

2014 Development Charges Study

Consultation Committee

Meeting # 7: Policy Discussion

- Date:** Tuesday, February 25, 2014
- Time:** 9:30 a.m. – 12:00 p.m.
- Location:** City Hall, Room 247
- Members:** Councillor Paul Sharman (chair), Councillor John Taylor (vice-chair), Ron Young, Frank McKeown, Nick Leblovic, Arden Semper
- Other Attendees:** Ann Marie Coulson, Andrew Grunda (Watson & Associates), Cameron Gosse, Andrea Hagley, Yana Olshtynskaya
- Regrets** Michael Barton, Gary Edwardes, Tom Muir, Blake Hurley

<i>AGENDA ITEM</i>	<i>DISCUSSION</i>	<i>ACTION ITEMS & DECISIONS</i>
Confirmation of minutes from February 3, 2014	<ul style="list-style-type: none"> Confirmed Minutes from Meeting #6 (February 3, 2014) 	
Policy and Definition Discussion	<p>Discussed Proposed DC policy (see attached)</p> <ul style="list-style-type: none"> Current provincial review is looking at targeted exemptions The list of non-statutory exemptions have been developed over time, to ensure consistency with other municipalities and the Region Agriculture definition will be refined Policy on canopies is different from the Region; need to review the definition of “enclosed area”. Canopies are not exemptions as they are not included in the calculation of gross floor area. Private schools are not exempt; however, there are discussions at the Region on splitting private schools into for-profit and not-for-profit Lot coverage relief: staff will review the policy. Need to reconcile economic development strategy with the DC study, as part of the 	<ul style="list-style-type: none"> Goal: where possible maintaining alignment with the Region and other local municipalities Differentiate between true exemptions and the methodology/ calculation (based on gross floor area) Provide analysis of cost for exemptions Further discussion on canopies in the future DC review Further consideration of for-profit and not-for-profit schools in future DC review

	<p>future DC study.</p> <ul style="list-style-type: none"> • Indexing will be done annually in April as opposed to semi-annually; there is a minimal revenue impact • Discussed residential and non-residential deferral policy comparison (see attached) • Non-industrial expansion exemption – review consistency with the Region 	<p>- Items under review for the next DC update will include:</p> <ul style="list-style-type: none"> ○ Lot coverage relief ○ Non-industrial conversion
Timelines	<ul style="list-style-type: none"> • Target date for DC Study Completion – prior to July 1, 2014 • Background Study will be available in May • March- report on indexing (staff are recommending not to index DC on April 1, 2014 – DC Study is based on 2014 costing) 	<p>- Further communication re. 2014 DC Study will be conducted over the email including further policy decisions</p>
Other Business	<ul style="list-style-type: none"> • Benefit-to-existing splits have not been changed • Walkers Line and North Service Road intersection improvement project remain in the capital plan 	

Attachments:

- Proposed DC Policy.
- Residential and non-residential deferral policy comparison

Adjourned: 11:10 am