

Shelburne council divided on DC bylaw

An addendum to Shelburne's proposed Development Charge bylaw will increase the residential charge by \$12, and the industrial commercial institutional (ICI) one by three cents a square foot.

But consultant Andrew Grunda, a principal of Watson & Associates, said the town could exempt up to 50% of the ICI charge, a measure that would most likely satisfy industrial developer Joe Bojin who had complained that the bylaw, as drafted, was going to cost him an added \$100,000 for the next phase of his development on 30 Sideroad.

Following Mr. Grunda's presentation and a sometimes heated discussion, the council was divided in a recorded vote on the addendum. Mayor Ed Crewson, who wants a second opinion, and Councillor A.J. Cavey opposed approval while Deputy Mayor Ken Bennington and Councillors Randy Chambers, Geoff Dunlop and Tom Egan supported it.

The mayor's position on residential charges was that the charges should recover 70% of the costs of expanding services to meet the needs, rather than on the current 48% for fire and 55% for library. He said it is not known from the study whether the proposed \$12 is the right amount.

Both fire and library services in Shelburne are shared by adjacent townships. In both cases, the sharing is based on users, or calls, plus assessment and population. DCs are related to future growth.

According to the county's growth plan, there will be about 1,000 new homes in the catchment, or user, area of which 700 would be in Shelburne.

The mayor's reasoning was that the town's DC should be based on the assumed growth, or 70%.

The consultant, however, indicated that the historical ratio would be justifiable at the Ontario Municipal Board.

The present DC bylaw expires on March 16. Failure to enact a new one on or before that date would mean the town would be unable to impose DCs on anything.

The deputy mayor told the meeting he was prepared to support the addendum as Mr. Grunda had been straightforward and had not hesitated in answering questions, and indication that he was confident in his findings. Mr. Chambers said it was a good report.

In an interview apart from the meeting, Mayor Crewson said he will oppose approval of the bylaw when it comes to a vote on Monday.

He said he would prefer to obtain a second opinion and to pass the bylaw in another month.

By Wes Keller