



Council Meeting Agenda

Tuesday, May 28, 2019

7:00 p.m.

Council Chamber, Town Hall

1. CALL TO ORDER

- *Prayer*
- *National Anthem*

2. DISCLOSURE OF PECUNIARY INTEREST

3. CONFIRMATION OF THE MINUTES

3.1 April 30, 2019 Town Council Minutes

4. URGENT BUSINESS

5. DELEGATIONS

6. COMMITTEE RECOMMENDATIONS

6.1 May 21, 2019 General Committee Meeting Report

6.2 May 21, 2019 Planning and Development Committee Meeting Report

7. PRESENTATIONS

7.1 Peel Poverty Reduction Strategy

Doris Cooper and Shehzad Bandukda, Peel Poverty Reduction Committee Members
re: Peel Poverty Reduction Strategy

7.2 Planning the new Greater Golden Horseshoe (GGH)

Pamela Blais, Principal of Metropole Consultants Ltd. re: Planning the new Greater
Golden Horseshoe (GGH)

8. CORRESPONDENCE

8.1 Meeting Minutes

8.1.1 April 15, 2019 Caledon Public Library Board Meeting Minutes

8.2 General Correspondence

8.2.1 Municipal Property Assessment Corporation (MPAC) 2018 Annual Report

Dan Mathieson, Chair, MPAC Board of Directors dated April 30, 2019 re: MPAC 2018 Annual Report

8.2.2 Comments on the 2019 Town of Caledon Development Charge By-law Review Process, 67 and 75 King Street East, 54 and 65 Mill Street, and 21, 27 and 34 Elm Street Cancian Construction Limited

Rosemarie Humphries, Humphries Planning Group Inc. dated May 10, 2019 re: Comments on the 2019 Town of Caledon Development Charge By-law Review Process 67 and 75 King Street East, 54 and 65 Mill Street, and 21, 27 and 34 Elm Street Cancian Construction Limited

8.2.3 2019 Development Charge Background Study Transportation Infrastructure Costs Review Response

Candice Ward, SCS Consulting Group Limited dated May 15, 2019 re: 2019 Development Charge Background Study Transportation Infrastructure Costs Review Response

8.3 Memorandums

8.3.1 Bolton Downtown All-Day On-Street Parking Pilot

Memorandum from Eric Chan, Manager, Transportation Engineering dated May 28, 2019 regarding Bolton Downtown All-Day On-Street Parking Pilot

8.3.2 Projected Financial Impact of Amendments to Proposed 2019 DC By-law

Memorandum from Heather Haire, Treasurer dated May 28, 2019 regarding Projected Financial Impact of Amendments to Proposed 2019 DC By-law

9. ANNOUNCEMENTS

10. COUNCIL INQUIRIES

11. BY-LAWS

11.1 BY-LAW 2019-29

A by-law to amend By-law 2019-003 being 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

11.2 BY-LAW 2019-30

A by-law to provide for the Levy and Collection of Property Taxes for the 2019 Taxation Year

11.3 BY-LAW 2019-31

A by-law to impose and provide for the payment of development charges for municipal services in the Town of Caledon

11.4 BY-LAW 2019-32

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel (50 Ann Street, Bolton)

11.5 BY-LAW 2019-33

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 28th day of May, 2019

12. ADJOURNMENT

13. 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.



Town Council Meeting Minutes

Tuesday, April 30, 2019

7:00 p.m.

Council Chamber, Town Hall

Mayor A. Thompson
Councillor I. Sinclair
Councillor L. Kiernan
Councillor J. Downey
Councillor C. Early
Councillor J. Innis
Councillor N. deBoer
Councillor A. Groves
Councillor T. Rosa

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. Herd
General Manager, Strategic Initiatives: D. Arbuckle
Treasurer: H. Haire
Manager, Development (West): R. Hughes
Coordinator, Council Committee: J. Lavecchia
General Manager, Community Services: P. Tollett
General Manager, Finance and Infrastructure Services: F. Wong

CALL TO ORDER

Mayor A. Thompson called the meeting to order in the council chamber at 7:01 p.m.

Councillor A. Groves opened the meeting with a prayer. Those in attendance joined in singing O Canada.

Mayor A. Thompson delivered the Indigenous Land Acknowledgement statement.

DISCLOSURE OF PECUNIARY INTEREST – none.

CONFIRMATION OF THE MINUTES

Councillor Rosa declared pecuniary interest regarding the confirmation of the minutes as he had declared an interest at the previous Council meeting regarding Committee Report 2019-01 – 2019 Caledon Council Community Golf Tournament Primary Recipient and 2018 Secondary Grant Applications as he is a current board member of Stage Academy Theatre Association, one of the applicants for Golf Tournament funding. Councillor T. Rosa did not vote on the matter.

Moved by: Councillor N. deBoer – Seconded by: Councillor J. Downey 2019-69

That the March 26, 2019 Council Meeting Minutes be approved.

Carried.

COMMITTEE RECOMMENDATIONS

Moved by: Councillor N. deBoer – Seconded by: Councillor J. Downey 2019-70

That the April 23, 2019 Audit Committee Meeting Report recommendations regarding the following be adopted:



- Selection of Chair and Vice Chair
 - Committee Report 2019-002 2018 Audited Financial Statements
- Carried.

Moved by: Councillor J. Downey – Seconded by: Councillor N. deBoer 2019-71

That the April 23, 2019 General Committee Meeting Report recommendation regarding the following consent items, be adopted:

- Staff Report 2019-42 2018 Lease Financing Agreement Summary
 - Staff Report 2019-50 West Bolton Sustainable Neighbourhood Retrofit Action Plan (SNAP)
 - Staff Report 2019-53 Energy Revolving Fund 2019 Projects
 - Staff Report 2019-48 2019 Capital Status Update Report
 - Staff Report 2019-100 Noise By-law Exemption Request Extension – Dixie Road Sanitary Sewer and Watermain Construction
 - Request for Funding – Caledon Trailway Book Committee
- Carried.

Moved by: Councillor L. Kiernan – Seconded by: Councillor C. Early 2019-72

That the April 23, 2019 Public Meeting regarding the Development Charges Study, be received.

Carried.

Moved by: Councillor L. Kiernan – Seconded by: Councillor C. Early 2019-73

That the April 23, 2019 General Committee Meeting Report recommendations regarding the following be adopted:

- Staff Report 2019-57 Caledon Transit Feasibility Study Recommendations
- Staff Report 2019-62 Corporate Asset Management Plan 2018
- Staff Report 2019-41 2018 Year End Operating Budget Variance
- Staff Report 2019-54 Proposed Park By-law Amendment
- Staff Report 2019-102 Appointment to Caledon Community Services for the 2018-2022 Term of Council
- Requests to Present
- Confidential Staff Report 2019-101 Personal matters about an identifiable individual – Heritage Caledon Committee Vacancy Appointment for the 2018-2022 Term of Council
- Confidential Staff Report 2019-102 Personal matters about an identifiable individual, including municipal or local board employees – Senior of the Year Award 2019

Amendment #1

Moved by: Councillor J. Downey – Seconded by: Councillor N. deBoer

That the following presentation request regarding the Installation of 5G Wireless Infrastructure be forwarded to the Region of Peel.

Carried.



Upon the question of the main Motion moved by Councillor L. Kiernan and seconded by Councillor C. Early, the Motion Carried.

Moved by: Councillor N. deBoer – Seconded by: Councillor L. Kiernan 2019-74

That the April 23, 2019 General Committee Meeting Report recommendation regarding Staff Report 2019-59 re: Purchasing By-law, be adopted.

A recorded vote was requested and taken as follows:

Recorded	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor N. deBoer	X		
Councillor J. Innis	X		
Councillor A. Groves	X		
Councillor T. Rosa	X		
Results	9	0	0

Carried.

Moved by: Councillor J. Downey – Seconded by: Councillor L. Kiernan 2019-75

That the April 23, 2019 General Committee Meeting Report recommendation regarding Provincial Government Review of GTA Municipalities, be adopted.

Carried.

Mayor A. Thompson vacated the Chair at 7:11 p.m. Councillor A. Groves assumed the role of Chair at 7:12 p.m.

With the permission of Council, the Agenda was amended to discuss the Memorandum regarding the Regional Government Review – Public Engagement Strategy.

Moved by: Mayor A. Thompson – Seconded by: Councillor J. Downey 2019-83

Whereas The Province of Ontario has undertaken a Regional Government Review with 82 municipalities including the Region of Peel and Town of Caledon;

Whereas the mandate of the review is to look for efficiencies and effectiveness with governance, decision making and service delivery;

Whereas a memo outlining a public engagement strategy for the Town of Caledon will be discussed at the April 30, 2019 Council meeting;

Now therefore be it resolved, that the Town of Caledon adopt an interim position to support the continuance of a two-tier Governance structure in the Region of Peel.

That the Town of Caledon offer to engage in a joint municipal/regional exercise to explore and identify operational and service efficiencies in the Region of Peel.

That the public engagement strategy outlined in the governance memo be implemented.



That a copy of this resolution be forwarded to the Minister of Municipal Affairs and Housing, Special Advisors Michael Fenn and Ken Seiling, MPP Hon. Sylvia Jones, Region of Peel and Cities of Brampton and Mississauga.

Amendment #1

Moved by: Councillor J. Innis – Seconded by: Councillor J. Downey

That the sixth paragraph be amended to add the following:

"and a Special Council meeting be scheduled immediately following the approval of the independent financial review commissioned by the Region of Peel"

Carried.

Upon the question of the main Motion, as amended, moved by Mayor A. Thompson and seconded by Councillor J. Downey, the Motion Carried.

A recorded vote was requested and taken as follows:

Recorded	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor N. deBoer	X		
Councillor J. Innis	X		
Councillor A. Groves	X		
Councillor T. Rosa	X		
Results	9	0	0

Carried.

Mayor Thompson resumed the role as Chair at 7:21 p.m.

Moved by: Councillor N. deBoer – Seconded by: Councillor L. Kiernan 2019-76

That the April 23, 2019 Planning and Development Meeting Report, be received.

Carried.

Moved by: Councillor L. Kiernan – Seconded by: Councillor N. deBoer 2019-77

That the April 23, 2019 Planning and Development Committee Meeting Report recommendation regarding the following consent items, be adopted:

- Staff Report 2019-51 To Approve the Environmental Implementation Report and Functional Servicing Report for Mayfield West Phase 2, Stage 1 Secondary Plan
- Heritage Caledon Committee Report dated April 15, 2019
- Request for Update Regarding the Bolton Residential Expansion Study

Carried.

Moved by: Councillor L. Kiernan – Seconded by: Councillor C. Early 2019-78

That the April 23, 2019 Planning and Development Committee Meeting Report



recommendation regarding Staff Report 2019-36 Proposed Town-Wide Zoning By-law Amendment to Permit Cannabis Production Facilities, be adopted.

Amendment #1

Moved by: Councillor I. Sinclair – Seconded by: Councillor C. Early

That the following paragraphs be added:

“That the growing, producing, processing, etc. of Cannabis on lands designated Prime Agricultural Area, General Agricultural and Rural Lands be reviewed as part of the Agriculture Policy review of the Official Plan; and

That the growing of Cannabis on lands zoned Agricultural (A1 and A1-ORM), Rural (A2 and A2-ORM) and Small Agricultural Holdings (A3 and A3-ORM) be considered as part of the current 2019 review of the Zoning By-law.”

Carried.

Upon the question of the main Motion, as amended, moved by Councillor L. Kiernan and seconded by Councillor C. Early, the Motion Carried.

Moved by: Councillor C. Early – Seconded by: Councillor J. Innis

2019-79

That the April 23, 2019 Planning and Development Committee Meeting Report recommendation regarding the following be adopted:

- Reduction in Engineering Securities for Industrial and Commercial Development
- Confidential Staff Report 2019-16 Litigation including matters before administrative tribunals, affecting the municipality – 17923 Shaws Creek, Pinkney House Proposed Settlement – Heritage Designation

Carried.

PRESENTATIONS

Caledon Leash-Free Action Committee

Egle Boudreau and Crystal Larouche representatives from the Caledon Lease-Free Action Committee provided a presentation regarding the Caledon Leash-Free Park. Ms. Larouche provided her opinion with respect to what is expected at dog parks in terms of accessible accommodations, routine maintenance, shelter and lighting. They requested that Council invest in the leash-free park particularly as it relates to accessibility. They provided suggestion and examples of other Leash-Free Parks.

Members of Council asked questions and received responses from Ms. Boudreau and Ms. Larouche and provided comments to Staff.

Moved by: Councillor A. Groves – Seconded by: Councillor T. Rosa

2019-80

That the information regarding the Leash-Free Action Committee be referred back to Staff for a report back.

Carried.

Community Responder/AED Drone Program

Dr. Sheldon Cheskes, Medical Doctor, Regions of Halton and Peel, Sunnybrook Centre for Prehospital Medicine, provided a presentation with respect to Improving Outcomes from Out-of-Hospital Cardiac Arrest (OHCA): The Community Responder/AED Drone



TOWN OF CALEDON

Program. Dr. Cheskes explained how the program will work and noted that test flights for the program will be happening in Caledon.

Members of Council asked questions and received responses from Dr. Cheskes.

CORRESPONDENCE

Councillor A. Groves left the meeting at 8:19 pm.

A member of Council provided comments and requested further clarification concerning Memorandum to Council from Katelyn McFayden, Manager, Energy and Environment, dated April 30, 2019 re: Environmental Bill Registry 013-5018 to Modernize the Conservation Authorities Act and received responses from Council and Staff.

Councillor A. Groves joined the meeting at 8:21 pm.

A member of Council requested further clarification concerning Memorandum to Council from Janet Manning, Chair, Caledon Public Library Board dated April 15, 2019 re: Request to the Town of Caledon to Create Dedicated Reserves in support of Public Library Services and received a response from Staff.

ANNOUNCEMENTS

Members of Council provided a number of announcements.

COUNCIL INQUIRIES

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

BY-LAWS

Moved by: Councillor N. deBoer – Seconded by: Councillor J. Innis 2019-81

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

- BL-2019-23 A by-law to amend By-law 2005-112, as amended, being a By-law to provide for the regulation, maintenance and protection of parks in the Town of Caledon
- BL-2019-24 A by-law to enact a Purchasing By-law and repeal By-law 2013-107 and any amendments thereto
- BL-2019-25 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-2019-26 A by-law to exempt certain lands from part lot control, namely 0 Hopevalley Crescent, legally described as Block 130 on Plan 43M-2056
- BL-2019-27 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to reflect changes to the Cannabis Act and permit cannabis production facilities

Carried.

Moved by: Councillor C. Early – Seconded by: Councillor J. Innis 2019-82

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

- BL-2019-28 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 April, 2019

Carried.



ADJOURNMENT

On motion moved by Councillor N. deBoer, Council adjourned at 8:40 p.m.

Allan Thompson, Mayor

Carey Herd, Town Clerk



General Committee Meeting Report

Tuesday, May 21, 2019

2:30 p.m.

Council Chamber, Town Hall

Chair: J. Innis

Vice Chair: Mayor A. Thompson

Councillor I. Sinclair

Councillor L. Kiernan

Councillor J. Downey

Councillor N. deBoer

Councillor T. Rosa

Councillor A. Groves (Absent)

Councillor C. Early (Absent)

Chief Administrative Officer: M. Galloway

General Manager, Corporate Services/Town Clerk: C. Herd

General Manager, Strategic Initiatives: D. Arbuckle

General Manager, Community Services: P. Tollett

Manager, Purchasing & Risk Management: A. Valentino

Treasurer: H. Haire

Manager, Revenue/Deputy Treasurer: H. Bryers

Manager, Legislative and Information Services/Deputy Clerk: A. Fusco

Coordinator, Council Committee: J. Lavecchia

CALL TO ORDER

Chair J. Innis called the meeting to order in the Council Chamber at 2:35 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Innis declared a pecuniary interest with respect to Confidential Staff Report 2019-18: A proposed or pending disposition of land by the municipality - Proposal to Purchase Land from the Town – Triple Crown Line Development Inc.; Ward 3 as her father owns lands adjacent to the proposed development.

The General Committee adopted the required procedural motion to appoint Mayor A. Thompson as Vice Chair for the May 21, 2019 General Committee Meeting.

