



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

MINUTES

Committee of the Whole Meeting No. 1

**Held in the Municipal Centre, 285 County Road 44
On Monday, January 17th, 2011 at 6:30 p.m.**

PRESENT:

| | |
|-------------------------------------|-----------------|
| Mayor: | David Gordon |
| Deputy Mayor: | Ken Finnerty |
| Councillor: | Terry Butler |
| Councillor: | Tim Sutton |
| Councillor: | Barb Tobin |
| C.A.O.: | Andy Brown |
| Clerk: | Cahl Pominville |
| Treasurer: | Sheila Kehoe |
| Director of Public Works: | Karen Dunlop |
| Director of Planning & Development: | Forbes Symon |

Mayor David Gordon declared the meeting open.

DISCLOSURE OF INTEREST

None

APPROVAL OF MINUTES

Moved by Terry Butler and seconded by Barb Tobin that the attached copies of minutes, being replicas of those recorded in the Minute Book of the Municipality, of the Committee of the Whole Meeting December 6, 2010, similar copies having been distributed to each Committee member for their perusal, are hereby approved.

CARRIED

PUBLIC WORKS

Deputy Mayor Ken Finnerty took the Chair at 6:32 p.m. for this portion of the meeting

1. **Ontario Drinking Water Stewardship Program (ODWSP)**
Karen Dunlop recommended that the Municipality enter into an agreement with ODWSP to receive their funding. The 1/3 funding by the Municipality is included in the 2011 budget. Work will commence in mid March and is expected to take approximately 60 days. A resolution was presented and recommended to Council to enter into an agreement with ODWSP. (See Resolutions A.)

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2. **Bag Tag and Transfer Station Rates (Amendments to By-Law 10-09)**

Background information was provided by Karen Dunlop. It is recommended that price of bag tags be increased to \$1.75. The cost of disposal of leaf and yard waste exceeds the revenue taken in. It is recommended that there be a minimum fee of \$5.00 per load. It is also recommended that tipping fees be increased from \$120 to 140 per tonne. Staff will check with some of the larger vendors of bag tags for recommendations for the size of bundles of tags. In the past, recycling has increased when the price of bag tags increased. A reduction of 20% in revenue from the sale of bag tags is anticipated. Karen reviewed the implementation of new tags. Deputy Mayor Finnerty noted that taxpayers have had to cover the difference between the costs and revenue. A resolution was presented and recommended to Council to amend By-Law 10-09 to reflect the increase in bag tags and transfer station rates. (See Resolutions B.)

PLANNING & DEVELOPMENT

Councillor Tim Sutton took the Chair at 6:49 p.m. for this portion of the meeting.

REPORTS

1. **North Grenville Integrated Community Trails Strategy**

Forbes Symon reviewed the RFP process and the background of MMM Group Limited, the recommended company to develop the strategy. Completion is expected by the end of June. Representatives from Ferguson Forest Centre, University of Guelph, Community Living, the Health Unit, United Counties, Kemptville District Hospital and the Ministry of Natural Resources are members of the steering committee. Councillor Butler noted that Municipal representatives attending the upcoming ROMA conference will look to meet with the Minister to thank them for the grant received. A resolution was presented and recommended to Council to award the contract to MMM Group. (See Resolutions C.)

2. **2010 Building Permit Report**

The building permit report for 2010 was presented and reviewed. Forbes Symon reviewed the expectations for 2011 and noted that some large projects were in 2010 only. Residential construction is difficult to predict. New home starts are expected to be approximately 135 in 2011.

FINANCE & ADMINISTRATION

Councillor Tim Sutton took the Chair at 7:02 p.m. for this portion of the meeting

1. **2010 Municipal Election Accessibility Report**

Cahl Pominville provided information of the requirement of the Province to present this report following each Municipal Election and reviewed the methods that North Grenville used to make the 2010 Municipal Election more accessible for electors and candidates. A resolution was presented and recommended to Council to receive the 2010 Municipal Election Accessibility Report. (See Resolutions D.)

