

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Special Council Meeting**

**CC2019-26**  
**Tuesday, November 5, 2019**  
**Open Session Commencing at 10:00 a.m.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Mayor Andy Letham**  
**Deputy Mayor Doug Elmslie**  
**Councillor Ron Ashmore**  
**Councillor Pat Dunn**  
**Councillor Patrick O'Reilly**  
**Councillor Tracy Richardson**  
**Councillor Kathleen Seymour-Fagan**  
**Councillor Andrew Veale**  
**Councillor Emmett Yeo**

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**1. Call to Order**

Mayor Letham called the Meeting to order at 10:00 a.m. Deputy Mayor D. Elmslie and Councillors R. Ashmore, P. O'Reilly, T. Richardson, K. Seymour-Fagan, A. Veale and E. Yeo were in attendance.

Absent: Councillor P. Dunn

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk A. Rooth and Directors C. Marshall, B. Robinson, J. Rojas, C. Shanks and J. Stover were also in attendance.

**2. Adoption of Agenda**

**CR2019-620**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor Richardson

**That** the Agenda for the Open Session of the Special Council Meeting of Tuesday, November 5, 2019, be adopted as circulated and with the following amendments:

**Additions:**

Item 5.1

Presentation - Direction Regarding Development Charges By-law Update  
Adam Found, Manager of Corporate Assets

Item 5.3

Memo - Proposed Direction for New Development Charges By-law - Incenting  
Job Creators  
Andy Letham, Mayor

**Carried**

**3. Disclosure of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**4. Statutory Public Meeting - Proposed Development Charges By-law**

Mayor Letham advised that the City is undertaking the process to replace By-law 2015-224, being A By-law to Impose Development Charges in the City of Kawartha Lakes. As required under the Development Charges Act, a public meeting is being held on the proposed development charges by-law and its underlying background study.

4.1 CC2019-26.2.1

**Proposed Development Charges By-law and Background Study Presentation**

Adam Found, Manager of Corporate Assets

Andrew Grunda, Watson and Associates

Manager Found provided opening remarks and introduced Andrew Grunda of Watson and Associates. Mr. Grunda delivered a presentation on the proposed Development Charges By-law and Background Study.

**CR2019-621**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor Veale

**That** the presentation by Manager Found and Andrew Grunda of Watson and Associates regarding the **Proposed Development Charges By-law and Background Study**, be received.

**Carried**

4.2 CC2019-26.4.2

**Development Charges Task Force Presentation**

Eugene McDonald, Chair of the Development Charges Task Force

Eugene McDonald, Chair of the Development Charges Task Force, presented an update on Task Force activities.

**CR2019-622**

**Moved By** Councillor Veale

**Seconded By** Councillor Seymour-Fagan

**That** the presentation by Eugene McDonald, Chair, regarding the **Development Charges Task Force**, be received.

**Carried**

4.3 CC2019-26.4.3

**Public Comments - Proposed Development Charges By-law**

Jay Allen of Shields Storage Centres Inc. outlined concerns relating to the impact of the proposed Development Charge By-law and the Background Study on the self storage industry as detailed in his written submission, noting that they are based on layers of assumption and unattained growth plan projections. He expressed the need to support and sustain growth and requested that Council reconsider the inclusion of Self Storage in the definition of Commercial regardless of zoning/permitted use.

Kurtis Osborne of Lindsay, on behalf of the Wilson Group, shared a developer/construction perspective highlighting two primary concerns; supply of both affordable and general housing and densification. He expressed concern that the costs associated with local development are pushing the limits of the housing market and what people are willing to pay for units, noting that building affordable homes is in the best interest of the municipality to achieve Growth Plan projections. Mr. Osborne noted that densification in downtown areas, where there is significant existing infrastructure, is very important to growth. He expressed concern that if the cost of development is raised, industry activity may no longer be viable and noted that the application of development charge deferrals is vital.

