



Council Meeting Minutes  
Tuesday, November 13, 2012  
9:30 a.m.  
Council Chambers, Town Hall

Mayor M. Morrison  
D. Beffort (Left at 3:40 pm – Personal Business)  
N. de Boer (Left at 3:24 p.m. – Other Municipal Business)  
P. Foley  
G. McClure  
R. Mezzapelli  
R. Paterak  
A. Thompson (Left at 2:38 p.m. – Other Municipal Business)  
R. Whitehead (Arrived at 9:56 a.m.)

Acting Fire Chief: D. Bailey  
Director of Public Works: C. Campbell  
Acting Director of Parks & Recreation: B. Cooper  
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  
Customer Service Manager/Deputy Clerk: D. Publow  
Treasurer: F. Wong

Other Staff Present Specific Items Only

Financial Intern: B. Benn  
Acting Manager of Development: C. Blakely  
Project Manager - Capital Assets: S. Brake  
Manager Regulatory Services & Inspection Services: L. Butko  
Caledon OPP: Inspector R. DiMarco  
Manager of Civic Properties: S. Doherty  
Economic Development Officer: S. Dolson  
Financial Analyst: L. Eagleson  
Senior Development Planner: R. Hughes  
Senior Development Engineering Co-ordinator: D. Hurst  
Senior Policy Planner: O. Izirein  
Senior Financial Analyst: K. Jackson  
Administrative Assistant: B. Johnson  
Caledon OPP: B. Knowler  
Financial Analyst: E. Lane  
Senior Financial Analyst: P. Li  
Chief Building Official: G. Middlebrook  
Zoning Administrator: S. Morrison  
Project Manager - Real Estate: D. Osborn  
Acting Manager, Energy and Environmental: J. Schembri  
Senior Development Planner/Urban Designer: P. Strachan  
Deputy Treasurer: P. Tollett  
Fire Prevention Officer: M. Wallace  
Manager of Purchasing & Risk Management: A. Valentino  
Manager of Policy & Sustainability: H. Xu

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 9:39 a.m.

2. **APPROVAL OF AGENDA**

Moved by A. Thompson - Seconded by R. Paterak

2012-668

That the agenda for the November 13, 2012 Council Meeting, be approved as amended.

Carried.

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

4. **CLOSED MEETING** – None scheduled

5. **PRAYER AND O CANADA**

Councillor de Boer opened the meeting with a prayer.

6. **SUMMARY OF ADDENDUM ITEMS**

Amended Delegation Material

2 11:00 a.m. Axel Doerwald re: False Alarm Fees suggestions

Amended Notice of Motion

1 Councillor Paterak re: Alton Village Study

Added Notice of Motion

3 Councillor Foley re: Green Energy Industry (See CP3)

Amended Report

(RB 1) CAO-2012-016 Memorandum of Understanding between the Town of Caledon and the Toronto Region Conservation Authority for the Coleraine West Eco-Business Project. (5 minutes)

Added Proclamation

1. Diabetes Awareness Month – November 2012.

Added Correspondence

CP3 Ministry of Energy re: Feed-in Tariff Program Launch. (See Notice of Motion 3)

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

8. **INTRODUCTIONS OF NEW STAFF** – None.

9. **COUNCIL WORKSHOP**

Moved by R. Paterak - Seconded by A. Thompson 2012-669

That Council convene into Council Workshop.

Carried.

1. Fill By-law Review Process.

Leo Butko, Manager of Regulatory & Inspection Services presented the following information:

Overview

- Following concerns raised on the enforcement of the Fill By-law, staff investigated other jurisdictions and held a workshop on February 22, 2012 and received comments from Council on necessary changes to the bylaw
- On May 29, 2012 Council Passed a Resolution directing staff to report back on options for a hearing process by a Peer Review Committee and Hauling Fees/Securities
- Staff reviewed Fill By-laws from various municipalities, conducted Fill surveys from past fill applicants for their input and visited a Commercial Fill site operation.
- Staff conducted two presentations to the Peel Federation of Agriculture and held a Public Information Meeting on November 7, 2012.
- Next steps:
  - Council Workshop November 13, 2012
  - Based on these results present recommended amendments of the by-law to Council for approval in 2013.

