



Council Meeting Minutes
Tuesday, May 7, 2013
4:00 p.m.
Council Chambers, Town Hall

Mayor M. Morrison
D. Beffort
N. de Boer (Absent – Personal Business)
P. Foley
G. McClure (left at 5:05 p.m.)
R. Mezzapelli
R. Paterak
A. Thompson
R. Whitehead

Chief Administrative Officer: D. Barnes
Director of Administration/Town Clerk: C. deGorter
Director of Development Approval & Planning Policy: M. Hall
Council/Committee Co-ordinator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Manager of Corporate Communications: B. Lee
Manager of Economic Development: N. Lingard
Director of Human Resources: J. Porter
Legislative Services Manager/Deputy Clerk: D. Thompson
Treasurer: F. Wong

Other Staff Present Specific Items Only

Manager of Development: C. Blakely
Community Development Planner: R. Conard
Economic Development Officer: S. Dolson
Manager of Development: R. Hughes
Web Editor, Corporate Communications: T. Maxwell
Senior Development Planner: M. Nordstrom
Landscape Project Co-ordinator: J. Sperling

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 4:07 p.m.

2. **PRAYER AND O CANADA**

Councillor Foley opened the meeting with a prayer.

3. **SUMMARY OF ADDENDUM ITEMS**

Moved by P. Foley – Seconded by A. Thompson 2013-290

That a motion without notice be introduced concerning the start time of the May 14, 2013 Council Meeting.

Carried.

Moved by A. Thompson – Seconded by P. Foley 2013-291

That the May 14, 2013 Council meeting start time be changed from 1:00 p.m. to 12:00 p.m.

Carried.

4. **APPROVAL OF AGENDA**

Moved by A. Thompson - Seconded by D. Beffort 2013-292

That the agenda for the May 7, 2013 Council Meeting, be approved as amended.

Carried.

5. **DISCLOSURE OF PECUNIARY INTEREST** - none

6. **COUNCIL WORKSHOP**

Moved by P. Foley - Seconded by A. Thompson

2013-293

That Council convene into Council Workshop.

Carried.

1. Parkland Dedication and Cash In Lieu of Parkland.

Rob Hughes, Manager of Development presented the following information:

Background Information and Progress

- November 2012 Council report and direction
- Town working group
- Background research and review
- Drafting of Official Plan Amendment, implementing By-law and Corporate Procedure documents
- Document circulation, Public Meeting, BILD
- Property valuation update

Official Plan Amendment Document

- Need for OPA revisions and changes
- Parkland land opportunities
- Flexibility to take percentage of land or unit based amount
- Other changes

Implementing By-Law Document

- Definitions and interpretation
- Parkland dedication requirements
- Cash in Lieu of Parkland dedication, requirements
- Prior conveyance and payments
- Exemptions
- General Provisions

Corporate Procedure

- Purpose and applicability of document
- Summary of parkland requirements
- Timing of CIL payment
- Benchmark valuations and cost recovery
- Payment process through various forms of applications
- Agreements and reductions

2% Cash-in-lieu of Parkland Exemption

- Proposed development incentive
- Applicable to non-residential development and redevelopment only
- Consistent with Development Charge By-law 2009-090 would apply only to Bolton Business Improvement Area as outlined in By-law No. 80-72 and Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan

2. Development Incentives, Bolton and Caledon East.

Norm Lingard, Manager of Economic Development presented the following information:

Incentives Currently in Place

Development Charge By-law 2009-090 exempts the:

- Bolton Business Improvement Area as outlined in By-law No. 80-72.
- Development Charge By-law 2009-090 also exempts the:

- Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan.
- Bolton Community Improvement Plan, By-law 2009-052 adopted by Council on April 21, 2009 providing incentives to the Bolton CIP Area.

Specifics of the Bolton CIP

In addition to a Municipal Leadership Strategy, Caledon Council approved eight financial incentive programs:

1. Tax increment equivalent grants
2. Development charge grants
3. Application and permit fee grants
4. Building and façade improvement grants
5. Energy efficiency retrofit grants
6. Landscape improvement grants
7. Mixed use construction/conversion grants
8. Environmental study grants

<http://www.caledon.ca/en/business/boltoncip.asp>

Approval Date	Property Owner/Location	Grant Program/#	Project Completion & Grant Amount
February 9, 2010	Baffo's Pizza 31 Queen St. N.	4. Building & Façade	August 13, 2010 \$7,946.72
April 21, 2010	Family Footcare 63 King St. W.	6. Landscape	June 28, 2010 \$2,426.96
March 22, 2011	North West Holdings Ltd. 10 McEwan Dr.	6. Landscape and 4. Building & Façade	September 27, 2011 \$7,625.00
April 21, 2011	RSF Holdings Inc. (Inside Out Chiropractic) 27 King St. E.	4. Building & Façade, 3. Application/Permit, and 6. Landscape	March 20, 2012 \$11,524.50
November 14, 2011	North West Holdings Ltd. 1 Queensgate Blvd.	6. Landscape and 5. Energy Efficiency Retrofit	February 28, 2012 \$5,222.50
November 15, 2011	North West Holdings Ltd. 12612 Hwy 50	6. Landscape	February 28, 2012 \$5,000.00
November 25, 2011	Honey Felske 49 Queen St. N.	6. Landscape	November 28, 2012 \$5,000.00
December 12, 2011	2082745 Ontario Ltd 487 Piercey Rd.	6. Landscape	\$5,000.00 Awaiting confirmation of cancellation
September 14, 2012	Bolton Motor Products 12420 Hwy 50	4. Building & Façade, 3. Application/Permit, and 6. Landscape	\$22,957.60 To be completed Spring 2013

