Corporation of the Municipality of South Huron
Committee of the Whole
Minutes

Monday, January 6, 2020, 4:00 p.m.
Council Chambers - Olde Town Hall

Members Present:
George Finch, Chair
Jim Dietrich, Member
Dianne Faubert, Member
Marissa Vaughan - Member
Aaron Neeb, Member
Barb Willard, Member
Ted Oke - Member

Staff Present:
Dan Best, Chief Administrative Officer/Deputy Clerk
Sandy Becker, Director Financial Services/Treasurer
Don Giberson, Director Infrastructure and Development
Dwayne McNab, Chief Building Official
Rebekah Msuya-Collison, Director of Legislative Services/Clerk

Others Present:
Andrew Grunda, Watson and Associates Economists Ltd.

1. Meeting Called to Order
Chair Finch called the meeting to order at 4:00 p.m.

2. Amendments to the Agenda, as Distributed and Approved by Council

   Motion: CW#001-2020
   Moved: A. Neeb
   Seconded: B. Willard

   That South Huron Committee of the Whole approves the Agenda as presented.

   Disposition: Carried

None.
4. Reports

4.1 Development Charges Background Study - Watsons & Associates Economists Ltd.

CAO Best provided Council with a framework for the Development Charges Background study framework. He noted that the Public meeting originally considered for February 3 would need to be adjusted to March 2 to ensure notice requirements.

Andrew Grunda of Watson and Associates Economists Ltd gave a presentation on the purpose and background of development charges, outlined the study process and an update on changes introduced by Bill 108, *More Homes, More Choice Act*.

Councillor Faubert joined the meeting at 4:22 p.m.

Mr. Grunda clarified the timing of collection for development charges under current regulation and noted further changes moving forward. He added that if Council decides the Development Charges needs changes once it is enacted, there is nothing preventing amendments to the Development Charges By-Law during the 5 year term. He also added that Master Plans are a very good source to identify long term projections.

Mr. Grunda advised the Committee that he would provide follow up information on the graph that notes Bluewater Upper Tier charges on page 12 of the presentation.

6:00 p.m. Chair Finch called a recess.

6:11 p.m. Chair Finch called the meeting back in session.

Mr. Grunda advised Council that he is looking for consideration and direction on the following information:

1. A recommendation on indexing of the charges to reflect underlying cost increases i.e. other mandatory or discretionary.

2. Exemptions for non-residential development as all forms are exempt under the current By-law.

**Motion:** CW#002-2020

**Moved:** T. Oke

**Seconded:** B. Willard
That South Huron Committee of the Whole recommend to South Huron Council that the municipality adopt mandatory indexing of the charges on the anniversary date of the Development Charges By-Law.

Disposition: Carried

Council discussed non-residential development charge recovery in detail.

Motion: CW#003-2020
Moved: T. Oke
Seconded: J. Dietrich

That South Huron Committee of the Whole recommend that no exemption be provided for Commercial, Industrial and Institutional properties.

Disposition: Carried

6:50 p.m. The Committee noted the time.

Motion: CW#004-2020
Moved: J. Dietrich
Seconded: T. Oke

That South Huron Committee of the Whole extend curfew.

Disposition: Carried

Motion: CW#005-2020
Moved: J. Dietrich
Seconded: T. Oke

That South Huron Committee of the Whole recommend to Council to exempt non-residential agricultural use as defined in the by-law.

Disposition: Carried

The Committee noted the following items understood for the Development Charges By-law:

1. Exemption for second residential dwelling units
2. Exemption for affordable housing to be defined under Provincial Planning Policy
3. Exemption for Places of Worship
6:58 p.m. Director Giberson and Mr. Grunda left the meeting.

**Motion:** CW#006-2020  
**Moved:** A. Neeb  
**Seconded:** D. Faubert

That South Huron Committee of the Whole receives the Development Charges Background Study presentation from Watson & Associates; and

That Council authorize staff to release the Development Charges Background Study to the public, as amended; and

That a public meeting be set for Monday, March 2, 2020 at 5 p.m.

**Disposition:** Carried

5. **Discussion Items**

5.1 Conservation Authority - Legislative Responsibilities Bill 108

The Committee noted that the Province has not yet defined the mandate and core services for Conservation Authorities. They will monitor the situation through the municipal representative to receive updates. The Committee asked that ABCA be contacted to advise continued municipal interest in partnering with the ABCA, once the information has been received.

5.2 Delegated Administrative Authority - Building Code Services

CAO Best presented a high level overview of the transformation and modernization of building code services and noted that the consultation period has ended. He advised that he would circulate the discussion paper published by the Ministry of Municipal Affairs and Housing Fall Consultation to the Committee for their comments and questions.

6. **Adjournment**

**Motion:** CW#007-2020  
**Moved:** J. Dietrich  
**Seconded:** M. Vaughan

That South Huron Committee of the Whole does now adjourn at 7:11 p.m.

**Disposition:** Carried
George Finch, Chair

Rebekah Msuya-Collison, Clerk