#### Presentation

Following the Workshop, Resolution and input from presentations, four areas of interest were suggested for Staff to research regarding the Fill By-law:

- Utilizing Agricultural Expertise to recommend approvals of Fill Permits
- Commercial Fill Operation
- More Rigorous Application and Monitoring Process
- Allowance for small fill applications

#### Results of Fill Questionnaire

- The survey followed up with all property owners who received a Fill permit from 2009 to 2011
- Response rate was approximately 60%
- Results
  - 45 % stated the fill requested was not actually required for agricultural purposes
  - 77% used top soil

#### Comments

- Applicants wanted information on different haulers that the Town has dealt with
- Applicants were concerned that haulers would provide analysis and fill from one site, but later discover it came from another site
- Applicants would like an officer to be present to ensure fill was clean
- Applicants thought the process was too strict and time consuming
- Applicants who bring in 100 cubic meters or less, should be exempt

#### Utilizing Agricultural Expertise

- The current by-law only allows for fill to be placed in areas zoned Agricultural with an active agricultural component
- Based on input during workshop and through Council's resolution, there was a proposal to ensure that fill material will enhance the agricultural component
- Staff proposals include:
  - A Peer Review Committee that consists of peer farmers to review, provide opinions, or approval of Fill Applications and/or
  - Utilize the Services of a Certified Agrologist to determine that the type of fill material will enhance the agricultural component
  - Both these processes will increase the cost of applications

#### Commercial Fill Operation

- Review of a Commercial Fill Operation in Caledon. When greater than a target level (5000 or 10,000 cubic meter) is requested the amended by-law protocol is proposed to include:
  - Require an Environmental Consultant Report/Operational guideline
  - Public Information Meetings
  - Approval of Council
- The Report will capture
  - Assessment and Approval for Protection of the land, water and groundwater
  - Source material testing
  - Quality control during fill importation
  - Quality assurance by Municipality (peer reviewed)
  - Housekeeping
  - Groundwater monitoring
  - Financial assurance
- Monitor and audit the fill and site via third party or By-law staff
- Consideration whether handled via a land use issue requiring an Official Plan Amendment and Rezoning or through the by-law.
- Annual renewal of permit to support compliance

#### Application/Monitoring Process

- Higher Scrutiny to Protect the Environment
- Higher Scrutiny of Validating Source and Analysis
- Require analytical Results (dependant on application size)
- Professional Certifications of Surveys (depending on application size)
- Third Party Monitoring/Verification
- Requirement for Professional Reports (depending on application size)

- Enhanced monitoring of truck volume & surveillance
- Increased conditions on applications such as weather, dust and noise control

#### Allowance for Small Fill Applications

- Current By-law allows fill for:
  - Areas zoned agricultural with an active agricultural operation
  - Building Permit
  - Lawn dressing, landscaping, flower beds, vegetable gardens adding less than 150 mm of soil
  - Filling in demolition areas to grade or construction of underground services
  - Executed development site grading agreement
- If a person in a non-agricultural area requests fill where above do not apply, an exemption from Council is the only remedy
- This bars property improvement, installation of berm for privacy or noise abatement or safety considerations of filling in land gaps.
- Propose to allow Fill to be brought into Residential, Industrial or Commercially zoned areas for small amounts ( 500 to 1000 cu meters)

#### Proposed Directions following Public Input

- Investigate:
  - Applications for Fill on Agricultural areas meant to enhance agricultural outputs to be reviewed against a sliding scale of quantity vs area to determine a further review by Agrologist and/or Peer Review Committee
    - Maintain standards on application and monitoring
  - Applications for Fill on all zoned areas to be reviewed via a sliding scale of quantity versus area with minimum and maximum limitations where the maximums require either a PIM or an application as a Commercial Fill Operation
    - Sliding scale on standards required for application and monitoring
  - Investigate the possibility of licensing Fill Brokers who contract with landowners requesting Fill in Caledon to meet Financial and Operational Standards
  - Investigate if a Commercial Fill Site is best suited to be dealt as a Land Use issue requiring Official Plan amendments or within the Fill By-law.

