



Special Council Meeting Agenda

Monday, December 18, 2017 – 5:00 PM

County of Essex Civic Centre Council Chambers, 360 Fairview Avenue West,
Essex, Ontario

RE: A Public Meeting being held pursuant to Section 12 of the *Development Charges Act, 1997*, to present and obtain public input on a proposed amendment to By-Law Number 1344, being a By-Law for the Imposition of Development Charges for The Corporation of the Town of Essex.

1. Roll Call

Present: Mayor Ron McDermott

Deputy Mayor Richard Meloche

Ward 1 Councillor Randy Voakes

Ward 3 Councillor Ron Rogers

Ward 3 Councillor Larry Snively

Ward 4 Councillor Sherry Bondy

Ward 1 Councillor Steve Bjorkman

Also Present: Donna Hunter, Chief Administrative Officer

Jeffrey Morrison, Director of Finance and Business Services

Doug Sweet, Director of Community Services

Chris Nepszy, Director of Infrastructure and Development

Rob Auger, Manager of Legislative Services/Clerk

General Public: Per attached Sign-in Sheet

2. Declarations of Conflict of Interest

3. Adoption of Published Agenda

a) December 18, 2017 Special Council Meeting Agenda

Moved by

Seconded by

That the published agenda for the December 18, 2017 Special Council Meeting being a Public Meeting pursuant to Section 12 of the *Development Charges Act, 1997*, to present and obtain public input on a proposed amendment to By-Law Number 1344, being a By-Law for the Imposition of Development Charges for The Corporation of the Town of Essex be adopted as presented.

4. Reports from Administration

- a) Jeffrey Morrison – Director of Finance and Business Services and Treasurer – Verbal Report on a proposed amendment to By-Law Number 1344, being a By-Law for the Imposition of Development Charges for the Corporation of the Town of Essex.

The proposed amendment will provide for a 100% discount for Development Charges on residential development in Ward 4, the former Town of Harrow, for a period commencing January 1, 2018 and ending on August 25, 2019.

- Corporate Services-Finance and Business Services 2017-06 :
(as originally received by Council at its October 2, 2017 regular meeting)

Moved by

Seconded by

That the Verbal Report by Jeffrey Morrison – Director of Finance and Business Services and Treasurer concerning a proposed amendment to By-Law Number 1344 be received.

5. Public Presentations

- a) Clerk to read comments from the public that were received in writing.
- b) Comments/Presentations if any from the Public attending the meeting as per the Sign-in Sheet.

6. Adjournment

Moved by

Seconded by

That the meeting be adjourned at



Report to Council

Department: Corporate Services

Date: September 26, 2017

Prepared by: Jeffrey Morrison, CPA, CGA, Director, Finance and Business Services (Acting)

Submitted by: Donna E. Hunter, Chief Administrative Officer

Report Number: Finance and Business Services Report 2017-06

Subject: Development Charges – Harrow

Number of Pages: 4

Recommendation(s)/Conclusion(s)

The following two recommendation are provided for Council's consideration:

1. That Finance and Business Services Report 2017-06 entitled "Development Charges – Harrow" be received; and
2. That Council provide direction on whether it is desirous to begin the public consultation to amend by-law 1344 to reduce Development Charges for single family residential dwellings in Harrow.

Purpose

A By-Law to impose Development Charges must be adopted by Council.

Background

On June 29, 2015, Council passed By-Law Number 1425, which amended By-Law Number 1344, being a by-law to impose Development Charges. The amending by-law provided for a fifty percent (50%) reduction in Development Charges for residential development in Harrow

for the period June 29, 2015 to December 28, 2016. The 50% reduction in Development Charges for residential development in Harrow was further extended to December 31, 2017 at the Special Meeting of Council, held on December 19, 2016 when Council passed By-Law Number 1558.

The Building Department reports that four (4) permits were taken out for new single family residential dwellings in Harrow during 2016 and two (2) during 2015. The total value of the Development Charges at the 50% reduction was \$27,434.00 with the remaining \$27,434.00 funded through a combination of wastewater revenue from ward four (4) and taxes levied on residents in all wards.

Year	Number	Full Development Charges	50% Reduction	Adjusted Development Charges
2015	2	\$18,072.00	\$9,036.00	\$9,036.00
2016	4	\$36,796.00	\$18,398.00	\$18,398.00
Total	6	\$54,868.00	\$27,434.00	\$27,434.00

To-date The Building Department reports that four (4) permits have been taken out for new single family residential dwellings in Harrow for 2017 to-date.

Year	Number	Full Development Charges	50% Reduction	Adjusted Development Charges
2017 (January to October 3)	4	\$37,976.00	\$18,988.00	\$18,988.00

The total value of the Development Charges at the 50% reduction is \$18,988.00, with \$18,988.00 funded through a combination of wastewater revenue from ward four and taxes levied on residents in all wards.

At the request of Councillor Snively, administration have been tasked with identifying the impacts of reducing Development Charges for new single family residential dwellings in Harrow by one hundred percent (100%) to zero dollars (\$0.00).

As required under the *Development Charges Act* (the "Act"), the reduction in Development Charges must be funded from other sources. This will have to be accounted for as an expense in the 2018 budget and funded through a combination of wastewater revenue from ward 4 and taxes levied on residents in all wards.

