



Council Meeting Agenda
Tuesday, February 20, 2018
7:00 p.m.
Council Chamber, Town Hall

Please note that added items are bolded and italicized.

CALL TO ORDER

- *Prayer*
- *National Anthem*

DISCLOSURE OF PECUNIARY INTEREST

CONFIRMATION OF THE MINUTES

1. [January 30, 2018](#)

URGENT BUSINESS

DELEGATIONS

1. ***Ian Sinclair, Resident, Town of Caledon re: February 6, 2018 Planning and Development Committee Report concerning Official Plan and Zoning By-law Amendment Applications, Lafarge Canada Inc.: Proposed Limebeer Pit, 18251 McLaren Road (Ward 1).***

COMMITTEE RECOMMENDATIONS

1. [February 6, 2018](#) General Committee Meeting Report
2. [February 6, 2018](#) Planning and Development Committee Meeting Report

PRESENTATIONS

1. David Clement, Executive Director of Rapport Youth and Family Services and Michelle Veinot, Director, Community Services, Caledon Community Services re: [The Exchange Collaborative Data Project](#)
2. Kren Clausen, Representative of the Owner, JCKNG Holdings, Corp. and Clare Riepma, President, Riepma Consultants Inc. re: [Development Charges, J.C. Mini Storage, 7865 King Street](#)
3. Mike Puddister, Deputy Chief Administrative Officer and Director Watershed Transformation, Credit Valley Conservation Authority re: [Warwick Nursery, Caledon Development Charges](#)

CORRESPONDENCE

Memorandums

1. Memorandum to Council from Hillary Bryers, Deputy Treasurer/Manager of Revenue Services, Finance and Infrastructure Services dated February 20, 2018 re: [Development Charges – 7865 King Street](#)

2. Memorandum to Council from Hillary Bryers, Deputy Treasurer/Manager of Revenue Services, Finance and Infrastructure Services dated February 20, 2018 re: [Development Charges – Credit Valley Conservation Authority](#)
3. Memorandum to Council from Amedeo Valentino, Manager of Purchasing and Risk Management Services, Finance and Infrastructure Services dated February 20, 2018 re: [Purchasing Bi-annual Report – July 2017 to December 2017](#)
4. Memorandum to Council from Katelyn McFadyen, Manager of Energy and Environment, Finance and Infrastructure Services dated February 20, 2018 re: [Supplemental Information to the OGRA Notice of Motion Regarding the MCEA Process](#)

General Correspondence

5. GTA West, dated February 9, 2018 re: [GTA West Transportation Corridor Planning and Environmental Assessment Study, Stage 2](#)
6. Ministry of Municipal Affairs dated February 9, 2018 re: [Request for Notices of Development Applications in the Northwest GTA Corridor Identification Study](#)
7. Caledon Detachment - Ontario Provincial Police dated February 14, 2018 re: [Comments concerning Enforcement and Regulation of Illegal Cannabis and Contraband Tobacco motion](#)

ANNOUNCEMENTS

COUNCIL INQUIRIES

BY-LAWS

- | | |
|----------------------------|--|
| BL-2018-10 | A by-law to authorize the issuance of a debenture with the Regional Municipality of Peel. |
| BL-2018-11 | A by-law to appoint an Alternate Member of Regional Council, in the event of an absence of a Caledon Regional Councillor at a meeting of Regional Council |
| BL-2018-12 | A by-law to establish, dedicate and name the roads and a 0.3 metre reserve on Plan 43M-1840, Atchison Drive, Boyces Creek Court, Fallis Crescent and McDevitt Lane |
| BL-2018-13 | A by-law to establish, dedicate, lay out and name as a public highway a portion of the 0.3 metre reserve on Pillsworth Road |
| BL-2018-14 | A by-law to exempt certain lands from part lot control, namely 0 Phyllis Drive, legally described as Blocks 112 and 113 on Plan 43M-2042 |

- [BL-2018-15](#) A by-law to exempt certain lands from part lot control, namely 0 Phyllis Drive, legally described as Blocks 108, 109, 110 and 111 on Plan 43M-2042
- [BL-2018-16](#) A by-law to exempt certain lands from part lot control, namely 0 Maple Cider Street, legally described as Lots 50, 51, 52, 53 and 54 on Plan 43M-2017
- [BL-2018-17](#) A by-law to amend By-law No. 96-31, being a by-law to designate certain properties, including 14121 Duffy's Lane (the Duffy-Murray House), as being of architectural and/or historical value or interest under the Ontario Heritage Act
- [BL-2018-18](#) A By-law to adopt Amendment No. 249 to the Official Plan for the Town of Caledon
- [BL-2018-19](#) A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lots 14 and 15, Concession 2 WHS, Town of Caledon, Regional Municipality of Peel, municipally known as 18251 McLaren Road
- [BL-2018-20](#) 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 20th day of February, 2018

ADJOURNMENT



Accessibility Accommodations

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to legislative.services@caledon.ca.

Mayor A. Thompson
Councillor D. Beffort
Councillor N. deBoer
Councillor J. Downey
Councillor A. Groves
Councillor J. Innis (left at 11:13 p.m.)
Councillor G. McClure
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
General Manager, Strategic Initiatives: D. Arbuckle
Deputy Clerk: A. Fusco
Coordinator, Council Committee: E. Robert
Manager, Legal Services/Town Solicitor: K. Stavrakos
General Manager, Community Services: P. Tollett

CALL TO ORDER

Mayor A. Thompson called the meeting to order in the Council Chamber at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councillor R. Mezzapelli declared a pecuniary interest with respect to Staff Report 2018-4 regarding 2018 Town of Caledon Provincial Election Priorities, as he is a professional fire fighter for the City of Toronto.

Councillor A. Groves disclosed a pecuniary interest with respect to By-law 2018-3 – A By-law to amend By-law 2015-22, being a by-law to appoint members to the Caledon Hearing Tribunal as her child is related to one of the applicants.

CONFIRMATION OF THE MINUTES

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

2018-1

That the Council Meeting Minutes dated December 12, 2017 be approved.

Carried.

URGENT BUSINESS – none.

DELEGATIONS

1. Inspector Ryan Carothers, Ontario Provincial Police, Caledon Detachment Commander, provided a delegation with respect to January 16, 2018 General Committee Report concerning Service Caledon – Door Access. Inspector Carothers provided information related to the security of Town Hall and the safety of those within the facility. He indicated that having the doors remain closed is a suitable precaution.

Mayor A. Thompson thanked Inspector Carothers for his delegation.

Members of Council asked questions and received responses from the presenter.

2. Ian Sinclair, Resident, Town of Caledon, provided a delegation with respect to January 16, 2018 General Committee Report concerning Service Caledon – Door Access. Mr. Sinclair provided comments related to the service door between the atrium and the cafeteria. He suggested that the doors remain open.

Mayor A. Thompson thanked Mr. Sinclair for his delegation.

A Member of Council asked a question and received a response from the presenter.

Councilor Groves left the meeting at 7:15 p.m. returned at 7:19 p.m.

3. Sherry Brioschi, Resident, Town of Caledon, provided a delegation with respect to January 16, 2018 – General Committee Report concerning Service Caledon – Door Access. Ms. Brioschi provided comments related to the service door between the atrium and the cafeteria and the corresponding Staff Memo. She suggested that the doors remain open.

Mayor A. Thompson thanked Ms. Brioschi for her delegation.

Members of Council asked questions and received responses from the presenter.

4. Bryon Wilson, Resident, provided a delegation with respect to January 16, 2018 General Committee Report concerning Integrity Commissioner's Report dated December 18, 2017. Mr. Wilson provided comments related to the content of the Integrity Commissioners Report and his role in the process.

Mayor A. Thompson thanked Mr. Wilson for his delegation.

Members of Council asked questions and received responses from staff and the presenter.

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

2018-2

That section 8.9 of the Procedural By-law be waived to permit a delegation to be heard by Cheryl Connors regarding the Integrity Commissioner's Report dated December 18, 2017.

Carried (with a two-thirds vote).

5. Cheryl Connors, Resident, Town of Caledon, provided a delegation with respect to January 16, 2018 General Committee Report concerning Integrity Commissioner's Report dated December 18, 2017. Ms. Connors. Wilson provided comments with respect to the purpose of the Report and expressed concern with the role of the Integrity Commissioner.

Mayor A. Thompson thanked Ms. Connors for her delegation.

Members of Council asked questions and received responses from the presenter.

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

2018-3

That section 8.9 of the Procedural By-law be waived to permit a delegation to be heard by John Fleming, Integrity Commissioner, Town of Caledon, regarding the Integrity Commissioner's Report dated December 18, 2017.

Carried (with a two-thirds vote).

6. John Fleming, Integrity Commissioner, Town of Caledon provided a delegation with respect to January 16, 2018 General Committee Report concerning Integrity Commissioner's Report dated December 18, 2017. Mr. Fleming outlined the process of his investigation and provided comments related to his role as the Integrity Commissioner.

Mayor A. Thompson thanked Mr. Fleming for his delegation.

Members of Council asked questions and received responses from the presenter.

Councillor G. McClure left the meeting at 8:28 p.m. and returned at 8:29 p.m.

Councillor N. deBoer left the meeting at 8:51 p.m. and returned at 8:52 p.m.

COMMITTEE RECOMMENDATIONS

At the call of the Chair, and with consent from the members present, the order of business was altered to consider The Integrity Commissioner's Report dated December 18 2017.

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

2018-4

That the January 16, 2018 General Committee Report recommendation regarding Integrity Commissioner's Report dated December 18, 2017, be adopted.

Moved by Councillor B. Shaughnessy - Seconded by Councillor A. Groves

Amendment #1

That the following paragraph be added:

That the correspondence submitted by Councillor Shaughnessy, and the future correspondence submitted by Councillor Groves regarding the Integrity Commissioner's Report dated December 18, 2017 be added to the Town's Website under the Council Code of Conduct page.

Upon the question of Amendment #1, a recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy	X			
Councillor Mezzapelli		X		
Councillor Innis		X		
Councillor McClure		X		
Mayor Thompson		X		
Councillor Beffort		X		
Councillor Downey		X		
Councillor deBoer	X			
Councillor Groves	X			
TOTAL	3	6		

Lost.

Upon the question of the main Motion moved by Councillor A. Groves and seconded by Councillor N. deBoer, the Motion Carried.

Council recessed from 9:09 p.m. to 9:27 p.m.

Moved by Councillor A. Groves - Seconded by Councillor N. deBoer 2018-5

That the Procedural By-law rules be suspended to introduce a motion regarding the proposed land donation for a Health Care Facility by the Wilson Family.
Lost.

At the call of the Chair, and with consent from the members present, the order of business was altered to consider Service Caledon – Door Access.

Moved by Councillor G. McClure - Seconded by Councillor B. Shaughnessy 2018-6

That the January 16, 2018 General Committee Report recommendation regarding Notice of Motion re: Service Caledon – Door Access, be adopted.

Amendment #1

Moved by Councillor D. Beffort - Seconded by Councillor J. Downey

That the motion regarding Service Caledon – Door Access be referred back to staff to review the report with attention to comments heard from Council, the Public and the O.P.P

Amendment to Amendment #1

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

That the doors remain open in the interim.
Carried.

Upon the question of Amendment #1 as amended, a recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy		X		
Councillor Mezzapelli		X		
Councillor Innis	X			
Councillor McClure		X		
Mayor Thompson	X			
Councillor Beffort	X			
Councillor Downey	X			
Councillor deBoer		X		
Councillor Groves		X		
TOTAL	4	5		

Lost.

Upon the question of the main Motion, a recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Shaughnessy	X			
Councillor Mezzapelli	X			
Councillor Innis		X		
Councillor McClure	X			
Mayor Thompson	X			
Councillor Beffort	X			
Councillor Downey		X		
Councillor deBoer	X			
Councillor Groves	X			
TOTAL	7	2		

Carried.

Moved by Councillor J. Innis - Seconded by Councillor R. Mezzapelli 2018-7

That the January 16, 2018 General Committee Report recommendations regarding the following consent items, be adopted:

- Staff Report 2018-1 regarding Delegation of Property tax Ratios from The Region of Peel
- Accessibility Advisory Committee Report dated November 23, 2017

Carried.

Moved by Councillor J. Downey - Seconded by Councillor D. Beffort 2018-8

That the January 16, 2018 General Committee Report recommendation regarding the following items, be adopted:

- Staff Report 2018-3 regarding Bolton Business Improvement Area Proposed 2018 Operating Budget
- Notice of Motion regarding Notice Policy – Temporary Road Closures
- Confidential Staff Report 2018-3 regarding Advice Subject to Solicitor - Client Privilege, including Communications Necessary for the Purpose – Castlederg Sideroad
- Confidential Staff Report 2018-1 regarding Litigation Related to the Ontario Provincial Police Parking Lot

Carried.

Moved by Councillor N. deBoer - Seconded by Councillor J. Innis 2018-9

That the January 16, 2018 General Committee Report recommendation regarding the following items, be adopted:

- Staff Report 2018-6 regarding Proposed Private Property Parking By-law

Carried.

Moved by Councillor J. Downey - Seconded by Councillor D. Beffort 2018-10

That the January 16, 2018 General Committee Report recommendation regarding Staff Report-7 re: Procedural By-law Amendment, be adopted.

Carried.

Councillor R. Mezzapelli left the meeting at 10:44 p.m. as he declared a pecuniary interest with respect to Staff Report 2018-4 regarding 2018 Town of Caledon Provincial Election Priorities, as he is a professional fire fighter for the City of Toronto. He did not participate in the debate on the following matter.

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

2018-11

That the January 16, 2018 General Committee Report recommendation regarding Staff Report 2018-4 re: 2018 Town of Caledon Provincial Election Priorities, be adopted.

Amendment #1

Moved by Councillor A. Groves - Seconded by Councillor B. Shaughnessy

That Schedule A of Staff Report 2018-4 be amended to replace the first paragraph under the Transportation Network Recommendation with the following:

“Southern Ontario has experienced strong growth in the past decades, and will continue to grow as per the Growth Plan. Key transportation corridors, such as the extension of Highway 427 to Highway 9 and the realignment of Highway 410/10, need to be in place to accommodate population and employment growth in the Greater Toronto and Hamilton Area.”

Carried.

Amendment #2

Moved by Councillor B. Shaughnessy - Seconded by Councillor D. Beffort

That Schedule A of Staff Report 2018-4 be amended to add the following under the Transportation Network Recommendations:

“That the Ministry of Transportation conduct a feasibility study on a Caledon Village By-Pass”

Carried.

Upon the question of the main Motion moved by Councillor J. Innis and Councillor A. Groves, as amended by Amendment #1 and Amendment #2, the Motion carried.

Councillor R. Mezzapelli returned to the meeting at 10:45 p.m.

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

2018-12

That the January 16, 2018 Planning and Development Committee Report, be received.

Carried.

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

2018-13

That the January 16, 2018 Planning and Development Committee Report recommendations regarding the following consent items, be adopted

- 2017 Heritage Caledon Awards of Excellence
- Confidential Staff Report 2018-2 regarding Advice that is subject to Solicitor-Client Privilege and Litigation including matters before Administrative Tribunals affecting the Town – Appeal Options for Committee of Adjustment Decision No. A 037-17, 19691 Hurontario Street (Ward 1)

Carried.

Moved by Councillor N. deBoer - Seconded by Councillor G. McClure

2018-14

That the January 16, 2018 Planning and Development Committee Report recommendation regarding the following items, be adopted:

- Staff Report 2018-5 regarding Proposed Zoning By-law Amendment to Remove a Holding (“H”) Symbol, Alton Mills. Inc., Thomas Farms Subdivision, Alton Village (Ward 1)
- Staff Report 2018-2 regarding Memorandum of Understanding (MOU) for the Funding of a Proposed Rehabilitation Master Plan for Areas 5A and 6A (Caledon Village)
- Heritage Caledon Report dated December 4, 2017
- Request to List Non-Designated Property on the Heritage Register

Carried.

Moved by Councillor J. Innis - Seconded by Councillor G. McClure 2018-15

That section 5.7.2 of the Procedural By-law be waived to permit Council to proceed one additional hour beyond the hour of 11 p.m. to consider unfinished business.

Carried.

PRESENTATIONS

1. Catherine Soplet, Member, Peel Poverty Action Group and Founder of Building Up Our Neighbourhoods provided a presentation regarding the Peel Youth Charter. Ms. Soplet provided details on the benefits of the Peel Youth Charter, its current status and the future of the Charter in 2018. Ms. Soplet requested that Council continue to endorse the Peel Youth Charter.

Members of Council asked a number of questions and received responses from the presenter.

Mayor A. Thompson thanked Ms. Soplet for her presentation.

Moved by Councillor R. Mezzapelli - Seconded by Councillor J. Innis 2018-16

That Council continue to endorse the 2007 Peel Youth Charter and that the Mayor and Town of Caledon sign the Peel Youth Charter with other civic partners.

Upon the question of the Motion, 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 Shaughnessy	X			
Councillor Mezzapelli	X			
Councillor Innis	X			
Councillor McClure	X			
Mayor Thompson	X			
Councillor Beffort	X			
Councillor Downey	X			
Councillor deBoer	X			
Councillor Groves	X			
TOTAL	9			

Carried.

Councillor G. McClure left the meeting at 10:48 p.m. and returned at 10:50 p.m.

Councillor B. Shaughnessy left the meeting at 10:48 p.m. and returned at 10:50 p.m.

CORRESPONDENCE

A member of Council provided comments concerning Correspondence Item from Barb Shaughnessy, Ward 1, Regional Councillor dated January 24, 2018 re: Correspondence regarding Integrity Commissioner's Report dated December 18, 2017.

ANNOUNCEMENTS

Mayor A. Thompson provided two announcements.

INQUIRIES

Members of Council made several inquiries and received responses from staff.

Councillor Innis Left the meeting at 11:13 p.m. and did not return.

BY-LAWS

Moved by Councillor J. Downey - Seconded by Councillor D. Beffort 2018-17

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

- BL-2018-1 A by-law to prohibit unauthorized parking on private property
- BL-2018-2 A by-law to amend By-law 2015-106 being a by-law to appoint an Acting Mayor
- BL-2018-4 A by-law to amend By-law 2007-128 being a by-law to appoint employees of the Town of Caledon to statutory positions

- BL-2018-5 A by-law to amend By-law 2015-058, being a by-law to regulate the use of highways and parking on highways and to repeal certain bylaws
- BL-2018-6 A by-law to declare surplus Part of Beech Grove Sideroad being Part Lot 21, Concession 6 EHS, being Part 1 on 43R-37986 and Part of the road allowance between Lots 20 & 21, Concession 6 EHS, being Part 2 on 43R-37986
- BL-2018-7 A by-law to exempt certain lands from part lot control, namely 10 Maple Lane and 21 Birch Avenue, legally described as Lots 7 and 8, Plan ALB-7, being Parts 1 & 2 on 43R-37850
- BL-2018-8 Being a by-law to amend Comprehensive Zoning By-law 88-83, as amended, with respect to Part of Lots 22 and 23, Concession 4 W.H.S. and All of Lots 11 and 12 and Part of Lot 10, Block 9, Plan of the Village of Alton, Referred to as Plan CAL-5 (Caledon), Town of Caledon, Regional Municipality of Peel.

Carried.

Councillor A. Groves left the meeting at 11:14 p.m. as she disclosed a pecuniary interest with respect to By-law 2018-3 – A By-law to amends By-law 2015-22, being a by-law to appoint members to the Caledon Hearing Tribunal as her child is related to one of the applicants. She did not participate in the debate on the following matter.

Moved by Councillor N. deBoer - Seconded by Councillor J. Downey 2018-18

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

- BL-2018-3 A by-law to amend By-law 2015-022, being a by-law to appoint members to the Caledon Hearing Tribunal
- Carried.

Councillor A, Groves returned to the meeting at 11:15 p.m.

Moved by Councillor A. Groves - Seconded by Councillor R. Mezzapelli 2018-19

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

- BL-2018-9 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 30th day of January, 2018.
- Carried.

ADJOURNMENT

On verbal motion moved by Councillor G. McClure and seconded by Councillor R. Mezzapelli, Council adjourned at 11:16 p.m.

Allan Thompson, Mayor

Carey deGorter, Clerk



General Committee Meeting Report
Tuesday, February 6, 2018
1:00 p.m.
Council Chamber, Town Hall

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

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
Coordinator, Council Committee: D. Lobo
General Manager, Strategic Initiatives: D. Arbuckle
Treasurer: H. Haire
General Manager, Community Services: P. Tollett
Manager, Legal Services/Town Solicitor: K. Stavrakos

CALL TO ORDER

Chair J. Innis called the meeting to order in the Council Chambers at 1:04 p.m.

DISCLOSURE OF PECUNIARY INTEREST – none.

CONSENT AGENDA

The General Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018:

STAFF REPORT 2018-8 REGARDING 2018 PROPERTY TAX RATIOS

That the 2018 Property Tax Ratios as outlined in Table One of Staff Report 2018-8 be approved; and

That a by-law be enacted to establish 2018 tax ratios for prescribed property classes as outlined in Table One of Staff Report 2018-8.

STAFF REPORT 2018-10 REGARDING A LICENSE AGREEMENT BETWEEN THE REGIONAL MUNICIPALITY OF PEEL AND THE CORPORATION OF THE TOWN OF CALEDON FOR THE PROPERTY LOCATED ON CHARLESTON SIDEROAD, WEST OF AIRPORT ROAD, IN THE TOWN OF CALEDON, WARD 1

That the Mayor and Clerk be authorized to execute a license agreement between The Regional Municipality of Peel and the Corporation of the Town of Caledon for space on the Communication Tower located on Charleston Sideroad west of Airport Road, Ward 1, in accordance with the terms in Staff Report 2018-10.

ACCESSIBILITY ADVISORY COMMITTEE REPORT DATED JANUARY 18, 2018.

That the Accessibility Advisory Committee Meeting Report dated January 18, 2018, be received.

NOTICE OF MOTION REGARDING NUISANCES CAUSED BY THE PRODUCTION OF CANNABIS

Whereas the impact of the legalization of cannabis will be felt at the local level;

Whereas the production of cannabis is known to create such nuisances related to, but not limited to odours, overgrown plants creating an unsightly condition, etc.; and

Whereas municipalities have the ability to establish standards to control potential nuisances caused by the production and use of cannabis;

Now therefore be it resolved that steps be taken to consider ways to eliminate potential nuisances caused by the personal and commercial production of cannabis and to report back to General Committee on June 26, 2018.

DELEGATIONS

Tim Forster, Resident, Town of Caledon provided a delegation with respect to Notice of Motion concerning Council Code of Conduct Review. Mr. Forster provided his opinion regarding guidelines related to the use of social media and attending public meetings. He suggested the Integrity Commissioner conduct the review of the Code of Conduct.

Chair J. Innis thanked Mr. Forster for his delegation.

Members of Council asked questions and received responses from Mr. Forster and staff.

STAFF REPORTS

The General Committee recommends adoption of the following recommendation:

STAFF REPORT 2018-12 REGARDING 2015 AND 2016 ENHANCED ROADS PROGRAM DEBENTURE

That the 2015 Enhanced Road Program estimated at a cost of \$3,371,000 be funded by a debenture, to be issued by the Region of Peel on behalf of the Town of Caledon; and

That the 2016 Enhanced Road Program estimated at a cost of \$3,413,151 be funded by a debenture, to be issued by the Region of Peel on behalf of the Town of Caledon; and

That the Region of Peel be requested to issue debt on behalf of the Town of Caledon as part of their debt issuance for the lower-tier municipalities in 2018; and

That a by-law be enacted authorizing the Clerk and Treasurer to execute all required documents to secure the Town's portion of funding for this project from a debenture to be issued by the Region of Peel for the upset limit amount of \$7,000,000 and for a term not to exceed 11 years.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

ONTARIO REVITALIZING MAIN STREETS FUND

Whereas Minister of Agriculture, Food and Rural Affairs, the Honourable Jeff Leal, announced the new Ontario Revitalizing Main Streets Fund at the Rural Ontario Municipal Association Conference;

Whereas the objective of the fund is to support capital projects for the revitalization of downtown and main streets and does not require matching municipal funds;

Whereas Caledon's allocation under this new funding is \$84,657.00; and

Whereas communities in Caledon would benefit from this funding;

Now therefore be it resolved that the CAO work with staff to examine and research the highest and best use for this funding; and

That a report be brought back to Council outlining recommendations and options following the release of full program requirements from the Ministry of Agriculture, Food and Rural Affairs.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

Whereas a coalition of the Municipal Engineers Association (MEA) and the Residential and Civil Construction Alliance of Ontario have successfully applied to have a review of the Municipal Class Environmental Assessment process conducted under Part IV (Section 61) of the *Environmental Bill of Rights Act, 1993* (EBR Act);

Whereas impact studies and public meetings required by the MCEA process often take two years or more to complete before construction can commence;

Whereas the MCEA requirements to evaluate alternatives are often not well aligned with prior or municipal land use planning decisions;

Whereas analysis by the Residential and Civil Construction Alliance of Ontario (RCCAO) has demonstrated that the time to complete an EA rose from 19 months to 26.7 months and costs went from an average of \$113,300 to \$386,500;

Whereas the Auditor General of Ontario has tabled recommendations for modernizing the MCEA process;

Whereas in spite of written commitments made by the Ministry of the Environment between 2013-2015, no action has been taken; and

Whereas local projects that do not have the necessary approvals could lose out on the next intake of Build Canada funding;

Now therefore be it resolved that Town of Caledon requests that the Minister of the Environment and Climate Change take immediate steps to expedite the response process for Part II Orders or Bump-Up requests, as part of the s.61 review to improve MCEA process times and reduce study costs;

That the Minister of the Environment and Climate Change support changes to better integrate and harmonize the MCEA process with processes defined under the *Planning Act*;

That the Minister of the Environment and Climate Change amend the scope of MCEA reports and studies to reduce duplication with existing public processes and decisions made under municipal Official Plans and provincial legislation; and

That a copy of this resolution be forwarded to the Association of Municipalities of Ontario (AMO) for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

CURBING AND LANDSCAPING - JAMES STREET ROAD ALLOWANCE

Whereas the Tim Horton's at Highway 10 and Charleston Sideroad has completed the majority of the works outlined in the site plan agreement with the exception of the work on the James Street road allowance;

Whereas the owners of both the Tim Horton's and the residential property abutting the James Street road allowance acknowledge that the road allowance is being used to dump garbage;

Whereas the site plan outlines landscaping features for the James St. road allowance; and

Whereas the landscaping will not mitigate the garbage issue;

Now therefore be it resolved that the Town complete curbing and landscaping on the road allowance to prevent the negative impacts to the residential properties to an upset limit of \$10,000;

That the Town maintain the grass-cutting on a continual basis; and

That the cost of the curbing and landscaping works be funded from the Operating Contingency Reserve fund in 2018 to an upset limit of \$10,000, if required.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

MUNICIPAL NUMBERING

Whereas Council enacted a Municipal Numbering By-law in 2016 that provides guidelines regarding the installation, maintenance and changing of municipal numbers;

Whereas the current policy requires the property owner to pay for the cost of the sign, pole and installation by the Town;

Whereas numbering vacant rural properties is both a safety and a service concern; and

Whereas permitting property owners to install their own municipal number may encourage more participation in installing municipal numbers;

Now therefore be it resolved that the Town's Municipal Numbering By-law 2016-064 be amended to permit property owners to have the option to undertake the installation of the sign themselves or request the number be installed by the Town at the owner's cost.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

REGULATING THE KEEPING OF PIGEONS

Whereas the Council of The Corporation of the Town of Caledon adopted By-law 2013-130 to regulate the keeping of Animals in the Town of Caledon; and

Whereas Town of Caledon By-law 2013-130 does not currently address the care and control of pigeons; and

Whereas the objectives of the Canadian Pigeons Fanciers' Association (CPFA) are to foster greater interest in the breeding and improvement of pigeons and to demonstrate rewards of raising pigeons as an individual or family hobby; and

Whereas many municipalities regulate the keeping of pigeons within their Animal Control By-law;

Now therefore be it resolved that staff investigate options to regulate the keeping of pigeons in the Town of Caledon and report back; and

That a fulsome review of By-law 2013-130 take place in 2018.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

Councillor D. Beffort left the meeting from 2:10 p.m. to 2:13 p.m.

COUNCIL CODE OF CONDUCT REVIEW

That the matter be referred to staff to create a committee to review the Code of Conduct consisting of staff, citizen members and the Integrity Commissioner and report back to the next Term of Council.

CONFIDENTIAL SESSION

Moved by Mayor A. Thompson – Seconded by Councillor D. Beffort

That General Committee shall go into confidential session under Section 239 of the Municipal Act for the purpose of:

Confidential Memorandum to Council from Konstantine Stavrakos, Town Solicitor/Manager, Legal Services dated February 6, 2018 re: Proposed or pending acquisition of land by the Town – 13068 Humber Station Road; and advice that is subject to solicitor-client privilege, including communications for that purpose.

Carried.

The General Committee resumed in Confidential Session in the Council Chamber at 2:52 p.m.

Council recessed from 2:52 p.m. and resumed at 2:58 p.m. in Closed Session.

Mayor A. Thompson, Councillor D. Beffort, Councillor N. deBoer, Councillor J. Downey, Councillor A. Groves, Councillor J. Innis, Councillor B. Shaughnessy, Councillor R. Mezzapelli, Chief Administrative Officer: M. Galloway, General Manager of Corporate Services/Town Clerk: C. deGorter, and Town Solicitor/Manager, Legal Services: K. Stavrakos were present for this portion of the meeting.

Chair J. Innis left the meeting at 9:30 p.m. Councillor R. Mezzapelli assumed the role of Chair.

Councillor J. Innis returned at 4:32 p.m. and resumed the role of Chair.

Councillor J. Downey left the meeting from 4:35 p.m. to 4:38 p.m.

The Committee adopted the required procedural motion at 4:48 p.m. and resumed in Open Session at 4:49 p.m.

The General Committee recommends adoption of the following recommendation:

That the Town Solicitor be directed to continue to have discussions with Mr. Wilson's Solicitor regarding the donation of the Wilson farm lands.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

In accordance with the Procedural By-law, Council introduced a motion to reconsider the decision with respect to the proposed or pending acquisition of land by the municipality – 13068 Humber Station Road as adopted on October 10, 2017.

Moved by Councillor A. Groves – Seconded by Councillor B. Shaughnessy

That a motion to reconsider the decision with respect to the proposed or pending acquisition of land by the municipality – 13068 Humber Station Road as adopted on October 10, 2017 be permitted.

Lost.

The motion for reconsideration was lost, therefore the Notice of Motion regarding a Medical Facility at Humber Station Road and Healey Road was not introduced.

Councillor D. Beffort left the meeting from 4:53 p.m. to 4:56 p.m.

The General Committee recommends adoption of the following recommendation:

ENFORCEMENT AND REGULATION OF ILLEGAL CANNABIS AND CONTRABAND TOBACCO

Whereas Canada will soon legalize recreational cannabis;

Whereas the illegal sale of cannabis is expected to continue, with the same negative societal impacts as the sale of contraband tobacco;

Whereas the federal and provincial governments have invested a great deal of time and money over the last fifty years, in cooperation with stakeholders and industry, to regulate tobacco sales to promote public health and limit the exposure of teenagers and young people to tobacco products;

Whereas a campaign promoted by Ontario retailers and police-affiliated organizations has identified the growing threat posed by increased production and sale of contraband cigarettes operating outside of these rules, making it easier for young people to access cigarettes and tobacco products in this province. Illegal cannabis will operate outside of regulatory oversight as well;

Whereas local municipalities and authorities in Quebec believe they have succeeded in dramatically cutting contraband sales in that province through action taken under new provincial legislation adopted in 2009; and

Whereas there is no comparable local strategy, similar to that in Quebec, to enforce contraband tobacco laws here in Ontario;

Therefore be it resolved that Caledon OPP be requested to identify specific measures to enhance enforcement against the sale of illegal cannabis and contraband tobacco, to estimate the level of contraband activity in the municipality, and to report on their findings;

That staff be directed to investigate ways to regulate the personal production of cannabis plants in residential areas from a nuisance perspective and to report back to General Committee at a later date;

That this resolution be circulated to the Region of Peel, Peel Police Services Board, Caledon OPP, MP David Tilson and MPP Sylvia Jones to advise of the opportunity to address this issue through aggressive enforcement of local license by-laws regulating tobacco and cannabis sales, and to continue to work collaboratively with the Region and Peel Regional municipalities in developing a strategy to increase enforcement with a particular focus on schools and retail areas near schools; and

That through correspondence with the Ministry of Finance and other provincial authorities, Staff will:

- (i) confirm that tobacco tax fines, if collected, flow back to the Municipality;
- (ii) confirm that fines on illegal cannabis, if collected, flow back to the Municipality; and
- (ii) confirm what discretion is available to local authorities to enforce Tobacco Act statutes and regulations, either independently or in cooperation with provincial officials.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

APPOINTMENT OF AN ALTERNATE MEMBER TO REGIONAL COUNCIL

Whereas the Municipal Act was amended to include the provision that a local municipality may appoint one of its members as an alternate member of Regional Council;

Whereas the Town of Caledon will benefit from appointing an alternate member to Regional Council in the event of an absence; and

Whereas Brampton City Council adopted a resolution to appoint an alternate member to Regional Council for the remainder of the 2014-2018 term of Council;

Now therefore be it resolved that Councillor Nick deBoer be appointed as the alternate member for the remainder of the 2014-2018 Term of Council; and

That a by-law to appoint an alternate member be enacted.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

The General Committee recommends adoption of the following recommendation:

ADVISORY COMMITTEE AND TASKFORCE PRESENTATIONS

Whereas in each term of Council Advisory Committees and Taskforces are appointed to fulfill certain mandates; and

Whereas it would be helpful for new members of Council to become acquainted with the Committee members and their accomplishments;

Now therefore be it resolved that the Staff Liaison's and members from the Advisory Committees and Taskforce's be invited to provide a presentation for educational purposes and summarize their accomplishments to Council early in the 2018-2022 Term of Council.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018.

CORRESPONDENCE

Members of Council made comments concerning the correspondence item from Inspector Ryan Carothers, Caledon Detachment Commander, Ontario Provincial Police dated February 6, 2018 re: Door Security Leading Into the Atrium, Memorandum to Council from Erin Britnell, Senior Analyst, Corporate Initiatives, Strategic Initiatives dated February 6, 2018 re: Smart Cities Challenge, correspondence letter from Sylvia Jones, MPP, Dufferin-Caledon dated January 29, 2018 re: GTA West Corridor, and correspondence item from Marolyn Morrison, Former Mayor of Caledon dated February 5, 2018 re: Wilson Land Donation.

ADJOURNMENT

The Committee adjourned at 5:32 p.m.



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

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
Community Planner: C. Di Benedetto
Manager, Development (West), Community Services: R. Hughes
Senior Development Planner: M. Nordstrom
Council Committee Coordinator: E. Robert
General Manager, Community Services: P. Tollett
Senior Planner, Development: B. Ward

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST – none.

CONSENT AGENDA

The Planning and Development Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on February 20, 2018:

HERITAGE CALEDON REPORT DATED JANUARY 15, 2018

That the Heritage Caledon Report dated January 15, 2018 be received.

RECOMMENDATION FROM HERITAGE CALEDON REGARDING REQUEST FOR PART IV DESIGNATION FOR MOFFAT SCHOOLHOUSE, 6500 PATTERSON SIDEROAD.

That the property at 6500 Patterson Sideroad warrants consideration for heritage designation and;

That staff be directed to take the necessary action to evaluate the property under Regulation 9/06 of the *Ontario Heritage Act*.

RECOMMENDATION FROM HERITAGE CALEDON REGARDING FEDERAL ACTION ON THE CONSERVATION OF HERITAGE PROPERTIES

That all the recommendations, particularly #11 of Committee Report No. 10 regarding the preservation of Canada's heritage from the federal House of Commons Standing Committee on Environment and Sustainable Development, be supported by the Town of Caledon via letter to the federal Minister of Environment, federal Minister of Finance, and Member of Parliament David Tilson.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meeting is to obtain input from the public and that any concerns or appeals dealing with the proposed applications should be directed to the Legislative Services Division. He noted that any interested persons wishing further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

- 1. Application for Proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law, 21T – 16003C, 21CDM – 16002C and RZ 16 – 16-06 9023 5th Sideroad, Bolton Part Lot 5 Concession 7 (Albion).**

Chair N. deBoer confirmed with Mary Nordstrom, Senior Development Planner, Community Services, that notification was conducted in accordance with the Planning Act.

Keith Mackinnon, Partner, KLM Planning Partners provided a presentation regarding the Application for Proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law, 21T – 16003C, 21CDM – 16002C and RZ 16 – 16-06 9023 5th Sideroad, Bolton Part Lot 5 Concession 7 (Albion). Mr. MacKinnon provided details related to the application including updates to Sideroad 5, the design of the proposed structures and provisions for age friendly living.

Chair deBoer thanked Mr. MacKinnon for his presentation.

PUBLIC COMMENTS - none.

WRITTEN CORRESPONDENCE – none.

Members of Council asked a number of questions and received responses from Mr. MacKinnon.

This matter was recommended to Town Council for receipt at its meeting to be held on February 20, 2018.

2. Application for Proposed Zoning By-law Amendment, RZ 17-12 20, 22 and 24 Simona Drive Part Lot 1, Plan 43M-1659, Parts 2 to 4, 43R-33994.

Chair N. deBoer confirmed with Cristina Di Benedetto, Community Planner, Development, Community Services, that notification was conducted in accordance with the Planning Act.

Michael Manett, Planner and Joshua Chitiz, Planner of MPlan Inc., provided a presentation regarding the Application for Proposed Zoning By-law Amendment, RZ 17-12 20, 22 and 24 Simona Drive Part Lot 1, Plan 43M-1659, Parts 2 to 4, 43R-33994. Mr. Manett and Mr. Chitiz provided details related to the application including adding additional uses to the pre-existing site.

Chair deBoer thanked Mr. Manett for his presentation.

PUBLIC COMMENTS - none.

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on February 20, 2018.

DELEGATIONS

1. Richard Barnett, Member, Green Lake Property Owners Association, provided a delegation with respect to Staff Report 2018-11 regarding Official Plan and Zoning Amendment Applications, Lafarge Canada Inc.: Proposed Limebeer Pit, 18251 McLaren Road (Ward 1). He expressed support for the proposed Limebeer Pit, and provided details on the history and process between Lafarge Inc. and the Green Lake Property Owners Association. Mr. Barnett acknowledged Council and staff support throughout the process.

A member of Council asked a question and received a response from the presenter.

2. Brian Zeman, President, MHBC Planning Urban Design and Landscape Architecture provided a delegation with respect to Staff Report 2018-11 regarding Official Plan and Zoning Amendment Applications, Lafarge Canada Inc.: Proposed Limebeer Pit, 18251 McLaren Road (Ward 1). Mr. Zeman provided details related to the proposed Limebeer Pit and acknowledged Council, Staff and the Green Lake Property Owners Association for their support.

Councillor R. Groves left the meeting at 7:29 p.m. and returned at 7:34 p.m.

STAFF REPORTS

The Planning and Development Committee recommends adoption of the following recommendations:

STAFF REPORT 2018-11 OFFICIAL PLAN AND ZONING AMENDMENT APPLICATIONS, LAFARGE CANADA INC.: PROPOSED LIMBEER PIT, 18251 MCLAREN ROAD (WARD 1).

That the By-law attached as Schedule “D” to Staff Report 2018-11 be enacted to adopt Official Plan Amendment Number 249 to redesignate the subject lands to Extractive Industrial ‘A’ Area and Environmental Policy Area to permit a gravel pit with extraction above the water table; and

That the By-law attached as Schedule “E” to Staff Report 2018-11 be enacted to rezone the subject lands from Rural (A2) and Environmental Policy Area 2 (EPA2) to Extractive Industrial Exception 603 (MX-603) and Environmental Policy Area 1 Exception 487 (EPA1-487) zones to permit the proposed use; and

That the Mayor and Clerk be authorized to execute the Road Crossing and Maintenance Agreement attached as Schedule “F” to Staff Report 2018-11, subject to any minor or technical revisions as necessary, for the future maintenance of an existing inter-pit haul road crossing of Willoughby Road that will be utilized by the proposed use; and

That staff be directed to withdraw the Town of Caledon’s Objection to the Aggregate Resources Act (“ARA”) Licence Application filed with the Ministry of Natural Resources and Forestry, upon:

- i) the Official Plan and Zoning By-law amendment approvals having come into full force and effect; and
- ii) execution of the Road Crossing and Maintenance Agreement attached as Schedule “F” to Staff Report 2018-11.

This matter was recommended to Town Council for receipt at its meeting to be held on February 20, 2018.

RECOMMENDATIONS OF ADVISORY COMMITTEES

The Planning and Development Committee recommends adoption of the following recommendations:

RECOMMENDATION FROM HERITAGE CALEDON REGARDING REQUEST TO LIST NON-DESIGNATED PROPERTY ON HERITAGE REGISTER, TRINITY ANGLICAN CHURCH, 3515 KING STREET

That the property at 3515 King Street, Caledon, be listed on the Heritage Register under Section 27 (1.2) of the Ontario Heritage Act, as a non-designated property; and

That the necessary action be taken to give effect thereto

This matter was recommended to Town Council for receipt at its meeting to be held on February 20, 2018.

CORRESPONDENCE – none.

ADJOURNMENT

The Committee adjourned at 7:37 p.m.

The Exchange Collaborative Data Project: Overview and Findings

A Shared Agenda for Change

- ✓ Commissioned by the Exchange; funded through the Region of Peel.
- ✓ The report provides data on pressing social issues in Caledon.
- ✓ Hundreds of Caledon residents offered their views of the community, what they believe to be the most challenging social concerns and their visions of what Caledon should pursue.
- ✓ The findings support the Exchange's focus on issues that matter to local residents. The data helps all Partners create a more coordinated approach to our interventions.

- **Caledon demographics tell part of the story of how the community is changing.**
- **They don't tell us how Caledon residents feel about their community or how they believe it can become a more welcoming, inclusive place.**
- The report draws on input from local residents. It describes the kind of community that Caledon aspires to be: a connected, accepting and engaged community for all.

What People Value About Life and Lifestyle in Caledon

- ✓ Sense of safety
- ✓ Small town feeling
- ✓ Outdoor activities
- ✓ The people
- ✓ Proximity to Toronto
- ✓ Sense of community
- ✓ Events and programming
- ✓ The quiet and peacefulness
- ✓ Mix of urban and rural

Respondent Identified Social Issues in Caledon

- 48% felt that most people care about issues in Caledon.
- 63% felt there were opportunities to get involved but that many people are not involved in addressing community challenges.
- Almost 40% report that they have needed help and not known where to look.
- 70% said they had to leave Caledon at least some of the time in the last 12 months to get the help they needed.
- 54% felt that there are not enough employment opportunities in Caledon.
- During the last year, 44% were unable to afford things they needed and 32% were unable to pay their bills on time.
- 55% said the cost of living in Caledon is not reasonable.
- 1 in 5 felt isolated from others in Caledon.

Issues Regarded as Important for Caledon

- Lack of supports and activities for children, teens and young adults.
- Lack of supports and activities for people with disabilities.
- Lack of supports and activities for seniors.
- Lack of supports and activities for newcomers.
- Insufficient mental health and addictions services.
- Isolation.
- Lack of affordable housing.
- Growth and development that is not balanced or strategic.
- Lack of employment opportunities.
- The gap between the rich and the poor.
- Lack of affordable and nutritious food.

- Caledon is growing and changing quickly. In the process, people who might once have been easily welcomed and integrated– newcomers, seniors, youth, people with disabilities, and others – are now being left out.
- They feel isolated when the community fails to provide the support they need to be healthy.
- Those interested in becoming more involved and making a contribution – through recreation, volunteering or work – can't always find the opportunities they seek.

The report identifies specific approaches that Caledon residents believe to be key steps towards realizing aspirational goals.

- ✓ **People positively interact with one another**
- ✓ **People support one another**
- ✓ **People understand and care about the challenges facing others**
- ✓ **People are aware of the services and activities in the community**

The report's findings have important implications. They underscore the need for a hub like the Exchange, designed to reinforce Caledon's social fabric. It helps people find the support they need and invites them to offer their help to others.

The report's findings challenge the Exchange. Many of the people who participated in the data feel disconnected and isolated.

The Exchange must find ways to overcome the obstacles that inhibit Caledon's ability to be connected, accepting and engaged.

To succeed as a community hub, the Exchange must connect with more people throughout Caledon in a greater variety of ways.

The Exchange Leadership team has worked with our Data Consultants to identify key report learnings. This process allowed us to identify common themes for our shared collaborative agenda.

We now have a clear path of priority in our collaborative work.

We will focus specifically themes of Isolation, Access, Mental Health, Prevention, and System Transformation specifically targeting youth between 12-18.

This provides an excellent opportunity to synergize and partner with Town of Caledon efforts surrounding youth initiatives.

February 12, 2018

Caledon Town Council
The Corporation of the Town of Caledon
6311 Old Church Road
Caledon Ontario L7C 1J6

Dear Mayor Thompson and Town Councillors:

**Subject: Development Charges regarding JC MINI STORAGE's expansion
at 7865 King Street, Bolton (Caledon), ON L7E 0T9**

Our purpose to present is regarding our application to be made for a building permit for the addition of a fourth building of 9,000. square feet for business warehousing use to adjoin our existing building in order to serve the growing needs of industrial businesses in the Town of Caledon.

We are ground level drive-up door self-storage. We do not have multi-level buildings at this time. All our business tenants prefer drive up door storage and not multi-level storage that would require cumbersome loading bay entry, removal of goods from vehicle onto dollies, moving down narrow hallways, inside small elevators, again down small hallways.

JC Mini Storage Inc. (operating company) has provided storage solutions to the Caledon community since 1988 and wishes to expand as per its 6 building site plan agreement approved in 1987 and amended in 1989, in order to meet the needs of the town. The original 1988 building application included four buildings (two built in 1988, one built in 2004 and the fourth building is our wish now — a prolonged development schedule due to the effects in the local economy due to the saucer shape recession during the 1990s and early 2000s. Due to the economy effects during this time, as an example, the City of Toronto dropped retail use for self storage zoning in order to facilitate the adding and expanding of more self storage facilities to serve the Toronto communities. Industrial designation is permitted for purpose of DC's. In other scenarios, certain municipalities/towns near the Town of Caledon have industrial rates for Self-Storage DC's with expansion exemptions. Our Engineer-Planner, Clare Riepma will present on this subject.

Many self storage facilities in Town of Caledon (TOC) are full, with waiting lists, little to no vacancy, with TOC businesses and residents turning to other municipalities for self storage vacancies. This may be pushing local TOC storage operators to potentially expand their business outside of TOC and thereby TOC loses future tax revenues. JC has a long turn-away list for many months as we are at full occupancy. Although we operate a mini-storage facility, this new building expansion for mini-warehousing is focused on the industrial business tenants and not members of the public (individuals).

JC Mini Storage's remaining ground level expansion as per the site plan agreement includes three (3) remaining buildings to construct at a total of 2,415.479 m².

The current building to construct is 836.1274 m²

Town of Caledon has declared the Development charges are to be on a non-residential-other basis rather than an industrial basis — for which there were no development charges when first built in 1987/1988 and industrial rate DC's were paid for expansion in 2004.

Town of Caledon Council
February 12, 2018

Here is the breakdown:

Town of Caledon = \$38.38/m²

Region of Peel – Other (no water/waste water) = \$92.16/m²

Education = \$10.87/m²

Total Development Charges for three (3) remaining buildings:
\$141.41/m² x 2,415.479 = **\$341,572.88** (26,000 sq. feet)

Total Development Charges for current building to construct:
\$141.41/m² x 836.1274 m² = **\$118,236.77** (9,000 sq. feet)

Development charges are vastly lower in the Town of Mono as an example — \$247,192.88 less for the three remaining buildings and \$85,566.77 less for the current building to be built now.

The site plan agreement dated November 9, 1987 has been adhered to. The Development Charges Act emerged quite some time later. No invitation was received to participate in an industry consultation when new DC bylaws were implemented in the Town of Caledon during 2014 and no reference to self-storage in the background study was found. Current Town of Caledon industrial zones document indicates self storage is an industrial use and the industrial bylaws indicate storage is a permitted activity.

JC Mini Storage is in a rural setting at the inside western edge of the Bolton settlement town limit (boundary) amidst natural lands, farm lands and industrial zoned and — with no commercial zoned lands in the vicinity. There is no retail activity in the immediate area of the Humber Station Road and King Street intersection. This is the only self storage facility in the Town of Caledon located on King Street, conveniently central to all and easily accessible with ingress and egress to rental units serving the Town of Caledon from north, south, east, and west.

Company ownership are residents and owners in Caledon for 40 years, actively having supported the Caledon community over the years through volunteer efforts with churches, sports, Bethel House and providing recreational fitness programs. JC Mini Storage participates in the community and has supported local Caledon hockey teams, soccer teams, local camps, Bethel House, local charities, and has sponsored not for profits in Toronto providing thousands of homeless/street people with meals.

We respectfully request exemption as per our Engineer-Planner's presentation.

Sincerely,

JCKNG Holdings Corp.

Kren Clausen

Kren Clausen (Tel: 905-857-6000)
Representative of the Owner

February 20, 2018

Presentation to Caledon Council

Development Charges, J.C. Mini Storage, 7865 King Street

J.C. Mini Storage has operated their storage business at 7865 King Street since 1988. They currently have 24,360 sq. ft. of building on their site and are site plan approved for a total of 50,360 sq. ft. at ground level. They are zoned industrial by bylaw 1986-069 and a warehouse is one of the permitted uses. When they built their first three buildings, they paid the non-residential industrial rate development charge. Now they are being asked to pay the commercial rate development charge. Changing the rules midway, without any justification or consultation, is unfair.

Now they need to build a 9,000 sq. ft. addition to one of their existing buildings. This portion of the building is intended largely for mini warehousing for the many small businesses that need smaller storage facilities. JC Mini Storage expected that they would be treated like all industrial uses in the Town and be granted an exemption on paying development charges on their next 12,180 sq. ft. of building. Section 7 of the Development charges bylaw permits an industrial expansion of 50% to be exempt from paying development charges.

However, a later section of the bylaw says that you must assessed at an industrial tax rate for this exemption to apply. This property, while it is zoned and used as an industrial use, is assessed at a commercial tax rate. We have had some discussions with MPAC and they tell us that they treat JC Mini Storage as commercial because there is no manufacturing on the site. However, the zoning bylaw would not permit a commercial or retail use on the property.

In this case there is a miss-match of definitions and rules that apply. Under the zoning bylaw my client is treated as an industrial use which does not permit commercial. Under the tax rules my client is treated as commercial. And he loses out under the Development Charges bylaw because he is both or neither.

The new building that they intend to build right away is to accommodate the needs of businesses in the Town that require more storage than is available at the average business site. We see this as a very positive contribution to the local business economy and to the community.

My client intends to build about 9,000 sq. ft. right away and a further two buildings within three years if this development charges problem can be sorted out.

Last summer I had a similar situation in Halton Hills for a different client. We approached council with our concerns and council agreed with our view and amended the development charges bylaw. The City of Toronto bylaw also specifically defines self storage facilities as industrial.

We ask that JC Mini Storage be permitted to expand by 50% without the need to pay Development Charges and that the use be consider as industrial because:

1. They have been site plan approved and zoned industrial since 1987.
2. Their use is limited to an industrial use, MPAC notwithstanding.
3. They have paid the industrial rate on their first buildings.
4. New industrial buildings on the site will increase the taxes paid to the Town.
5. The expansion supports the business economy of the Town.

Thank you for your attention. I am happy to answer any questions.

RIEPMA CONSULTANTS INC.

Clare Riepma P.Eng., RPP., MCIP
President



**Credit Valley
Conservation**
inspired by nature

Warwick Nursery, Caledon *Development Charges*

To: Town of Caledon Council
February 20, 2018

By: Mike Puddister
Deputy CAO,
Director, Watershed Transformation



Outline

- **Background on the CVC Nursery**
- **Current Plans for Expansion**
- **Impact of the Development Charges**





Warwick Nursery

Caledon

Mono Road

BOLTON

BRIMSTONE

BELFOUNTAIN

Background on Nursery

- The CVC Warwick Nursery is located at Old Base Line and Heart Lake Road in Caledon within the Warwick Conservation Area
- The 146 acre (59 hectare) property was purchased (with support from the Nature Conservancy) from Nora E. Warwick and Orian A. Warwick on March 28, 1980
- The 1st Phase of the Nursery was completed in 2012 with the construction of a workshop and a portion of the growing area

Heart Lake Rd



Background cont'd

- The Town and CVC were key partners in the development of the Peel Climate Change Strategy
- The Caledon Community Climate Change Plan recognizes that tree planting is a critical response to Climate Change, representing both an Adaptation and Mitigation strategy
- For over 60 years CVC has partnered with Caledon landowners, planting trees and shrubs
- CVC is also a partner with the Town in the promotion and sale of trees and seedlings, as well as offering planting services

Trees, seedlings available from Town

The Town wants to grow Caledon's tree canopy.

To that end, the Town's 2018 Tree Seedling Program provides residents with the option to purchase potted trees and seedlings. Since the program's 2002 inception, an estimated 165,842 trees have been distributed to Caledon residents.

"We are excited to continually offer this program to Caledon residents," Mayor Allan Thompson said. "By making nat-

ing options accessible, we are encourag-

ing private reforestation and restoration efforts. This is one of the ways we are tackling climate change and being an environmentally responsible community."

The following potted trees and tree seedlings are available through the 2018 program:

- Three types of coniferous (softwood) seedling species, including white cedar, white pine and white spruce. The minimum order is one bundle that contains 10 seedlings.
- Nine types of potted deciduous (hardwood) species, including red oak, silver maple, sugar maple, red maple, white birch, black cherry, red/silver cross maple, white oak and black walnut.

Visit the online store at caledon.ca/seedlings

Orders are due by March 2.

The pick-up date for orders will be May 5, from 8 to 11 a.m. at the Town of Caledon Public Works Yard 3, at 14220 Highway 50 (at the intersection of Highway 50 and Columbia Way).

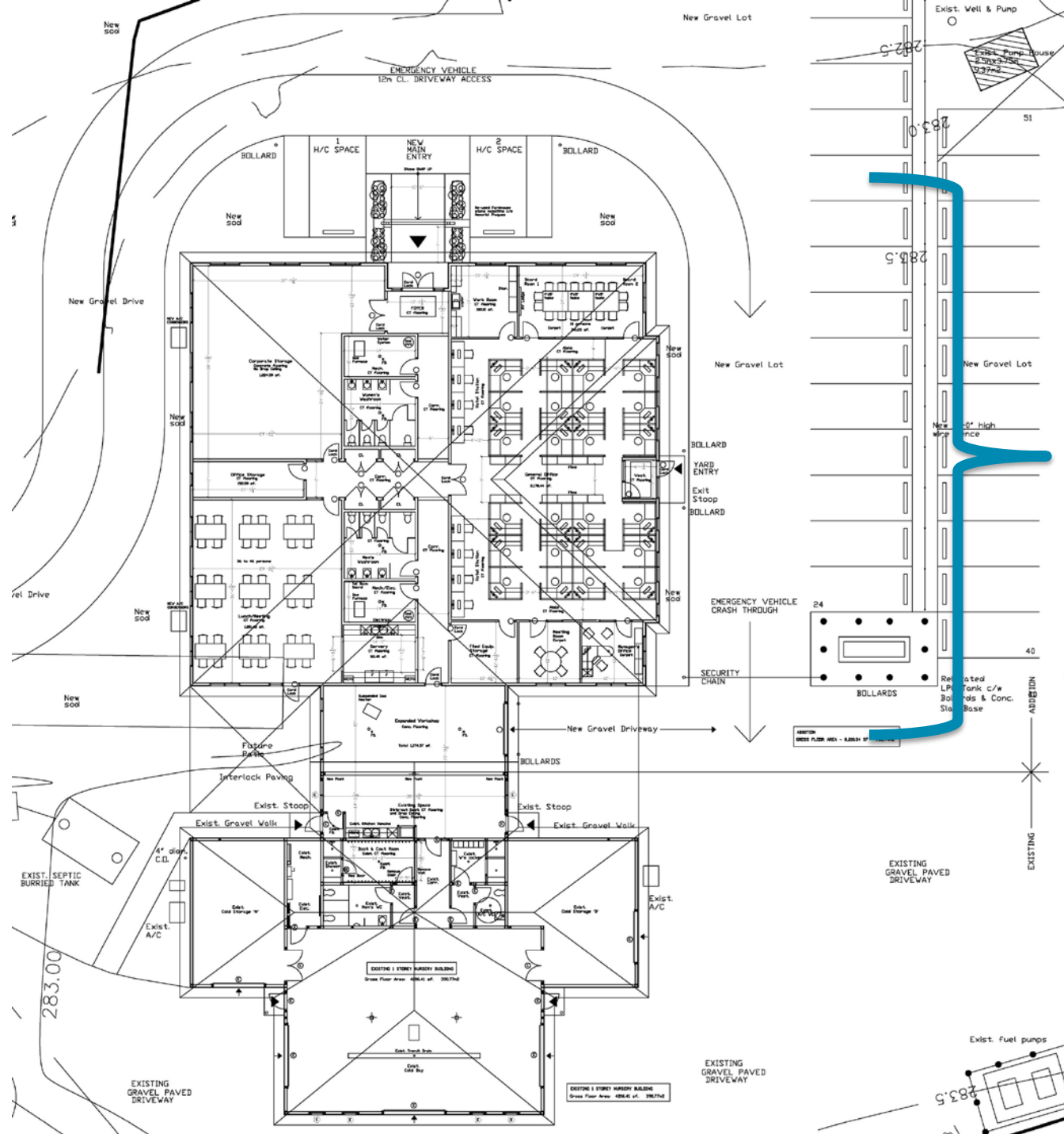
Customers are reminded to bring a piece of photo ID with their Caledon address on it.

As well, the Town has partnered with the Toronto Region Conservation Authority (TRCA) and Credit Valley Conservation (CVC) to offer extended programs and planting services for residents with larger properties. Visit the TRCA and CVC websites for more information and program eligibility.



Current Nursery Expansion

- At the May 13, 2016 meeting of the Board of Directors the office expansion project was approved to proceed.
- Funding for this project was accumulated by CVC over several years.
- The new facility will be approximately 8,200 sq. ft. and will be connected with the existing workshop; this will improve overall operational efficiency by combining office and workspace seamlessly.



Expansion



Development Charges

- Building expansion at Warwick (File SPA 2016-0048) is subject to Caledon By-Law No. BL-2014-054 Development Charges
- In order to obtain final Town approvals CVC paid the development charges of \$196,916.58 on November 10, 2017
- Given the above, we respectfully request that the Town refund the charges as a means of assisting CVC in the completion of the Warwick Nursery Expansion.

inspired by nature



Memorandum

Date: Tuesday, February 20, 2018

To: Members of Council

From: Hillary Bryers, Manager of Revenue/Deputy Treasurer, Finance and Infrastructure Services

Subject: Development Charges - 7865 King Street

This memo provides supplemental information related to the February 20, 2018 presentation by Mr. Kren Clausen regarding development charges for a proposed development at 7865 King Street. This information is only an initial analysis using the information the Town has been provided to date and will be reviewed further upon a complete development application submission.

BACKGROUND INFORMATION

The property at 7865 King Street is an existing mini-storage facility. The property owner is looking to expand the business by constructing three additional buildings for business self-storage warehousing over the next few years to expand the existing business and buildings.

Development charges (DCs) are provided for under the Town's development charge by-law (By-law 2014-054) and the *Development Charges Act, 1997*. Regional development charges are charged in accordance with the Region's current DC by-law. Each by-law defines differing classes of property that pay corresponding DC rates to the Town and Region.

DISCUSSION

The property owner asserts that:

1. His facility should be considered industrial as per the Town and Regional DC by-laws
2. Under industrial:
 - a. The facility would be eligible for an exemption of DCs for up to 50% of the square footage of the original building (this is a mandatory exemption under the *Development Charges Act*);
 - b. The DC rate for industrial development (for the Regional portion of DCs) is lower than commercial development.

Based information provided on the proposed development and a review of the Town and Region of Peel's DC by-laws, Town of Caledon and Region of Peel staff do not believe that the 50% Industrial Expansion DC Exemption applies in this case because:

- A) The proposed development does not meet the definition / criteria for an industrial property per the Town and Region's DC By-laws; and
- B) The proposed development does not qualify as an enlargement of the gross floor area in order to obtain the exemption even if the condition in part A was met.

A) Town and Regional DC By-laws:

When the original facility at 7865 King Street was constructed in 2004, it was charged DCs at the industrial rates as per the DC by-law enacted at the time.

Subsequent Town and Region DC By-laws classify mini-storage facilities as commercial (e.g. non-residential – Other) for the purposes of development charges. Commercial spaces pay the non-residential – Other (i.e. “Commercial”) DC rates and are not eligible for the 50% industrial expansion exemption under development charge by-laws or the *Development Charges Act*.

The Regional DC by-law defines Non-Industrial use to mean “...any use, whether actual or intended, of land, building or structures or parts thereof, other than residential or industrial use as those terms are defined in this section, and includes a retail warehouse and a facility for the storage of goods by members of the public for a fee.” As such, the mini-storage facility at 7865 King Street is considered to be non-industrial under the Region’s DC by-law.

For the purposes of granting an industrial expansion exemption, Section 7 of the Town’s DC by-law also looks at the property tax class the existing industrial building is assessed under the Assessment Act. To grant an exemption, the Town’s DC by-law examines whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate and whether more than fifty percent of the gross floor area of the existing industrial building as an industrial property code for assessment purposes. In the case of 7865 King Street, the property is assessed as commercial and has a commercial tax code – “531 Mini-warehousing”. Further, Town staff considered the fundamental business conducted at this facility, e.g. the rental of space to others, which is a commercial activity. Accordingly, the property is not considered industrial and is not eligible for the industrial expansion exemption under the Town’s DC by-law.

B) Not an Enlargement of Gross Floor Area:

Based on Part A (above) the exemption does not apply. However, assuming Part A were not an issue, the proposed development still would not be eligible for the exemption because the proposed expansion buildings are not physically part of the original building. Section 4 of the *Development Charges Act*, provides for an exemption for up-to 50% for an industrial expansion “if a development includes the enlargement of the gross floor area of an existing industrial building”. An industrial expansion exemption only applies in cases where the expanded facility is physically attached to the original building. It would not apply in cases where a separate building is constructed.

DEVELOPMENT CHARGE RATES

Commercial and Industrial DC rates are the same for the Town of Caledon (\$38.87 / m²). However, there are differences in Region of Peel Commercial and Industrial DC Rates (\$211.56 / m² and \$141.95 / m², respectively). Note, these are the posted rates, however, since there is no water/wastewater servicing to the property, the rates (commercial and industrial) would be reduced accordingly (\$80.12 / m² and \$38.12 / m², respectively). These rates are in effect as of the date of this memo.

Development charge by-laws of each municipality are independent of each other. The Town and Region must charge DCs in accordance with their current respective by-laws.

Memorandum

Date: Tuesday, February 20, 2018

To: Members of Council

From: Hillary Bryers, Manager of Revenue/Deputy Treasurer, Finance and Infrastructure Services

Subject: Development Charges - Credit Valley Conservation Authority

This memo provides supplemental information related to the February 20, 2018 Credit Valley Conservation (CVC) Authority presentation regarding development charges for the CVC property at 15526 Heart Lake Road.

Development charges are calculated and applied in accordance with the Town of Caledon's development charge (DC) by-law for the Town's share of development charges. The Region of Peel and the School boards also have respective by-laws that determine how their portion of total development charges payable on a proposed development are calculated.

Based on the CVC's proposed development of an office expansion to their Warwick Nursery, development charges totaling \$196,916.58 were calculated as follows:

Town of Caledon	\$29,273.96
Region of Peel	\$159,351.64
School Boards	\$8,290.98
Total	<u>\$196,916.58</u>

The Town used the non-residential rate in the calculation (\$38.38 per square metre) while the Region used the non-residential – other rate (\$208.92 per square metre) in the calculation. The education portion is charged at \$10.87 per square metre.

The CVC paid for the development charges related to their development on November 10, 2017. The Town has remitted the Region and School Boards their share of the total development charges collected, \$159,351.64 and \$8,290.98 respectively. The Town's share of development charges, \$29,273.96, was allocated to the Town's development charge reserve funds for future construction of infrastructure, such as roads, community centres, parks, fire stations, in accordance with the Town's development charge background study.

After reviewing the three respective by-laws, conservation authorities, such as the Credit Valley Conservation (CVC) authority, are not exempt from development charges.

To qualify for the various agricultural DC exemptions provided for in the Town and Region of Peel's DC by-laws, the CVC would need to meet the bona fide farmer requirements such as having a valid Farm Business Registration Number. However, the expansion to the office area of the nursery would not

qualify for any of the exemptions outlined in the Town's DC by-law. The Region of Peel has also confirmed that the proposed office area expansion does not qualify for exemptions in the Region of Peel's DC by-law.

Memorandum

Date: Tuesday, February 20, 2018

To: Members of Council

From: Amedeo Valentino, Manager, Purchasing and Risk Management, Finance & Infrastructure Services

Subject: Purchasing Bi-annual Report – July 2017 to December 2017

As outlined in Purchasing By-law 2013-017, as amended, the Manager, Purchasing and Risk Management shall prepare a report summarizing all formal acquisitions of goods and services over \$50,000 (but less than \$2,000,000) and all single source, sole source and co-operative awards twice annually. The Purchasing & Risk Management Division issued 15 contracts from July 2017 to December 2017 as detailed in the tables below.

Excluded from this report are:

1. All procurements over \$2,000,000 as such procurements, per the Purchasing By-law, are awarded by Council throughout the year.
2. All procurements and awards under \$50,000 as such procurements are decentralized under the Purchasing By-law. A quote system is employed for such procurements to allow for small dollar items (goods and services) to be procured in a timely manner. Procurements under \$50,000 are managed and overseen by individual General Managers/Executive Directors for their respective departments.

Procurements Managed by the Purchasing & Risk Management Division

(July 2017 to December 2017)

Request for Tender Formal Acquisition Process

Procurement Reference #	Short Title	Department	Contract Award (incl. of non-recoverable HST)	Vendor Name
2017-17	Bolton Camp Challenger Baseball Diamond	Community Services	\$422,240	DPSL Group Ltd.
2017-12	Construction of Top Works within Antrim Crt. Phase 2	Finance & Infrastructure Services	\$369,893	Paveal Limited
2017-72	Humber Station Road Reconstruction and Embankment Stabilization	Finance & Infrastructure Services	\$364,825	Bronte Construction
2017-91	Acoustic Fence Replacement - Tormina Subdivision	Finance & Infrastructure Services	\$118,047	CSL Group Ltd.
2017-57	Inglewood Fire Station Roof replacement	Finance & Infrastructure Services	\$73,267	Sproule Specialty Roofing
2017-51	Replacement of 2 arena dehumidifiers at Albion Bolton Community Centre	Community Services	\$58,182	Cimco Refrigeration
2017-87	Caledon Centre for Recreation and Wellness Accessible Pool Entrance	Community Services	\$53,831	Ritestart Limited
2017-70	Cisco Hardware	Corporate Services	\$51,595	CDW Canada Corporation

Procurements Managed by the Purchasing & Risk Management Division
(July 2017 to December 2017)

Request for Proposal Formal Acquisition Process

Procurement Reference #	Short Title	Department	Contract Award (incl. of non-recoverable HST)	Vendor Name
2017-85	Pumper Tanker Vehicle	Community Services	\$517,450	Dependable Truck & Tank, Ltd.
2017-84	Pumper Rescue Vehicle	Community Services	\$491,572	Dependable Truck & Tank, Ltd.
2017-38	2017 OSIM (Bridge) Inspections	Finance & Infrastructure Services	\$128,224	GHD Limited
2017-54	Transit Feasibility Study	Finance & Infrastructure Services	\$113,941	Steer Davies Gleave North America Incorporated
2017-09	Tormina Acoustic Fence Design	Finance & Infrastructure Services	\$67,670	The Greer Galloway Group
2017-55	Climate Change Vulnerability and Risk Assessment	Finance & Infrastructure Services	\$66,144	ICLEI Governments for Sustainability (Mgt) Inc.
2017-14	Playground Replacement - Hubert Coreless Park and Alton Park	Community Services	\$52,895	PlayPower LT Canada Inc.

Procurements Managed by the Purchasing & Risk Management Division
(July 2017 to December 2017)

Single Source Procurements

Short Title	Department	Awarded Vendor	Contract Award (incl. of non-recoverable HST)
Update of Mayfield West Phase 2 Secondary Plan – Transportation Master Plan	Community Services	Paradigm Transportation Solutions Inc.	\$35,545
Tools and Toolboxes (3)	Finance & Infrastructure Services	Snap-on Industrial of Canada	\$47,315

Sole Source Procurements

Short Title	Department	Awarded Vendor	Contract Award (incl. of non-recoverable HST)
Enterprise License Agreement	Corporate Services	Esri Canada	\$78,253
Enterprise Property and Ownership Dataset Services for 5 years	Corporate Services	Teranet Inc.	\$61,870
AMANDA Software Licences	Corporate Services	CSDC Systems Inc.	\$82,492

Memorandum

Date: Tuesday, February 20, 2018

To: Members of Council

From: Katelyn McFadyen, Manager of Energy & Environment, Finance and Infrastructure Services

Subject: Supplemental Information to the OGRA Notice of Motion Regarding the MCEA Process

As requested at the 6 February 2018 General Committee meeting, this memo provides supplemental information on the notice of motion regarding the Ontario Good Roads Association's correspondence re: seeking reforms to the Municipal Class Environmental Assessment process.

What is the Environmental Assessment Process?

The Environmental Assessments (EA) process was established to help predict the environmental effects of proposed initiatives and projects, suggest mitigation measures, and establish evaluation plans before they are carried out. These processes are in place to minimize or avoid adverse environmental effects before they occur, and ensure that environmental factors are incorporated into decision making.

The Town of Caledon's recent experience with Schedule 'C' Class EA's is as follows:

Project	Consultant Costs	EA Duration (Years)
Dominion Street	\$337,000	2.0
George Bolton Parkway	\$248,000	2.0
Simpson Road	\$170,000	2.0

Improvements to the Process

2016 Auditor General's Annual Report

The 2016 Auditor General's Annual Report provided recommendations on modernizing the Environmental Assessment process in Ontario. The report notes the process falls short of achieving its intended purposes.

Ontario Good Roads Association Recommended Resolution

The Municipal Engineers Association (MEA) in partnership with the Residential and Civil Construction Association of Ontario (RCCAO), Ontario Good Roads Association (OGRA) and others have been

advocating for a reform of MCEA (Municipal Class Environmental Assessment) due to an increase in time associated with these processes and cost.

In February 2017, a joint application by MEA and RCCAO was submitted to the Environmental Commissioner of Ontario requesting to review the EA process. This application addresses a request to review changes for various regulations, key policies and guidance documents, inclusive of 'public interest' involved in this process.

Comparison between the Auditor General and OGRA Recommendations

There are some key differences between the recommendations between the proposed OGRA resolution and the Auditor General's recommendations for improving the EA process in Ontario. Key differences are highlighted in Table 1 Below.

Table 1: Comparison between OGRA and Auditor General's Recommendations		
OGRA Resolution	Auditor General's Report	Comment
Expedite the response process for Part II Orders	This is consistent with the Auditor General's Report recommendations to improve timelines of its process for reviewing bump up request.	No Comment
Support Changes to better integrate and harmonize the process with processes under the <i>Planning Act</i> .	This is not included as a recommendation in the Auditor General's Report.	The proposal is to implement a pilot to integrate the MCEA process with the Municipal Official Planning Process.
Reduce the scope of MCEA reports and studies to reduce duplication with existing public processes and decisions made under Municipal Official Plans and Provincial legislation.	This is not included as a recommendation in the Auditor General's Report. The Auditor General recommends additional assessments for understanding the cumulative effects of projects.	Included in the correspondence provided by OGRA, it is noted by MEA and RCCAO that the MOECC is requiring the completion of additional studies to consider cumulative effects. The letter tables an alternative consideration to integrate this as part of a Regional assessment or a comprehensive Provincial-Municipal study.

To fully understand the environmental implications associated with harmonizing the MCEA process with (1) the *Planning Act* and (2) with the reports, studies and public process required for Municipal Official Planning and Provincial legislation would require more research and consultation with additional staff. However, there may be some merit to this harmonization from a cost and time perspective.

Overall, Finance and Infrastructure staff is supportive of these changes as long as the changes do not undermine the original purpose of the EA, i.e. to:

- Minimize or avoid adverse environmental effects before they occur; and to
- Ensure that environmental factors are incorporated into decision making of projects and initiatives.

February 9, 2018

GTA West Transportation Corridor Planning and Environmental Assessment Study, Stage 2

In December 2015, the Ministry of Transportation suspended its work on the Environmental Assessment of the Greater Toronto Area West Highway Corridor (GTA West). An advisory panel was appointed to assist the ministry in reviewing the GTA West project. The panel was tasked with providing advice on the need for the GTA West corridor, in light of recent changes in government policy and transportation technology that could impact the demand for travel.

In February 2018, after reviewing the advice of the panel, the Minister of Transportation announced (<https://news.ontario.ca/mto/en/2018/02/ontario-not-moving-forward-with-highway-for-gta-west-corridor.html>) that the province will not proceed with an environmental assessment for a proposed highway in the GTA West corridor.

To ensure that we are still able to meet the needs of this growing region, the Ministry of Transportation and the Independent Electricity System Operator (IESO), with support from the Ministry of Energy, have initiated a joint study to identify a smaller corridor that will be protected for future infrastructure needs, such as utilities, transit or other transportation options developed as part of the ministry's comprehensive Greater Golden Horseshoe Transportation Plan.

As part of the planning study, MTO and the IESO have identified a study area, which will be protected as the study moves forward over the next 9-12 months. This study is not conducted as an environmental assessment, and any infrastructure development in the area would require the completion of an applicable environmental assessment.

For more information on the Northwest GTA Corridor Identification Study, please contact the study team by email at NorthwestGTA.corridor@ontario.ca, or by phone at 1-877-663-7167.

9 février 2018

Planification du corridor de transport Ouest de la région du Grand Toronto et étude d'évaluation environnementale, phase 2

En décembre 2015, le ministère des Transports a suspendu ses travaux sur l'évaluation environnementale visant le couloir ouest de la région du grand Toronto (ÉE visant le couloir ouest de la RGT). Un comité consultatif a été instauré pour aider le ministère à examiner le projet du couloir ouest de la RGT. Le comité a été chargé de fournir des conseils sur la nécessité de la mise en place du couloir ouest de la RGT, compte tenu des éventuelles répercussions sur la demande de déplacements des récents changements des politiques du gouvernement et des nouvelles technologies en matière de transport.

En février 2018, le ministre des Transports a annoncé (<https://news.ontario.ca/mto/fr/2018/02/lontario-nira-pas-de-lavant-avec-une-autoroute-pour-le-couloir-ouest-de-la-rgt.html>), après avoir examiné les conseils du comité, que la province ne procédera pas à une évaluation environnementale d'une route proposée dans le couloir ouest de la RGT.

Afin de veiller à ce que nous puissions encore répondre aux besoins de cette région en plein essor, le ministère des Transports et la Société indépendante d'exploitation du réseau d'électricité, avec le soutien du ministère de l'Énergie, ont lancé une étude conjointe afin de déterminer un petit couloir qui sera protégé pour des besoins futurs en matière d'infrastructure, comme les services publics, le transport en commun ou d'autres options de transport élaborées dans le cadre du plan complet du ministère, le Plan de transport pour la région élargie du Golden Horseshoe.

Dans le cadre de l'étude de planification, le MTO et la SIERE ont déterminé une zone à l'étude qui sera protégée pendant le déroulement de l'étude, soit les prochains 9 à 12 mois. Cette étude n'est pas une évaluation environnementale. Une évaluation environnementale applicable devra être effectuée pour tout projet d'aménagement d'infrastructure dans la zone.

Pour de plus amples détails au sujet de l'étude visant l'établissement du tracé du couloir dans la partie nord-ouest de la RGT, veuillez communiquer avec l'équipe d'étude par courriel à NorthwestGTA.corridor@ontario.ca ou par téléphone au 1 877 663-7167.

**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**

Ministry of Housing

Ministère du Logement



Municipal Services Office
Central Ontario
777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Phone: 416-585-6226
Facsimile: 416-585-6882
Toll-Free: 1-800-668-0230

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Téléphone : 416-585-6226
Télécopieur : 416-585-6882
Sans frais : 1-800-668-0230

February 9, 2018

by email and regular mail

Carey deGorter
General Manager, Corporate Services
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

carey.degorter@caledon.ca

**RE: Request for Notices of Development Applications in the Northwest GTA
Corridor Identification Study**

We are writing to thank you for your cooperation in protecting the study area for the GTA West Environmental Assessment (EA) study. For your information, the Ministry of Transportation (MTO) has announced that the GTA West EA Study has now been discontinued. Additional information on this matter is available on MTO's website at <http://www.mto.gov.on.ca/english/about/planning/>.

Effective December 6, 2017, MTO and the Independent Electricity System Operator (IESO), initiated a Northwest GTA Corridor Identification Study (the "Study"). This Study includes a planned corridor shown as the "study area" on the attached map that will be assessed for the potential development of future multipurpose linear infrastructure. Additional information on this Study is available on MTO's website at <http://www.mto.gov.on.ca/english/publications/gta-west-report/north-west-gta-corridor.shtml>.

The study area is almost entirely located within the Focused Analysis Area of the previous GTA West EA Study. A map of the new study area is attached for your reference.

Under the policies of the *Provincial Policy Statement, 2014* (PPS) and the *Growth Plan for the Greater Golden Horseshoe, 2017* (Growth Plan), planning authorities have a shared responsibility to protect planned corridors to meet current and projected needs.

Therefore, pursuant to Ontario Regulations 543/06, 544/06, and 545/06, notice of *Planning Act* applications within or abutting the boundary of the study area is required to be provided as detailed below.

Notice should be sent to:

Shawn Parry, Regional Director (A)
Ministry of Municipal Affairs
Municipal Services Office – Central Ontario
777 Bay Street, 13th floor
Toronto, Ontario
M5G 2E5

To facilitate provincial review of these planning applications we ask that notice also be provided to the following individuals at MTO:

Maya Caron
Ministry of Transportation
Policy and Planning Division
777 Bay Street, Suite 700
Toronto, Ontario
M7A 2J8

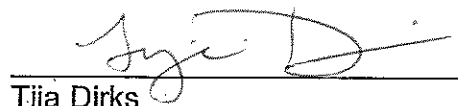
Given MTO's cancellation of the GTA West EA Study, notice is no longer required for *Planning Act* applications related to lands within the previous GTA West EA study area.

Thank you for your cooperation and assistance in this matter.

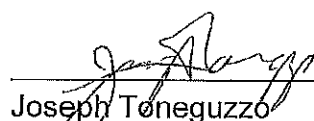
Sincerely,



Shawn Parry
Acting Regional Director
Ministry of Municipal Affairs

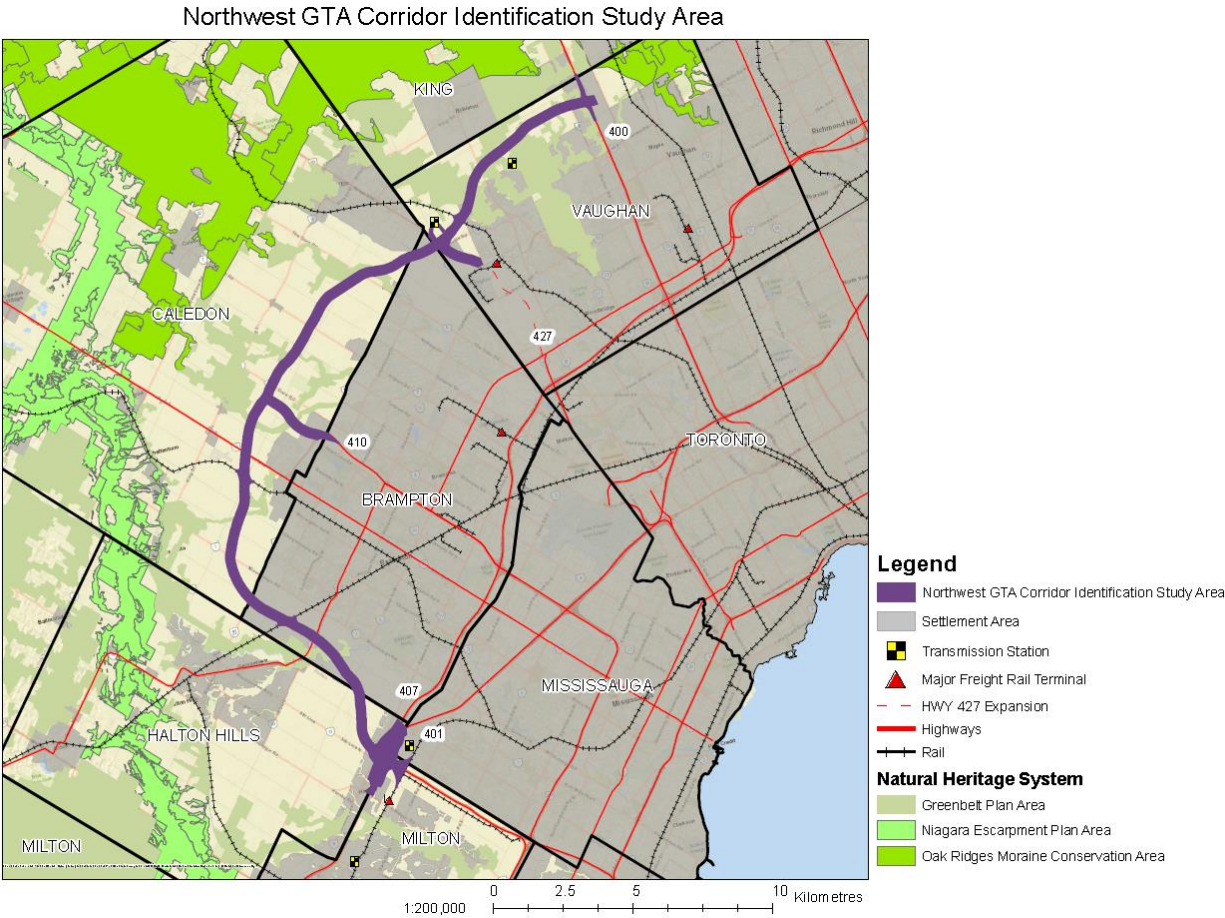


Tija Dirks
Director
Transportation Planning Branch
Ministry of Transportation



Joseph Toneguzzo
Director, Transmission Integration
Independent Electricity System Operator

Figure 1 – Northwest GTA Corridor Identification Study Area



Ontario
Provincial
Police

Police
Provinciale
de l'Ontario



Caledon Detachment
15924 Innis Lake Road
Caledon, Ontario Provincial Police
L7C 2Z1

Tel./Tél: (905) 584-2241
Fax/ Téléc: (905) 584-2188

14 February, 2018

Ms. deGorter,

The following are comments from the Ontario Provincial Police (OPP) Caledon Detachment in response to Council's recent motion related to Enforcement and Regulation of Illegal Cannabis and Contraband Tobacco.

The Ontario Provincial Police (OPP) is committed to upholding the laws of Canada and Ontario and keeping Ontario communities safe. At this time, the use of cannabis for recreational purposes remains illegal under the *Controlled Drugs and Substances Act* (CDSA) and it will remain so until the federal Government enacts new legislation. The legalization of cannabis is a complex process. The OPP will work with the Government of Ontario and our community partners to support public education campaigns relating to the use and legalization of cannabis, as well as enforce existing and new legislation in relation to the illegal use and sale of cannabis.

Presently, command staff from the Caledon Detachment is working closely in partnership with staff from the Town of Caledon and the Region of Peel on the *Peel Cannabis Legalization Working Group*. The group is examining how proposed legislative changes surrounding the sale, distribution, purchase, possession, cultivation and harvesting of cannabis will impact municipalities.

Public safety will remain the primary focus of the Caledon OPP Detachment. The OPP is unable to speculate on how the legalization of cannabis will affect the illegal sale and distribution of cannabis or other drugs, however the legislation is designed to deter illegal activities in relation to cannabis through appropriate enforcement and sanctions.

The OPP and its partner agencies will proactively enforce the law in relation to illegal drug related activity and will continue to investigate criminal organizations and individuals involved in the production and distribution of illegal drugs. Members of the Caledon OPP Detachment's Community Street Crime Unit (CSCU) and Community Response Unit (CRU) will continue to play a primary role in conducting focused enforcement targeting the illegal cultivation, sale, and distribution of cannabis, other drugs and illegal tobacco within the Town of Caledon.

The OPP is preparing for the legalization of cannabis and the anticipated increase in drug impaired driving incidents by training 340 additional OPP officers in Standardized Field Sobriety Testing (SFST)

prior to legalization. Eight (8) additional officers from the Caledon OPP Detachment will receive this training in early 2018, bringing the total number of officers trained to conduct roadside testing for drug impairment in Caledon to fourteen (14) officers.

In addition to enforcement, the OPP will with our community partners assess the requirements for community safety initiatives and education as they relate to the legalization and consumption of cannabis. These programs will be delivered with the assistance of community partner organizations and by the Caledon OPP Detachment's School Resource Officers and Community Safety Officer.

Caledon is a very safe community with relatively low levels of criminal activity related to illegal cannabis and tobacco. It is anticipated that the Caledon OPP Detachment will be well prepared and able to meet any of the challenges presented as a result of cannabis legalization.

Respectfully submitted for consideration.

A handwritten signature in black ink, appearing to read 'Ryan Carothers', with a stylized flourish at the end.

Ryan Carothers

Inspector

Detachment Commander

Caledon Detachment

Ontario Provincial Police

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-10

A by-law to authorize the issuance of a debenture with the Regional Municipality of Peel.

WHEREAS in accordance with section 401 of the *Municipal Act* states that a municipality may incur debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures

WHEREAS in accordance with section 401 (3) of the *Municipal Act* stated that a lower-tier municipality in a regional municipality does not have the power to issue debentures

WHEREAS in accordance with section 403 of the *Municipal Act* a by-law of an upper-tier municipality authorizing the issuing of debentures for the purposes or joint purposes of one or more of its lower-tier municipalities may require those lower-tier municipalities to make payments in each year to the upper-tier municipality in the amounts and on the dates specified in the by-law

WHEREAS the Council of The Corporation of the Town of Caledon to apply to the Region Municipality of Peel for the issuance of debenture for the 2015 and 2016 Enhanced Road Capital Programs

AND WHEREAS the Treasurer has certified that an updated Annual Repayment Limit has been completed, including the estimated amount of debenture costs for the 2015 and 2016 Enhanced Road Capital Programs, and that the Town of Caledon is projected to still be within the annual financial debt and obligation limit

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That the purpose of paying part of the estimated cost in the amount of \$6,784,151 an application to the Regional Municipality of Peel for the issuance of debentures in the maximum amount of \$7,000,000 for a term not to exceed 11 years is hereby authorized.
2. That the sums of principal and interest payable, contributed to a debt retirement/sinking fund (if any) to the Regional Municipality of Peel under the debentures will be raised in each year through the payment of tax
3. That the Clerk and the Treasurer are authorized to execute any and all documents for the purpose of issuance of such debentures by the Regional Municipality of Peel.

Short Title

This by-law shall be known as the 2015 and 2016 Enhanced Road Capital Programs Debenture issuance

Enactment

This By-law shall come into full force and effect on the day of its passing

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-11

A by-law to appoint an Alternate Member of Regional Council, in the event of an absence of a Caledon Regional Councillor at a meeting of Regional Council

Whereas Section 268 (1) of the Municipal Act, 2001, S.O. 2001 c. 25 as amended, ("the Act") provides that the council of a local municipality may appoint one of its members as an alternate member of the upper-tier council, to act in place of a person who is a member of the councils of the local municipality and its upper-tier municipality, when the person is unable to attend a meeting of the upper-tier council for any reason.

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to appoint an alternate member to Regional Council in the event of an absence of a Caledon Regional Councillor at a meeting of Regional Council;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. That Councillor Nick deBoer be appointed as the alternate member of Regional Council for the remainder of the 2014-2018 term of Council, ending November 30, 2018.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 20th day of February, 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-12

A by-law to establish, dedicate and name the roads
and a 0.3 metre reserve on Plan 43M-1840,
Atchison Drive, Boyces Creek Court, Fallis
Crescent and McDevitt Lane

WHEREAS section 31(4) of the *Municipal Act, 2001*, S.O. 2001, c.25 allows a municipality to pass a by-law to assume highways for public use;

AND WHEREAS, following the registration of Plan 43M-1840 on May 5, 2011, the road allowances shown on Plan 43M-1840, namely, Atchison Drive, Boyces Creek Court, Fallis Crescent and McDevitt Lane on Plan 43M-1840 were dedicated to The Corporation of the Town of Caledon as public highways;

AND WHEREAS Block 174 on Plan 43M-1840 was conveyed to The Corporation of the Town of Caledon as a 0.3 metre reserve at the south west side of Atchison Drive;

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to establish, dedicate, lay out and name Block 174 on Plan 43M-1840 as a public highway;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Atchison Drive, Boyces Creek Court, Fallis Crescent and McDevitt Lane as shown on Plan 43M-1840 are hereby assumed by The Corporation of the Town of Caledon;
2. Block 174 on Plan 43M-1840 is hereby established, dedicated and laid out as part of a public highway, named Atchison Drive and is assumed by The Corporation of the Town of Caledon.

Enacted by the Town of Caledon Council this 20th day of February 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-13

A by-law to establish, dedicate, lay out and name
as a public highway a portion of the 0.3 metre
reserve on Pillsworth Road

WHEREAS section 31(4) of the *Municipal Act, 2001*, S.O. 2001, c.25 allows a municipality to pass a by-law to assume highways for public use;

AND WHEREAS, following the registration of 43R-31997 on January 8th, 2008, Part of Lot 1, Concession 6 (Albion) being Part 22 on 43R-31997, was conveyed to The Corporation of the Town of Caledon as a 0.3 metre reserve along Pillsworth Road;

AND WHEREAS a portion of the 0.3 metre reserve shall be dedicated as a public highway for access to Pillsworth Road;

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to establish, dedicate, lay out and name Part of Lot 1, Concession 6 (Albion) being Part 1 on 43R-38006 registered on January 29, 2018 as a public highway;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Part of Lot 1, Concession 6 (Albion) being Part 1 on 43R-38006 is hereby established as part of a public highway, dedicated, laid out and named Pillsworth Road by The Corporation of the Town of Caledon.

Enacted by the Town of Caledon Council this 20th day of February 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-14

A by-law to exempt certain lands from part lot control, namely 0 Phyllis Drive, legally described as Blocks 112 and 113 on Plan 43M-2042

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that the following will be created:

1. Eight (8) residential townhouse units with associated maintenance easements will be created on Block 112, Plan 43M-2042, being Parts 1 to 10 on Plan 43R-38039; and
2. Six (6) residential townhouse units with associated maintenance easements will be created on Block 113, Plan 43M-2042, being Parts 1 to 9 on Plan 43R-38040; collectively called (the "Properties");

AND WHEREAS the General Manager of Community Services has approved the application to exempt the Properties from the part lot control provisions of the *Planning Act*, as amended.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Blocks 112 and 113 on Plan 43M-2042 upon;
 - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
 - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Blocks 112 and 113 on Plan 43M-2042 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 20th day of February, 2021, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-15

A by-law to exempt certain lands from part lot control, namely 0 Phyllis Drive, legally described as Blocks 108, 109, 110 and 111 on Plan 43M-2042

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that the following will be created:

1. Eight (8) residential townhouse units with associated maintenance easements will be created on Block 108, Plan 43M-2042, being Parts 1 to 13, Plan 43R-38035;
2. Nine (9) residential townhouse units with associated maintenance easements will be created on Block 109, Plan 43M-2042, being Parts 1 to 12, Plan 43R-38036;
3. Five (5) residential townhouse units with associated maintenance easements will be created on Block 110, Plan 43M-2042, being Parts 1 to 10, Plan 43R-38038; and
4. Six (6) residential townhouse units with associated maintenance easements will be created on Block 111, Plan 43M-2042, being Parts 1 to 9, Plan 43R-38037; collectively called (the "Properties");

AND WHEREAS the General Manager of Community Services has approved the application to exempt the Properties from the part lot control provisions of the *Planning Act*, as amended.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Blocks 108, 109, 110 and 111 on Plan 43M-2042 upon;
 - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
 - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Blocks 108, 109, 110 and 111 on Plan 43M-2042 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 20th day of February, 2021, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-16

A by-law to exempt certain lands from part lot control, namely 0 Maple Cider Street, legally described as Lots 50, 51, 52, 53 and 54 on Plan 43M-2017

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, allows municipal councils to pass by-laws to exempt lands or parts of lands within a registered plan of subdivision from the part lot control provisions outlined in subsection 50(5) of the *Planning Act*;

WHEREAS it is intended that the following will be created:

1. Two (2) semi-detached units will be created on Lots 50, Plan 43M-2017, being Parts 1 and 2 on Plan 43R-38034;
2. Two (2) semi-detached units will be created on Lot 51, Plan 43M-2017, being Parts 3 and 4, on Plan 43R-38034;
3. Two (2) semi-detached units will be created on Lot 52, Plan 43M-2017, being Parts 5 and 6, on Plan 43R-38038;
4. Two (2) semi-detached units will be created on Lot 53, Plan 43M-2017, being Parts 7 and 8, on Plan 43R-38038; and
5. Two (2) semi-detached units will be created on Lot 54, Plan 43M-2017, being Parts 9 and 10, on Plan 43R-38038; collectively called (the "Properties");

AND WHEREAS the General Manager of Community Services has approved the application to exempt the Properties from the part lot control provisions of the *Planning Act*, as amended.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, will cease to apply to Lots 50, 51, 52, 53 and 54 on Plan 43M-2017 upon;
 - a) registration of a copy of this by-law, in the Land Registry Office for the Land Titles Division of Peel (No. 43); and,
 - b) registration of a restriction, pursuant to Section 118 of the *Land Titles Act*, R.S.O. 1990, c.L.5, as amended, requiring the consent of the Clerk of The Corporation of the Town of Caledon prior to the registration of any transfer or charge of Lots 50, 51, 52, 53 and 54 on Plan 43M-2017 or any part or parts thereof in the Land Registry Office for the Land Titles Division of Peel (No. 43).
2. This by-law shall be deemed to expire on the earlier of the date of the transfer of the unit that is transferred last or the 20th day of February, 2021, unless otherwise extended in accordance with Subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P13.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-17

A by-law to amend By-law No. 96-31, being a by-law to designate certain properties, including 14121 Duffy's Lane (the Duffy-Murray House), as being of architectural and/or historical value or interest under the *Ontario Heritage Act*

WHEREAS The Corporation of the Town of Caledon By-law 96-31 ("By-law 96-31") designated the Duffy-Murray House, 14121 Duffy's Lane ("the Designated Property"), as being of architectural and/or historical value or interest pursuant to section 29 of the *Ontario Heritage Act* R.S.O. 1990, c.O.18 ("the Act");

AND WHEREAS the owner of the Designated Property has requested that By-law 96-31 be amended for the purpose of clarifying the heritage attributes, as per section 30.1(2)(a) of the Act;

AND WHEREAS pursuant to section 30.1(10) of the Act, amendments to a section 29 designating by-law that predates the 2005 amendments to the Act must include a statement of cultural heritage value or interest and a description of heritage attributes;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council of The Corporation of the Town of Caledon hereby ENACTS AS FOLLOWS:

1. That By-law 96-31, be amended by deleting the following text from section 8:

Reasons for Designation

This two storey log house has been brick-veneered since approximately 1907. This house was the home of pioneer Elizabeth (Eliza) Duffy and her family. Eliza who died in 1872 was a prominent Wesleyan Methodist in both Ireland and Albion. This designation recognizes the pioneer family aspects of the building and the contribution of the Duffy family to the community.

2. That By-law 96-31, be amended by repealing and replacing Schedule "H" attached to and forming part of this by-law to revise the legal description and include a statement of cultural heritage value or interest and a description of heritage attributes;
3. That a copy of this amending by-law be served upon the owner of the Designated Property and upon the Ontario Heritage Trust;
4. That a copy of this amending by-law to be registered against the Designated Property in the proper Land Registry Office; and
5. This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

SCHEDULE “H”

Duffy-Murray House

PIN: 14330-0485 (LT) – Part Lot 11, Concession 5 (Albion) as in RO521930; Save and Except Part 1 on Expropriation Plan PR2314096; Town of Caledon, Regional Municipality of Peel.

Statement of Cultural Heritage Value or Interest

The property known municipally as 14121 Duffy's Lane, part Lot 11, Concession 5, Albion Township, contains a circa 1840s, two storey, Georgian style dwelling of squared timber construction and a c.1890s bank barn of timber frame construction.

This property is directly associated with generations of the Irish Duffy family. Widowed matriarch Elizabeth (Eliza) Duffy and her sons, James and Robert, settled on the East Half of Lot 11, Concession 5 Albion Township, in 1832. Eliza acquired clear title to the 100 acre lot in 1845, and it remained in continuous occupation/ownership by her descendants until 1954.

Eliza Duffy was a prominent member of the Wesleyan Methodist community in both her native Ireland and Albion Township. The Duffy farmstead was the site of early local Wesleyan Methodist gatherings before a Methodist church was built in nearby Bolton in 1848. At her death in 1872, Eliza was the oldest member of the Wesleyan Society of Albion.

The dwelling is among a remnant concentration of two storey, squared timber dwellings erected by Irish settlers in Albion Township in the mid-19th century. It is built in a T-plan configuration with a two storey rear addition also of squared log construction. Originally constructed as a two family home, the farmhouse was later converted to a single family residence. In about 1907, a brick veneer was added to all but the back wall of the rear addition. Later 20th century alterations were made to the main floor front façade and other window openings, and the brick was painted.

The barn, located directly north of the dwelling, was built by George Duffy, who took over the farm following the death of his father, James, in 1891.

The Duffy farm was bisected by the Humber River valley, which forced a realignment of a section of the 6th Concession road through the western half of the farm. The farmstead was set close to the east side of this road, which became known as 'Duffy's Lane'. Although a portion of Duffy's Lane has recently been renamed Emil Kolb Parkway, the dwelling remains as physical evidence of the early presence of the Irish family commemorated in the naming of the concession road.

Description of Heritage Attributes

The key heritage attribute of this property is the circa 1840s squared timber farmhouse. The late 19th century barn is not included in this description of attributes.

- Overall form, massing and scale, including the T-plan and 2 storey height
- Orientation of the principal façade to the road
- Medium pitched, gable roof type
- 3-bay front façade, including the rectangular upper storey windows, but not including the 20th century picture window or relocated entrance door

- Exposed squared timbers on the north wall of the rear addition
- Fieldstone foundation
- Placement and size of all original door and window openings, but not the replacement window sashes, frames
- All original windows
- All original window shutters and remnant hardware
- All evidence of the farmhouse's style, form, construction technology and materials dating to and before the c.1907 brick cladding
- Access lane on the south side of the farmhouse
- Mature specimen trees planted in the house yard, where feasible given the health and condition of the trees

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-18

A By-law to adopt Amendment No. 249 to the
Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

General

- 1. Amendment No. 249 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

AMENDMENT NO. 249
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. 249 of the Town of Caledon Official Plan.

AMENDMENT NO. 249

TO THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to redesignate lands from “Rural Area” and “Environmental Policy Area” to “Extractive Industrial A Area” and “Environmental Policy Area” to permit the development of an above-water mineral aggregate extraction operation and to refine the boundaries of areas for environmental protection.

Location:

The lands subject to this Amendment, are indicated on the attached Schedule "A", and are located on Part of Lots 14 and 15, Concession 2 W.H.S., Town of Caledon, Regional Municipality of Peel. The property is municipally known as 18251 McLaren Road and is located at the southeast corner of Charleston Sideroad and McLaren Road.

Basis:

The basis for this Amendment is contained in Staff Report 2018-11, as adopted by Council on February 20, 2018. The applicant, Lafarge Canada Inc. has submitted an application to amend the Town of Caledon Official Plan to permit the development of a mineral aggregate extraction operation that will extract sand and gravel material to a maximum depth remaining above the groundwater table.

The subject lands are designated Rural Lands and Environmental Policy Area on Schedule “A” (Town of Caledon Land Use Plan) within the Town of Caledon Official Plan. The subject lands are also located within the Caledon High Potential Mineral Aggregate Resource Area (CHPMARA); Sand and Gravel Resource Lands on Schedule “L” (CHPMARA Prioritization Plan). The proposed development of a sand and gravel pit on the subject property is consistent with the overall goals, objectives and policies of the Caledon Official Plan: to balance and protect the use of mineral aggregates with other goals of the Town; to recognize the mineral aggregate resource industry as an important component to the Town’s economic base; and to identify, protect for possible use and make as much of the resource as is realistically possible available for use.

Based on the review of the application, in conjunction with the review comments provided by internal departments, external public agencies and peer review consultants, as well as comments received through public consultation, planning staff is of the opinion that this Amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the policies of the 2017 Greenbelt Plan, the Region of Peel Official Plan and Town of Caledon Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text and Schedule 'A' constitutes Amendment No. 249 of the Town of Caledon Official Plan.

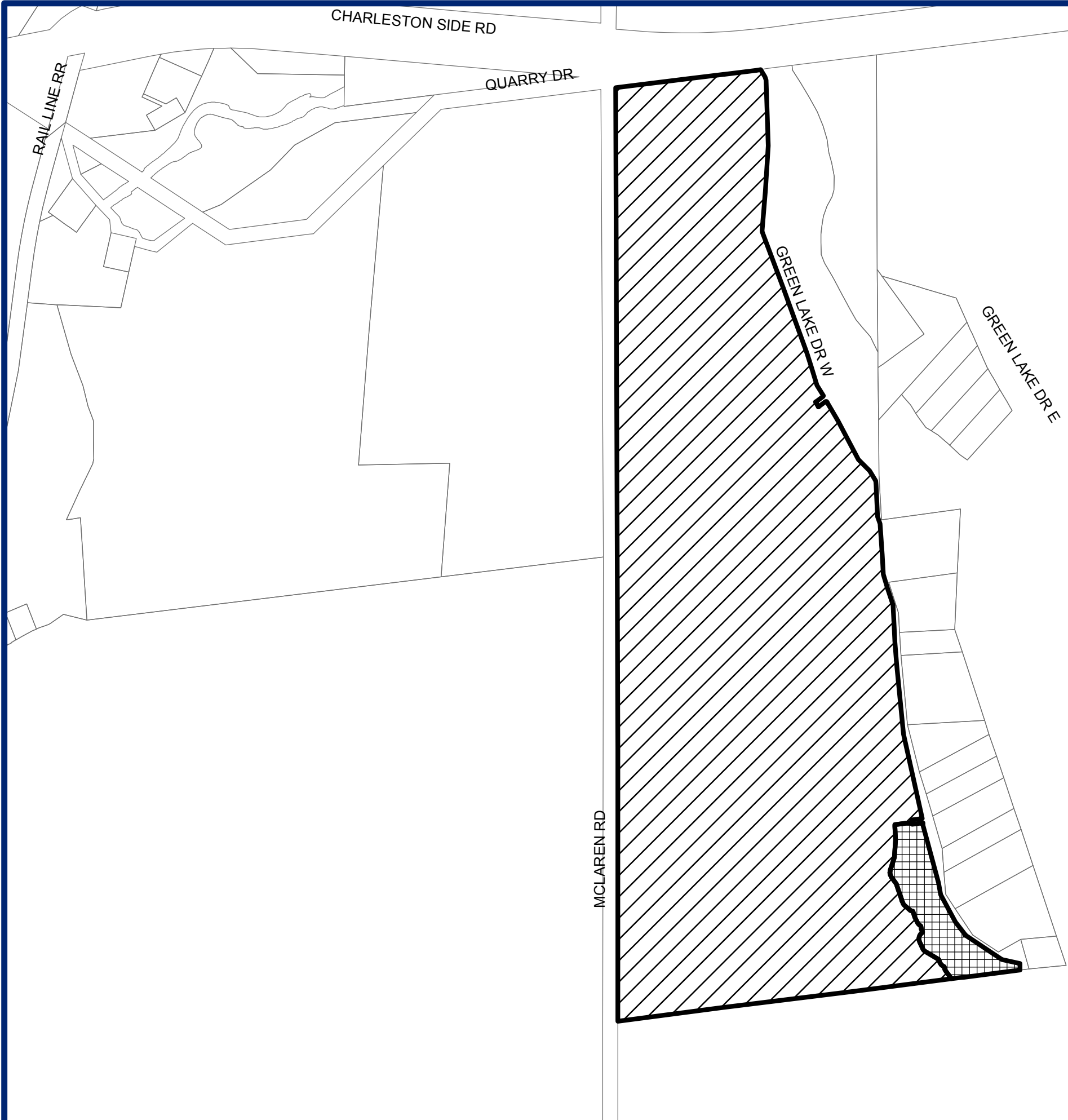
Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. "Schedule A" Town of Caledon Land Use Plan, of the Town of Caledon Official Plan, shall be amended for the lands described as Part of Lots 14 and 15, Concession 2 W.H.S.; Town of Caledon; Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.



Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

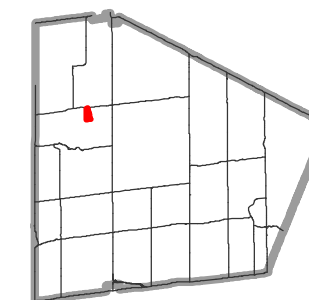


SCHEDULE A

OPA 249

-  Lands to be designated to Extractive Industrial 'A' Area
-  Lands to be designated to Environmental Policy Area

18254 McLaren Road
Part of Lots 14 and 15,
Concession 2 W.H.S.;
Town of Caledon;
Regional Municipality of Peel



THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-19

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lots 14 and 15, Concession 2 WHS, Town of Caledon, Regional Municipality of Peel, municipally known as 18251 McLaren Road.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to pass a zoning by-law to amend the permitted uses and standards that apply to Part Lots 14 and 15, Concession 2 WHS as in VS73487, Except RO1019438, RO907447, RO1090046, CA24470, Parts 1 & 3 on 43R-21334, RO1024562, Part 1 on 43R-21335, VS191138, RO1139561, CA22712 & RO1062121; Town of Caledon; Regional Municipality of Peel, to permit a mineral aggregate extraction operation (sand and gravel pit);

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1 - Exceptions:

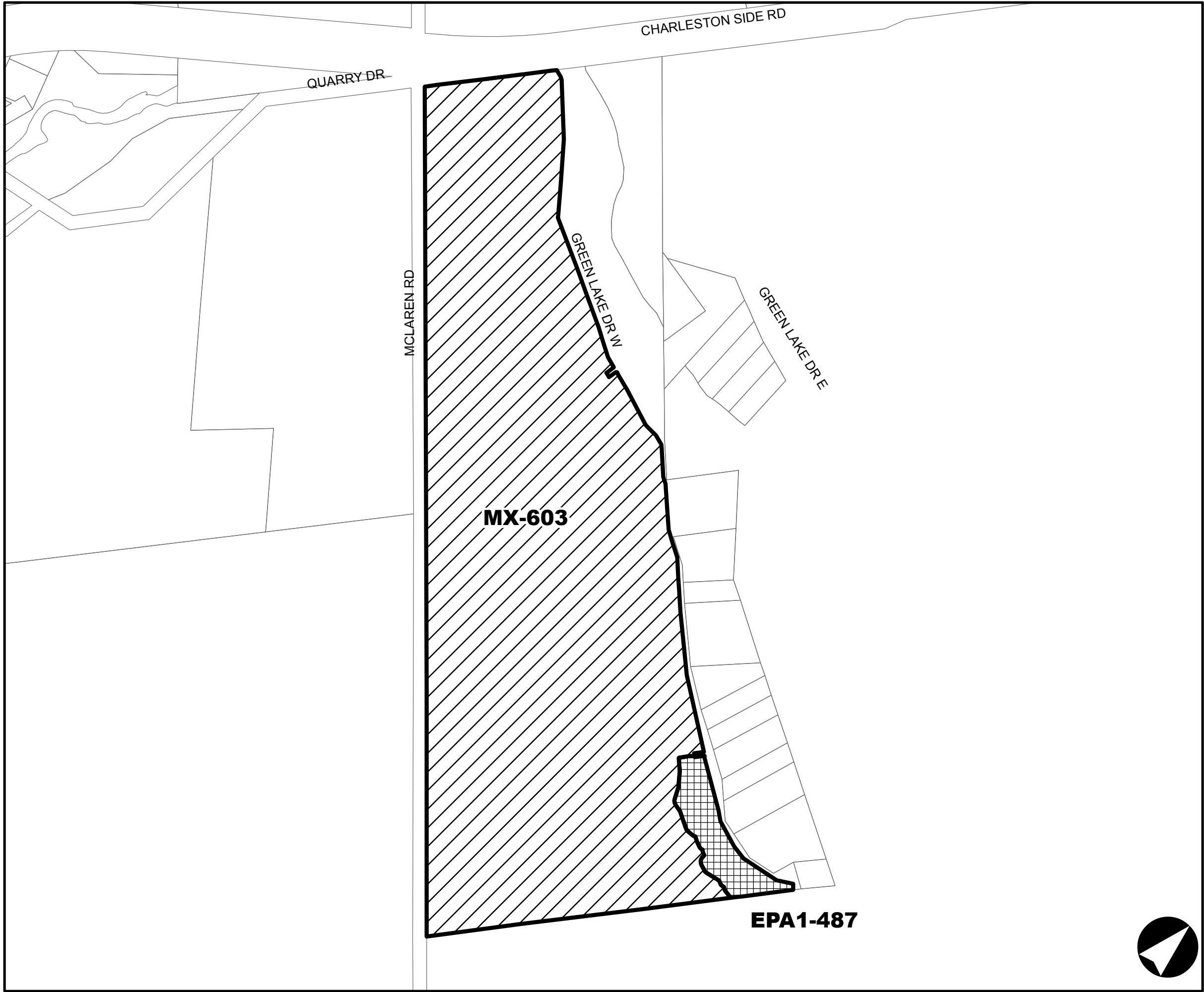
Zone Prefix	Exception Number	Permitted Uses	Special Standards
MX	603 (By-law 2018-19)	- Gravel Pit - Farm	Excavation Setback (minimum) (a) From the south lot line nil (b) From the north lot line abutting Charleston Sideroad 29m

2. Schedule “A”, Zone Map No. 63 of By-law 2006-50, as amended, is further amended for Part Lots 14 and 15, Concession 2 WHS as in VS73487, Except RO1019438, RO907447, RO1090046, CA24470, Parts 1 & 3 on 43R-21334, RO1024562, Part 1 on 43R-21335, VS191138, RO1139561, CA22712 & RO1062121; Town of Caledon; Regional Municipality of Peel, from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Extractive Industrial Exception 603 (MX-603) and Environmental Policy Area 1 Exception 487 (EPA1-487) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk





**Schedule A
By-law 2018-19**

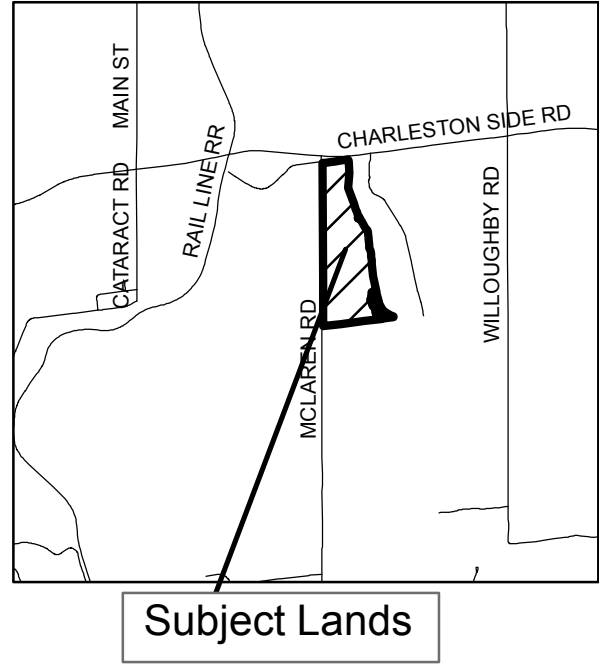
18251 McLaren Road

Part Lots 14 and 15, Concession 2 WHS as in VS73487, Except RO1019438, RO907447, RO1090046, CA24470, Parts 1 & 3 on 43R-21334, RO1024562, Part 1 on 43R-21335, VS191138, RO1139561, CA22712 & RO1062121; Town of Caledon; Regional Municipality of Peel

Legend

-  Area to be rezoned to MX-603
-  Area to be rezoned to EPA1-487

Key Map



Date: January 25, 2018

File: RZ 14-08

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-20

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 20th day of February, 2018

WHEREAS it is deemed appropriate that the proceedings of the Council for The Corporation of the Town of Caledon be confirmed and adopted by by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The actions of the Council for The Corporation for the Town of Caledon at its Council meeting held on the 20th day of February, 2018, in respect to each motion and resolution passed and other action taken by the Council for The Corporation of the Town of Caledon at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. The Mayor, the Clerk and all other proper officers of The Corporation of the Town of Caledon are authorized and directed to do all things necessary to give effect to the actions of the Council for The Corporation of the Town of Caledon referred to in Section 1 of this By-law.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary to implement the actions of the Council for The Corporation of the Town of Caledon referred to in Section 1 of this By-law and to affix thereto the seal of The Corporation of the Town of Caledon.

Enacted by the Town of Caledon Council this 20th day of February, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk