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Turnstone denied development charge relief

Turnstone Contracting's multi-phase development, under construction at Victoria Street and 30th Side Road in Shelburne, was denied relief from development charges (DC) by the Town at Monday night's Council meeting.

Matt Bojin represented the company in a delegation to discuss various letters of request for relief and explanations that had been exchanged over several weeks between the Owner-Manager of Turnstone Contracting Joe Bojin and the Town Planner Steven Wever.

Joe Bojin, frustrated for many months by development charges and planning fees that he ?takes exception to? reminded the Town in his correspondence that the charges are ?slowing the future construction on the Town's only active commercial industrial development.?

In a review of plans submitted by Turnstone, the Town Planner advised Mr. Bojin of modifications pending and required to be ?corrected and re-inspected? before security monies will be released. Turnstone was advised DCs for Units #5 and #6 of their industrial complex are calculated in accordance with the Town's current DC By-law at a rate of $51.63 per m2 for a total cost of $22,815.30.

The DC is due before Turnstone can receive Municipal Approval for a building permit.

Mr. Bojin began his delegation by saying he hoped to convince Council to let the company continue development this summer by ?granting us relief from some of the development charges.?

He reminded Councillors that the company had approached the Town in 2000 with the concept of the six-acre development and had invested millions since.

He asked Council to consider honouring the $18.70 per m2 development charge of five years ago when the plan was submitted.

?If approved, I will deliver payment tomorrow,? said Bojin.

Town CAO John Telfer noted he had spoken to Joe Bojin about the issue.

?The original site plan was applicable [to the lower DC] but the site plan was altered,? he said.

For a brief time, it appeared the Mayor and some Councillors were considering a compromise with the contractor, but reminders by CAO John Telfer that it would mean suspending the By-law and opening the Town to a possible wave of requests for DC relief soon halted any consideration.

?I am concerned about setting a precedent,? said Mayor Bennington.

Mr. Bojin reminded the Mayor he had publicly stated that ?luring? development was a priority and that the Town spent a lot of to do so.

?I am standing right here,? he said. ?If Council is unwilling to negotiate than we will have to pause.?

Mayor Bennington's final word Monday night was Council would be ?honouring the By-law as it stands today.?

A resolution was passed stating development charges for units #5 and #6 are payable calculated at the rate of the current DC By-law; the letter of credit would remain on file and not be applied to development charges or planning fees; all applicable planning application fees and water meter fees to obtain municipal approvals for units #5 and #6 are payable and due prior to receiving

approval.

?Development funds have to come from somewhere,? said Mayor Bennington, ?I hope you will continue to develop.?

By Marni Walsh