



## **Minutes**

### **Corporate Services Committee**

**April 13, 2023, 5:30 p.m.**

**City Hall - 808 2nd Avenue East - Council Chambers**

#### **MEMBERS**

**PRESENT:** Chair Brock Hamley (via video)  
Vice Chair Melanie Middlebro'  
Mayor Ian Boddy  
Member Kelly Carmichael  
Councillor Travis Dodd  
Deputy Mayor Scott Greig  
Member Neil McCutcheon

#### **MEMBERS**

**ABSENT/REGRETS:** Member Stephanie Sas  
Member Caralee Sutherland

**STAFF PRESENT:** Kate Allan, Director of Corporate Services  
Phil Eagleson, Fire Chief  
Bradey Carbert, Manager of Corporate Services  
Kim Sowerby, Customer Service Facilitator

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#### **1. CALL TO ORDER**

Vice Chair Middlebro' called the meeting to order at 5:41 p.m. once quorum was achieved. All Members and staff noted above were present except for Councillor Dodd.

#### **2. CALL FOR ADDITIONAL BUSINESS**

There was no additional business.

#### **3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 4. CONFIRMATION OF MINUTES

##### 4.a Minutes of the Corporate Services Committee meeting held on March 9, 2023

CR-230413-001

Moved by Deputy Mayor Greig

**"THAT the Corporate Services Committee approves the minutes of the meeting held on March 9, 2023."**

Carried

Councillor Dodd joined the meeting.

#### 5. DEPUTATIONS AND PRESENTATIONS

##### 5.a Presentation from Stefan Krzeczunowicz from Hemson Consulting Re: Draft Development Charges Rates

Stefan Krzeczunowicz from Hemson Consulting provided a presentation on Draft Development Charges Rates. The presentation highlighted the following:

- Overview of development charges (DCs);
- DC legislation and Bill 23;
- Current DCs in Owen Sound;
- DC Update – Background Study results;
- DC by-law exemptions; and
- Implementation options.

In response to a question from Committee, the Director of Corporate Services advised that the purpose of the presentation is to provide context and background and to move forward with the background study. Ms. Allan noted that the City is not recommending rates at this point in time; however, preliminary draft rates are presented for context.

In response to a question from Committee, the Director of Corporate Services noted that the City has spent approximately \$2.8 million combined, including accrued interest, to service the Sydenham Heights area. The City anticipated recovering these costs from the future area specific DCs. With the passing of Bill 23, some, if not all those potential developments will be exempt from DC charges. The City will not have the ability to collect that full capital investment through DCs. Ms. Allan noted that unless the City is able to collect what is remaining directly from developers, such as through a negotiated servicing agreement, the costs not collected through DCs will fall on the wastewater rates to fund that project.

In response to a question from Committee, the Director of Corporate Services explained the process of how developers move from the site plan to obtaining a building permit and when DCs are due. Ms. Allan noted that the City would like to put a time frame on this process to allow for a reasonable extension for developments in process to continue to be eligible for the exemption.

The Director of Corporate Service noted that the City is undertaking a DCs update to ensure that they reflect the current construction costs and the City's exemptions. While the City is looking at removing that broad exemption, the City is still going to match the province's legislation, which is to provide these discounts based on the number of units. The City originally developed the by-law to match the County's by-law and the County's exemptions. All the existing exemptions continue to remain at the County level on their DCs across Grey and Bruce. However, the City of Owen Sound is the only municipality that took the extra step and exempted the City's DCs as well. The City noticed at last year's five-year Capital Budget meeting that there was \$11.7 million worth of capital in our capital budget that could either fully or partially be funded by DCs. Yet the application of DCs to that capital is \$200,000 due to the shortfall in reserves following years of exemptions.

In response to a question from Committee, Mr. Krzeczunowicz noted that when building a subdivision, the pipes from the house to the local streets and to the edge of the subdivision boundaries are paid for by the developer through an agreement with the City. Once the pipes connect to the City infrastructure and add growth to the City, they are eligible for DC funding. Mr. Krzeczunowicz advised that DCs legislation is clear that there are local services which are paid for through mechanisms under the *Planning Act* specifically approvals of plans of subdivisions and agreements that are struck to pay for on site infrastructure. The costs of the local services cannot be included in the DC. The DCs are reserved for infrastructure that has a broad benefit for the City as a whole.

