Tribunal Meeting Minutes

Council Chambers, City Hall

June 8, 2026

Present: Councillor Baldwin
Councillor Beamer
Councillor Bierk
Councillor Duguay
Councillor Haacke
Councillor Lachica
Mayor Leal
Councillor Parnell
Councillor Riel
Councillor Vassiliadis

Regrets: Councillor Crowley

Staff: Chris Allen, Director, Materials Management
Brad Appleby, Director, Planning Development & Urban Design
Stacy Dedlow, Committee Support Specialist
Scott Elliott, Corporate Sponsorship Program Manager
Richard Freymond, Commissioner, Finance & Corporate Support Services
Darryl Julott, Director, Economic Development
Chris Kawalec, Community Development Program Manager
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Rob McAulay, Director, Recreation Services
Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management
David Potts, Commissioner, Legislative Services, City Solicitor
Jasbir Raina, Chief Administrative Officer
Kendra Sedgwick, Committee Support Specialist
Ilmar Simanovskis, Commissioner, Municipal Operations
Cara Walsh, Communications Specialist
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Call to Order

The meeting was called to order at 5:47 p.m.

Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

Decision of Tribunal

Respecting a complaint under Section 20 of the Development Charges Act, 1997 for the property municipally known as 280 Jameson Drive

Moved by Councillor Duguay
Seconded by Councillor Parnell

Tribunal Decision

That, respecting the hearing on April 20, 2026 of the development charge complaint by 1439121 Ontario Ltd. respecting the property known municipally as 280 Jameson Drive, the said complaint be dismissed in the form of decision comprising Appendix A to this motion.

Appendix A

1. **Council received a complaint (the "Complaint") under section 20 of the Development Charges Act (the "DCA") from 1439121 Ontario Limited (the "Complainant") in relation to development charges to be imposed for the property municipally known as 280 Jameson Drive, Peterborough, Ontario (the "Property").**
2. **The Complainant sought a conditional building permit for the construction of a ~37,000 square foot (3,480 square metre) building to be constructed (the "Phase 2 Building") on the Property in August 2025, and as a result received an invoice on September 16, 2025 in the amount of $895,369.20 for development charges to be imposed for that development (the "DCs").**
3. **Council has reviewed the materials submitted by the Complainant, considered the submissions of Counsel for the Complainant, and has had the benefit of reviewing the staff report IPGPL26-024.**
4. **Council finds no evidence that an error was made in determining the amount of the DCs, respecting the availability of a credit or respecting the application of By-laws 24-081 or 25-100 for the Phase 2 Building.**
5. **At the time the Complainant submitted the site plan application for the Phase 2 Building in May 2025, By-Law 24-081 applied, subject to the reductions in payable rates occasioned by the passage of By-Law 25-100.**
6. **Even if the Complainant could rely on the August 2023 site plan application, the operation of clause 26.2(5)(b) and subsection 26(1.2) of the DCA result in the application of By-Laws 24-081 and 25-100 and the imposition of DCs for the Phase 2 Building.**
7. **The Complainant did not appeal the passage of By-Law 24-081 or By-Law 25-100.**
8. **The Complainant's arguments and evidence do not address the grounds set out in subsection 20(6) of the DCA.**

9. **The Complainant makes policy arguments that do not address the grounds justifying relief under subsection 20(6).**
10. **Council is not satisfied that there is any incorrect determination or error that would justify rectification.**
11. **Council does however find noteworthy that the Complainant's materials indicate that while the City of Peterborough had the highest percentage growth of DCs among all comparator municipalities, indicating that the City of Peterborough had historically low development charge rates, the City of Peterborough continues to charge the lowest rates of all comparator municipalities referenced in the Complainant's materials.**

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Absent (1): Councillor Crowley

Carried (10 to 0)

Confirmation By-law

Moved by Councillor Duguay
Seconded by Councillor Baldwin

That By-law 26-065 Being a by-law to confirm the proceedings of the Council at its meeting held on June 8, 2026, be approved.

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Absent (1): Councillor Crowley

Carried (10 to 0)

Adjournment

Moved by Councillor Vassiliadis
Seconded by Councillor Bierk

That this meeting be adjourned.

For (10): Councillor Baldwin, Councillor Beamer, Councillor Bierk, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Absent (1): Councillor Crowley

Carried (10 to 0)

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John Kennedy

City Clerk

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Jeff Leal

Mayor