Don Wilson of Lindsay, expressed concerns regarding the financial impact of development charges on condominium development, noting that it can make development challenging and potentially limit growth. He requested that consideration be given to supporting developers working to achieve densification in growth and facing multiple levies, through the evolution of a project. He noted that special consideration should be given to projects such as the current development in the Lindsay downtown core for development charge deferral or exemption.

**CR2019-623**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor O'Reilly

**That** the public comments regarding the **Proposed Development Charges By-law**, be received.

**Carried**

4.4 CC2019-26.2.4

**Written Public Submissions - Proposed Development Charges By-law**

Mayor Letham advised that following written public submissions we received regarding the Proposed Development Charges By-law:

- Correspondence dated October 30, 2019 from Jay Allen of Shield Storage Centres Inc.
- Correspondence dated October 31, 2019 from Peter S. Zourntos of Valdor Engineering Inc.

**CR2019-624**

**Moved By** Councillor Veale

**Seconded By** Councillor Richardson

**That** the written public submissions regarding the **Proposed Development Charges By-law**, be received.

**Carried**

4.5 CC2019-26.2.5

**Adjournment - Statutory Public Meeting**

The public meeting, held under the Development Charges Act, adjourned at 11:11 a.m.

**5. Report EA2019-015**

5.1 CC2019-26.5.1

**Presentation - Direction Regarding Development Charges By-law Update**

Adam Found, Manager of Corporate Assets

Manager Found presented an update on direction regarding the Development Charges By-law.

**CR2019-625**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor O'Reilly

**That** the presentation by Manager Found regarding **Direction Regarding Development Charges By-law Update**, be received.

**Carried**

5.2 EA2019-015

**Direction Regarding Development Charges By-Law**

Adam Found, Manager of Corporate Assets

**CR2019-626**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor O'Reilly

**That** Report EA2019-015, **Direction Regarding Development Charges By-Law**, be received;

**That** the proposed development charges (DC) by-law be revised to reflect a uniform DC rate for industrial, commercial and institutional development for each municipal service, and a 50% DC exemption for industrial development that does not qualify for the legislated industrial DC exemption;

**That** the effective date of the proposed DC by-law and proposed DC assistance policy be revised from January 1, 2020 to April 1, 2020; and

**That** the DC study, proposed DC by-law and proposed DC assistance policy, as revised, be presented to Council for adoption at the December 10, 2019 Council meeting.

**Carried**

5.3 CC2019-26.5.3

**Memo - Proposed Direction for New Development Charges By-law - Incenting Job Creators**

Andy Letham, Mayor

**CR2019-627**

**Moved By** Councillor O'Reilly

**Seconded By** Councillor Veale

**That** the November 5th, 2019 memorandum from Mayor Letham regarding a **Proposed Direction for New Development Charges By-law - Incenting Job Creators**, be received;

**That** the proposed development charges by-law be revised to reflect a full development charges exemption for industrial development;

**That** the proposed development charges by-law be revised to reflect a full development charges exemption for the first 2,500 square metres of gross floor area for any single commercial development;

**That** staff report to Council in Q4 of 2021 with a financial update on development charges and the results of these incentives, including additional non-residential floor space and jobs achieved; and

**That** staff provide Council an interim update in Q4 of 2020 on the future "community benefits charge" and any resulting adjustments that may need to be made to the above-noted business incentives.

**Carried**

**6. Closed Session**

**7. Matters from Closed Session**

**8. Confirming By-Law**

8.1 By-law 2019-144

A By-law to Confirm the Proceedings of a Special Meeting of Council, Tuesday, November 5, 2019

**CR2019-628**

**Moved By** Deputy Mayor Elmslie

**Seconded By** Councillor Yeo

**That** a by-law to confirm the proceedings of a Special Council Meeting held Tuesday, November 5, 2019 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

**Carried**

**9. Adjournment**

**CR2019-629**

**Moved By** Councillor Yeo

**Seconded By** Councillor Veale

**That** the Council Meeting adjourn at 12:04 p.m.

**Carried**

**Read and adopted this 19th day of November, 2019.**

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk