



Partnership in Prosperity

January 2016



Public Information Centre (PIC) Decorum - Rules

Persons participating in this Public Information Centre shall conduct themselves with decorum at all times. The required level of decorum shall include the following:

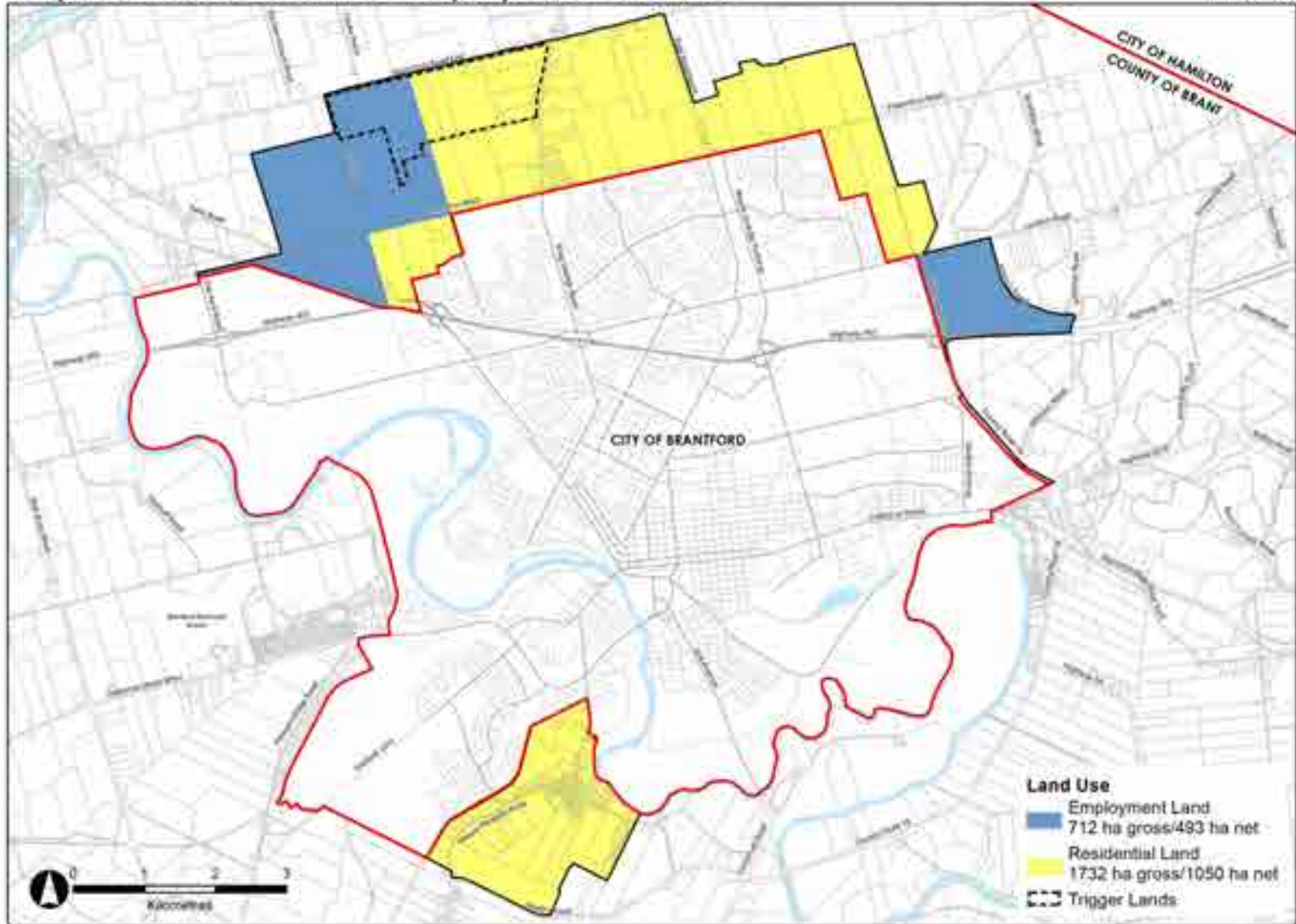
- All persons present shall use polite and respectful language, and shall refrain from the use of any language or the making of any gesture that is disrespectful or offensive.
- All persons invited to address the Chair or Staff shall speak only on the subject in debate and shall not speak on any other subject.
- Signs, banners or placards are not permitted in the meeting room unless they are materials/ visual aids necessary in connection with any presentation to be made to inform the meeting discussion.
- Participants shall refrain from applauding or engaging in conversation or behavior that may disrupt the proceedings of the meeting.
- All electronic devices shall be turned off or silenced.
- Use of camera or recording devices is permitted under the condition this action(s) do not interfere with or disrupt the proceedings of the meeting.
- *The Chair may expel any person, who violates the decorum rules set out above, from the Public Information Centre. Thank you for your cooperation.*

Places to Grow – The Growth Plan (2006)

- Population and Employment growth targets have been allocated to each County/Region
- Each municipality must ‘plan’ to accommodate the projected growth (i.e. land use, infrastructure)
- In June of 2013, the Province updated their Population and Employment Projections to 2041
- 163,000 People in the City of Brantford by 2041
- 79,000 Jobs in the City of Brantford by 2041

Proposed Residential and Employment Land Use

January 4, 2016



Transfer Land Areas

- Total Gross Area: 2,454 ha/6,064 ac
- Total Net Area: 1,535 ha/3,793 ac
- Initial Transfer Area: 2,146 ha/5,303 ac
 - Residential: 1,780 ha/ 4,398 ac
 - Employment: 366 ha/904 ac
- Trigger Lands: 308 ha/761 ac
 - Residential: 187 ha/462 ac
 - Employment: 121 ha/299 ac

Trigger Mechanism - Residential Lands

- The release of the Trigger lands will be based upon a demonstrated need. That demonstrated need is when a 3 year supply of residential units remains in the initial transfer area.
- A 3 year supply of residential units = 80% build out (i.e. issuance of building permits) in initial transfer area

Trigger Mechanism – Employment Lands

- The release of the Trigger lands will be based upon a demonstrated need. That demonstrated need is when a 3 year supply of Employment lands (measured in ha/ac) remains in the initial transfer area.
- A 3 year supply of Employment Lands = 80% of initial transfer land area is built out

Joint Venture Areas

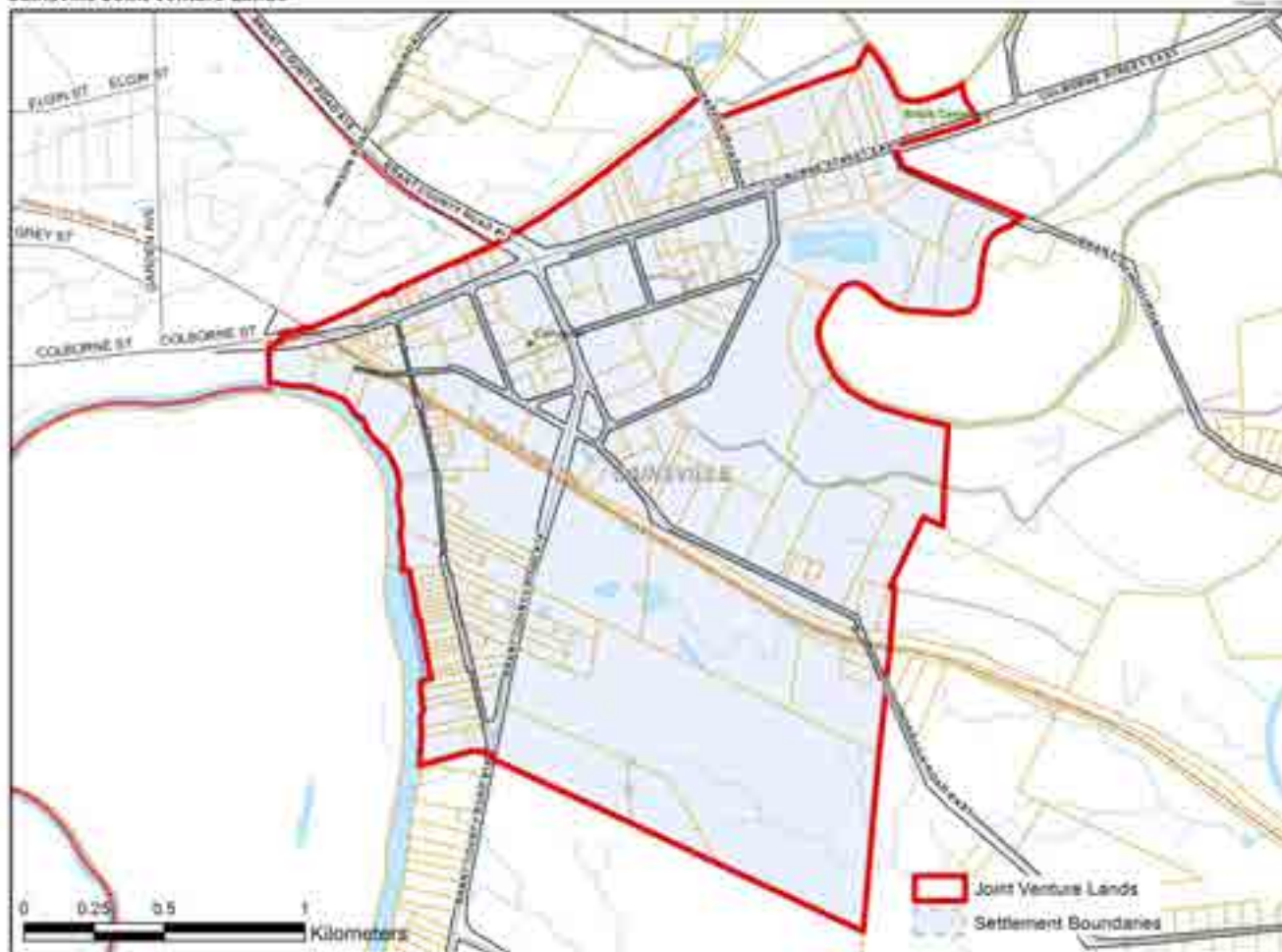
- A Joint Venture is an opportunity for two parties to work together to undertake a project, when neither party has the ability to undertake the project on their own or when it's mutually beneficial to work together
- Both municipalities commit to study the structure and options available for establishing a Joint Venture
- Two Joint Venture Areas identified
 1. Cainsville
 2. Brantford Airport Area

Joint Ventures-Cainsville

- City will complete a Servicing Analysis by Q3 2016 for all transfer lands including a review of Cainsville
- Servicing Analysis will determine budget estimates and servicing options for Cainsville
- County and City determine if they want to do a Joint Venture based upon Servicing Analysis
- City commits to allow County connection to municipal services for Cainsville either as a Joint Venture or if County goes it alone
- County pays for connection and user rates if not part of a Joint Venture

Cainsville Joint Venture

Boundary Discussion
Cainsville Joint Venture Lands



Joint Ventures-Brantford Airport Area

- City will complete a Master Servicing Plan by Q3 2016 for all transfer lands including a review of the airport lands – study area to be determined
- City will commit to allow the County to connect to municipal services for the airport lands as part of a Joint Venture or not
- County to pay for connection and user rates if not part of Joint Venture

Airport Joint Venture

Boundary Discussion
Airport Joint Venture Lands



Joint Venture Summary

- Preliminary analysis of both Joint Ventures suggest the potential of good long term return and that they warrant further detailed analysis
- Intangible benefits from job creation and other economic spin-offs would create further prosperity for both communities

Compensation - Taxes

- Taxpayers in any portion of the County which is transferred to the City will have the municipal portion of their property taxes levied at the County's municipal tax rate in the year after the transfer (the "Base Tax Rate").
- In subsequent years, the Base Tax Rate will be adjusted annually at the same percentage as the City's annual budget adjustment.

Compensation - Taxes

This tax fairness will continue until the earlier of;

