



The Corporation of the Town of Essex

Special Council Meeting Minutes

August 12, 2024, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Present:

- Mayor Sherry Bondy
- Deputy Mayor Rob Shepley
- Ward 1 Councillor Joe Garon
- Ward 1 Councillor Katie McGuire-Blais
- Ward 2 Councillor Kim Verbeek
- Ward 3 Councillor Brad Allard
- Ward 3 Councillor Jason Matyi
- Ward 4 Councillor Rodney Hammond

Also Present:

- Doug Sweet, Chief Administrative Officer
- Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk
- Lori Chadwick, Director, Development Services
- Kevin Girard, Director, Infrastructure Services
- Kate Giurissevich, Director, Corporate Services
- Jake Morassut, Director, Community Services
- Rita Jabbour, Manager, Planning Services
- Kevin Carter, Manager, Building Services/Chief Building Official
- Cassandra Roy, Legislative Clerk

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

The purpose of this meeting is to present the Development Charges Study.

1. Call to Order

Mayor Bondy called the meeting to order at 5:00 PM.

2. Land Acknowledgement

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

3. Declarations of Conflict of Interest

There were no declarations of conflict of interest noted at this time.

4. Adoption of Published Agenda

4.1 Special Council Meeting Agenda for August 12, 2024

SP24-08-001

Moved By Councillor Verbeek

Seconded By Deputy Mayor Shepley

That the published agenda for the August 12, 2024 Special Council Meeting be adopted as presented.

Carried

5. Public Presentations

5.1 Daryl Abbs, Managing Partner, Watson and Associates Economists Ltd.

RE: Town of Essex 2024 Development Charges Background Study

Daryl Abbs, Managing Partner, Watson and Associates Economists Ltd. presented the Development Charges Study for the Town of Essex and the proposed charges and policies. He explained that the purpose of development charges is to recover the capital costs associated with residential and non-residential growth within a municipality and explained the methodology of calculating the development charges.

Mr. Abbs explained recent legislations including Bill 109: More Homes Built Faster Act, 2022 and Bill 185: Cutting Red Tape to Build More Homes Act, 2024 which provided various changes including the addition of development charges exemptions. He noted that there are currently no discretionary exemptions in the current by-law, however Council can consider allocating development charge discretionary exemptions such as places of worship, bona fide farms, hospitals and cemetery or burial grounds. He provided a chart of the current development charges rates with the growth forecast summary along with a rate comparison among municipalities.

Mr. Abbs stated that the Town currently does not have a water service development charge, however, the Town imposes a capital charge for water connections through the *Municipal Act*. He further stated that it is recommended that the Town continue this approach for all new and existing development that will connect to the Town's water system.

Mr. Abbs noted that the next step is to bring forth by-laws for Council's consideration at the October 7, 2024 Regular Council Meeting,

By way of resolution, Council received Aaron Hanaka as a delegate. Mr. Hanaka explained that he resides at 14028 Pinkerton Side Road and stated that there is no benefit to connecting to the Town's water system. He asked Administration if the Wastewater Reserve could offset the cost whereby Director Giurissevich advised that the Reserve cannot be used to cover future growth.

Council discussed the Development Charges Study and future development.

SP24-08-002

Moved By Councillor Garon

Seconded By Deputy Mayor Shepley

That the presentation entitled Town of Essex 2024 Development Charges Background Study, prepared by Daryl Abbs, Managing Partner, Watson and Associates Economist Ltd., be received.

Carried

6. **Adjournment**

SP24-08-003

Moved By Councillor Hammond

Seconded By Councillor Matyi

That the meeting be adjourned at 5:46 PM.

Carried

Mayor

Clerk