

Fiona Hamilton

From: Fiona Hamilton
Sent: November 8, 2024 10:46 AM
To: Fiona Hamilton
Subject: Note to council regarding Development Charges

From: D's Construction <dsconstructionwalkerton@gmail.com>

Date: November 4, 2024 at 2:35:58 PM EST

To: Chris Peabody <cpeabody@brockton.ca>

Subject: Note to council regarding Development Charges

Can u send the following email on to the councillors for me please before the Development Charges meeting, the email is too long to send off of the municipality website and i don't have any of their emails

Thanks

Devin

Good Afternoon, I have a few points of interest for the council to consider in their decision regarding the proposed Development Charges.

- Has there been consideration of the potential loss of Brocktons revenue due to the implementation of development charges? A study could be done for the municipality to better understand the possible outcome, ie how many building permits have you lost out on already since the County development charges have been brought into affect?
- County charges were phased in over 5 years, 20% year 1, 40% year 2, etc. will this be implemented here?
- Are subdivisions that are draft plan approved going to pay these charges?
- Have we took into consideration that nearby South Bruce has alot of land available to build on, and possibly alot of money coming in from NWMO, and that people could quite easily be encouraged to build in a Municipality without DCs?
- Is there a possibility for special exemptions on the Development Charges other than the low cost housing and rent. Example: Saugeen Shores waives development charges to support accessible housing, 3 bedroom rental units

The Town of Saugeen Shores Council passed the Development Charges By-law at the July 19, 2023 Council Meeting. This By-law ensures that growth pays for growth and supports more housing types within our community.

In order to support all housing, the By-law is being used strategically to:

- Allow new rental housing to pay these charges over five years

- Exempt qualifying rental housing designed to be universally accessible, contain three bedroom apartments, or is near the downtown from paying the charges completely
- Exempt basement apartments and other similar units

“The Town of Saugeen Shores is committed to increasing supports and incentives for the development of housing types in our community,” says Mayor Luke Charbonneau. “Our Development Charges By-Law is just one of the tools we are using to increase the supply of housing.”

The Development Charges By-law was informed and supported by Town staff and the recommendations of the Attainable Housing Task Force.

Town staff are also supporting attainable housing projects through other policies including through the community Improvement plan, and changes to the land use planning system.

Recently, the Town’s Shore Report Podcast has been highlighting housing in Saugeen Shores with episodes focusing on both attainable and accessible housing. To listen, visit SaugeenShores.ca/ShoreReport.

I Hope all the above points have been considered by the council before hastily jumping into another fee which will make the cost of housing in our municipality keep rising, a year after the county has done the same thing. Might want to consider asking your building department the amount of revenue lost (permit fees, tax dollars) compared to the previous years when no Development Charges were in our Municipality at all

Thanks for your time

Devin Clancy