service levels. A new Library need, but with the existing building and land worth \$1.4M, will it be sold to offset the new and if not what happens to the building and land. He spoke to increased service levels. Development is paying for increased service levels in Wasaga Beach and there is a concern declining development and less coming in. There will not be the development boost to pay for it. With the beach front purchase the Town is now in the land development business.

Mr. Higgins thanked Council for the opportunity to speak. He asked about the \$810,000 value for the old fire hall and \$1.4 for the library and the municipality's intention for these lands. Will they be used to off-set some of these expenses or just going into general coffers.

Mr. Bevan advised that the Library land would be sold to off-set the costs. He also

addressed a number of Mr. Higgins other points.

Mike Rider from the South Georgian Bay Community Centre is in the process of obtaining from the Minister of Health the Stage 1 approval of their development and move forward to Stage 2. It is a long process and all money allowed for Stage 1 has been approved by the Ministry of Health. They have a concern with the non-residential development charge and moving forward with the project. He spoke to the holding off for two years for commercial development charges. Mr. Rider also noted that all of the infrastructure is in place for the new building.

Ms. Colleen Hough ask Council to consider the additional requirements that are in place when trying to build a house – soil tests energy efficient designs, permits from NVCA and each has a cost, fill requirements, road occupancy, building permit and development charges are \$99,000 before you can even build. This money is pushing out the small builder and pushing out the young people who want to go into this career. It's a dismal perspective for a career field and discouraging for people who want to build their own home. She did not feel we could be compared to other areas as we are a rather unique tourist community. One third of the population leaves Town in the winter. That is over 6,000 people not using these services. She understands the need to fund these things but our costs are not the same as other communities. We are the largest retirement community in all of Ontario; a large number of senior who reside here pay for school but don't have children. They are not utilizing the services the same as other communities and it is not fair to compare.

Ms. Hough suggested looking at having two different rates for fees. With the infill lots people are already paying taxes and the road and infrastructure exists. Their needs have already been projected. She suggested those fees should stay the same or have a mild increase. There is a greater potential to charge development charges for green field lots. Farms and fields are currently paying very reduced taxes and they have no need for infrastructure. When the subdivision comes forward you need the road etc. and should be looked at with the different rate than infill lots. She stated her opposition to an increase for infill lots.

Mr. Ray Duhamel of Jones Consulting, representing Pacific Homes addressed Council. Pacific Homes have 250 acres in Sunnidale Trails Secondary Plan area which will house over 8,000 people when built out over 20 years. There will be over 2,000 units in the development. He thanked the Treasurer and CAO for being very approachable to discuss Sunnidale Trails. For about 3 years they have talked about what will be needed for Sunnidale Trails and worked together to prepare a cultural and recreational needs assessment. They did this as they wanted to determine the recreational needs for the area rather than just an individual subdivision. This will have a village core with commercial development internally and a park with a substantive ice rink and eventual soccer field. Pacific Homes are offering to contribute \$500,000 to that facility as a capital contribution. Staff recommended 20% of the cost of the facility will be paid for by other developers or grants or some other way of contribution. Mr. Duhamel asked that this \$268,000 be included in the development charges now. This facility is necessary for the community and Pacific Homes has made a voluntary offer of \$500,000 toward construction. Pacific Homes are interested in investing in the community. Pacific Homes also put forward two other options rather than \$500,000 contribution. First, they would donate 2.3 acres of land adjacent to the commercial court and contribution of capital cost of \$1M for the construction of a recreation facility the Town choses to build. The second option is discussions with the Library Board to construct a building in the village core at no cost to the Library and provide rent free for a twenty year window with a fixed rate after that. In

summary Pacific Homes are looking to partner with the Town and discuss those items. If these options appeal to Council Pacific Homes is interested in to continue dialogue.

Mayor Smith inquired if there were any further comments and there being no comments, asked members of Council if they have any questions or comments with regards to the study or the new rates. No comments were made.

Mayor Smith then closed the Public Meeting.

5. **UNFINISHED BUSINESS – None**
6. **CORRESPONDENCE – Received for Information - None**
CORRESPONDENCE – Requiring Action - None
CORRESPONDENCE – Referred - None
7. **COMMITTEE, BOARDS & STAFF REPORTS**

a) Advisory Committee Appointment

MOVED BY N. BIFOLCHI
SECONDED BY B. SMITH

RESOLUTION NO. 2015-12-01

RESOLVED THAT Council does hereby appoint Mr. David Arsenault to the River Resources Committee.

CARRIED

Deputy Mayor Bifolchi's previously declared Pecuniary Interest was noted and she withdrew from the table.

b) Nottawasaga Valley Conservation Authority Appointment

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-12-02

WHEREAS the Nottawasaga Valley Conservation Authority (NVCA) has endorsed a membership reduction pilot project in 2016 which would reduce the Board of Directors from 27 to 18; and,

WHEREAS the NVCA is seeking a resolution of support from all 18 watershed municipalities for the membership reduction pilot project;

THEREFORE BE IT RESOLVED THAT the Town of Wasaga Beach supports the membership reduction pilot project in 2016; and,

FURTHER THAT the Town of Wasaga Beach does hereby appoint Deputy Mayor Bifolchi as its member to the NVCA Board of Directors for 2016; and,

FURTHER THAT the Town of Wasaga Beach does here support the review of the pilot project in September 2016 in order that the Board members can consider a final Board reduction for NVCA and municipal approval.