2. **Stanley Field Housing Development - Deferral of Development Charges**

Forbes Symon provided information on the Stanley Field Project and options available to Council regarding development charges. Alex Heath, Regional Manager, Options for Homes-Eastern Ontario, developer of the project was in attendance. The site plan was approved last fall and has been endorsed by a number of groups and organizations as a legitimate affordable housing project. There are numerous sponsors for this project. North Grenville Council has also expressed support in various ways. Development charges will be approximately \$8600 per unit. Development charges are levied against the builder. Options for Homes is the agency in this case rather than the builder. Forbes explained the options including- waive municipal wide portion of DC fees, waive all DC fees and deferral of DC fees. Deferral does not reduce the amount of revenue received by the Municipality.

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Q - Questions of Committee, Press and the Public

A - Responses from Forbes Symon, Andy Brown and/or Alex Heath

Q - Report shows that DCs are paid when the unit is sold.

A - DCs shall be paid in full if the first owner sells.

Q - How many units are deemed to be affordable housing units?

A - The entire project qualifies for affordable housing. It depends on the eligibility of the person or family who purchases the unit.

Q - Will this decision set a precedent?

A - Staff have discussed this extensively. This decision will need to be applied to all future projects that are at this level or above.

Q - Is the builder selling the homes? Over 30 have been sold.

A - It was always Options for Homes who were selling. They have hired LA Group separately to be an agent.

Q - Concern that LA Group will want to sell upgrades as they are the builder as well.

A - Those getting assistance will not be getting upgrades.

Q - Does the purchaser get a subsidy on purchase? Will they get the extra money when they sell it?

A - The owner pays 75% of cost and will receive 75% of the selling price.

Q - When a home is sold at full price, do they pay the DC immediately?

A - There is a pool of money created for those who need assistance. We don't want to be involved in peoples finances. This pool of money will be used to pay us.

Q - Is the Municipality the only one on the second mortgage?

A - Yes

Q - What will a deferral of fees cost the taxpayer?

A - There is only a cost to the tax payer if revenue is waived. A deferral does not reduce the revenue to the Municipality.

Q - There is no opportunity to invest the money as we don't have it. We will need to borrow if we don't have the money.

A - This method allows us to know that this money is guaranteed. We need to look at the 10 year payout. It is expected that the project will be built out in 4 years. All DCs will be paid in year 10.

Q - Concerned of the risk of a 2nd mortgage?

A - The financing is set up for owners to succeed rather than fail.

Q - Is the 2nd mortgage guaranteed?

A - Home Ownership Alternatives is backing the project. The agreement would be between them and the Municipality.

Q - Deferral would be approximately \$8644 per unit for 10 years.

A - Most of these sales will be made to qualified purchasers. The number one issue during the Official Plan review was the need for affordable housing.

Q - Our strategy has been that growth pays for growth. This does not support a deferral of DCs.

A - This project will be building a mixed community. This is not a low income ghetto. It must compete with other projects out there. If you have the means to upgrade, you will not be held back. There is funding received to proceed with this project. This is infrastructure for the community.

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Q - When were staff approached about deferral? Council did not hear about a change in policy until the auditors report in the fall. Council should have been involved in the early stages.

A - It was first discussed last March. The Municipal auditor reviewed it during the summer. Further discussion took place in the late fall.

Q - Lot levies were charged for the construction of the sewage plant. Upgrades will be needed in 3-5 years. Urban residents will have to come up with the money to cover the costs of these upgrades.

A - Water and sewer users are not to pay for upgrades for new development. All fees are guaranteed. We only miss the modest revenue of interest if it was sitting in the bank.

Q - Is there going to be condo fees?

A - There will be condo fees payable to Stanley Field Co-operative of approximately \$80 to \$130 per month. North Grenville will not be looking after roads, snow plowing, lights, garbage, etc.

Q - Will these fees increase if all units not sold?

A - The project is in 3 phases. The next phase will not start until most houses are presold. The project is rebuilding the sewer line from Prescott St. to the project. Although at a higher cost, it is more sustainable than to have a pumping station on the property.

Q - Can this decision go to the Ontario Municipal Board?

A - No

Q - Are condo fees different for different size units?

A - Yes

Q - Will the Kemptville District Hospital connect to this new water/sewer line?

A - All of those who are now connected will remain.

Q - Waiving of fees was discussed last March. If the project proceeds, will this be the last concession for this developer? Concerns of remedial work that condo fees would be unable to cover the cost of.