NOTE: Members of Council suggested the following:

- Road Permits/Bonds
  - Bonds for existing operators – ensure that any municipally imposed criteria does not impose a requirement for the posting of a bond more than once, e.g. licensed operator then again under a fill permit
  - Sliding scale regarding costs
  - Consider the practices of the Region of Peel in respect of road bonds
  - Clarify the definition of "fill" versus "construction material"
- Conservation Authorities
  - Consider having the Conservation Authorities process administered through Town
  - Request staff of the Conservation Authorities to advise applicants to contact the Town regarding its permit requirements
- Application of by-law to pit rehabilitation
- Peer Review Committee of farmers could seek assistance from Agrologist, if required
- Process for notifying neighbours of the fill application

Moved by A. Thompson – Seconded by R. Paterak

2012-670

That Council rise out of Council Workshop.

Carried.

## 10. DELEGATIONS/PRESENTATIONS

1. Mark Schiller, Region of Peel re: update on Source Water Protection.

Moved by A. Thompson – Seconded by R. Mezzapelli

2012-671

That the delegation of Mark Schiller, Region of Peel regarding update on Source Water Protection, be received.

Carried.

2. Axel Doerwald re: False Alarm Fees suggestions.

Moved by R. Paterak – Seconded by D. Beffort

2012-672

That the delegation of Axel Doerwald regarding False Alarm Fees suggestions, be received.

Carried.

3. Councillor Paterak re: Cheque presentation to Caledon Community Services, the main recipient of the Caledon Council Charity Golf Tournament proceeds.

Councillor Paterak presented a cheque in the amount of \$85,715 to representatives of Caledon Community Services as the recipient of funds raised through the 2012 Caledon Council Charity Golf Tournament.

4. Government Finance Officers Association Budget Award - Ron Kaufman.

Ron Kaufman, on behalf of the Government Finance Officers Association, presented the "Distinguished Budget Presentation Award" to the Town of Caledon for the Fiscal Year beginning January 1, 2012 to Fuwing Wong, Treasurer, Peggy Tollett, Deputy Treasurer and staff.

5. Andrew Welch, Town Crier re: 2011-2012 Report.

Moved by R. Paterak – Seconded by D. Beffort

2012-673

That the delegation of Andrew Welch, Town Crier regarding 2011-2012 Report, be received; and

That the 2011-12 Report from the Town Crier be received.

Carried.

## **12. COUNCIL COMMUNICATIONS/INQUIRIES AND ANNOUNCEMENTS**

### 12.1 Announcements

- (i) Councillor Thompson announced that last Saturday and Sunday, the Caledon Hawks raised 43,944 lbs of food for the Coach4Food drive in support of Caledon Community Services.

### 12.2 Urgent Business - None.

### 12.3 Notices of Motion – printed with the agenda.

- (i) Councillor Paterak re: Alton Village Study.

Moved by R. Paterak – Seconded by D. Beffort

2012-674

Whereas Council passed Resolution 2012-427 on August 14, 2012; and

Whereas Council wishes to reconsider Resolution 2012-427;

Now therefore be it resolved that Council reconsider Resolution 2012-427.

Carried.

Moved by R. Paterak – Seconded by D. Beffort

2012-675

Whereas Council passed Resolution 2012-427 on August 14, 2012 to direct staff to hire a consultant to undertake an analysis of the current commercial activities in Alton; and

Whereas it has been determined that the SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis of the current commercial activities in Alton is not required at this time;

Therefore be it resolved that Resolution 2012-427 be rescinded.

Carried.

- (ii) Councillor Foley re: Terms of Reference for Arts Advisory.

Moved by P. Foley – Seconded by D. Beffort

2012-676

Whereas Council passed Resolution Numbers 2012-009 and 2012-433 on January 10, 2012 and August 14, 2012 to establish an Arts Advisory Committee (the "Committee"); and

Whereas the membership composition of the Committee is 9 members of the public and 3 members of Council; and

Whereas Council supports the appointment of a representative from each of the Dufferin Peel Catholic School Board and the Peel District School Board;

Therefore be it resolved that the Terms of Reference of the Committee be amended to add a representative each from the Dufferin Peel Catholic School Board and the Peel District School Board to bring the total membership composition of the Committee to 14; and

Further that staff contact the Dufferin Peel Catholic School Board and the Peel District School Board to request the name of a representative to be appointed to the Committee.

Carried.

12.4 Notices of Motion – presented at meeting

- (i) Councillor Foley introduced a Notice of Motion regarding Green Energy Industry.

12.5 Council Inquiries:

- (i) November 6, 2012 Workshop

Councillor Mezzapelli inquired about when comments can be provided regarding the Provincial Policy Statement workshop.

Mary Hall advised that the Town's response has been prepared for presentation at the November 27<sup>th</sup> Council Meeting and any further comments should be forwarded to Planning Staff this week.

**13. REGULAR BUSINESS**

1. CAO-2012-016 re: Memorandum of Understanding between the Town of Caledon and the Toronto Region Conservation Authority for the Coleraine West Eco-Business Project.

Moved by P. Foley - Seconded by A. Thompson

2012-677

That Report CAO-2012-016 regarding Memorandum of Understanding between the Town of Caledon and the Toronto Region Conservation Authority for the Coleraine West Eco-Business Project, be received; and

That Council enact a by-law to authorize the Mayor and Clerk to enter into a Memorandum of Understanding with Toronto and Region Conservation Authority for the purpose of the Coleraine West Eco-Business Project.

Carried.

2. CS-2012-058 re: 2012 Operating Budget Financial Projection.

Moved by A. Thompson – Seconded by R. Paterak

2012-678

That Report CS-2012-058 regarding 2012 Operating Budget Financial Projection, be received; and

That staff report back on redeployment of the projected Fire and Emergency Services year end surplus.

Carried.

3. CS-2012-077 re: Caledon OPP 2013 Budget and 2014 to 2016 Projections.

Moved by N. de Boer – Seconded by G. McClure

2012-679

That Report CS-2012-077 regarding Caledon OPP 2013 Budget and 2014 to 2016 Projections, be received; and

That the Caledon Ontario Provincial Police (OPP) 2013 budget be approved, projections for 2014 to 2016 be received, and communicated to the Region of Peel; and

That the Region of Peel be requested to phase-in the projected increases to the Caledon OPP budget by drawing \$1,000,000 (\$250,000 in 2013, \$500,000 in 2014, and \$250,000 in 2015) from the OPP Stabilization Reserve Fund, held at the Region; and

That the Region of Peel be requested to sign the Caledon OPP amending agreement; and

That the Caledon OPP 2013 Budget Presentation attached as Schedule 1 to Report CS-2012-077, be received.

A recorded vote was requested and taken as follows:

<b>RECORDED VOTE</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
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			
<b>TOTAL</b>	9			

Carried.

NOTE: The following corrections were made to Report CS-2012-077:

- In the last paragraph of Recommendations, reference to CS-2011-058 should be corrected to read CS-2012-077.
- In the last paragraph of Discussion, the reference to "(funded from Development Charges, collected and held at the Region and the Caledon OPP Facilities reserve fund, held at the Region of Peel)" should be corrected to read (funded 100% from the Development Charge Reserve held at the Region of Peel).

The following corrections to the presentation were also noted:

- On slide 3, under Crime Severity Index, first bullet "The average Crime Severity Index for all Ontario Communities over 50,000 residents is 61.12" should be corrected to read "The average Crime Severity Index for all Ontario Communities over 50,000 residents is 65".

4. DP-2012-015 re: Caledon Village Feasibility Study and Community Improvement Plan.

Moved by R. Paterak – Seconded by D. Beffort

2012-680

That Report DP-2012-015 regarding a Caledon Village Feasibility Study and Community Improvement Plan, be received; and

That a Caledon Village Community Improvement Plan Study, in the amount of \$45,000, be considered in the 2013 capital budget; and

That this report be forwarded to the Region of Peel and Ministry of Transportation for their information.

Carried.

5. DP-2012-032 re: Proposed Comprehensive Zoning By-law 2006-50, as amended, Technical Revisions Update, Town of Caledon.

Moved by N. de Boer – Seconded by G. McClure 2012-681

That Report DP-2012-032 regarding Proposed Comprehensive Zoning By-law 2006-50, as amended, Technical Revisions Update, Town of Caledon, be received; and

That Council enact a By-law which has the effect of incorporating minor technical revisions to Zoning By-law 2006-50, as amended.

Carried.

6. DP-2012-099 re: Proposed Draft Plan of Condominium (Residential – Common Elements), Block 101, Registered Plan 43M-1801, West of Kennedy Road and East side of Alnwick Avenue, Mayfield West, Town of Caledon, Owner: Brentwood Development Corporation, Ward 2, File Number 21CDM-12001.

Moved by A. Thompson – Seconded by G. McClure 2012-682

That Report DP-2012-099 regarding Proposed Draft Plan of Condominium (Residential – Common Elements), Block 101, Registered Plan 43M-1801, west of Kennedy Road and east side of Alnwick Avenue, Mayfield West, Town of Caledon, Owner: Brentwood Development Corporation, Ward 2, File Number 21CDM-12001 be received; and

That the Director of Planning and Development draft approve proposed draft Plan of Condominium 21CDM-12001, prepared by Jaime Gelbloom, Ontario Land Surveyor, dated January 11, 2012, subject to the Conditions of Draft Approval attached hereto as Schedule 'A' to Report DP-2012-099.

Carried.

7. DP-2012-110 re: Caledon's Corporate Green Building Standard for Municipal Facilities.

Moved by R. Paterak - Seconded by P. Foley 2012-683

That Report DP-2012-0110 regarding Caledon's Corporate Green Building Standard for municipal facilities, be received; and

That Council direct Staff to adhere the Town of Caledon's Green Building Standard; and

That the 2013 Purchasing By-law amendment include a section requiring Staff's adherence of the Corporate Green Building Standard for all applicable new municipal buildings and major renovations; and

That the incremental cost associated with adhering to the Town of Caledon's Corporate Green Building Standard for all applicable new municipal buildings and major renovations be incorporated into the 10 year capital forecast update in 2013.

Carried.

8. DP-2012-114 re: Building Permit Application Process Improvements.

Moved by D. Beffort – Seconded by N. de Boer 2012-684

That Report DP-2012-0114 regarding Building Permit Application Process Improvements, be received; and

That Council endorses staff proceeding with the implementation of option # 1 identified within Report DP-2012-0114.

Carried.

9. DP-2012-118 re: Parkland Dedication and Cash in Lieu of Parkland Policy and Procedure.

Moved by R. Whitehead – Seconded by G. McClure 2012-685

That Report DP-2012-0118 regarding Parkland Dedication and Cash in Lieu of Parkland Policy & Procedure, be received; and



That Council direct staff to draft a corporate policy and procedure document that includes recommendations on, amongst all other matters, the best option for the Town in determining land dedication and cash in lieu calculations for residential development, timing on land valuations and associated rates, appraisal process, and treatment of commercial and industrial building additions; and

That Council direct staff to hold a Public Meeting to present the draft corporate policy and procedure document, in conjunction with draft implementing Official Plan Amendment and By-law documents, to the public for their review and comment; and

That Council direct staff to forward copies of the draft corporate policy and procedure document and draft implementing Official Plan Amendment and By-law documents to the Building Industry & Land Development Association (BILD) to seek their review and comment; and

That Council direct staff to report back to Council with a draft corporate policy and procedure document, in order to proceed with a Town initiated Official Plan Amendment and implementing By-law for consideration.

Carried.

**14. RECEIPT OF MINUTES**

Moved by R. Mezzapelli - Seconded by P. Foley

2012-686

That the minutes of the following meetings be adopted as written and distributed:

- Council Meetings held October 16, 2012, October 23, 2012 and October 30, 2012
- Closed Council Meetings held October 23, 2012

And that the minutes of the following meetings be received as written and distributed:

- Caledon Environmental Advisory Committee Meeting held June 20, 2012
- Committee of Adjustment Meeting held August 29, 2012
- Heritage Caledon Meeting held September 10, 2012
- Accessibility Advisory Committee Meeting held October 18, 2012
- Arts Advisory Meeting held September 13, 2012
- BIA Board of Management Meeting held September 24, 2012
- Caledon Public Library Board Meetings held January 9, 2012, March 19, 2012, April 16, 2012, May 14, 2012, June 11, 2012 and September 10, 2012

Carried.

**15. PROCLAMATIONS**

1. Diabetes Awareness Month - November 2012.

Moved by R. Paterak – Seconded by P. Foley

2012-687

Whereas today, more than 9 million Canadians live with diabetes or prediabetes – a condition that, if left unchecked, puts you at risk of developing type 2 diabetes. This means that nearly 1 in 4 Canadians either has diabetes or prediabetes. More than 20 people are diagnosed with the disease every hour of every day. Across the country, the Canadian Diabetes Association is leading the fight against diabetes by helping people with diabetes live healthy lives while they work to find a cure; and

Whereas this November in recognition of Diabetes Awareness Month, the Association is asking individuals to visit diabetes.ca to see the stories of incredible volunteers, sponsors, members, partners, researchers and supporters – who are living healthy with diabetes, advocating for the cause and breaking ground towards a cure;

Therefore be it resolved that the month of November, 2012 be proclaimed "Diabetes Awareness Month" in the Town of Caledon.

Carried.

**16. CORRESPONDENCE PACKAGE**

1. Moved by R. Mezzapelli – Seconded by G. McClure

2012-688

That the correspondence items as listed in the correspondence package for the November 13, 2012, Council meeting, be received.

Carried.

2. Moved by R. Whitehead – Seconded by R. Paterak 2012-689

That the correspondence received from the Horse Racing Industry Transition Panel dated October 23, 2012 regarding the Final Report, be received.

Carried.

3. Moved by R. Paterak – Seconded by G. McClure 2012-690

That the correspondence received from Peter LeBlanc, Caledon Development LP dated October 22, 2012 regarding 12502 McLaughlin Road, Demolition Permit, Mayfield West Phase 2, Caledon Development LP, be received.

Carried.

4. Moved by P. Foley – Seconded by R. Paterak 2012-691

That the correspondence received from the Ministry of Energy dated July 11, 2012 regarding Feed-in Tariff Program Launch, be received.

Carried.

17. PUBLIC QUESTION PERIOD – No one in attendance came forward.

18. BY-LAWS

- Moved by R. Mezzapelli – Seconded by G. McClure 2012-692

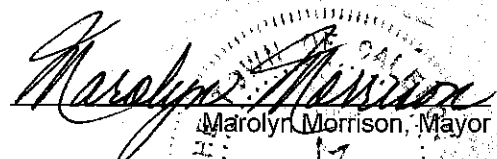
That the following by-laws be taken as read three times and finally passed in open council:


- |             |                                                                                                                                                                                                               |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BL-2012-073 | To amend Comprehensive Zoning By-law 87-250, as amended, with respect to Part of Lot 26, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 8256 Patterson Sideroad. |
| BL-2012-140 | To authorize the Mayor and Clerk to execute a Memorandum of Understanding with Toronto and Region Conservation Authority for the purposes of the Coleraine West Eco-Business Park Initiative Project.         |
| BL-2012-141 | To incorporate minor housekeeping revisions to Comprehensive Zoning By-law 2006-50, as amended.                                                                                                               |
| BL-2012-142 | To authorize the Mayor and Clerk to execute an Amending Agreement with The Minister of Community Safety and Correctional Services and The Regional Municipality of Peel.                                      |
| BL-2012-143 | To exempt Blocks 161, 162 and 163 on Plan 43M-1840 from the part lot control provisions of the Planning Act.                                                                                                  |
| BL-2012-144 | To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 13 <sup>th</sup> day of November, 2012                                                |

Carried.

19. ADJOURNMENT

On verbal motion moved by Councillor McClure and seconded by Councillor Paterak, Council adjourned at 3:48 p.m.

  
Marilyn Morrison, Mayor

  
Darlene Pablow, Deputy Clerk