CARRIED

Deputy Mayor Bifulchi returned to her place at the table.

8. NOTICES OF MOTION

9. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN - None

10. BY-LAWS AND CONFIRMATORY BY-LAW

a) A By-Law to Establish Development Charges for the Corporation of the Town of Wasaga Beach

Councillor Smith requested that the By-Law be deferred for consideration based on what Council heard at the public meeting. She stated that she is not prepared to make a decision this evening.

The Deputy Mayor requested that the Treasurer comment on a potential deferral. The Treasurer advised that one option is to pass the rates under the old By-Law for now. Mr. Bevan noted the existing By-Law has expired. The Treasurer noted that Council has the authority to pass a new By-Law based on the new background study and the rates are current for one year.

Councillor Anderson stated that all along he has thought the development charge rates have been too high and still stands by that thought and will not vote in favour of the By-Law.

Deputy Mayor Bifulchi indicated that Council can't defer the By-Law as something has to be put in place. The Treasurer confirmed that the current Development Charge By-Law has expired and Council does have to pass a By-Law and they have the option to decide that the rates should not change. If the By-Law is passed this evening Council would have to have another public meeting to establish the rates. The background study has a life of one year to review and implement rates. The Treasurer further advised that it is proposed that the current rates are in place until January 1st.

The Mayor questioned passing the By-Law and leaving the rates as they are.

The Treasurer advised that the rates will stay the same until January 1st. Council could pass the By-Law as it is presented, request an additional staff report and discuss whether Council wishes to have another public meeting for the January 1st increase.

The CAO asked for clarification of Council's intent for preparation of the motion.

Mayor Smith suggested that Council amend the motion to pass a By-Law to continue to have development charges in effect at the current rate until such time as Committee of the Whole or Council has another staff report on the comments received this evening. This is based on Mr. Bevan's information that within one year Council can amend the rate. We can leave as it as long as Council considers new rates within one year.

Councillor Smith advised that having heard new information tonight she needs time to consider it and it is too early for her to approve the By-Law as presented.

The CAO noted he believes he can achieve Council's intent by removing Schedule B2 and B3; and the only portion considered will be to implement the rates for balance of the year. The current rates extend into January. He suggested Council look to extend the rates until January 30 to give time for review. Councillor Anderson suggested that as

there is a year to change the rates there is no need to extend to January 30.

The Treasurer noted there is a cost as what will be going towards development charges is less than what we need. There will also be another charge of having the consultant come back and we would lose out on increased development charges. It was then;

MOVED BY B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-12-03

RESOLVED THAT the By-Law pertaining to the establishment of development charges be awarded by deleting Schedule B-2, B-3 and Schedule C to the By-Law.

CARRIED

MOVED BY B. SMITH

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-12-04

RESOLVED THAT a By-Law to Establish Development Charges for the Corporation of the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-80, as amended.

Note: A further amendment was considered below.

CARRIED

b) A By-Law to Authorize the Mayor and Clerk to Execute Agreements and Documents Regarding the Purchase of Land known as Reference Plan 51R-40185, Part 1 (Freethy Road – Gibson)

MOVED BY B. SMITH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-12-05

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Agreements and Documents Regarding the Purchase of Land known as Reference Plan 51R-40185, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-81.

CARRIED

The Chief Administrative Officer requested, with the consent of the mover and seconder, the opportunity to correct an error with respect to the motion just passed that removed Schedule C, as it should not have been removed.

Deputy Mayor Bifulchi stated she would prefer an actual motion so ensure it is correct.

The Chief Administrative Officer requested a five minutes recess to prepare a proper motion and Council recessed at 5:20 p.m.

Council reconvened at 5:30 p.m. and it was then;

MOVED BY B. SMITH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-12-06

RESOLVED THAT the By-Law pertaining to the establishment of development charges be amended by deleting the reference to “December 31, 2015” on Schedule B-1 to the By-Law and that Schedule C be reinstated.

CARRIED

c) Confirmatory By-Law

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-12-07

RESOLVED THAT a By-Law to Confirm the Proceedings of the Council or the Town of Wasaga Beach at its Special Meeting held Tuesday, November 17, 2015 be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-82.

CARRIED

11. CALLING OF COMMITTEE MEETINGS

12. QUESTION PERIOD

“A fifteen (15) minute session wherein persons in attendance at the Regular Meeting of Council have an opportunity to raise questions pertaining to items that were dealt with by Council on the evening’s Agenda.”

13. ADJOURNMENT

Mayor Smith adjourned the meeting at 5:32 p.m.

The Minutes of this Special Meeting of Council were adopted the 24th day of November 2015.

Brian Smith, Mayor

Pam Archdekin, Deputy Clerk