



Council Meeting Minutes
Wednesday, February 22, 2012
3:00 p.m.
Council Chambers, Town Hall

Mayor M. Morrison
D. Beffort (Absent – Personal Business)
N. deBoer
P. Foley
G. McClure
R. Mezzapelli (Absent – Personal Business)
R. Paterak (Absent – Personal Business)
A. Thompson
R. Whitehead

Chief Administrative Officer: D. Barnes
Director of Public Works: C. Campbell
Council/Committee Co-ordinator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Director of Human Resources: J. Porter
Economic Development Officer: B. Roberts
Legislative Services Manager/Deputy Clerk: D. Thompson
Treasurer: F. Wong
Manager of Policy & Sustainability: H. Xu

Other Staff Present Specific Items Only
Manager of Regulatory Services & Inspection Services: L. Butko
Manager of Development: S. Kirkwood
Manager of Roads & Fleet Services: L. Zidar

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 3:06 p.m.

2. **APPROVAL OF AGENDA**

Moved by P. Foley - Seconded by G. McClure

2012-082

That the agenda for the February 22, 2012 Regular Council Meeting, be approved.

Carried.

3. **DISCLOSURE OF PECUNIARY INTEREST** – None stated.

4. **PRAYER AND O CANADA**

Councillor Foley opened the meeting with a prayer.

5. **SUMMARY OF ADDENDUM ITEMS** – None.

6. **COUNCIL WORKSHOP**

Moved by R. Whitehead - Seconded by G. McClure

2012-082

That Council convene into Council Workshop.

Carried.

1. Public Works Department Strategic Plan.

Craig Campbell, Director of Public Works provided the following information:

Purpose

The Foundation Document

- Deliver a robust future
- Environmentally responsible
- Works sustainability plan

Departmental Direction

- Supporting Caledon's OP

- Delivering Council priorities
- Guides Public Works actions

Future Focused

- Sets long term objectives
- Measurable outcomes

Vision Statement

“The Public Works Department will be a recognized leader in the delivery of public services through diligent management of the Town’s infrastructure, by-laws, and through assuring the compliant construction of new buildings within our jurisdiction.”

Mission Statement

“Caledon’s Public Works Department is committed to providing robust, sustainable and environmentally responsible infrastructure and regulatory services within the community.”

Community Based Strategic Plan

CBSP Goals – PW Goals

- CBSP 1 – “Partner with landowners and community to preserve, protect and enhance our environment and agricultural resources and natural capital”
- CBSP 2 – “Complete our Community of Communities”
- CBSP 5 – “Cultivate a Diverse & Prosperous Economy”
- CBSP 6 – “Strong Governance & Community Engagement”

Public Works Role in Caledon

Transportation

- Our transportation network
- Local roads and pedestrian ways
- Bikeways

Regulatory and Inspection

- By-law enforcement
- Parking enforcement
- Building inspection

Good Transportation System, Why Is It Important?

Quality of Life

- Social/economic necessity
- Reinforces community linkages

Economic Development

- Positive economic spinoffs
- Business attraction and retention

Legislative

- The Municipal Act
- Minimum maintenance standards

Good Local Transportation

Good Local Transportation

- Design matches use
- Fiscally responsible
- Safety considerations
- Reduce congestion and gridlock
- Environmental considerations
- Employ latest technologies
- Optimize land use

Regulatory and Inspection Services

Regulatory and Inspection

- Impartial by-law compliance
- New building inspections
- Exceed legislative requirements
- Exceptional service levels

Strategic Actions

Actions

- Advocate for mass transit
- Ensure timely capital projects
- Maintain current work assets
- Work with upper tier governments

Administrative Principles

Principles in support of Public Works mission

- Sustainability
- Continuous improvement
- Maximize productivity
- Use best practices
- Have the best people
- Develop strategic partnerships
- Organized, relevant advocacy

Department Goals

- Safe and efficiency system
- Preserve natural heritage
- Progressive development
- Quality facilities and services
- Engage the community
- Best customer service
- A trusted and valued partner

Administrative Goals

- Promote professionalism
- Plan for productivity
- Take responsibility
- Encourage innovation
- Build commitment
- Expect excellence
- Full accountability

Public Works Vision

“The Public Works Department will be a recognized leader in the delivery of public services through diligent management of the Town’s infrastructure, by-laws, and through assuring the compliant construction of new buildings within our jurisdiction.”

Craig Campbell provided a copy of the Public Works Department: Long Term Strategic Plan for Council’s review.

NOTE: Council requested staff provide a report outlining intersections and ‘dark spots’ where street lights could be installed and the possible usage of LED lights.

Council requested staff to investigate our current storm water management practices to determine if ‘greener’ design opportunities exist.

2. Fill By-law Review.

Leo Butko, Manager of Regulatory Services provided the following information:

Overview

- Concerns recently raised by both residents and Councillors over the current Fill Bylaw and its enforcement/monitoring
- Staff are seeking input from Council on concerns and next steps
- To assist Council in understanding what other municipalities are doing, Staff researched 15 Fill by-laws from municipalities that have rural components
- Comparisons to the current Town of Caledon Fill bylaw
- Some proposals have been incorporated for implementation or further study

Presentation

- Sources and Receivers of Fill
- Fill Quality
- Fill Quantity
- Exemptions

- Fees
- Commercial Fill Operations
- Charts
- Proposals

Sources and Receivers

Where can the Fill come from?

- Construction Sites (Residential/Commercial/Industrial)
- Industrial Contaminated Sites
- Historic contaminated property (Toronto Pan Am games)
- Soil reconditioned transfer sites (Ministry regulated)

Where Do Other Municipalities Allow Fill?

- Majority - no limitations other than Environmentally sensitive areas

Where does Town of Caledon allow fill?

- Only areas Zoned Agricultural with active agricultural operation
- Building permit/conditional site plan approval
- Lawn dressing, landscaping
- Does not apply to Niagara Escarpment Planning Area or Conservation Authorities' Regulated Areas

Fill Quality Concerns

Quality (Type of Fill)

- Clean fill
 - Used to enhance agricultural lands (increase crop yields)
 - Erosion control
- Contaminated soils
 - Possible damage to crops, well water, water table, streams, wetlands etc.
- Control Methodologies
 - Analysis (MOE Guidelines Table 1 – Agriculture)
 - Does soil dumped reflect the actual analysis results (fraudulent test results, mixing in of contaminated soils, etc.)
 - Transfer sites, Ministry Approved soil reconditioning sites

Fill Quality

FILL QUALITY COMPARISON CHART							
	Meet some standard	Meet Table 1 or 2	Confirm Source	Sample audits	Env. Consultant or Prof Eng	Third Part Review	Groundwater
CALEDON	Yes *	No *	No	No	No	No	No
OTHER MUNICIPALITIES	87%	47%	47%	6%	40%	27%	13%

*Fill from outside of Caledon must not exceed maximum contaminant levels as identified in MOE Guideline

Director may require further information

Typically ToC requires MOE Guidelines Table 1 analysis

Fill Quantity

Quantity Concerns (Volume of fill)

FILL QUANTITY COMPARISON CHART								
	Control of Volume	Topographic Survey	Grading & Drainage	Erosion, Siltation & Dust Control	Approval Type	Public Consultation	Monitoring, Overseeing	Reports
CALEDON	10,000 m ³ Threshold	Scaled Site Plan, information varies	Sometimes minimal information of drainage	Varies	Director or his designate	> 10,000 m ³	Minimal General complaint driven	Minimal

OTHER MUNICIPALITIES	Sliding Scale, Discretion	Spot elevations, professional survey	Proposed grades & drainage system	Plans required, tree protection plans also required by some	Director, CBO, sometimes Council	Sometimes (varied and dependant on quantity)	Sometimes Monitoring by Staff. Sometimes Overseeing of Operations is done by Consultants	Sometimes required P.Eng or Environmental Consultant
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Exemptions to By-law

FILL EXEMPTIONS COMPARISON CHART							
	Agricultural Lands	Building Permits	Landscaping Purposes	Minor Site Alterations	Other Authority	Demolition	Development Agreement
CALEDON	No	Exempt When Building Permit granted	Yes, up to 6 inches of topsoil	No	NEC, CA's	Exempt	Exempt
OTHER MUNICIPALITIES	Exempt for Normal Practices such as sod farming	Exempt When Building Permit granted	Yes, varies in amounts	Exempt	NEC, CA's	Exempt	Exempt

Fees

Permit Fees Comparison		
Volume	Caledon	Other Municipal Range
100 m ³	\$119	\$50 - \$554
1,000 m ³	\$594	\$125 - \$1,000
10,000 m ³	\$2,095	\$500 - \$11,069
If no prior permit obtained	20% administration fee	10-50% administration fee
Financial Site Security	n/a	Included in all
Security Deposit Roads/Hauling fee	Applicable	Some applicable

Commercial Fill Operations

Two commercial Fill Operations identified

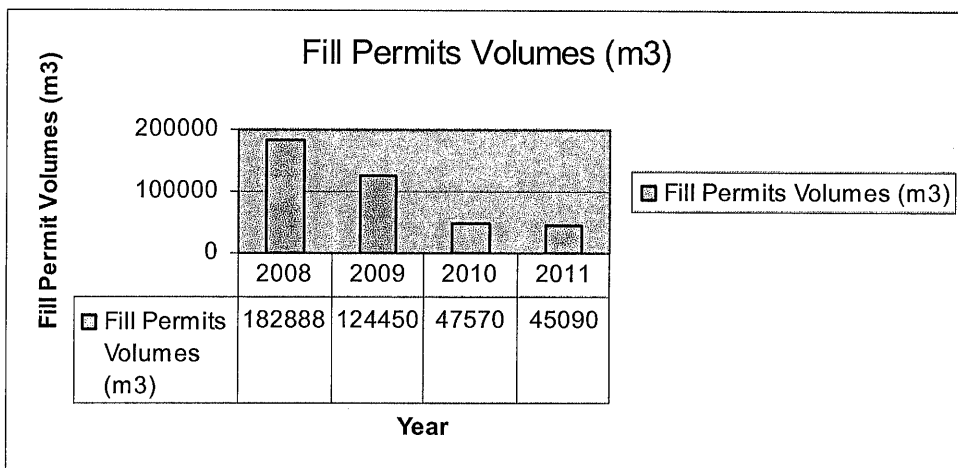
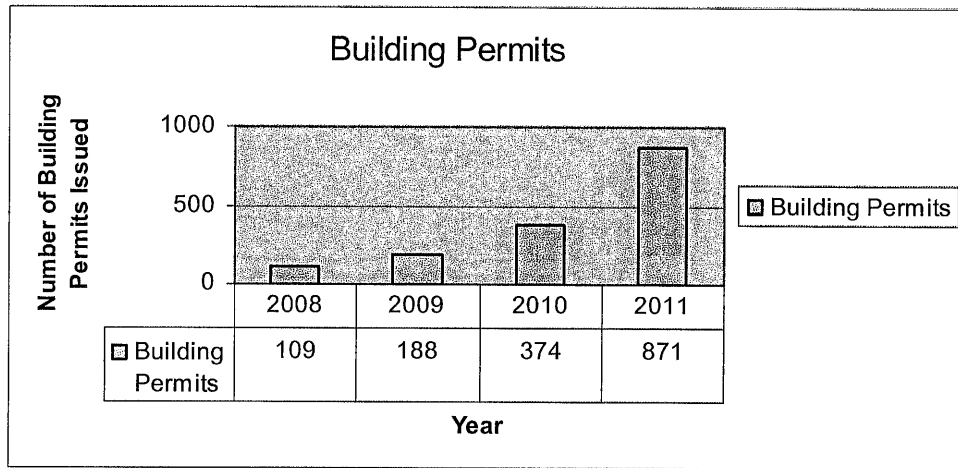
Scugog

- o Earthworx, public concerns and is currently closed

Whitchurch Stouffville has:

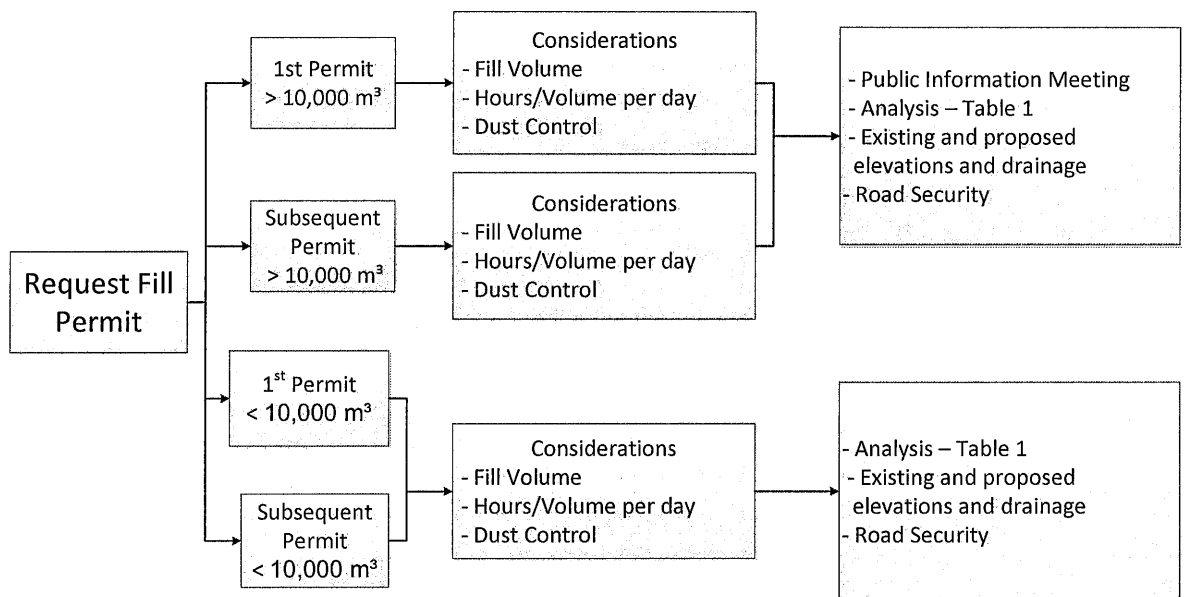
- o Two large scale fill sites that were former pits
- o 1.6 million cu. meters capacity (to be completed this year)
- o million cu. meters capacity (just completed)
- o Fees to Town are \$.50 per cubic meter
- o Utilize robust monitoring
 - Bar code fill tickets
 - Video surveillance
 - Site Agreement
 - \$90,000 security
 - Peer Review (site engineering/ sampling)
 - Spot soil sampling paid by site operator
 - Well monitoring
- o This type of operation allows for developers to have a known cost and location to dispose of their fill.
- o The adjacent graphs indicate that the trend for Building Permits for new construction is rising over the last 4 years while the volume of fill applied for is trending down. This suggests the possibility that the development within Caledon has limited impact on the need for clean fill sites.

Building Permits vs Fill Permits

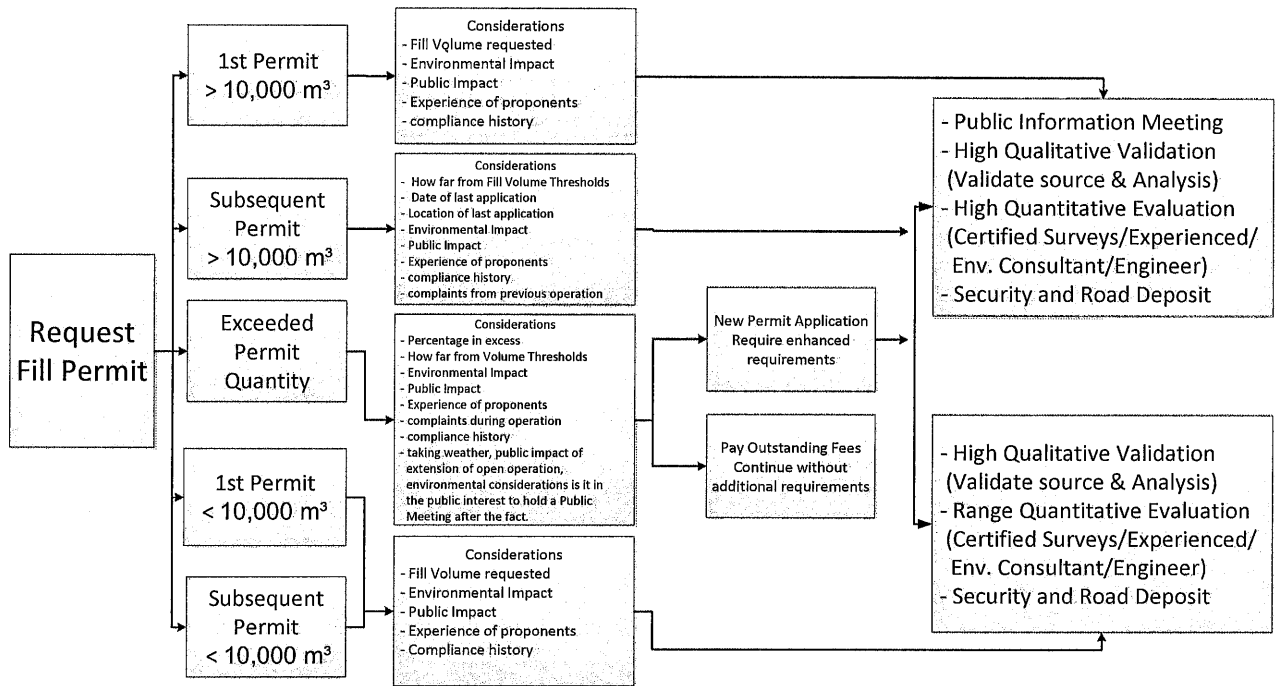


The adjacent graphs indicate that the trend for Building Permits for new construction is rising over the last 4 years while the volume of fill applied for is trending down. This suggests the possibility that the development within Caledon has limited impact on the need for clean fill sites.

Current Application Process



Proposed Application Process



Proposed Changes

STAFF RECOMMENDATIONS			
Recommendation	Immediate	Interim *	Long Term *
Higher Scrutiny to Protect Environment	X	X	X
Higher Scrutiny of Validating Source and Analysis	X	X	X
Require Analytical Results (Major Applications)	X	X	X
Professional Certifications of Surveys, Plans (Major Applications)	X	X	X
Road Damage Securities and Hauling Fees	X	X	X
Increase Enforcement of Bylaw	X	X	X
Review Process on how to deal with sites that exceed permit quantity	X		
Review Fill Need to Allow Fill Outside of Agricultural Lands		X	
Review Fees for Enhancing of Agricultural Lands		X	
Require Peer Review for Large Scale Applications		X	X
Review Cost Recovery Fee Structure		X	
Third Party Monitoring/Verification		X	X
Requirement for Professional Reports ((Major Applications)		X	X
Exemptions for Farming Practices		X	X
Advocate and Participate in Gaining Consistency across like Municipalities of Requirements			X
Investigate potentials for Large Scale Operations in Caledon			X

NOTE: Council requested that a Notice of Motion be prepared requesting current legislation be amended to allow conservation authorities to have the same powers as municipalities to have unlawfully placed fill removed and have the removal costs placed on the property owners property tax bill.

Moved by P. Foley – Seconded by G. McClure

2012-083

That Council rise out of Council Workshop.

Carried.

8. **PUBLIC QUESTION PERIOD** - No one in attendance came forward.

9. **BY-LAWS**

Moved by R. Whitehead – Seconded by G. McClure

2012-084

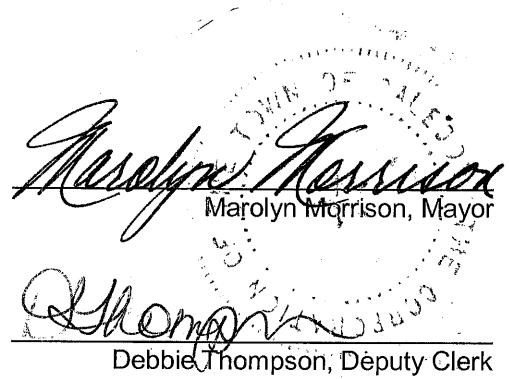
That the following by-law be taken as read three times and finally passed in open council:

2012-012 To confirm the proceedings of the February 22, 2012 Council Meeting.

Carried.

10. **ADJOURNMENT**

On verbal motion moved by Councillor deBoer and seconded by Councillor Whitehead, Council adjourned at 5:40 p.m.



Marolyn Morrison, Mayor

Debbie Thompson, Deputy Clerk