If it is Council's intent to pass another amending by-law to reduce Development Charges for new single family residential dwelling in Harrow by 100%, Bill 73, which amended the Act, requires a longer process to achieve this. A background study in the form of a staff report would have to be released sixty (60) days prior to considering the amending by-law. Notice of the public meeting will be required in accordance with the Act.

For the purposes of this report the financial impact of reducing Development Charges for new single family residential dwellings in Harrow by 100% will be calculated using the 2016 and 2017 to-date average number of building permits for new single family residential dwellings in Harrow of four multiplied by a factor of 1.5 to reflect a 50% increase in new single family residential development. The impact for the remainder of 2017 and full year 2018 would be as follows:

Year	Number	Full Development Charges	100% Reduction	Adjusted Development Charges
2017 (October 4 to December 31)	2	\$18,988.00	\$0.00	\$0.00
2018	6	\$57,818.46*	\$0.00	\$0.00
Total	8	\$76,806.46	\$0.00	\$0.00

- Inflated at an estimated 1.5%

With the 100% reduction, the actual Development Charges received would be \$0.00, with \$76,806.46 funded through a combination of wastewater revenue from ward 4 and taxes levied on residents in all wards.

Further Study Proposed

The reduction of development charges may be an incentive to spur residential development in Harrow. The attractiveness of developing in a certain area, however, is largely governed by a variety of factors including, but not limited to:

- The existing local housing demand by number and housing type;
- Competitive markets;
- The availability of residential lots, and,
- The condition of existing infrastructure (i.e. water, sanitary and stormwater)

To better understand the factors influencing the rate of development in Harrow, administration is proposing to conduct a preliminary study that would include an overview of Harrow's landscape (i.e. demographics, existing hard services, existing soft services, environmental considerations) and the provincial and municipal policies guiding land development.

In order to undertake this study, administration will need to consult with a variety of stakeholders including the area's development community. The results of the study will be presented to Council by way of a final report presented in early 2018, at which time an opportunity can be afforded to reevaluating existing incentives.

In addition, the Town will be undertaking a Development Charges review in 2018, in which the scope can be expanded to perform detailed and/or additional studies of contributing factors to development in Harrow.

Financial Impact

The reduction in Development Charges for new single residential dwellings in Harrow by moving to 100% reduction will have an estimated impact of \$76,806.46 which will have to be funded through the 2018 budget.

Link to Strategic Priorities

This report is linked to the Strategic Priority: "Manage the Town's finances and human resources in a responsible manner".

Reviewed by: Donna E. Hunter, Chief Administrative Officer, concur

Chris Nepszy, Director, Infrastructure Development, concur

Rita Jabbour, Assistant Planner, concur

Town of Essex

33 Talbot St S

Essex, ON N8M 1A8

Nov. 10, 2017

Attention: Donna Hunter, Chief Administrative Officer

RE: Development Fees

The Harrow and Colchester South Chamber of Commerce would like to express an opinion regarding the Development Fees for the Town of Harrow. We would like to support a temporary reduction of development fees for one year to encourage residential construction. We have many residents who are trying to purchase a home in Harrow and are not able to find one.

We also have an issue for our manufacturing companies who are trying to employ skilled tradesmen. Future employees have turned down jobs as they cannot find housing in Harrow. This is quite a problem for our businesses. Thank you for your consideration.

Harrow and Colchester South Chamber of Commerce

From: Tammy Affleck <Tammy.Affleck@libro.ca>

Date: November 10, 2017 at 5:08:49 PM EST

To: "'Bondy, Sherry'" <sbondy@essex.ca>, "'Silveira, Nelson'" <nsilveira@essex.ca>, "Hunter, Donna (dhunter@essex.ca)" <dhunter@essex.ca>

Subject: Reduction of Development Fees in the Town of Harrow

At our last chamber meeting I was asked how many people we have looking for homes in Harrow. I have checked our system and even though it is almost winter we still have 65 families looking for houses in Harrow. They have been pre-approved and are house shopping. Many of these people have been looking since early spring and have not found a suitable home yet. In speaking with business owners they have expressed a frustration with trying to find skilled labour. People will not take jobs in Harrow as they cannot find a home for their families. It is definitely a concern and I thank you for considering incentives for construction in Harrow.

Tammy Affleck

Branch Manager/Coach

Libro Credit Union

HARROW

174 King St. W.

Harrow, ON N0R 1G0

T: 519.738.2263 ext 2203

F: 519.738.9298

tammy.affleck@libro.ca

www.libro.ca

Auger, Robert

From: info@esolutionsgroup.ca on behalf of kevinklassen
Sent: Saturday, December 9, 2017 12:48 PM
To: Auger, Robert
Subject: Development Charges

I support the removal of development charges for the entire municipality, not just Ward 4. More homes means more revenue for the town. Why would the Town only do this for Ward 4?

Origin: <http://www.essex.ca/en/contacts/search.aspx?s=PB2ke5IA5HQITcirK8Movga67QeQuAleQuAl>

This email was sent to you by Kevin Klassen< > through <http://www.essex.ca/>.