



**PUBLIC MEETING  
DEVELOPMENT CHARGES UPDATE  
MINUTES**

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Tuesday, October 22<sup>nd</sup>, 2024

5:30 p.m.

Tay Valley Township Municipal Office – 217 Harper Road, Tay Valley, Ontario  
Council Chambers

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**ATTENDANCE:**

**Members Present:** Chair, Reeve Rob Rainer  
Deputy Reeve Fred Dobbie  
Councillor Wayne Baker  
Councillor Greg Hallam  
Councillor Korrine Jordan  
Councillor Keith Kerr  
Councillor Angela Pierman  
Councillor Marilyn Thomas

**Staff Present:** Amanda Mabo, Chief Administrative Officer/Clerk  
Aaron Watt, Deputy Clerk  
Ashley Liznick, Treasurer

**Public Present:** Thies Schacht  
Penny Schacht  
Suesan Saville

**1. CALL TO ORDER**

The public meeting was called to order at 5:30 p.m.

**2. INTRODUCTION**

The Reeve reminded everyone that this is a public meeting to hear questions, comments, and representations on a proposed new Development Charges By-Law and the accompanying Background Study.

The Reeve explained that the Consultant will provide a presentation of the Background Study with the opportunity for public feedback following the presentation.

### **3. DEVELOPMENT CHARGES UPDATE**

N. Neale gave the PowerPoint presentation that was attached to the agenda.

### **4. COMMENTS AND QUESTIONS**

Thies Schacht

- If there is no growth, who pays for it?
- If two (2) houses get built, it does not mean the road has to be widened, one (1) house here and there does not make a big difference

The Consultant explained that staff monitor growth patterns. If no growth occurs in a particular area, there is no expansion of capital infrastructure in that area. Only when growth occurs would work be done to put infrastructure increases in place. Municipal staff monitor this through the annual budget process adjusting projects to coincide with needs.

If growth accelerates, the Township may undertake projects sooner than estimated in the study. The study is a living document, staff monitor strategically to ensure infrastructure growth occurs in the right place at the right time.

A home built here and there increases traffic volume on roads. There could be a case where increased traffic requires new safety measures to be undertaken; gravel roads may need to become hard surfaced to handle extra traffic.

A Member raised a question about slide 11, Municipal Comparison – Non-Residential Development, regarding Tay Valley Township's position in comparison to other local municipalities.

The Consultant explained that Tay Valley Township is charging more than some surrounding municipalities due to the calculated rates. Some municipalities have more costs, some have fewer. Part of the cost is the amount of growth, and every municipality is different.

The Chief Administrative Officer/Clerk added that costs also depend on the types of local services offered, the size/geography of the municipality, the number of roads, the number of waste sites, recreation, more factors than just growth.


The Consultant added that every municipality has an ability to the limits in its local service policy that a developer would have to pay. If the cost is set low, more goes into development charge calculations. If a municipality sets at a mid to high range of costs, less goes into the development charge calculations.

**5. NEXT STEPS**

Committee of the Whole – November 5<sup>th</sup>, 2024 – Discussion by Council  
Council Meeting – November 19<sup>th</sup>, 2024 – Adoption of By-Law  
Notice of Passing – November 20<sup>th</sup>, 2024  
End of 40-day Appeal Period – December 30<sup>th</sup>, 2024  
Effective Date – November 19<sup>th</sup>, 2024

**6. ADJOURNMENT**

The Public Meeting adjourned at 5:53 p.m.



Rob Rainer, Reeve



Aaron Watt, Deputy Clerk