A - There have been issues with condos in years past. There were changes in legislation in 2005 to correct that. The request for deferral of fees was presented in March, 2010. There has been much discussion with many projects. Senior management has received a lesson in timing of bringing Council in. This project has been reviewed by the Municipal auditor and 100% of DCs will be paid in 10 years. If this was a County project, we would not receive any DCs.

Q - How many homes have been sold to date?

A - There have been 13 homes sold. Eight or nine of them have agreements. There are 24 pending sales awaiting financing. Of the 37, approx 2/3 qualify for assistance.

Q - What if 75% of the homes are sold to those who don't qualify?

A - Money not used in the fund when the project is complete would be payable to the Municipality immediately.

Q - Concerns are lost interest and only support deferral of those who qualify for assistance.

A - Under this model, the DC money goes into a pot and can assist those who need extra assistance. Options for Homes has been working on a financing deal with Infrastructure Ontario since June. The project could be in peril with further delays.

Q - If the fund is not being used does whatever is left come back to the Municipality immediately?

A - After allocation, the remaining funds go to Municipality immediately.

Q - If Phase 1 is 40 homes and there is paperwork on 37 homes, we will soon be able to tell how many will be using the fund.

A - This information will be provided.

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Mr. Heath advised that he would like to present other proposals if this one doesn't work. He proposed that half be deferred to 10 years and the other half be deferred to 18 months or when the units close.

A resolution was presented and recommended to Council to permit a 10 year deferral of 50% of the Development Charges owed by the Stanley Field Cooperative Housing Project with the remaining 50% paid in full at the close of the units. (See Resolutions E.)

3. **2011 Insurance Renewal**

Sheila Kehoe provided an update of the 2011 insurance renewal received from Frank Cowan Company. It will not impact the 2011 budget. A resolution was presented and recommended to Council to authorize the renewal with Frank Cowan Company. (See Resolutions F.)

PERIOD FOR QUESTIONS FROM THE PUBLIC & MEDIA

1. George Blake expressed concern about false alarms for the police as the Municipality does not have a by-law to press charges. He requested Council to consider such a by-law. Mayor Gordon advised that this issue had been discussed at the last PSB meeting and that Council will discuss it further.

RESOLUTIONS

- A. Moved by Barb Tobin and seconded by Terry Butler that the Committee of the Whole recommend to Council that a by-law be enacted to enter into an agreement with the Ontario Drinking Water Stewardship Program (ODWSP).

CARRIED

- B. Moved by David Gordon and seconded by Tim Sutton that the Committee of the Whole recommend to Council that the Transfer Station Rates and Bag Tag Rate in Waste Management By-Law 10-09 be amended.

CARRIED

- C. Moved by Barb Tobin and seconded by Terry Butler that the Committee of the Whole recommend to Council that a contract for the development of the North Grenville Integrated Community Trails Strategy be awarded to MMM Group.

CARRIED

- D. Moved by David Gordon and seconded by Ken Finnerty that the Committee of the Whole recommend to Council that the 2010 Municipal Election Accessibility Report be received.

CARRIED

- E. Moved by Barb Tobin and seconded by Terry Butler that the Committee of the Whole repeal the resolution to defer development charges for the Stanley Field Development passed at the Committee of the Whole Meeting of December 6, 2010;

And Further That Committee of the Whole recommend to Council that the Mayor and Clerk be authorized to execute the necessary agreements to permit a 10 year deferral of 50% of the Development Charges owed by the Stanley Field Cooperative Housing Project with the remaining 50% paid in full at the close of the units.

CARRIED

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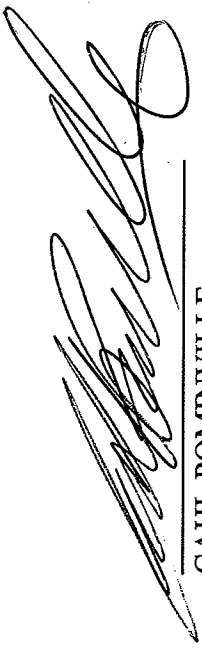
- F. Moved by Barb Tobin and seconded by Terry Butler that Committee of the Whole recommend to Council that the 2011 municipal insurance renewal with Frank Cowan Company be authorized.

CARRIED

The Meeting adjourned at 8:59 p.m.



DAVID GORDON
Mayor



CAHL POMINVILLE
Clerk