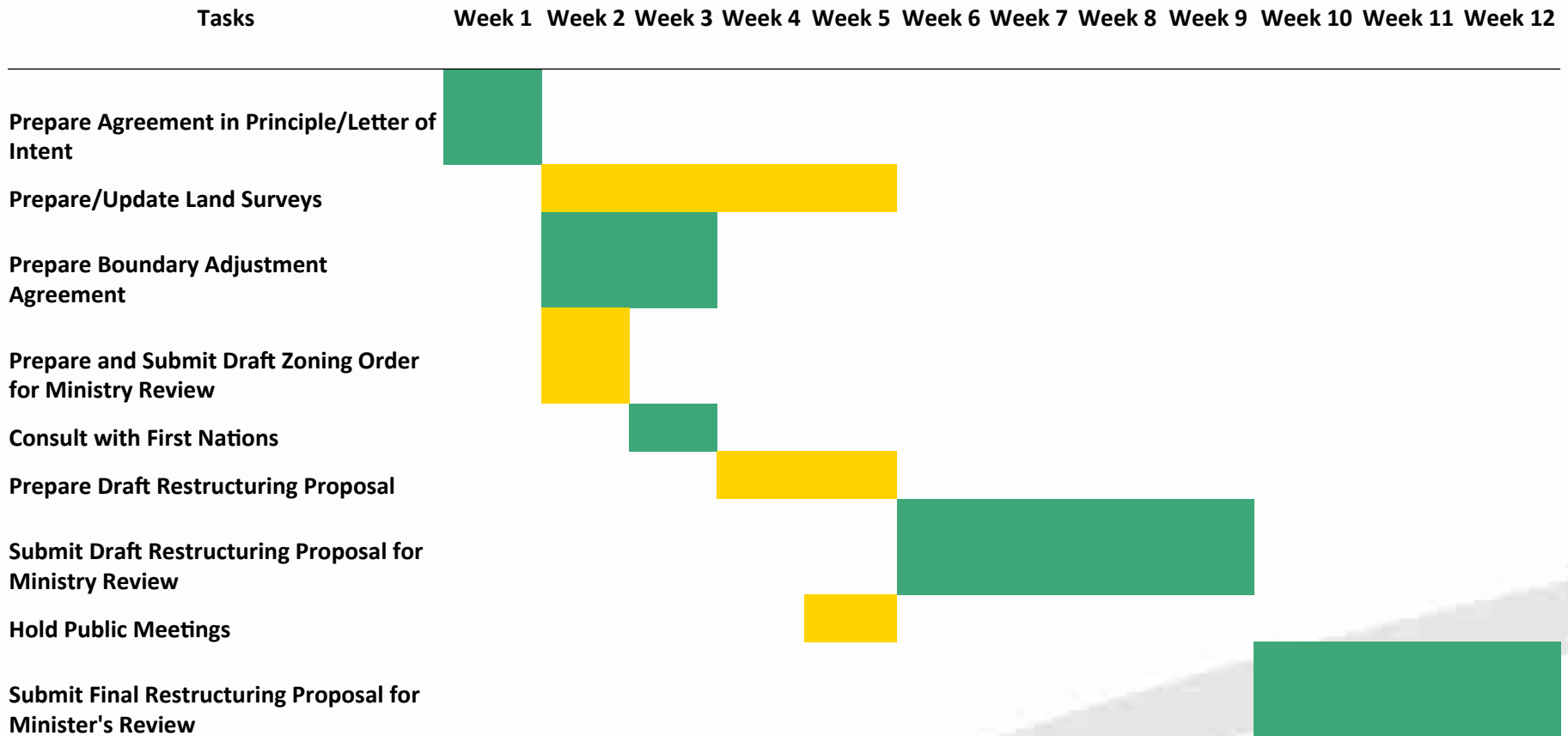
- (a) fifteen (15) years from the date of the transfer of lands from the County to the City,
- (b) the property changes ownership (with the exception of spousal transfers whether to live spouses or from a deceased spouse's estate), or
- (c) approval of a development under the *Planning Act*, at which point the property or that portion of the property which is subject to the *Planning Act* approval will be taxed at the current applicable City tax rate for the property's tax class.

Compensation

The County is to receive:

- Residential lands: \$850 per unit plus CPI at building permit
- Employment Lands: \$3,500 per hectare at building permit
- City to assume responsibility for all boundary roads
- The County will receive compensation in the amount of the County municipal taxes levied on the lands in the year prior to the transfer of said Lands. This amount will decline on a straight-line basis per annum for a period of eleven (11) years, after which the compensation will come to an end.

Next Steps



Contact Information

For more information, please visit the City or County's websites:

www.brantford.ca/boundaries

www.brant.ca/boundaries

or email us at:

boundaries@brantford.ca

boundaries@brant.ca



Thank You

