

Planning & Economic Development Cte, May 21, 2009

1. Request to Waive/Reduce Development Charges Almonte Mews Subdivision

This was a written request from a developer for a reduction in building and development fees to assist in the development of affordable housing in the Almonte Mews subdivision. The Planner told the Committee that the Development Charges By-law did not permit the waiving of development charges nor could building permit fees be waived unless there was money budgeted from elsewhere to pay those fees. For these reasons he recommended refusal of this request to waive/reduce the development charges and other fees. The Planner said if, in the future Council wanted the option to waive development charges on other projects this could be addressed in the new zoning by-law.

The Committee discussed the effect waiving the development charges and building permit fees would cause with respect to loss of revenue and in particular, how detrimental doing this would be to the water and sewer budget. Councillor Torrance commented that the Town had already reduced the lot size and road width in this subdivision. Also discussed was the lack of guarantee that these savings would be passed on to homeowners unless the savings was tied to the title in some manner over a long period of time.

Moved by Councillor Edwards, Seconded by Councillor Gillis

THAT the Planning and Development Committee REFUSE a request to waive or reduce development charges or any other charge to assist in the creation of affordable housing dwelling units in the Almonte Mews Subdivision.

CARRIED

9. BE IT RESOLVED THAT the Council of the Corporation of the Town of Mississippi Mills accepts the proposal submitted by JL Richards & Associates Limited to provide *professional planning services to prepare a new zoning by-law.*

<http://www.mississippimills.ca/Documents/350/Agenda%2009%2006%2001.pdf?CFID=630484&CFTOKEN=67040076>