4 Pending Applications **Remaining Budget: \$455,254.32**

Caledon East CIP

- The Town of Caledon has initiated the preparation of a Community Improvement Plan (CIP) for the community of Caledon East.
- The Community Improvement Plan (CIP) is intended to encourage revitalization, investment, improvement and promote economic development in Caledon East. Through a CIP, the Town may:
 - Provide financial incentives in the form of grants, loans or tax incentives to property owners who wish to improve or develop their property; and
 - Plan for infrastructure improvements, streetscape improvements and other revitalization projects.
- On Tuesday, April 23, 2013, the Town and its consultant, MMM Group, along with the Region of Peel will be hosting a public open house and workshop to introduce and obtain input on this exciting community revitalization study.
- It is anticipated that the final Plan will be brought forward for Council's consideration in October/November, 2013.

Lead Planner: Paula Strachan,
 Senior Development Planner/Urban Design, 905-584-2272 x4228

Additional information can be found on the website at:
<http://www.caledon.ca/en/business/caledon-east-cip.asp>

Incentives Currently in Place

Prior to report PW-2012-009, Cash-in-Lieu of Parking, By-law 2002-151 required a charge of \$7,500 per space for a parking space shortage in relation to the zoning by-law parking requirements.

Allows businesses an option for meeting the deficiencies associated with the zoning requirements and a means for public works to reduce costs of the creation of public parking.

Cash-in-lieu of Parking

Current Situation:

Public Works Report 2012-009 Bolton Downtown Core Parking Study Update, Council approved the following scaled discounted rates from the previous rate of \$7500 per deficient space:

- No charge for a shortage of one parking space
- \$1,875 per space for a shortage between 2 and 5 spaces
- \$5,625 per space for a shortage between 6 and 10 spaces
- \$7,500 per space for a shortage of more than 10 spaces

Rates to be reviewed every 5 years at which time the rate shall default to the original rate identified in By-law 2002-151, unless otherwise directed by Council.

2% Cash-in-lieu of Parkland Exemption

- Proposed development incentive
- Applicable to non-residential development and redevelopment only
- Consistent with Development Charge By-law 2009-090 would apply only to Bolton Business Improvement Area as outlined in By-law No. 80-72 and Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan

Moved by A. Thompson – Seconded by P. Foley

2013-294

That Council rise out of Council Workshop.

Carried.

8. COUNCIL COMMUNICATIONS/INQUIRIES AND ANNOUNCEMENTS

8.1 Council Inquiries

(i) Garbage Cans around Bolton

Councillor Mezzapelli inquired who was responsible for the painting of the garbage containers located in the various parks in Bolton and the clean up taking place at King Street and Queen Street.

Staff will respond to this inquiry.

(ii) Letter to Province regarding Cash-in-lieu formulas

Councillor Thompson requested the Mayor to write a letter to the Province to request the Planning Act be revised as it relates to Cash-in-lieu of parkland as the current formula does not take into account intensification.

(iii) Air Quality

Councillor Whitehead requested that the Public Works Department report on Diesel be sent to representatives of Canadian Tire, inquiring what percentage of

their fleet will be compliant and also when its will whole fleet will be in compliance.

(iv) Growth in Caledon

Mayor Morrison advised that while at the Energy Matters conference, discussions took place as to why Caledon is required to take 28,000 acres of growth and indicated she would like a definition of what moderate growth is. Mayor Morrison suggested that Council decide what our municipality is capable of handling and also indicated that the infrastructure is not planned for in Caledon and suggested that any growth should be contained on Hwy 10 south of Caledon border.

D. Barnes, CAO advised that we can schedule a workshop on this matter within the next month.

Councillor Whitehead suggested that we need to confirm which areas will be excluded from growth.

M. Hall, Director of Development Approval & Planning Policy advised that Kathie Kurtz recently presented Council with a report on future growth which indicated that a consultant will be retained shortly to review the process, including a visioning exercise.

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

10. **BY-LAWS**

Moved by D. Beffort - Seconded by P. Foley

2013-295

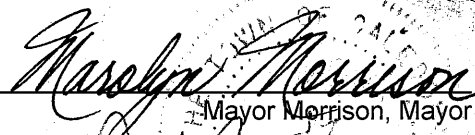
That the following by-laws be taken as read three times and finally passed in open council:

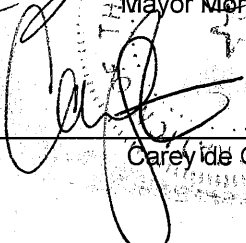
BL-2013-055 To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 7th day of May, 2013

Carried.

11. **ADJOURNMENT**

On verbal motion moved by Councillor Foley and seconded by Councillor Mezzapelli, Council adjourned at 6:02 p.m.


Marilyn Morrison, Mayor


Carey de Gorter, Clerk