

Average tax bills set to rise 2.8 per cent on assessment

By Peter Richardson

Shelburne has a new tavern, a new insurance company and a zero tax rate increase for 2017. Council met Monday night to consider numerous pieces of business, of which these three may well generate the most public interest.

As previously reported in November, there will be no tax rate increase for 2017. However, driven by assessment increases, the average homeowner in Shelburne will see their town tax bill increase by an average of \$59 or 2.8 per cent, based on an assessed value of, \$287,079.

2017 is the beginning of a re-assessment year with MPAC, and the figures mentioned are only for the Municipal portion of the taxes, excluding County and Education amounts.

In 2016, the tax would have been \$2,083 while, for 2017, that amount would increase to \$2,142.

Council has now instructed Treasurer Carol Sweeney to prepare a bylaw to adopt the budget as presented, and amended.

The By-Law will be brought before Council on December 19th.

Town Planner Steve Wever presented two Applications for Consent, concerning the severance of a lot, in the Industrial Park, to create a new area of 1.65 acres upon which to build accommodations for a construction company.

The property in question, lies along the north side of Luxton Way, east of the existing stormwater management facility.

The land is currently vacant and owned by Brookfield Holdings Canada Inc.

The land already has a hydro easement along the front of the new lot, which must be maintained as a condition of approval of the severance. There is also an existing berm and the Besley Drain along the north end of the property, which provide a buffer between the industrial area and the adjoining residential area.

Stephanie Foster, who resides on Franklin Street, which borders the industrial area, voiced a concern regarding the retention of the berm and vehicle access to the new lot, not impacting her neighbourhood.

Wever assured her that the berm was a condition of approval and CAO John Telfer explained that the works department intended to provide a laneway to the east of Franklin Street to alleviate vehicle concerns.

Councillor Randy Chambers questioned if the grade would be changed significantly and potentially eliminate the berm as a barrier. Wever, however, assured him that that would not be the case, as the land currently sits at the approved grade and should that change, to facilitate drainage, the berm would be adjusted accordingly.

Council approved the application subject to the following conditions being met.

1) That the Secretary-Treasurer's Certificate shall be issued and the fee paid.

- 2) That payment of cash- in- lieu of parkland, at the rate of 2% of the lot's value be paid.

- 3) That the existing hydro easement be retained.

- 4) That the approval of the draft reference plan be obtained and the required prints (3) be provided to the Committee of Adjustment.

- 5) That all conditions are fulfilled and the consent finalized within one year of the date of the Committee's notice of decision.