



Council Meeting Minutes
Tuesday, November 6, 2012
9:30 a.m.
Council Chambers, Town Hall

Mayor M. Morrison
D. Beffort
N. de Boer
P. Foley
G. McClure
R. Mezzapelli
R. Paterak
A. Thompson
R. Whitehead (Arrived at 9:36 a.m.)

Chief Administrative Officer: D. Barnes
Director of Public Works: C. Campbell
Director of Development Approval & Planning Policy: M. Hall
Council/Committee Co-ordinator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Director of Administration/Town Clerk: K. Landry
Manager of Corporate Communications: B. Lee
Manager of Economic Development: N. Lingard
Director of Human Resources: J. Porter

Other Staff Present Specific Items Only

Acting Manager of Development: C. Blakely
Community Development Planner: J. Brander
Senior Transportation Planner: K. Chawla
Solicitor/Manager of Planning Law: P. De Sario
Heritage Resource Officer: S. Drummond
Solicitor: P. Gross
Development Student: T. Horman
Senior Development Planner: R. Hughes
Senior Policy Planner: O. Izirein
Senior Policy Planner: K. Kurtz
Community Development Planner: E. Leung
Senior Policy Planner: T. Manley
Community Development Planner: S. McVittie
Senior Development Planner: M. Nordstrom
Project Manager - Real Estate: D. Osborn
Senior Development Planner: L. Paray
Economic Development Officer: B. Roberts
Senior Development Planner/Urban Designer: P. Strachan
Senior Manager, Capital Projects & Property Management: R. Trudeau
Heritage/Policy & Sustainability Assistant: P. Vega
Site Plan Co-Ordinator: E. Willard
Senior Policy Planner: M. Williams
Manager of Policy & Sustainability: H. Xu

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 9:33 a.m.

2. **APPROVAL OF AGENDA**

Moved by R. Paterak - Seconded by A. Thompson

2012-661

That the agenda for the November 6, 2012 Council Meeting, be approved.

Carried.

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

4. **PRAYER AND O CANADA**

Councillor McClure opened the meeting with a prayer.

5. **COUNCIL WORKSHOP**

Moved by A. Thompson - Seconded by R. Paterak

2012-662

That Council convene into Council Workshop.

Carried.

1. Provincial Policy Statement

Ken Petersen, Planning Manager and Darryl Lyons, Team Lead, Ministry of Municipal Affairs and Housing presented the following information:

How we manage our land and resources has a tremendous impact:

- on the shape, quality and vitality of our communities
- our economic strength
- on the health of our natural environment

How we manage our land and resources can support our prosperity and well-being over the long-term.

It shapes how we can respond to some of the pressing challenges facing our communities:

- Air pollution
- Climate change
- Housing affordability
- Service delivery costs
- Changing demographics
- Depletion of resources
- Car dependency
- Water quality
- Human health
- Habitat loss
- Food security
- Loss of greenspace
- Loss of biodiversity
- Changing energy demand
- Transitioning economy
- Aging infrastructure

The Provincial Policy Statement (PPS) is a key component in Ontario's land use planning response to these and other challenges:

- Planning Act
- Provincial Policy Statement
- Provincial Plans

The Provincial Policy Statement (PPS) is a key component in Ontario's land use planning response to these and other challenges.

It complements and works together with other provincial initiatives:

- Open for Business
- Ontario Heritage Act
- Clean Water Act
- Climate Ready
- Green Energy Act
- Biodiversity Strategy
- Endangered Species Act
- Renewable Energy
- Transit Supportive Guidelines
- Investment Ready
- Healthy Communities Handbook
- The Big Move
- Long Term Affordable Housing Strategy

Provincial Policy Statement

The PPS, 2005 sets out Ontario's land use planning vision for achieving strong communities and the sustainable use of land and resources over the long term:

- It provides policy direction for how we settle our landscape, create our built environment, and manage important resources
- The current PPS came into effect March 1, 2005, with a stronger "shall be consistent with" implementation standard
- The PPS, 2005 strengthened policy direction for managing growth and directing growth to settlement areas, for protecting employment land, providing affordable housing, and for protecting the environment

2005 Provincial Policy Statement

- Building Strong Communities
- Wise Use and Management of Resources
- Protecting Public Health and Safety

Achieving the land use planning vision set out in the PPS requires that land use decisions consider economic, social and environmental factors together.

Economy - Environment - Society

This means that the PPS is more than a set of individual policies.

All of the policies must be read together and the relevant policies applied to each situation.

5 year review

- PPS policies must be reviewed every five years from the date the PPS comes into effect
- Five year review started March 1, 2010

Public and stakeholder consultation since the Review began:

- Environmental Bill of Rights Registry posting 010-9766
- E-consultation
- 9 regional workshops – 300+ participants
- Meetings with stakeholder and municipal groups
- Meetings with Aboriginal communities and organizations
- 400+ written submissions received

What We Heard

The draft policies have been shaped by the broad range of views expressed and build on a general view that the PPS is working, but focused revisions are needed to:

- Align PPS with legislative and policy initiatives (Endangered Species Act)
- Respond to emerging issues (e.g. climate change)
- Address policy and implementation challenges
- Better integrate economic, social and environmental considerations

We also heard that the five year review period for the PPS may not provide sufficient time for municipalities to implement the policies.

What we are consulting on:

- Draft PPS policies
- Whether to expand the legislated PPS five-year review cycle

Proposed changes

We are consulting on the draft policies to ensure they provide clear direction for:

- Building strong, healthy communities
- Wise use and management of resources
- Protection of public health and safety
- Implementation and coordination

Building strong, healthy communities

Healthy, active communities

- Promote coordination and co-location of public facilities, accessible by transit, walking and cycling
- Strengthen promotion of active transportation, transit-supportive development, and connectivity within and among transportation modes
- Recognize importance of parks and recreation opportunities
- Clarify that infrastructure and public service facilities can be planned beyond the 20-year time horizon

Recognize regional differences

- Recognize diversity of settlement areas and rural areas, including size and characteristics, so all areas of Ontario can relate to the policies
- Clarify that the requirements to support small expansion of settlements may be less than those for large expansions
- Refocus growth-oriented language to better recognize that some areas are experiencing no growth or are in decline

Servicing provisions

- Allow limited use of septic tanks and wells for minor infill development and rounding out of unserviced settlement areas if there is no negative impact on surface and ground water

Economy and Employment

- Better protect employment uses (e.g. major industry) from encroaching incompatible uses (e.g. residential)
- Promote land use patterns that support the efficient movement of freight
- Promote communications infrastructure, investment-ready communities (e.g. attractive for business), and mixed-use communities
- Promote planning for employment areas over the long term

Planning for Infrastructure

- Promote fiscally sustainable communities by:
 - Requiring that boundary expansions and conversions of employment areas demonstrate financial viability
 - Requiring consideration for life-cycle cost of infrastructure
 - Encouraging green infrastructure and the adaptive re-use of infrastructure
- Strengthen protection of provincially planned transportation corridors and promote land use compatibility for development adjacent to corridors

Wise use and management of resources

Wetlands and Water

- Promote the health of the Great Lakes
- Protect all coastal wetlands along Great Lakes in Ecoregions 5E, 6E and 7E
- Promote consideration of cumulative impacts
- Require shorelines to be identified in planning documents
- Clarify that some natural features and resources (e.g. wetlands) may need to be evaluated to determine whether development can proceed

Natural Heritage Systems and Features

- Require identification of natural heritage systems in southern Ontario (Ecoregions 6E and 7E)
- Refine the area of protection for significant woodlands and valleylands based on ecoregion boundaries (rather than "south and east of the Canadian Shield")
- Identification of natural heritage systems in 6E and 7E
- Refine area of protection for significant woodlands and valleylands based on ecoregion boundaries in 6E and 7E
- Protect all coastal wetlands in 5E, 6E and 7E

Agriculture

- Require designation of prime agricultural areas
- Permit additional uses on farms (e.g. home business, farm tourism)

- Add greater flexibility for agriculture-related uses (e.g. grain dryers) that serve the broader farming area
- Promote agricultural uses in rural areas (e.g. non-prime agricultural areas)

Minerals, Petroleum and Aggregates

- Require that significant mineral, petroleum and mineral aggregate resources be identified in planning documents
- Encourage comprehensive rehabilitation after aggregate extraction (e.g. thinking about the end use and coordinating rehabilitation for 2 or more sites in an area)
- Clarify that aggregate extraction may be permitted in and adjacent to certain natural heritage features where rehabilitation can demonstrate that there will be no negative impacts (e.g. significant woodlands)
- Within speciality crop areas:
 - Strengthen requirements for rehabilitation of areas subject to aggregate extraction
 - Allow extraction below the water table if there is a substantial quantity of high-quality mineral aggregate resources present
 - Promote conservation of mineral aggregate resources

Cultural Heritage and Archaeology

- Recognize Aboriginal interests in the conservation of cultural heritage and archaeology resources
- Promote conservation of cultural heritage and archaeology resources, including the use of archaeological management plans and cultural plans
- Align policies and definitions related to cultural heritage resources with the amended Ontario Heritage Act

Protection of public health and safety

Natural hazards

- Direct development away from areas with high to extreme risk for wildland fire, unless the risk is mitigated
- Clarify that development should not aggravate hazards or create new hazards

Climate change

- Require municipalities to consider the potential impacts of climate change (e.g. flooding due to severe weather events) and to reduce emissions of greenhouse gases
- Strengthen stormwater management requirements
- Promote green infrastructure (e.g. permeable surfaces)

Implementation and coordination

Aboriginal Interests

- Encourage planning authorities to coordinate planning with Aboriginal communities
- Acknowledge that PPS must be implemented in a manner consistent with Aboriginal and treaty rights in the Constitution Act, 1982

Coordination

- Promote better coordination between municipalities and other levels of government, agencies and boards
- Promote coordination of emergency management with other planning considerations

Integration

- Clarify how the PPS works with other legislation, regulation, policy and provincial plans
- Promote coordinated and integrated planning processes (e.g. Planning Act and Environmental Assessment Act)

The Vision

The proposed Vision reflects the draft policies and articulates the Provincial interest in:

- Building strong, healthy communities
- The wise use and management of resources

- Protecting public health and safety

We've also proposed changes to the "How to Read" section to:

- Emphasize that all of the policies must be read together
- Clarify how the policies should be applied (some policies contain discretion while others do not)

Questions to Consider

The Province wants your views on the draft PPS policies. We would appreciate hearing your views on the following questions:

1. Do the draft policies provide sufficient direction to effectively protect provincial interests in land use planning?
2. Are there additional land use planning matters that require provincial policy direction and which are not included?
3. Do you foresee any implementation challenges with the draft policies?
4. Is additional support material needed to help implement the Provincial Policy Statement?

We also want your views on whether to amend the Planning Act to extend the review period for the PPS:

5. Do you think that the legislated Provincial Policy Statement review cycle should be extended from the current five-year period?

Nick MacDonald, Partner, Meridian Consulting highlighted the following areas of the PPS as they have an impact on the Town:

- Section 1.6.7.2 the protection for the long term of major goods movement facilities and corridors
- Planning for land use which now includes rail and marine facilities
- Section 2.1.1 natural features and areas shall be protected for the long term
- Planning for natural heritage systems in settlement areas, rural areas and prime agricultural areas
- On farm diversified uses
- Mineral aggregate resources shall be identified
- Section 2.5.3.2 regarding rehabilitation
- Implementation

Jamie Cook, Associate Director, Watson Associates referenced the following areas of the PPS:

- Relationship between infrastructure, municipal service needs and financial viability
- Economic Development and Competitiveness matters including:
 - Employment Density Targets
 - Protection of Employment Areas/Conversions
 - Long-Term Economic Prosperity
- Regional Market Area
 - Address the inconsistency of the use of the term

Jamie Cook also noted that the Development Charges Act does not provide full cost recovery.

Mark Head, Planning Manager, Peel Region noted the following positive changes to the PPS:

- Emphasis on sustainability
- Planning time horizon of up to 20 years
- Coordination of policies between other levels of government, agencies and boards
- Sustainable transportation
- Protection for the long term major goods movement facilities and corridors
- Protection of employment lands

Mark Head indicated that improvements could be made to strengthen the language within the public health and environment section as elements of the built environment are missing.

Mary Hall, Director of Development Approval & Planning Policy highlighted the following regarding the PPS from a municipal perspective:

- Balance among Policy Interests between the local and provincial government is required
- Mineral Aggregate Resources
 - Environmental, social and physical impacts are minimized
 - Public process
 - Rehabilitation plans should be developed and approved with full municipal participation to protect community interests
- Employment Land included in Greenfield Density Calculation
 - Caledon continues to request that employment land be de-linked from residential in the calculation of greenfield density
- Need for Long Term Strategic Planning for Employment Areas
 - Since the draft PPS now allows for infrastructure planning beyond the 20 year time horizon, municipalities should be given the opportunity to identify strategic employment areas associated with major goods movement facilities and to protect these areas
- Economic Development in Agricultural Areas
 - The need to permit a greater diversity of non-farm uses within the agricultural areas and should not impose the region that they be small in scale
- Protection of Transportation Corridors
 - There needs to be assurance that long term protection of this infrastructure is completed in communication and coordination with all levels of government
- Infrastructure Planning Beyond 2021
 - Need to consider the impact of stating that infrastructure, but not land use can be planned beyond 2031

NOTE: Members of Council provided feedback on the proposed PPS including:

- Expansion of farm uses
- Unattainable density targets
- Maximizing the recycling of aggregates
- Rehabilitation of aggregate pits
- Limits on an aggregate licence
- Concern with mining below the water table
- Linkage between growth, sustainability and climate change
- Conservation authorities need for capital funding (development charges)
- Diversification of agricultural uses, e.g. equine
- 10 year review versus 5 year review
- Consistency of language among plans
- Transition of prime agricultural lands to development
- Tourism strategy
- Agricultural research facilities
- Long range planning
- Transportation corridors

Moved by A. Thompson – Seconded by R. Paterak

2012-663

That Council rise out of Council Workshop.

Carried.

6. **CLOSED MEETING**

Council was in Closed Meeting from 12:47 p.m. to 1:38 p.m.

Council recessed from 1:00 p.m. to 1:13 p.m.

Moved by A. Thompson – Seconded by R. Mezzapelli

2012-664

That Council shall go into closed session under Section 239 of the *Municipal Act* for the purpose of:

- Personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations:
 - Confidential Verbal Report from the Chief Administrative Officer - CAO Administration Update

Carried.

Moved by R. Paterak – Seconded by P. Foley

2012-665

That Council move into open session.

Carried.

7. MATTERS ARISING FROM CLOSED MEETING

1. Confidential Verbal Report from the Chief Administrative Officer re: Personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations – CAO Administration Update.

Moved by A. Thompson – Seconded by R. Paterak

2012-666

That Confidential Verbal Report from the Chief Administrative Officer regarding personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations – CAO Administration Update, be received; and

That staff proceed as directed.

A recorded vote was requested and taken as follows:

<u>RECORDED VOTE</u>	<u>YES</u>	<u>NO</u>	<u>CONFLICT</u>	<u>ABSENT</u>
Councillor Beffort	X			
Councillor de Boer	X			
Councillor Foley	X			
Councillor McClure	X			
Mayor Morrison	X			
Councillor Paterak	X			
Councillor Mezzapelli	X			
Councillor Thompson	X			
Councillor Whitehead	X			
TOTAL	9			

Carried.

8. **PUBLIC QUESTION PERIOD** – no one in attendance came forward

9. **BY-LAWS**

Moved by A. Thompson – Seconded by R. Paterak

2012-667

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

2012-139 To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 6th day of November, 2012.

Carried.

10. **ADJOURNMENT**

On verbal motion moved by Councillor de Boer and seconded by Councillor Paterak, Council adjourned at 1:46 p.m.

Marilyn Morrison
 Marilyn Morrison, Mayor

Karen Landry
 Karen Landry, Clerk