



Town Council Meeting Minutes  
Tuesday, May 10, 2016  
7:00 p.m.  
Council Chamber, Town Hall

Mayor A. Thompson  
Councillor D. Beffort (absent)  
Councillor N. deBoer  
Councillor J. Downey  
Councillor J. Innis  
Councillor A. Groves  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
General Manager, Corporate Services/Town Clerk: C. deGorter  
Deputy Clerk: L. Hall  
Executive Director, Strategic Initiatives: L. Johnston  
Interim General Manager, Community Services: P. Moyle  
Treasurer: P. Tollett  
General Manager, Finance & Infrastructure Services/Chief Financial Officer: F. Wong

### **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:04 p.m.

Councillor deBoer opened the meeting with a prayer, those in attendance joined in singing O Canada.

### **DISCLOSURE OF PECUNIARY INTEREST**

- (i) Mayor Thompson disclosed a pecuniary interest with respect to the April 26, 2016 Council Meeting Minutes as he is impacted by the Municipal Drain Act.
- (ii) Councillor G. McClure disclosed a pecuniary interest with respect to the April 26, 2016 Council Meeting Minutes as he is impacted by Andrews Drain.

### **CONFIRMATION OF THE MINUTES**

Mayor Thompson left his seat in the Council Chamber at 7:08 p.m. and passed the Chair to Acting Mayor deBoer. He did not participate in the debate or vote on this matter.

Councillor G. McClure left his seat in the Council Chamber at 7:08 p.m. He did not participate in the debate or vote on this matter.

Moved by Councillor J. Innis - Seconded by Councillor A. Groves

2016-073

That the Council Meeting Minutes dated April 26, 2016 be approved.

Carried.

Mayor Thompson returned to his seat at 7:09 p.m. and resumed the role as Chair.

Councillor G. McClure returned to his seat at 7:09 p.m.

### **URGENT BUSINESS**

Mayor Thompson acknowledged the tremendous loss to the residents and the community of Fort McMurray, Alberta resulting from the massive wildfire.

Moved by Councillor R. Mezzapelli - Seconded by Councillor B. Shaughnessy

2016-074

That a motion without notice be introduced regarding the massive wildfire in Fort McMurray, Alberta as it is time sensitive.

Carried.

Moved by Councillor R. Mezzapelli - Seconded by Councillor J. Innis

2016-075

Whereas a massive wildfire in Fort McMurray, Alberta has threatened a dozen communities in the area since it started spreading on May 1, 2016; and

Whereas a mandatory evacuation has forced all 70,000 Fort McMurray residents to leave their homes in search of safety – the largest fire-related evacuation in the province's history; and

Whereas donations may provide relief for those affected in the form of emergency food, clothing, shelter, personal services, and other necessities to help assist with recovery and resiliency; and

Whereas the Canadian Red Cross has launched an Alberta Fires Appeal to provide donations to the community of Fort McMurray;

Now therefore be it resolved that the Town of Caledon provide a donation to the Red Cross, Alberta Fires Appeal in the amount of \$5,000 to be funded from the Corporate Accounts Grant Account (01-10-115-40010-365-62319); and

Further that copies of this resolution be forwarded to the Association of Municipalities of Ontario (AMO), the Region of Peel, the City of Mississauga and the City of Brampton for information.

Carried.

#### **DEFERRED ITEM**

Moved by Councillor B. Shaughnessy - Seconded by Councillor R. Mezzapelli

2016-076

That the March 22, 2016 Planning and Development Committee Report recommendations regarding the following matter be adopted:

- Highway 10.

Carried.

#### **COMMITTEE RECOMMENDATIONS**

Moved by Councillor J. Downey - Seconded by Councillor B. Shaughnessy

2016-077

That the May 3, 2016 Planning and Development Committee Report recommendations regarding the following consent item, be adopted:

- Heritage Caledon Report dated April 18, 2016

Carried.

Moved by Councillor N. DeBoer - Seconded by Councillor A. Groves

2016-078

That the May 3, 2016 Planning and Development Committee Report recommendations regarding the following matter, be adopted:

- Staff Report 2016-38 re: Region of Peel Growth Management Update.

Carried.

#### **PRESENTATIONS**

1. Dave Quinton and Robert Horner, MENtors Committee Members provided a presentation regarding the 2<sup>nd</sup> Annual Walk in Her Shoes Event. Members of Council asked a number of questions and received responses from the Presenters.

Mayor Thompson thanked Ms. Kennedy and Mr. Horner for their presentation.

2. Ann Lehman-Allison, Account Manager, MPAC provided a presentation regarding Delivering the 2016 Assessment Update (see attached presentation). Members of Council asked a number of questions and received responses from the Presenters.

Mayor Thompson thanked Ms. Lehman-Allison and Mr. Castellani for their presentation.

3. Pat Moyle, Interim General Manager, Community Services provided a presentation regarding a Status Report on Peel Governance (see attached presentation). Members of Council asked a number of questions and received responses from the Presenter.

Mayor Thompson thanked Mr. Moyle for his presentation.

## **ANNOUNCEMENTS**

Members of Council provided a number of announcements

**COUNCIL INQUIRIES** – none.

## **CONFIDENTIAL SESSION**

**Council adopted the required procedural motion and resumed in Confidential Session at 8:37 p.m. following a Council recess from 8:26 p.m. to 8:36 p.m.**

Moved by Councillor J. Downey - Seconded by Councillor A. Groves

2016-079

That Council shall go into confidential session under Section 239 (3.1) of the Municipal Act for the purpose of:

- Confidential Verbal Report from John Fleming, Integrity Commissioner for the purpose of training members regarding the Council Code of Conduct.

Carried.

**Mayor A. Thompson, Councillor N. de Boer, Councillor J. Downey, Councillor A. Groves, Councillor J. Innis, Councillor G. McClure, Councillor Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway and General Manager, Corporate Services/Town Clerk: C. deGorter were present for this portion of the meeting.**

**Council adopted the required procedural motion at 9:04 p.m. and resumed in Open Session at 9:05 p.m.**

Moved by Councillor J. Downey – Seconded by Councillor A. Groves

2016-080

That Confidential Verbal Report from John Fleming, Integrity Commissioner for the purpose of training members regarding the Council Code of Conduct, be received.

Carried.

## **BY-LAWS**

Moved by Councillor J. Downey - Seconded by Councillor N. deBoer

2016-081

That the following by-law be read a first time and finally passed:


BL-2016-042

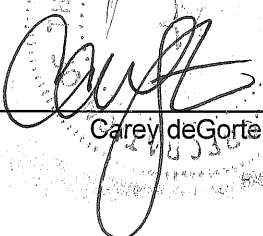
A By-law to confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 10<sup>th</sup> day of May, 2016.

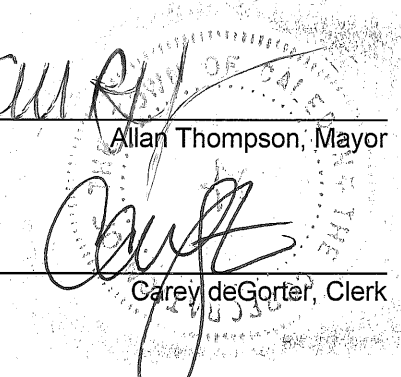
Carried.

## **ADJOURNMENT**

On verbal motion moved by Councillor G. McClure and seconded by Councillor R. Mezzapelli, Council adjourned at 9:06 p.m.

  
\_\_\_\_\_  
Allan Thompson, Mayor

  
\_\_\_\_\_  
Carey deGorter, Clerk





MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# Delivering the 2016 Assessment Update

Ann Lehman-Allison  
Account Manager

# PROPERTY ASSESSMENT & PROPERTY TAXES

The Ontario  
Property  
Taxpayer



**The Municipal Property Assessment Corporation** determines Current Value Assessments and classifications for all properties in Ontario.

**The Provincial Government** passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).

**Municipalities** determine revenue requirements, set municipal tax rates and collect property taxes to pay for your municipal services.



Police and  
fire protection



Roads, sidewalks,  
public transit



Waste  
management



Parks & leisure  
facilities

# ONTARIO'S ASSESSMENT CYCLE

**2008**

**2009-2012**

**Tax Years**

*January 1, 2008  
(valuation date)*

**2012**

**2013-2016**

**Tax Years**

*January 1, 2012  
(valuation date)*

**2016**

**2017-2020**

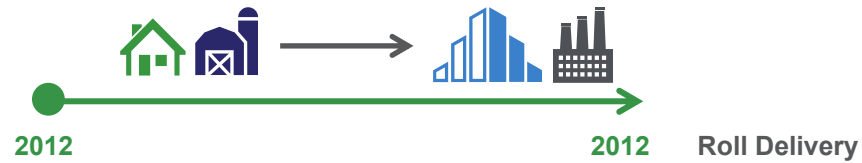
**Tax Years**

*January 1, 2016  
(valuation date)*

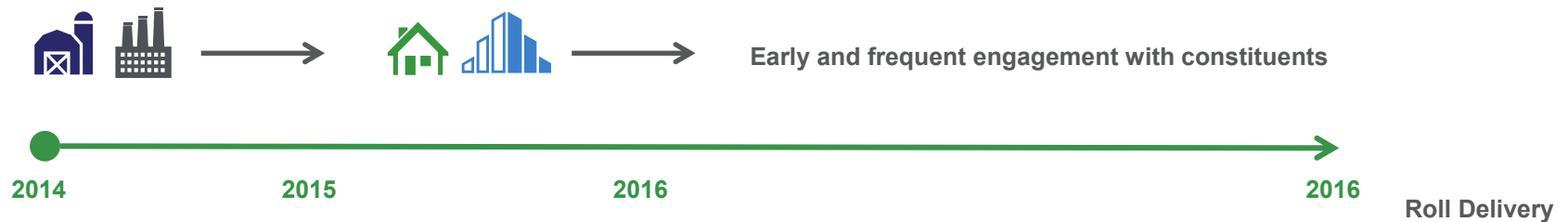


# 2016 ASSESSMENT UPDATE

## 2012 ASSESSMENT UPDATE



## 2016 ASSESSMENT UPDATE



# DATA COLLECTION & PREPARATION

Building permits

Sales reviews

Site variable update project

Farm forestry exemptions reviews

Requests for Reconsideration

Severances and Consolidations

Data integrity checks

MPAC initiated reviews

Process controls

Tax and Vacancy Applications

Municipal Requests

Appeals

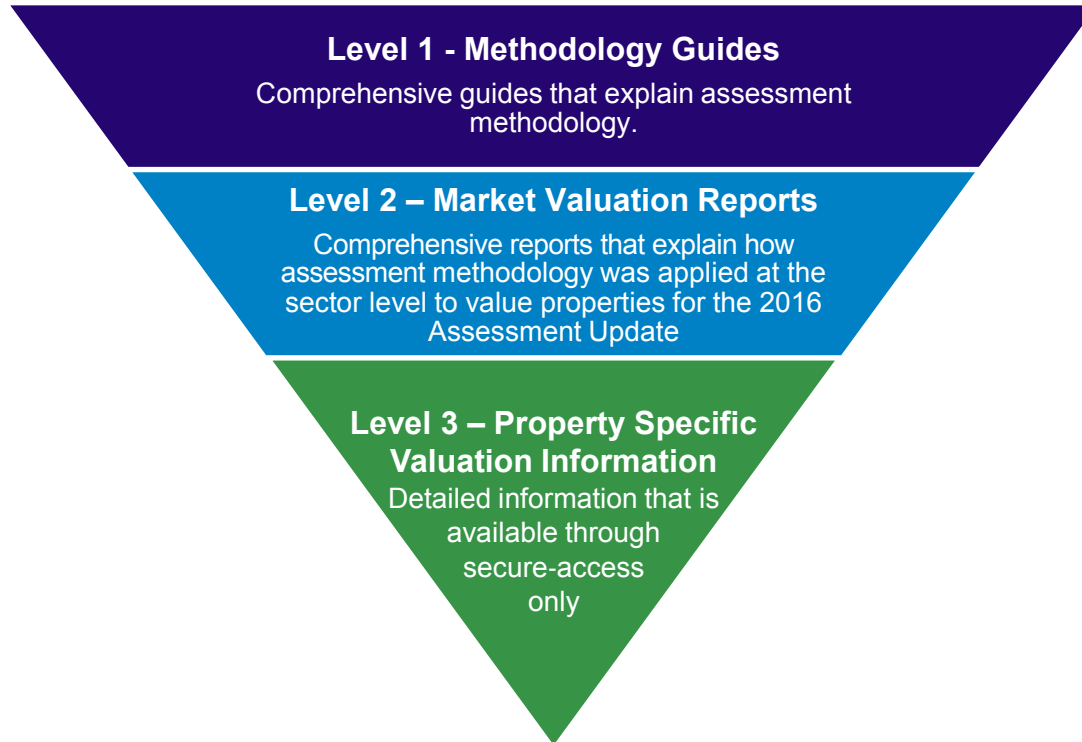
Property Owner Enquiries

Town of Caledon:  
**20,398** data elements updated





# TRANSPARENCY AND SHARED UNDERSTANDING



# BENEFITS OF ADVANCED DISCLOSURE

## Benefits for municipalities:

- Improved roll predictability and stability

- Improved risk analysis

- No surprises

- Opportunity to provide feedback

## Benefits for property taxpayers:

- Increased satisfaction and confidence

- Easy access to property information

- No surprises

- Opportunity to provide feedback

# 2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will receive their Property Assessment Notices starting **May 18 in Caledon.**



Farm Property Assessment Notices will be mailed **October 11**



Multi-Residential and Business Notices will be mailed **October 18**

**THE NEW ASSESSMENTS WILL SERVE AS THE BASIS FOR  
CALCULATING PROPERTY TAXES FOR 2017 – 2020**



An isometric illustration of a city with various buildings, trees, and streets. A large, semi-transparent blue rectangle is overlaid on the center of the image, containing the title text. The background shows a mix of urban architecture, including brick buildings, modern high-rises, and a tennis court with a yellow taxi and an ambulance.

# 2016 ASSESSMENT UPDATE

## The Residential Experience



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# 2016 PROPERTY ASSESSMENT NOTICE



JACKSON JASON  
ABC IMPORTS LIMITED  
200 MAIN STREET  
UNIT 5000  
11 FLOOR  
ANYWHERE ON M4X 1B3

Issue Date:  
April 4, 2016

## Property Assessment Notice

For the 2017 to 2020  
property taxation years

**THIS IS NOT A TAX BILL.**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

**MPAC's updated value of your property is \$228,000**

### Account Information:

Roll Number: 12 34 567 899 12345 1234  
AboutMyProperty™ Access Key: ABCD EFG1 HJK2  
Your property's location and description: 900 Dunes Rd.  
PLAN169 BLK 1 PT LOT4  
Municipality: Ottawa City  
School support: English-Public

### Assessment overview:

MPAC's assessed value of your property as of **January 1, 2016** \$228,000  
MPAC's assessed value of your property as of **January 1, 2012** \$162,000  
Between **2012 and 2016**, your property's assessed value changed by \$66,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

### How will my municipality use MPAC's property assessment?

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 to 2020 property taxes as illustrated below.

Property Classification:	Residential	
Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$162,000	
2017	\$178,500	August 1, 2016
2018	\$195,000	March 31, 2018
2019	\$211,500	March 31, 2019
2020	\$228,000	March 31, 2020

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca).

### How does MPAC assess my property?

Roll Number: 12 34 567 899 12345 1234

### Property summary:

Property type: Single Family Dwelling  
Property information: Frontage: 54.23 feet  
Depth: 150.00 feet  
Lot area: 8,100.00 square feet  
Building – exterior square footage: 1,053 square feet  
Year of construction: 1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.



To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

### Have questions about your assessment?

Log on to **AboutMyProperty™** to learn more...

Visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

Log on to [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) with your Roll Number and Access Key. These are found on page one of this Notice.

### Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

### Ontario's property assessment system



# 2016 PROPERTY ASSESSMENT NOTICE



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION



1234567890

JACKSON JASON  
ABC IMPORTS LIMITED  
200 MAIN STREET  
UNIT 5000  
11 FLOOR  
ANYWHERE ON M4K 1B3

Issue Date:  
April 4, 2016

Municipal-specific Issue Date

## Property Assessment Notice

For the 2017 to 2020  
property taxation years



# 2016 PROPERTY ASSESSMENT NOTICE

**MPAC's updated value of your property is \$228,000**

## Account Information:

Roll Number	12 34 567 899 12345 1234
AboutMyProperty™ Access Key	ABCD EFG1 HJK2
Your property's location and description	900 Dynes Rd. PLAN169 BLK 1 PT LOT4
Municipality	Ottawa City
School support	English-Public

## Assessment overview:

MPAC's assessed value of your property as of <b>January 1, 2016</b>	\$228,000
MPAC's assessed value of your property as of <b>January 1, 2012</b>	\$162,000
Between <b>2012 and 2016</b> , your property's assessed value changed by	\$66,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

## How will my municipality use MPAC's property assessment?

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**2016 Assessed Value**

## Assessment Overview

- Assessed Value as of January 1, 2016
- Assessed Value as of January 1, 2012
- Change between 2012 and 2016

**This Property Assessment Notice has important information for you as a property owner.**

Please review it and file it away for your records.

**No action is required**

unless you disagree with your assessment.

# 2016 PROPERTY ASSESSMENT NOTICE

<b>Property Classification:</b>	Residential	
<b>Tax Year</b>	<b>Assessed Value</b>	<b>Request for Reconsideration Deadline</b>
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## CONTACT US

1 866 296-MPAC (6722)  
TTY 1 877 889-MPAC (6722)  
Monday to Friday  
8 a.m. to 5 p.m.

If you have accessibility  
needs, please call us  
for assistance.

[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)

About My  
Property.ca

## Contact information

## Key information

- **Property Classification**
- **Phase in Assessed Values**  
(2017-2020 tax years)
- **RfR Deadline** (by tax year)

# 2016 PROPERTY ASSESSMENT NOTICE

## How does MPAC assess my property?

**Roll Number:** 12 34 567 899 12345 1234

### Property summary:

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Property information: Frontage: 54.23 feet  
Depth: 150.00 feet  
Lot area: 8,100.00 square feet

Building – exterior square footage: 1,053 square feet

Year of construction: 1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.



Location



Age of the property, adjusted for any major renovations or additions



Lot dimensions



Quality of construction



Living area

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

## Property Details

### How does MPAC assess my property?

- Five major factors affecting residential values

# 2016 PROPERTY ASSESSMENT NOTICE

Have questions about your assessment?



**Log on to AboutMyProperty™ to learn more...**

Visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

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**Have questions about your assessment?**

☐ Login to AboutMyProperty™

# 2016 PROPERTY ASSESSMENT NOTICE

## Ontario's property assessment system



### The Municipal Property Assessment Corporation

determines Current Value Assessments and classifications for all properties in Ontario.



### The Provincial Government

passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



### The Ontario Property Taxpayer



### Municipalities

determine revenue requirements, set municipal tax rates and collect property taxes to pay for your municipal services. These services may include:



Police and fire protection



Roads, sidewalks and public transit



Waste management



Parks and leisure facilities

Description of Ontario's property assessment system

# CHANGES TO FILING A REVIEW (BILL 144)

- Residential property owners have **120 days** from the **Issue Date** of their Property Assessment Notice to file a Request for Reconsideration (RfR)
- The RfR deadline for **Caledon** is **September 15**
- The **Issue Date** and **RfR deadline** are included on the Notice
- The early delivery of Assessment Notices and a 120-day RfR deadline will allow RfRs to be processed before Assessment Rolls are sent to municipalities – greater stability and accuracy

**mpac** MUNICIPAL PROPERTY ASSESSMENT CORPORATION

**Property Assessment Notice**

Issue Date: 12/4/2016  
April 4, 2018

For the 2017 to 2020 property tax years

**THIS IS NOT A TAX BILL**

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**MPAC's updated value of your property is \$228,000**

**Account Information:**

Bill Number: 12 34 567 899 12345 1234  
AboutMyProperty™ Access Key: ARCD-EGGL-HUK2  
Your property's location and description: 900 Dymen Rd., PLANTER BLVD S PT LOT4  
Municipality: Ottawa City  
School support: English-Public

**Assessment overview:**

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**CONTACT US**

1 866 296-MPAC (6722)  
T11 1 877 888-MPAC (6722)  
Monday to Friday  
8 a.m. to 5 p.m.

If you have accessibility needs, please call us for assistance.

[www.aboutmproperty.ca](http://www.aboutmproperty.ca)

**About My Property.ca**

Page 1 of 2




An aerial, isometric view of a town with various buildings, roads, and trees. The entire image is overlaid with a semi-transparent blue filter. The central text is white and bold. The background shows a mix of residential and commercial areas, including a large barn, a factory with smokestacks, and a bus stop.

# HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# ABOUTMYPROPERTY.CA




YOUR PROPERTY. OUR ASSESSMENT.  
KNOW MORE ABOUT IT.

[Home](#) | [Market Trends](#) | [Tutorials](#) | [How Assessment Works](#) | [Contact Us](#)

## QUESTIONS ABOUT PROPERTY ASSESSMENT?


[LEARN MORE](#)



### MARKET TRENDS

Learn more about the market trends in your neighbourhood through MarketSnapshot. This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.


[READ MORE](#)



### HOW ASSESSMENT WORKS

Interested in learning how your property was assessed? Want to compare your assessment to others in your community? Register and log on to learn more...

[READ MORE](#)



#### Login to AboutMyProperty™

You can find your Roll Number and Access Key on your Property Assessment Notice.

User ID [Forgot User ID](#)

Password [Forgot Your Password](#)

[Need Help?](#)

Through **AboutMyProperty™** property owners can:

- Access information on how their property was assessed
- Compare their assessment to others in their community
- Learn more about property values through Market Trends (available before login)

Login information is included on every Notice mailed.



# RESOLVING ASSESSMENT CONCERNS

**STEP 1: Ask yourself:** “could I have sold my property for the assessed value on January 1, 2016?”



**STEP 2: Visit [aboutmyproperty.ca](https://aboutmyproperty.ca)** to review the information MPAC has on file for your property.



Online: [aboutmyproperty.ca](https://aboutmyproperty.ca)

**STEP 3: Contact MPAC**

OR

**STEP 4: File a Request for Reconsideration**

**STEP 5: File an **appeal** with the Assessment Review Board**



[mpac.ca/ContactUs](https://mpac.ca/ContactUs)



**Fax:** 1-866-297-6703



**Mail:**  
MPAC, PO Box 9808  
Toronto ON M1S 5T9



# CONTACT MPAC

We are here to help. Contact MPAC with any questions you may have regarding your property assessment.

**CALL** our Customer Contact Centre 1 866 296-MPAC (6722)  
1 877-889-MPAC (6722) TTY

**ONLINE** at [mpac.ca](https://mpac.ca)

**VISIT** a local field office

**WRITE** to P.O. Box 9808, Toronto ON M1S 5T9

**FAX** 1 866 297 6703

If you have accessibility needs, please let us know how we can best accommodate you



# MUNICIPAL AND STAKEHOLDER OUTREACH AND ENGAGEMENT

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MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION



- **Redesigned Municipal Connect™** launching April 4
  - Increased transparency
  - Improved stability and predictability in the municipal tax base
  - Modern and flexible way to access assessment information
  
- **Access to 2016 base year values** (2017-2020 tax years)
  - Support municipal understanding of assessed values
  - Early consultation/discussion for greater roll stability
  - Insight into assessment at risk





Condominiums

Your Condo.  
Our Assessment.  
**Know More About It.**



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ASSESSMENT  
CORPORATION

Farmland Properties

Your Farm.  
Our Assessment.  
**Know More About It.**



MUNICIPAL  
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ASSESSMENT  
CORPORATION

Waterfront Properties

Your Waterfront Home.  
Our Assessment.  
**Know More About It.**



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ASSESSMENT  
CORPORATION

Residential Properties

Your Home.  
Our Assessment.  
**Know More About It.**



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

Newly Built Homes

Your Newly Built Home.  
Our Assessment.  
**Know More About It.**



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PROPERTY  
ASSESSMENT  
CORPORATION



# MUNICIPAL TOOLKIT

To support municipalities in their communication efforts regarding the 2016 province-wide Assessment Update, MPAC has prepared a fully customizable toolkit that includes:

- Contact information for Municipal and Stakeholder Relations representatives
- Key Messages and Frequently Asked Questions
- Information regarding changes to Property Assessment Notices and Notice Mailing Dates
- Changes regarding Requests for Reconsideration
- Written Material for Print or Web
- Social Media Materials
- Highlights on AboutMyProperty and Municipal Connect
- Links/references to other resources including:
  - MPAC's full suite of brochures (links to [mpac.ca](http://mpac.ca))
  - Videos (will be housed on MPAC's YouTube Channel)
  - Buckslip for insertion in municipal tax bills (editable)



The background of the slide is a stylized, isometric aerial view of a suburban neighborhood. The left half of the image is tinted with a dark blue overlay. It shows various houses, including a multi-story brick building, a two-story house with a red roof, and a smaller blue house. A road with a white dashed line runs through the center, with a blue car and a white van driving on it. There are also trees and a tennis court visible. The right half of the image shows a different part of the neighborhood, featuring a red car parked on a road, a house with a red roof, a large rock formation, and a body of water with a sailboat and a small boat. The overall scene is bright and colorful, with a mix of green grass, blue water, and various building colors.

# PRELIMINARY MARKET TRENDS

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MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION



## NEW FOR 2016 – MARKET TRENDS

- Maps showing residential assessment change and typical residential values across Ontario municipalities
- Located in the Market Trends area on [aboutmyproperty.ca](http://aboutmyproperty.ca)
- Finalizing the maps for the first few extracts now and plan to roll them out over the next few weeks
  - [aboutmyproperty.ca](http://aboutmyproperty.ca) and proactive media relations

## Market Trends™

PLACE

GO

Learn more about the market trends in your neighbourhood through MarketSnapshot.

**Learn more about the market trends in your neighbourhood through MarketSnapshot.**

This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.



# ASSESSMENT CHANGES 2016 TO 2017

## Town of Caledon

	REGION OF PEEL	CALEDON
Overall Residential	6.7%	6.3%
Single Family Residential	6.8%	6.2%
Condominium	4.4%	3.9%

*Preliminary median percentage change in assessed value from 2016 to 2017*



# TYPICAL ASSESSED VALUES

## Town of Caledon

	Change in value since 2012	2016 CVA
Single Family Residential	+\$129,000	\$644,000
Condominium	+\$73,000	\$513,000

*The change in assessed value between base valuation years (2012 to 2016)*

An aerial, isometric illustration of a town scene, rendered in a monochromatic blue color scheme. The scene includes a large industrial building with two smokestacks emitting smoke, a smaller building with a clock tower, a residential house, a barn, a tractor, a car, a bus, and a truck. The town is surrounded by trees, rocks, and a winding road. The word "QUESTIONS?" is written in large, white, sans-serif capital letters across the center of the image, with a horizontal white line underneath it.

# QUESTIONS?



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# Status Report on Peel Governance

- Peel Governance Task Force created by Peel Council, consisting of Chair, Mayors & CAO's.
- Following several meetings, a decision was taken to use the services of facilitator to assist in the discussion.

- Peter MacLeod & Ron Kanter were retained to facilitate the discussions and develop options & recommendations for a report back to Regional Council in June.
- There are two 'governance' issues to be discussed:
  - 1) Regional Representation
  - 2) Selection process for the Regional Chair

# What is the Brampton Position?

(April 13 Council Resolution)

- 1) Pending the results of the work of the Regional Governance Task Force, an independent study be commissioned to evaluate the cost benefit of a Single Tier City option for Brampton; Status Quo; and Amalgamation.



2) A request of the Region to change the size in Council to include all Brampton Council members in time for the 2018 election.

(This would increase the Brampton representatives from 7 to 11).

# What is Mississauga's Position?

- 1) They are seeking to separate from Peel, but have subsequently clarified that they will participate in the current governance discussion regarding the selection of the Head of Council of the Corporation of Regional Council.

2) They have also further clarified their position on Council composition, specifically:

- 1) Mississauga does not want any change that would result in their Councillors being in a minority position.
- 2) They do not want to increase the size of the current Council (25 members).

# What are Caledon's Interests

- To be an active and positive partner in making Peel Region work.
- To work in a collaborative way with Brampton & Mississauga to find a solution to the representation issue.
- To ensure that the matter of effective representation is addressed in any change to the status quo.
- To learn from how others have addressed the issue of representation.

# Is There Any Legitimacy To The Brampton & Mississauga Claims Regarding Representation?

- Yes.
- In 2003, the Province approved a plan to increase the size of Regional Council by 3: 2 for Mississauga and 1 for Brampton to reflect, in part the growth in these two cities.



- The Province did not however reduce the representation from Caledon, presumably because of the need to maintain effective representation.
- Regional Council has embarked on a further review and Caledon is an active and engaged participant.

# Cost Benefit Studies – ‘Subsidies’

- There has been a decision made by the Cities in Peel to undertake independent studies to quantify the level of ‘subsidies’ provided to one part of the Region on another.
- There have been several studies commissioned over the years, especially during governance discussions.

- These studies are a ‘snapshot’ in time and attempt to identify a source of revenue and match it within the location of an expenditure.
- For example, a portion of a taxpayer’s bill from Clarkson may go to fund a road widening in Churchville, or a taxpayer in Belfountain may see their tax dollars flow to fund a public housing project in Malton or pay the salary of paramedic stationed in Port Credit.

- The pattern of expenditures is dependant on two things:
  - 1) the services being provided by the Region at a point in time.
  - 2) the annual budget.

# Are These Studies Helpful?

- Not really.
- The whole purpose of local government is to collect funds to pay for services across a geographic area.
- Regional government in particular, was designed to move money throughout the Region to pay for services that Council determines to be a priority at that point in time.



- For example, during the early days of Regional government, much of the capital & operating budget (Hard Services, Social Services) was directed to the southern portions of Peel.
- Much of the budget has now been shifted in a northerly direction and the nature of the spend is different. (Downloading, Phase out of the GTA Pooling, Upload of social service costs, Public Housing, Public Health & EMS).

# Representation By Population

- Rep by Pop is one of several factors in considering the design of local government.
- The Supreme Court of Canada's 'Carter Decision', 1991 was a landmark case which has helped inform numerous Provincial decisions regarding local government representation.

- The Court held that ‘absolute voter parity’ where all electoral districts would contain the same number of electors is an impossible objective.
- Instead, the Court directed that ‘effective representation’ should apply. This principle recognizes that variances from rep by pop are legitimate and necessary on the basis that ‘geography, community, history, community interests and minority representation need to be taken into account’

# How Have Others Addressed The Representation Issue?

## Federal Government

- Elections Canada is responsible for adjusting the size of governing body.
- Each Province has an Election Boundaries Commission as part of the Federal Redistribution Process.

- Any review considers, rep by pop as well as community identity and interest, historical patterns and geographic size of the electoral district.



## Ontario

- The design principles are similar to the Federal process.
- In June 2015, Ontario decided to increase the number of MPPs to better reflect population and ensure effective representation.

## Ontario

- A total of 15 additional members will be added in 2018, increasing the number of elected representatives from 107 to 122.
- Despite the depopulation of Northern Ontario, an additional riding was created, presumably to ensure that the principle of effective representation was maintained.

## Other Regions

- Halton is experiencing population growth and have determined that a change in representation is required.
- Their proposal is to add 3 new members: 2 for Milton and 1 for North Oakville.
- They are not considering reducing the representation from Burlington or Halton Hills.

# Facilitator's Top 10 List (Options)

	Now	2	3	4	5
Peel	24	28	32	26	30
Mississauga	12	12	16	12	16
Brampton	7	11	11	9	9
<b>Caledon</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
	6	7	8	9	10
Peel	26	28	24	24	28
Mississauga	12	14	12	13	14
Brampton	11	11	9	10	12
<b>Caledon</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>

# Observations

- The Options 1-5 best reflect the Caledon interests.
- Options 6-10 would see a reduction in the number of duly elected representatives from Caledon.