## **6. PUBLIC QUESTION PERIOD**

There were no questions from the public.

## **7. CORRESPONDENCE RECEIVED FOR WHICH DIRECTION IS REQUIRED**

There were no correspondence items presented for consideration.

## **8. REPORTS OF CITY STAFF**

### **8.a Taxes and Revenue**

#### **8.a.1 Report CR-23-036 from the Director of Corporate Services Re: Development Charges Update**

The Director of Corporate Services advised she made her speaking notes during the previous presentation.

CR-230413-002

Moved by Councillor Dodd

**"THAT in consideration of Staff Report CR-23-036 respecting the Development Charges Update, the Corporate Services Committee recommends that City Council:**

- 1. Direct Hemson Consulting to move forward with completing a background study pursuant to section 10 of the *Development Charges Act* ahead of updating the Development Charges By-law; and**
- 2. Direct staff to negotiate recovery of capital servicing costs through subdivision agreements in the Sydenham Heights service area (that may be ineligible for development charge funding as a result of Bill 23, the *More Homes Built Faster Act, 2022*)."**

Carried.

8.b Fire

8.b.1 Report CM-23-006 from Chief Eagleson Re: Physician Recruitment Update

The Fire Chief provided an overview of the report.

In response to a question from Committee, the Fire Chief advised that the task force will be bringing forward a delegation to Grey County Council regarding funding, critical needs, and support. Mr. Eagleson noted that the delegation at the ROMA conference was not successful, but neighbouring communities are very supportive of this initiative.

In response to a question from Committee, Mr. Eagleson noted that the Owen Sound Family Health Team has had great success with the McMaster Rural Family Practice Residency Program, acquiring 16 students (residents) in the past several years. Mr. Eagleson commented that medical schools have their own regions as to where their students are able to complete their residency. Mr. Eagleson mentioned that it's not a big hurdle to get students here but to find preceptors to mentor them when they are here, and that requires funding from the province.

CR-230413-003  
Moved by Councillor Dodd

**"THAT in consideration of Staff Report CM-23-006 respecting the Physician Recruitment Update, the Corporate Services Committee recommends that City Council receive the report for information purposes."**

Carried.

8.c Accounting

8.c.1 Report CR-23-033 from the Director of Corporate Services Re: 2022 Year End

The Director of Corporate Services provided an overview of the report.

CR-230413-004  
Moved by Deputy Mayor Greig

**"THAT in consideration of Staff Report CR-22-033 respecting 2022 Year End, the Corporate Services Committee recommends that City Council:**

- 1. Accept the Treasurer's statement with regard to compliance with the *Development Charges Act*;**
- 2. Direct staff to transfer the operating surplus to the tax stabilization reserve; and**
- 3. Approve all unbudgeted transfers to and from reserves as presented in the report."**

Carried.

8.d Corporate and Facility Services

None.

8.e Information Technology

None.

8.f Human Resources

None.

8.g Clerks

None.

8.h Parking and By-law Enforcement

None.

**9. MATTERS POSTPONED**

There were no matters postponed.

**10. MOTIONS FOR WHICH NOTICE WAS PREVIOUSLY GIVEN**

There were no motions for which notice was previously given.

**11. CORRESPONDENCE PROVIDED FOR INFORMATION**

11.a Letter from Lynda Montgomery Re: Short Term Rentals to Corporate Services Committee

The Director of Corporate Services noted that the first staff report will be coming to the Corporate Services Committee on May 11.

CR-230413-005

Moved by Member Carmichael

**"THAT in consideration of correspondence provided for information purposes listed on the April 13 Corporate Services Committee agenda, the Corporate Services Committee recommends that City Council receive Item 11.a for information purposes."**

Carried.

**12. DISCUSSION OF ADDITIONAL BUSINESS**

There was no additional business.

**13. NOTICES OF MOTION**

There were no notices of motion.

**14. ADJOURNMENT**

The business contained on the agenda having been completed, Vice Chair Middlebro' adjourned the meeting at 7:12 p.m.