



**MUNICIPALITÉ DE CASSELMAN
ORDRE DU JOUR
RÉUNION EXTRAORDINAIRE**

le mardi 23 août 2022, 18 h 00

Salle Communautaire du Complexe J.R. Brisson Complex Community Hall
758 Brebeuf, Casselman, ON, K0A 1M0

Pages

- 1. OUVERTURE DE L'ASSEMBLÉE**
- 2. ADOPTION DE L'ORDRE DU JOUR**
- 3. DÉCLARATION(S) D'INTÉRÊT**
- 4. PRÉSENTATION PUBLIQUE**
 - 4.1. Étude de mise à jour sur les redevances d'aménagement - Andrew Grunda, Watson & Associates 3
- 5. COMMENTAIRES**

Toute personne peut assister à la réunion publique et/ou faire une représentation orale ou écrite pour appuyer ou s'opposer au plan propos
- 6. HORAIRE DES RENCONTRES** 13
- 7. RÈGLEMENT POUR CONFIRMER LES PROCÉDURES DU CONSEIL**
 - 7.1. 2022-056 - Pour confirmer les procédures du Conseil à la réunion extraordinaire du 23 août 2022 15
- 8. AJOURNEMENT**



**MUNICIPALITY OF CASSELMAN
AGENDA
SPECIALMEETING**

Tuesday, August 23, 2022, 6:00 P.M.

Salle Communautaire du Complexe J.R. Brisson Complex Community Hall
758 Brebeuf, Casselman, ON, K0A 1M0

Pages

- 1. OPENING OF THE MEETING**
- 2. ADOPTION OF AGENDA**
- 3. DISCLOSURE OF INTEREST**
- 4. PUBLIC PRESENTATION**
 - 4.1. Development Charges Update Study -Andrew Grunda, Watson & Associates 3
- 5. COMMENTS**

Any person may attend the Public Meeting and/or make representation either in support of or in opposition to the proposed Community Improvement Project Area(s) and Community Improvement Plan.
- 6. SCHEDULING OF MEETINGS** 13
- 7. BY-LAW TO CONFIRM COUNCIL PROCEDURES**
 - 7.1. 2022-056 - To confirm Council procedures at special meeting held August 23, 2022 15
- 8. ADJOURNMENT**



 **Watson
& Associates**
ECONOMISTS LTD.

Municipality of Casselman

Public Meeting – 2022 D.C. Update Study

August 23, 2022

Public Meeting and D.C. Update Purpose



- The purpose of the D.C. Update is to incorporate the following change to the Municipality's D.C. By-law:
 - Provide an exemption for large industrial development;
 - Update the D.C. calculation for Roads and Related Services and Growth-Related Studies class of service;
 - Update the by-law for statutory references and exemptions;
 - All other aspects of D.C. By-Law 2021-057 remain unchanged
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

Update Study Process and Timelines



- Calculations and Policy Review (Spring 2022)
- Release of Update Study (June 24, 2022)
- Release of Addendum to Update Study (August 12, 2022)
- **Public Meeting (August 23, 2022)** ←
- Council Consideration of amending by-law (September 13, 2022)



2021 D.C. Update – Capital Project Adjustments – Roads and Related Services

- The capital projects for Roads and Related Services have been adjusted
 - Added Laurier Road Improvements at an estimated gross capital cost of \$1.98 million and net D.C. cost of \$1.14 million (2021\$)
 - Removed Road Upgrades to Principale St., Aurele Rd., & Route 700 E at an estimated gross capital cost of \$1.42 million and net D.C. cost of \$1.15 (2021\$)
- Changes reduce the Roads and Related Services D.C. by \$12 per single detached dwelling unit and \$0.01 per sq.ft. for non-residential development



2021 D.C. Update – Capital Project Adjustments – Growth-Related Studies

- The capital projects for Growth-Related Studies class of service have been adjusted to add the cost of the amending process
 - The gross capital cost and net D.C. costs for the additional study is \$12,800 (2021\$)
- The changes increases the Growth-Related Studies class of service D.C. by \$12 per single detached dwelling unit and \$0.01 per sq.ft. for non-residential development



Updated Charges

Residential Single Family Detached (2021\$)

Service/Class of Service	Residential (Single Family Detached) (2021\$)		
	Current per By-law 2021-057	Proposed per update study June 24, 2022	Calculated as per Addendum 1 Aug 12, 2022
Municipal Wide Services/Classes:			
Road and Related Services	2,161	3,164	2,149
Fire Protection Services	810	810	810
Parks and Recreation Services	3,347	3,347	3,347
Library Services	363	363	363
Growth-Related Studies	79	79	91
Total Municipal Wide Services/Classes	6,760	7,762	6,760



Updated Charges

Non-Residential per sq.ft. of G.F.A. (2021\$)

Service/Class of Service	Non-Residential (per Sq.Ft. of G.F.A.) (2021\$)		
	Current per By-law 2021-057	Proposed per update study June 24, 2022	Calculated as per Addendum 1 Aug 12, 2022
Municipal Wide Services/Classes:			
Road and Related Services	0.88	1.29	0.87
Fire Protection Services	0.33	0.33	0.33
Parks and Recreation Services	0.14	0.14	0.14
Library Services	0.02	0.02	0.02
Growth-Related Studies	0.03	0.03	0.04
Total Municipal Wide Services/Classes	1.40	1.82	1.40

2021 D.C. Update – D.C. By-Law Policy Amendments

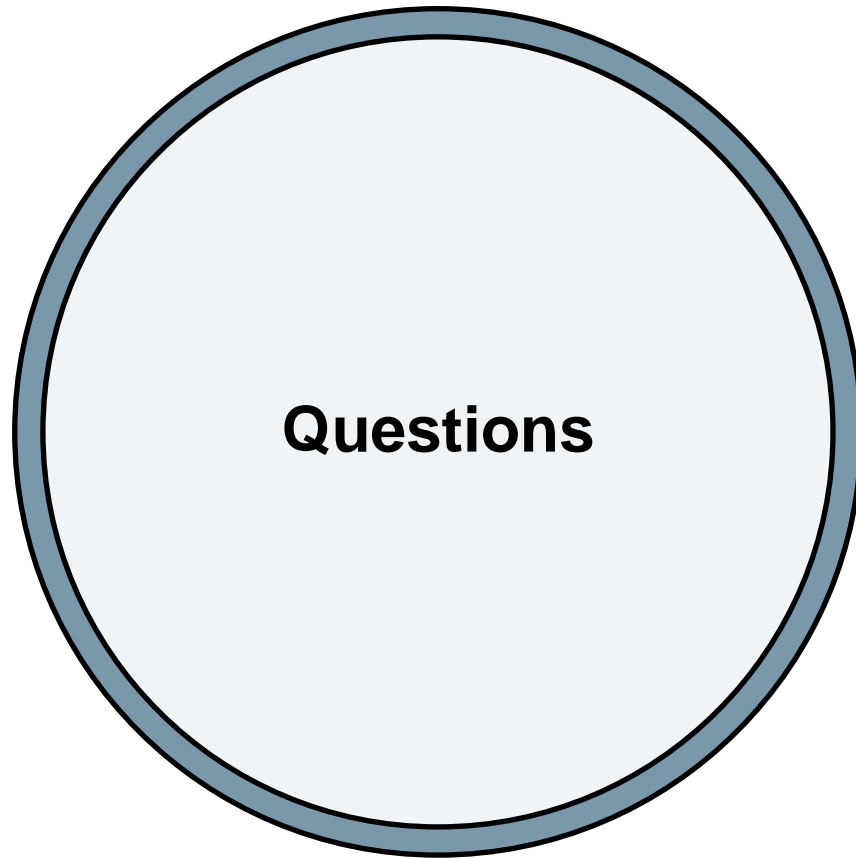


- Statutory Exemption:
 - The *Better for People, Smarter for Business Act* amended the *Ministry of Training, Colleges and Universities Act* and exempts lands vested in or leased to a university receiving regular and ongoing operating funds from the government for the purposes of post-secondary education from payment of D.C.s
- Non-statutory Exemption:
 - Municipality considering an exemption for D.C.s for large industrial developments (i.e. with 350,000 sq.ft. or greater floor area) to encourage economic development
- These exemptions and statutory reference to *Condominium Act* have been included in the draft amending by-law

Next Steps



- Receive comments and answer any questions from the public on the matter
- If Council is satisfied with the proposed amendments to By-law 2021-057:
 - Council approve the D.C. Update Study (as amended) and the amending by-law (September 13, 2022)
 - Provide notice of passage of the amending by-law
 - Update the Municipality's pamphlet and website





RÉUNIONS DU CONSEIL 2022 COUNCIL MEETINGS

Le lieu et l'heure des rencontres peut varier. Visitez le site internet municipal avant la rencontre pour confirmer le lieu et l'heure

https://fr.casselmann.ca/hotel_de_ville/ordres_du_jour_et_proc_s-verbaux

Location and time of the meetings may vary. Visit the municipal website to confirm where and when the meeting will be held

https://en.casselmann.ca/town_hall/agendas_and_minutes

Date	Réunions / Meetings
23 août 2022 *Réunion extraordinaire* – 18 h *Special meeting* – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
23 août 2022 *Comité de planification* – 18 h 10 *Special meeting* – 6 :10 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
Réunion ordinaire Regular Meeting 23 août 2022 *18h20 – 6 :20 p.m.*	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
Réunion ordinaire Regular Meeting 13 septembre 2022 18 h – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
Réunion ordinaire Regular Meeting 27 septembre 2022 18 h – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0



Réunion ordinaire Regular Meeting 11 octobre 2022 18 h – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
15 novembre 2022 18 h – 6 p.m. Réunion inaugurale du Conseil 2022-2026	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
Réunion ordinaire Regular Meeting 22 novembre 2022 18 h – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0
Réunion ordinaire Regular Meeting 13 décembre 2022 18 h – 6 p.m.	Salle Communautaire Complexe J.R. Brisson J.R. Brisson Complex Community Hall 758 Brébeuf, Casselman, ON, K0A 1M0

THE MUNICIPALITY OF CASSELMAN

BY-LAW NO. 2022-056

BEING A BY-LAW TO CONFIRM CERTAIN PROCEEDINGS OF COUNCIL OF THE MUNICIPALITY OF CASSELMAN FOR ITS SPECIAL MEETING HELD AUGUST 23, 2022.

WHEREAS under *Section 8 of the Municipal Act, 2001, S.O. 2001, c.25, as amended*, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

And WHEREAS under *Section 9 of the Municipal Act, 2001, S.O. 2001, c.25, as amended*, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

And WHEREAS under *Section 11 (1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended*, a lower-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public, subject to the rules set out in *subsection (4)*;

And WHEREAS it is the desire of the Council of The Municipality of Casselman to confirm proceedings and By-laws.

NOW THEREFORE the Council of The Municipality of Casselman hereby enacts the following as a by-law:

1. That the action of the Council at its special meeting held on August 23, 2022, with respect to each recommendation, by-law and resolution and other action passed and taken or direction given by Council at its said meeting, is, except where the prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor, or in his absence the presiding officer of Council, and the proper officials of the municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor, or in his absence the presiding officer, and the Clerk and Deputy Clerk are hereby directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and to affix the corporate seal of the municipality to all such documents.

READ A FIRST, SECOND and THIRD TIME and FINALLY PASSED this 23rd day of August 2022.

Daniel Lafleur, Mayor

Sébastien Dion, Clerk