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 the meeting to be held on May 28, 2019.

Staff Report 2019-56: 2019 Property Tax Rates

That the final property tax rates as identified in Schedule A and Schedule B to Staff Report 2019-56 be approved;

That the final property tax due dates be established as Thursday July 4, 2019 and Thursday September 5, 2019; and

That a by-law be enacted for the levy and collection of the 2019 Final Tax Levy.

Staff Report 2019-71: Noise Exemption for Cheers Caledon and Designation as Municipally Significant Event

That the following events be designated as a municipality significant event for the purposes of obtaining a Special Occasion Permit (SOP) from the Alcohol and Gaming Commission of Ontario (AGCO):

- a) Cheers Caledon
- b) Caledon Day

That the Cheers Caledon event (June 14, 2019), be exempted from Section 15 of Table 3-1 of Noise By-law 86-110 to permit loud music between the hours of 11:00 p.m. and 12:00 a.m. subject to the conditions outlined in Schedule B of Staff Report 2019-71; and

That the exemption expire at 12:00 a.m. June 15, 2019; and

That the \$625.00 noise by-law exemption fee be waived.

Staff Report 2019-68: 2019 Community Green Fund Recommendations

That the 2019 Community Green Fund recipients listed in Table 2 of Staff Report 2019-68 be approved;

That \$14,750.00 of Community Green Fund grants be disbursed to the recipients in the amounts outlined in Table 2 of Staff Report 2019-68; and

That the Mayor and Clerk be authorized to execute funding agreements and all other necessary documents for the Community Green Fund.

Accessibility Advisory Committee Minutes

That the Accessibility Advisory Committee Minutes dated May 6, 2019 be received.

Alternate Member to Regional Council

Whereas the Municipal Act permits local councils to appoint one Member of Council to serve as an alternate member on Regional Council should a Regional Councillor be unable to attend;

Whereas Councillor deBoer was appointed as the alternate member to Region of Peel Council for the 2018-2022 Term of Council;

Whereas because of unforeseen business commitments Councillor deBoer has requested another Councillor to step into the role as alternate;

Now therefore be it resolved that Councillor Early be appointed as the alternate member to Region of Peel Council for the 2018-2022 Term of Council to replace Councillor deBoer;

That By-law 2019-003 being a by-law to appoint an Alternate member of Regional Council be amended to appoint Councillor Early; and

That staff notify the Region of Peel Clerk.

DELEGATIONS

The General Committee adopted the required procedural motion to permit emergency delegations to be heard by:

- Pete Schut regarding Staff Report 2019-63: 2019 Development Charges Background Study and By-law; and
- Sherri Brioschi, Rob Mezzapelli, and James Jenkins regarding All Day Street Parking (One Year) Pilot Program Queen Street Notice of Motion

Carried with a two-thirds vote.

Pete Schut, Vice President, Brookfield Residential Properties Inc., expressed concerns with the timing and process of the proposed Development Charges By-law. He indicated that in his opinion, the proposed by-law, would cause an increase in costs to their 50 Ann Street Bolton property and requested that the Town keep its exemption provision in the new proposed by-law for residential and non-residential projects in the Downtown Bolton Business Improvement Area.

Members of the Committee did not have any questions.

Sherry Brioschi, advised the Committee of her support for the All-Day Street Parking (One Year) Pilot Program. Ms. Brioschi expressed concerns relating to the planning of the program. She expressed concern regarding safety in Downtown Bolton. She requested that Council ask the Ontario Provincial Police (OPP) to provide regular speed enforcement campaigns. Ms. Brioschi requested that the Town develop an implementation plan for the pilot project.

Members of the Committee did not have any questions.

Rob Mezzapelli, advised the Committee of his support for the All-Day Street Parking (One Year) Pilot Program and stated that he believes one-year timeline provides perspective of the program. He noted that he feels Queen Street has a different look, feel and function that Highway 50. Mr. Mezzapelli provided the Committee with statistical analysis of traffic in the downtown core including photos of accidents that occurred on Queen Street. In addition, he provided his opinion of the pros and cons he had with all-day parking on Queen Street. Mr. Mezzapelli expressed the need for the downtown core to become a safer, more inviting space. He requested that Council support the proposed pilot program.

Members of the Committee did not have any questions.

James Jenkins, owner of Happy Days stated his support of the pilot program. He noted that as a small business owner, he has concerns regarding the safety for pedestrians in the downtown core. He reported that in his opinion the pilot program may provide a buffer for pedestrians.

Members of the Committee did not have any questions.

With the consensus of the Committee, the Agenda was amended to discuss the Notice of Motion relating to All Day Street Parking (One Year) Pilot Program Queen Street.

The General Committee recommends adoption of the following recommendation:

All Day Street Parking (One Year) Pilot Program Queen Street

Whereas downtown Bolton is a unique place, being a historically significant village both in built and natural form, home to several businesses and residents;

Whereas significant vehicular and pedestrian activity is drawn to downtown Bolton to patronize local businesses;

Whereas the community vision for downtown Bolton is to make it a people friendly and safe destination for people to shop, socialize and explore;

Whereas several documents support this vision for downtown Bolton, most notably the Bolton Transportation Master Plan Study (BTMP) - a collaborative study by both the Town of Caledon and the Region of Peel;

Whereas all day parking on Queen St. is a key short-term recommendation of the Bolton Transportation Master Plan Study;

Whereas the Emil Kolb Parkway, a north/south bypass for Bolton has capacity as an option for through car/truck traffic;

Whereas speed, truck traffic and safety concerns in the downtown core are being raised by the public;

Whereas a one-year pilot program will provide valuable data on all day parking;

Now therefore be it resolved that the Town request the Region of Peel to implement a one year, all day street parking pilot program on Queen St.;

That staff be requested to evaluate the impact to residents, traffic and businesses and report back to share their findings;

That the Town continue to work with the Region of Peel see that all the recommendations contained within the Bolton Transportation Master Plan are implemented;

That staff be directed to contact the OPP, Fire and Emergency Services, Emergency Medical Services and Engineering staff to gather comments regarding the proposed one-year, all-day street parking pilot program and provide a memorandum for the May 28, 2019 Council meeting.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

PRESENTATIONS

Development Charges Background Study and By-law

Hillary Bryers, Deputy Treasurer, Finance and Infrastructure Services provided a presentation regarding the Development Charges Background Study and By-law. The presentation included the proposed by-law changes as well as several proposed refinements which were provided following the public meeting.

With the consensus of the Committee, the Agenda was amended to discuss Staff Report 2019-63: 2019 Development Charges Background Study and By-law.

The General Committee recommends adoption of the following recommendation:

2019-63: 2019 Development Charges Background Study and By-law

That the changes to the development charge background study and proposed by-law subsequent to the statutory public meeting on April 23, 2019 are not considered a sufficient impact to create the need for a second public meeting to be held under sub-section 12(1) of the Development Charges Act, 1997;

That the Town of Caledon's 2019 Development Charges Background Study, attached as Schedule A to Staff Report 2019-63, be approved;

That the proposed Development Charges By-law, attached as Schedule B to Staff Report 2019-63, be enacted to take effect May 29, 2019; and

That the applicable capital needs identified in the Caledon's 2019 Development Charge Background Study be included in the Town's 10 year capital plan.

That the proposed Development Charges By-law attached as Schedule B to Staff Report 2019-63 be amended to include an exemption for residential development within the Downtown Bolton Business Improvement Area and the Caledon East commercial core for residential building permits issued on

or before May 28, 2021, approximately 24 months following the passage of this by-law.

That the proposed Development Charges By-law attached as Schedule B to Staff Report 2019-63 be amended to provide a DC exemption for on-farm wedding venues that are:

- a) Located on an agricultural property as a secondary use;
- b) Owned by a bona fide farmer; and
- c) Operating no more than 30 calendar days per year.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

Animal Care and Control By-law Update

Laura Hall, Manager, Regulatory Services and Patrick Trafford, Analyst, Regulatory Services provided members of the Committee with a high-level overview of the objectives, public expectations, consultation and engagement that went into the development of the Animal Care and Control By-law Update.

STAFF REPORTS

The General Committee recommends adoption of the following recommendation:

Staff Report 2019-52: Feasibility Study for the Reuse of the Historic Alton School

That due to the projected costs of both capital and operating, the Town of Caledon not pursue an agreement with the Peel District School Board for the adaptive reuse of the old Alton Public School and;

That the Town of Caledon continue to work with the Peel District School Board to identify potential funding sources to fully fund the repurposing of the old Alton Public School as outlined by ERA Architects and;

That staff be authorized to negotiate with the Peel District School Board for fair consideration of the land exchange for the Alton School in lieu of the Town receiving the old Alton School property.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

RECOMMENDATIONS OF ADVISORY COMMITTEES

Request for Universal Signage

Members of the Committee asked questions and received a response from Staff.

With the consensus of the Committee, the Agenda was amended to discuss Memorandum regarding Request for Universal Signage.

The General Committee recommends adoption of the following recommendation:

Request for Universal Signage

That staff be directed to prepare a report about establishing a universal sign program and report back to Council.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

NOTICES OF MOTION

The General Committee recommends adoption of the following recommendation:

Access to Cannabis for Medical Purposes

Whereas the production of cannabis is known to create such nuisances related to, but not limited to odour, security, etc.;

Whereas pursuant to the Access to Cannabis for Medical Purposes Regulations, cannabis producers are subject to a license by the Federal Government through Health Canada with the exception of the following:

- an individual who produces cannabis products in Canada for personal use in accordance with the proposed Cannabis Act,
- an individual who under the Controlled Drugs and Substances Act or the proposed Cannabis Act, as applicable, produces cannabis products in Canada for their own medical purposes,
- an individual who produces cannabis products in Canada and who under the Controlled Drugs and Substances Act or the proposed Cannabis Act, as applicable, is a designated person who is authorized to produce cannabis products in Canada for the medical purposes of another individual

Whereas cannabis producers that are subject to a license by Health Canada are required to ensure the premises is secured, the facilities are ventilated, and other measures are in place to limit impacts on the local community;

Whereas cannabis producers that are exempt from a license can essentially produce large scale cannabis operations with little to no oversight by Health Canada and;

Whereas such operations negatively impact area property owners due to the nuisance created by odours, etc.

Now therefore be it resolved that the Town of Caledon send correspondence to Simon Kennedy, Deputy Minister of Health to request that all cannabis producers regardless of size and scope be subject to the same regulations and oversight pursuant to the Access to Cannabis for Medical Purposes Regulations to limit impacts on the community.

That a copy of the resolution be sent to David Tilson, MP, Dufferin – Caledon.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

The General Committee recommends adoption of the following recommendation:

Illegal Dumping

Whereas the Town of Caledon prides itself as a clean and green community;

Whereas illegal dumping of garbage, untested and potentially contaminated soil, construction material and debris, has increased significantly in our rural and agricultural areas;

Whereas the Town of Caledon has made a request to the Ministry of the Attorney General to increase set fines for by-law# 87-100;

Now therefore, be it resolved, that Town staff be directed to consult with the Peel Federation of Agriculture, Caledon OPP, Region of Peel to explore options such as the use of technology and increased signage to mitigate illegal dumping and report back to Council;

Further that the Mayor bring this issue to the attention of the Rural Ontario Municipal Association for discussion at the Board and for advocacy.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

CONFIDENTIAL SESSION

Moved by: Councillor N. deBoer – Seconded by: Councillor J. Downey

That Council shall go into confidential session under Section 239 of the Municipal Act for the following purposes:

Confidential Staff Report 2019-18: A proposed or pending disposition of land by the municipality - Proposal to Purchase Land from the Town – Triple Crown Line Development Inc.; Ward 3

Confidential Memorandum Litigation affecting the Municipality - Town Wide, and Matters Subject to Solicitor Client Privilege

Confidential Staff Report 2019-19: Personal Matters About An Identifiable Individual - Vacancy on the Climate Change Action Planning Task Force

Carried.

General Committee resumed in Confidential Session in the Council Chamber at 5:12 p.m.

Mayor A. Thompson, Councillor J. Innis, Councillor N. deBoer, Councillor J. Downey, Councillor L. Kiernan, Councillor T. Rosa, Councillor I. Sinclair, General Manager, Corporate Services/Town Clerk: C. Herd, Manager, Legislative Services/Deputy Clerk: A. Fusco, Town Solicitor/Manager, Legal Services: A. Alyea were present for this portion of the meeting.

Chair J. Innis declared a pecuniary interest regarding Confidential Staff Report 2019-18: A proposed or pending disposition of land by the municipality - Proposal to Purchase Land from the Town – Triple Crown Line Development Inc.; Ward 3. She left the meeting at 5:31 p.m. and did not return. Mayor A. Thompson assumed the role of the Chair.

General Committee adopted the required procedural motion and resumed in Open Session at 5:59 p.m.

The General Committee recommends adoption of the following recommendation:

That Confidential Staff Report 2019-18: A proposed or pending disposition of land by the municipality - Proposal to Purchase Land from the Town – Triple Crown Line Development Inc.; Ward 3, be received; and

That staff proceed as directed.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

The General Committee recommends adoption of the following recommendation:

Confidential Staff Report 2019-19: Personal Matters About An Identifiable Individual - Vacancy on the Climate Change Action Planning Task Force

That staff be directed to advertise for the Climate Change Action Planning Task Force vacancy and report back to Council.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

ADJOURNMENT

The Committee adjourned at 6:02 P.M.



Planning and Development Committee Meeting Report

Tuesday, May 21, 2019

7:00 p.m.

Council Chamber, Town Hall

Chair: N. deBoer
Vice Chair: Councillor L. Kiernan
Mayor A. Thompson
Councillor I. Sinclair
Councillor J. Downey
Councillor J. Innis
Councillor A. Groves (Absent)
Councillor T. Rosa (Absent)
Councillor C. Early (Absent)

Manager, Legislative and Information Services/Deputy Clerk: A. Fusco
Manager, Development – East: C. Blakely
Manager, Development – West: R. Hughes
Manager, Policy and Sustainability: S. Kirkwood
Coordinator, Council Committee: J. Lavecchia
Senior Planner, Development: M. Nordstrom
General Manager, Community Services: P. Tollett

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:03 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Downey declared a pecuniary interest with respect to the scheduled Public Meeting relating to Application for Proposed Zoning By-law Amendment RZ 19-02 13471 Heart Lake Road Part of Lot 25, Concession 3 (Chinguacousy) (Ward 2) as her in-laws are the applicants.

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 the meeting to be held on May 28, 2019.

Staff Report 2019-70: Landscape Security Review, Industrial and Commercial Site Plan Applications

That the revised security amounts for Industrial and Commercial Site Plan Applications within the Town be approved in accordance with the proposed practice prescribed in Table Two of Staff Report 2019-70.

Review of Zoning By-Law Special Vehicles/Tourism Vehicles

Whereas Zoning By-law 2006-50 prohibits the storage of special vehicles and tourist trailers unless within a private garage, carport or other building in residential zones; and,

Whereas Zoning By-law 2006-50 restricts the use of tourist trailers on lands where a tourist camp is not permitted;

Now therefore be it resolved that staff be directed to review provisions of Zoning By-law 2006-50 as amended for the storage of tourist trailers and special vehicles

And that staff provide an update to Council by the end of 2019.

Heritage Caledon Committee Report

That the Heritage Caledon Committee Report dated May 13, 2019, be received.

PUBLIC MEETING

Councillor J. Downey declared a pecuniary interest with respect to the scheduled Public Meeting relating to Application for Proposed Zoning By-law Amendment RZ 19-02 13471 Heart Lake Road Part of Lot 25, Concession 3 (Chinguacousy) (Ward 2) as her in-laws are the applicants. She left the meeting at 7:06 p.m.

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 requesting further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

1. Application for Proposed Zoning By-law Amendment RZ 19-02 13471 Heart Lake Road Part of Lot 25, Concession 3 (Chinguacousy) (Ward 2)

Chair N. deBoer confirmed with Rob Hughes, Manager, Development - West, that notification was conducted in accordance with the Planning Act.

John Ariens, IBI Group provided a presentation regarding the proposed application to rezone the subject lands to remove the existing dwelling from the property and to rezone the property from Agricultural One (A1) to Agricultural One Exemption X (A1-X), Agricultural One Exemption XX (A1-XX) and Environmental Protection Area One Exemption XX(EPA-1-XX). He noted that the dwelling is surplus to the farm operation, the severance supports agriculture and is consistent with planning policies.

Chair N. deBoer thanked Mr. Ariens for his presentation.

Councillor J. Downey returned to the meeting at 7:15 p.m.

PUBLIC COMMENTS – none.

WRITTEN COMMENTS – none.

DELEGATIONS

Chair N. deBoer advised that Pete Schut and Matthew Cory withdrew their request to delegate regarding Staff Report 2019-66: Proposed Zoning By-law Amendment; Brookfield Residential (Ontario) Bolton Limited, 50 Ann Street.

The Planning and Development Committee adopted the required procedural motion to permit emergency delegations to be heard by:

- Joanne Crease concerning the Memorandum regarding Current Provincial Initiatives & Proposed Amendments; and
- Jack Gibson regarding Staff Report 2019-69 Renaming of Portion of Cross Country Boulevard as Roy Clarkson Way

Carried with a two-thirds vote.

Joanne Crease, Chair of the Heritage Caledon Committee provided comments regarding the proposed changes to the Ontario Heritage Act which are included in the Province's Bill 108. She expressed concern with the proposed legislation changes with respect to the loss of municipal control regarding designations and given to the Legal Planning Appeal Tribunal (LPAT), new timelines to pass designation by-laws within 120 days, and new rules on removal/demolition of heritage properties. Ms. Crease requested that Council support Heritage Caledon's concerns regarding the changes to Bill 108.

Members of Council asked question and received a response from Ms. Crease and Staff.

With the consensus of the Committee, the Agenda was amended to discuss Memorandum from Sylvia Kirkwood, Manager, Policy and Sustainability regarding Current Provincial Initiatives & Proposed Amendments.

Members of the Committee asked questions regarding the memorandum and received responses from Staff.

Jack Gibson, expressed concern with Staff Report 2019-69: Renaming of portion of Cross Country Boulevard as Roy Clarkson Way. He noted that in his opinion naming only a small portion of a road with minimal traffic is not enough to honour the memory of Mr. Clarkson. Mr. Gibson suggested the Committee name the new Bolton Fire Hall after Mr. Roy Clarkson.

Members of the Committee asked questions and received a response from Mr. Gibson.

With the consensus of the Committee, the Agenda was amended to discuss Staff Report 2019-69: Renaming of portion of Cross Country Boulevard as Roy Clarkson Way.

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

Staff Report 2019-69: Renaming of portion of Cross Country Boulevard as Roy Clarkson Way

That Staff Report 2019-69 be referred back to Staff to consider the delegates comments and report back to Council in September 2019.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

STAFF REPORTS

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

Staff Report 2019-66: Proposed Zoning By-law Amendment; Brookfield Residential (Ontario) Bolton Limited, 50 Ann Street

That the By-law attached as Schedule "C" to Staff Report 2019-66 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to implement the proposed development;

That applications for minor variances for the lands as identified in Schedule "A" attached to Staff Report 2018-66, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the Planning Act; and

That the RM-615 zone in the By-law be amended to replace 9.5m with 9.3m for the entrance separation standard.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 28, 2019.

CORRESPONDENCE

Members of Council provided comments with respect to the Memorandum from Sylvia Kirkwood, Manager, Policy and Sustainability regarding Overview of the New "A Place to Grow: The Growth Plan for the Greater Golden Horseshoe."

Members of Council asked questions and received responses from staff.

ADJOURNMENT

The Committee adjourned at 7:47 p.m.

2018-2028

Peel Poverty Reduction Strategy: Community Action



Awareness. Inclusion.
Access. Opportunity.

PEEL POVERTY REDUCTION STRATEGY 2018 - 2028

May 28, 2019
Town of Caledon

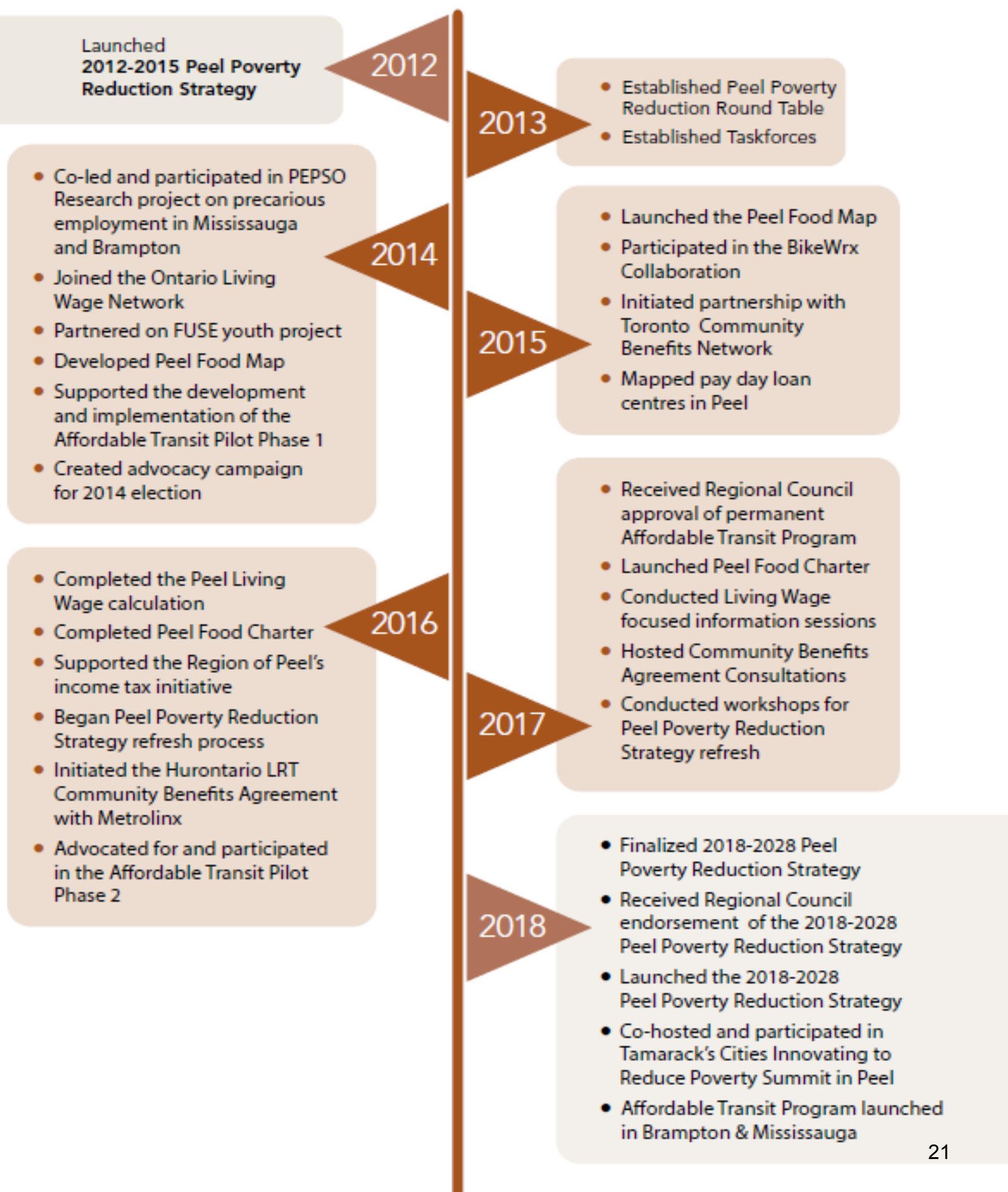
Doris Cooper, Resident, Member of Mississauga Lakeshore Council for Seniors
Shehzad Bandukda, Program Manager, Family Services Of Peel

Peel Poverty Reduction Committee

Acknowledgment

- ACORN Peel
- Bramalea Community Health Centre
- Building up our Neighborhood
- Boys & Girls Club of Peel
- Caledon Community Services
- Canadian Mental Health Association
- Catholic Family Services of Peel
- City of Brampton
- City of Mississauga
- Community Environment Alliance
- Community Foundation of Mississauga
- Councillor Medeiros
- Diocese of Toronto (Anglican)
- Dufferin-Peel Catholic District School Board
- EcoSource
- Eden Community Food Bank
- Erin Mills Youth Centre
- Family Services of Peel
- Food Secure Communities
- Good Food Brampton
- Habitat for Humanity GTA
- Karma Grow
- Knights Table
- Mississauga Community Legal Services
- Mississauga Parent Child Resources Centre
- MP Sven Spengemann
- North Peel & Dufferin Community Legal Services
- Ontario Disability Support Program Advisory Group
- Our Place Peel
- Peel Agricultural Advisory Working Group
- Peel Alliance to End Homelessness
- Peel Children's Aid Society
- Peel District School Board
- Peel District Labour Council
- Peel Newcomer Strategy Group
- Peel Poverty Action Group
- Peel Public Health
- Peel Region Group - Sierra Club Canada
- Punjabi Community Health Services
- Regional Diversity Roundtable
- Region of Peel
- Residents
- Riverwood Conservancy
- Sai Dham Food Bank
- Seva Food Bank
- Social Planning Council of Peel
- Supportive Housing in Peel
- The Mississauga Fruit Tree
- Tough Times Newspaper
- Town of Caledon
- United Way Greater Toronto
- Various residents
- Vita Centre

Peel Poverty Reduction Committee Timeline



Awareness. Inclusion.
Access. Opportunity.

Our Journey

2018-2028

Peel Poverty Reduction Strategy: Community Action

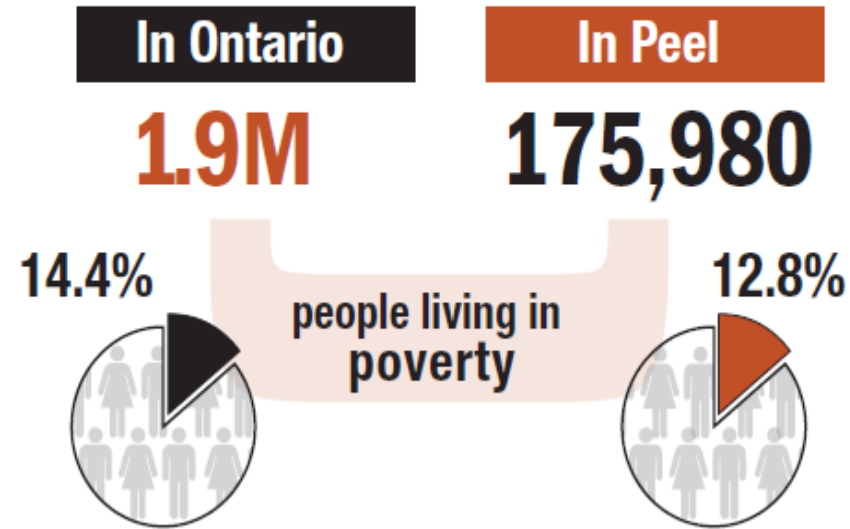


Vision: The Peel Region is a livable community for all individuals and families.

Mission: To create a Peel community where everyone works together to build a poverty free future.

Why is this Work Important?

INCOME



EMPLOYMENT

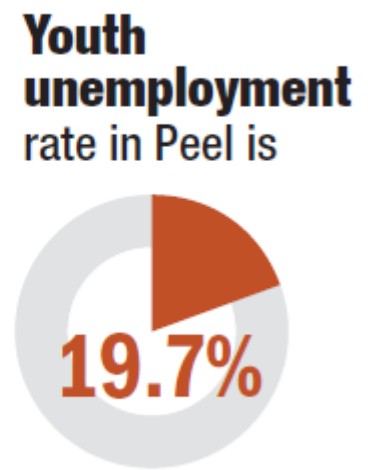
Monthly **social assistance entitlement** for a single individual is **\$721**

Average monthly **Ontario Works (OW)** households **18,678**

26,750 persons receive **Ontario Disability Support Program (ODSP)** benefit



Unemployment rate in Peel is **8.2%** ...higher than Ontario's **7.4%**



In Peel

18% of children 0-17 live in poverty



16% of racialized communities (visible minority) live in poverty

HOUSING

13.9% tenant households live in **subsidized housing**



The wait for a housing subsidy in Peel may be several years.

FOOD

The cost to feed a family of four per week in Peel

\$197 in 2016



14% of Peel's households experience marginal, moderate or severe food insecurity

Our Bold Statement

“Access to safe, affordable, and accessible housing; access to affordable and accessible transportation; access to sufficient, affordable, and nutritious food; and access to health care and education are basic human rights. We acknowledge that systemic barriers and discrimination can cause marginalized, racialized, immigrant and newcomer communities to be disproportionately affected by poverty. We must work together as a community if poverty is to be eliminated in Peel.”

Priority Areas

- **Income Security**
- **Economic Opportunities**
- **Wellbeing and Social Inclusion:**
 - ❖ Safe, affordable and accessible housing
 - ❖ Safe, affordable, flexible childcare
 - ❖ Affordable, accessible and connected transportation
 - ❖ Physical, social and economic access to sufficient, safe and nutritious food
 - ❖ Integrated programs, services and supports that meet the needs of Peel residents

3 Priority Areas & Goals



Priority Areas	Goals
Economic Opportunity	Stable, non-precarious employment opportunities Reduced systemic barriers, including inequitable access to stable non-precarious employment and good quality education for marginalized and equity seeking groups

Next Steps

Implementation of 2019 priorities

In Closing

We are seeking Town of Caledon's endorsement and support of the 2018-2028 Peel Poverty Reduction Strategy.

2018-2028

Peel Poverty Reduction Strategy: Community Action Plan



Awareness. Inclusion.
Access. Opportunity.

We must **ALL WORK TOGETHER** as a community to **ELIMINATE POVERTY** in Peel.

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.....
“Poverty and inequality are hurting our community. We need to work with the community to identify how it impacts people and how each of us can fight local poverty in all its forms. The second Peel Poverty Reduction Strategy provides the right partnerships, strategy and momentum to help us with that mission”

~ Daniele Zanotti, President & CEO United Way Greater Toronto

Message from the Co-Chairs

On behalf of the Peel Poverty Reduction Committee (PPRC) members, we are pleased to present Peel's Poverty Reduction Strategy 2018-2028. This ten-year plan builds upon the first community led 2012 Poverty Reduction Strategy. It represents a culmination of continuous dialogue, collaboration, and advocacy between residents, advocacy organizations, labour, non-profit and public sector organizations, as well as regional and municipal government representatives.

Since the Peel Poverty Reduction Committee was created in 2008, we have seen some important changes to legislation, policies and programs. Our collective is proud to have played an important role in achieving both local and provincial changes that are making a difference in the lives of Peel residents. As the second largest region in the Greater Toronto Area, Brampton, Caledon and Mississauga continue to be a diverse, growing and prosperous region to live in. However, for 12.8% of the population living in poverty, making ends meet is still a continuous struggle. Compounding this unacceptable challenge is the rise of precarious and unstable employment, changes in the types of jobs available, rise of low-income neighbourhoods, long wait lists for many services and, the high cost of housing, transportation and food, which are all contributing to the complex, changing nature of poverty. PPRC members join with others in saying this is not acceptable and therefore, we must continue to work together to mitigate the impact, reduce and ultimately eliminate poverty.

We know that poverty is more than income which is why the refreshed Peel Poverty Reduction Strategy focuses on three priority areas: Income Security, Economic Opportunity and Well-being and Social Inclusion. Any successful effort to reduce poverty must confront its complexities and acknowledge that poverty affects people differently. Our Strategy boldly frames the conversation and goals within the context of human rights and equity. But poverty also has economic consequences and impacts all of us. Our communities cannot achieve full prosperity if we do not support those most vulnerable and provide meaningful opportunities for all residents. Long-lasting change is possible and we encourage you to join us in these efforts.

We want to recognize and give a special thank you to all our partners for their sustained commitment to building a prosperous home for all Peel residents. Together, we will continue on this journey to build a strong, thriving and inclusive region for all Peel residents.

Sincerely,



Anita Stellinga

Anita Stellinga

Regional Executive, GTA Integration
United Way Greater Toronto



Sonia Pace

Sonia Pace

Director of Community Partnerships,
Human Services. Region of Peel



Region of Peel, Model Employer Program

The Region of Peel serves approximately 1.4 million residents in Brampton, Caledon, and Mississauga. The Region of Peel’s vision is that it is a Community for Life, with a mission that strives to create a healthy, safe and connected community. The Region of Peel provides backbone support to the Poverty Reduction Committee, which raises awareness, advocates, tracks poverty and keeps it on the region’s political, social, and economic radar. The Region of Peel currently hires some individuals on social assistance for six months, providing mentoring placement in full-time living wage jobs. This program helps some individuals ladder up to future employment and provide job search support to ensure candidates are successful. The program demonstrates how a regional government serves as a model to create equitable opportunities, sustainable economic growth and inclusive community wealth.

~ Best Practice in Peel

Executive Summary

“...Poverty is about income, but also about the inability for individuals and families to live independently, focus on wellness and be involved in community life.”

The Peel Poverty Reduction Strategy is a comprehensive multi-year plan to mitigate and reduce the impact of poverty on residents in Brampton, Caledon and Mississauga. The Strategy builds on the work of the first ever Peel Poverty Reduction Strategy, created in 2012 and focused on Economic Opportunities, Income Security, Affordable and Accessible Transportation, Food Security, and Affordable and Accessible Housing. As a result of the collective efforts, programs and initiatives such as the Affordable Transit Program, Peel Food Charter, Peel Community Benefits Network, and Peel Living Wage initiative were created.

Co-chaired by the United Way Greater Toronto and the Region of Peel, the Peel Poverty Reduction Committee (the Committee or PPRC) is a collaborative network that includes residents, people with lived experience, poverty reduction advocates, academia, regional and local government, non-profit organizations and public sector organizations working together to address poverty. The Committee believes that central to addressing poverty is an acknowledgement that core needs are human rights.

The refreshed 2018-2028 Poverty Reduction Strategy focuses intentionally on three priority areas, namely, Income Security, Economic Opportunity, and Well-being and Social Inclusion and includes goals, outcomes and strategic actions to be accomplished in the next 10 years. It also acknowledges the complex and multi-faceted nature of poverty, as evidenced by wait lists for affordable housing, the number of individuals and families using shelters and food banks or accessing subsidized programs as well as increasing precarious employment and income disparity. To achieve the strategic goals, the Committee will identify connections with other system plans, draw on the work of other stakeholders who address poverty in the community and partner with a diverse range of organizations and individuals to move this action plan forward. Finally, we will use a shared measurement approach for tracking and monitoring the progress.

Achievement of the Peel Poverty Reduction Strategy requires everyone working together to successfully make progress on the actions and outcomes outlined in the plan. Therefore, strategic actions and/or outcomes from the Strategy will be aligned with, and addressed at various sub-groups created within the organizational structure of the Committee.



.....
“I served, can I be served?”

~ Senior Peel resident

Poverty and Income Disparity in Peel

Peel region, comprised of Brampton, Caledon and Mississauga, is the second largest municipality in the Greater Toronto Area (GTA)¹. With a population of more than 1.4 million residents, Peel has grown into a prosperous economic and diverse region for most of its residents. However, underlying this rapid growth are signals that not all residents have been experiencing its benefits in the same way. According to the 2017 Opportunity Equation report, in 1980, low-income neighbourhoods made up only 2% of all neighbourhoods in Peel. As of 2015 over half (52%) of neighbourhoods are low-income. In other words, the gap between the rich and poor has grown. This is about income inequality. Income inequality increases when the poor gets poorer, the rich get richer, or the middle - income group declines in numbers or income. This was calculated from census data using census tract average individual income from all sources, before tax. This increase was primarily at the expense of middle income neighbourhoods, which dropped from 86% in 1980 to 43% in 2015².

Growth in income inequality in Peel also has significant impact on the social-economic well-being of those individuals and families experiencing it. Income has been described as an important social determinant of health³. Inequalities in income may lead to certain groups having more difficulty affording basic needs such as food and housing. Income inequality may also lead to individuals and families having limited access to support or different health-related behaviours, which make them likely to have poor health⁴.

“*Peel individuals and families experiencing poverty struggle because of limited access to income, support, and resources. Poverty is about income, but also about the inability for individuals and families to live independently, focus on wellness and be involved in community life.*”
 ~ Poverty Reduction Strategy 2012-2015

Poverty is a complex and multi-dimensional issue which has social and economic impacts, not just for those who experience it, but for all members in a community. Until recently, there was no official definition or measure of poverty in Canada. The Low-Income Measure (LIM) was used to help communities capture the potential number of people struggling to make ends meet. Poverty and low-income have often been used interchangeably and for the purposes of this report, this is the case. In 2018, the Government of Canada released its first ever National Poverty Reduction Strategy, OPPORTUNITY FOR ALL - CANADA'S FIRST POVERTY REDUCTION STRATEGY report which includes an official definition and measure of poverty. It defines poverty as “the condition of a person who is deprived of the resources, means, choices, and power necessary to acquire and maintain a basic level of living standard and to facilitate integration and participation in society”⁵. Canada’s official poverty line will reflect the combined cost of a basket of goods and services that meet the basic standard of living of individuals and families (Market Basket Measure).

¹ Region of Peel (2018) Community for Life; 2017 Annual Report to Our Community. *The Regional Municipality of Peel, Ontario, Canada. For the year ended December, 2017.* Retrieved: July, 2018 from: <http://www.peelregion.ca/strategicplan/2017-annual-report.pdf>

² Dinca-Panaitescu et al (2015). *Income Inequality, Income Polarization, and Poverty: How Are They Different? How Are they Measured?* United Way Toronto & York Region Neighbourhood Change Research Partnership, University of Toronto

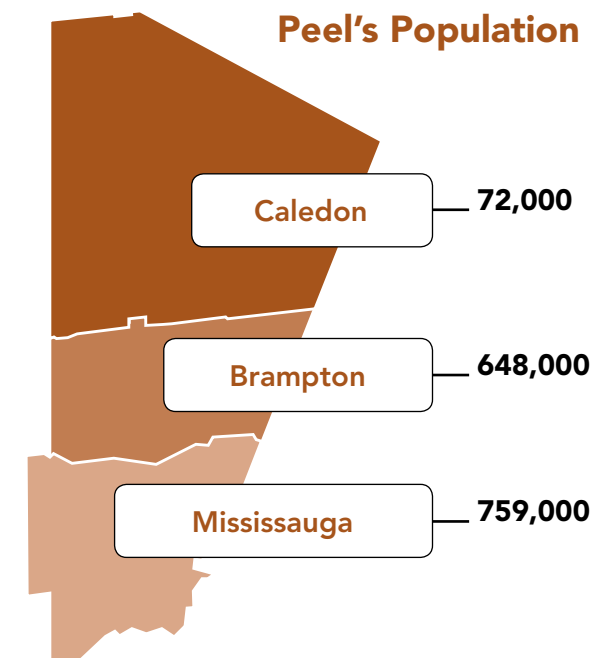
³ Mikkonen, J., & Raphael, D. (2010). *Social determinants of health: The Canadian facts.* Toronto: York. University School of Health Policy and Management

⁴ World Health Organization (2008). *Closing the gap in a generation: Health equity through action on the social determinants of health.* Retrieved: July, 2018 from: http://www.who.int/social_determinants/final_report/csdh_finalreport_2008.pdf

⁵ Employment and Social Development Canada (2018). *OPPORTUNITY FOR ALL CANADA'S FIRST POVERTY REDUCTION STRATEGY.* Retrieved: August, 2018 from: <https://www.canada.ca/en/employment-social-development/campaigns/poverty-reduction.html>

While the social and economic well-being of Peel residents depends on individual or family income, income is only one aspect of poverty. The rise of precarious and unstable employment, a rapidly increasing population, high cost of housing and food have all contributed to the complex, changing nature and definition of poverty in Peel. These changes have also had a greater impact on Peel’s fastest growing demographics, putting them at higher risk of experiencing poverty. These populations include but are not limited to racialized (visible minority) communities, recent immigrants, single parent families, unattached seniors, singles, persons with disabilities, and families with young children.

16% of racialized (visible minority) populations EXPERIENCE LOW INCOME IN PEEL Statistics Canada, 2016



Who We Are

The Peel Poverty Reduction Committee was created in 2008 following a local commitment to further the work that began with the Region of Peel's *2005 Strategic Review of Poverty in Peel*, and the 2008 announcement by the Province of Ontario that would develop a provincial poverty reduction strategy. After extensive consultations and discussions with community members, the Committee developed the Peel Poverty Reduction Strategy (PPRS) 2012-2015.

The Peel Poverty Reduction Committee is co-chaired by the United Way Greater Toronto and the Region of Peel. The Committee primarily consists of representation from community groups and organizations, regional and municipal governments, the education and health care systems and local residents. To achieve its goals and outcomes, the Committee engages and collaborates with its partners in order to make progress towards achieving its strategic actions. Over the course of the Strategy, the Committee developed strong relationships with partners across numerous sectors, including but not limited to:

- All levels of government
- Boards of Trade
- Community residents
- Community groups and organizations
- Education
- Food
- Health
- Housing
- Labour
- Justice
- Transportation



VISION

The Peel region is a livable community for all individuals and families

MISSION

To create a Peel community where everyone works together to build a poverty-free future

VALUES

People Centered

Individuals and families are at the centre of PPRC's work. We ensure that the voices of these people are heard and included in decisions that are made

Participatory

PPRC acknowledges that residents and private, public and non-profits sectors have a role to play; collaboratively, all stakeholders work to achieve positive sustainable results for the community

Inclusive

PPRC raises awareness about how poverty affects individuals and groups differently and advocates for policies that address systematic barriers, accessibility and inequities

Value Added

PPRC builds on the work and experiences of networks, collaboratives, organizations, and people with lived experience

Accountable

PPRC is accountable to the community to ensure that our efforts result in positive changes

Our Approach

The Committee uses a collective impact framework to work with community partners, create multi-sector partnerships and disrupt systems to reduce and mitigate poverty in Peel region. This model is also used by Cities Reducing Poverty, Tamarack Institute; a network of cities across Canada that are mutually committed to exploring the extent to which communities are substantially reducing poverty. Within that context, the Peel Poverty Reduction Committee has taken on many core roles, including:

Influencers

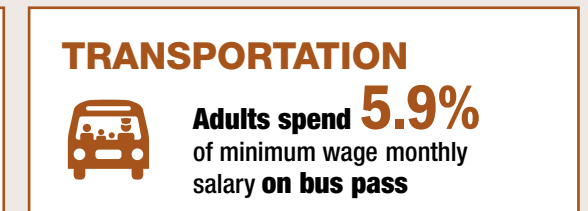
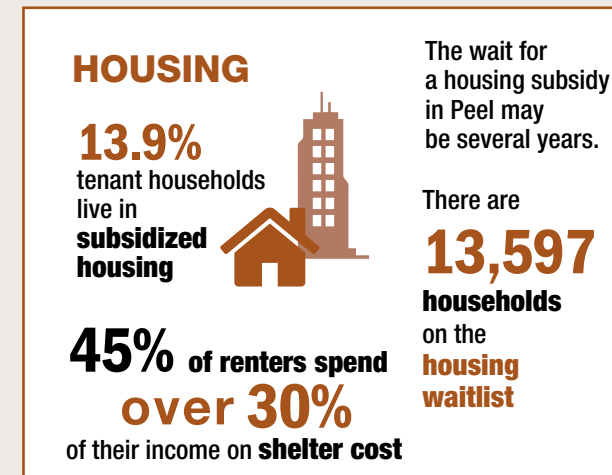
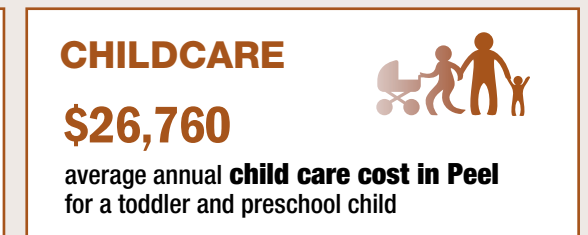
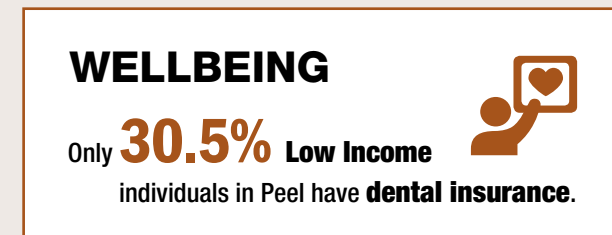
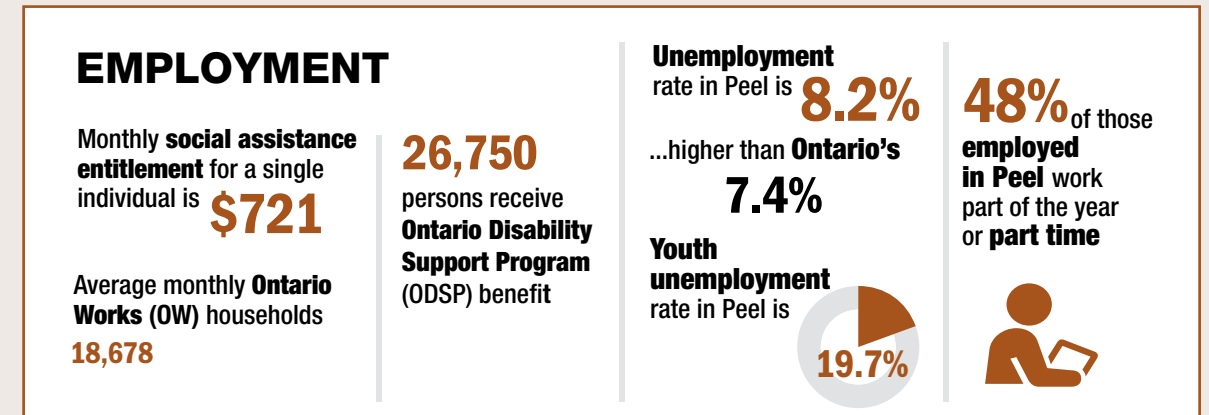
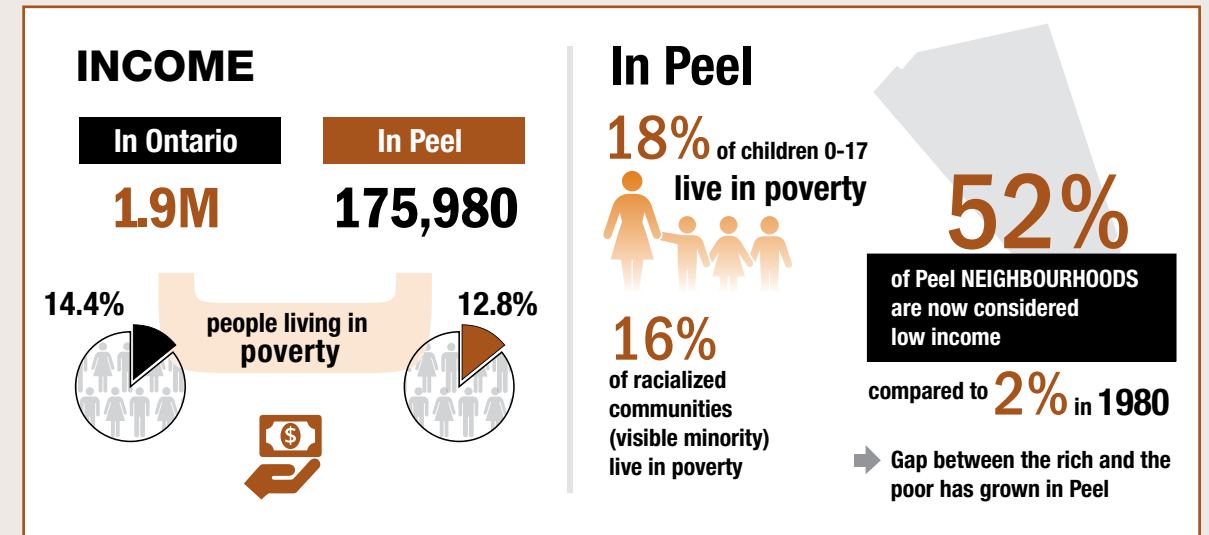
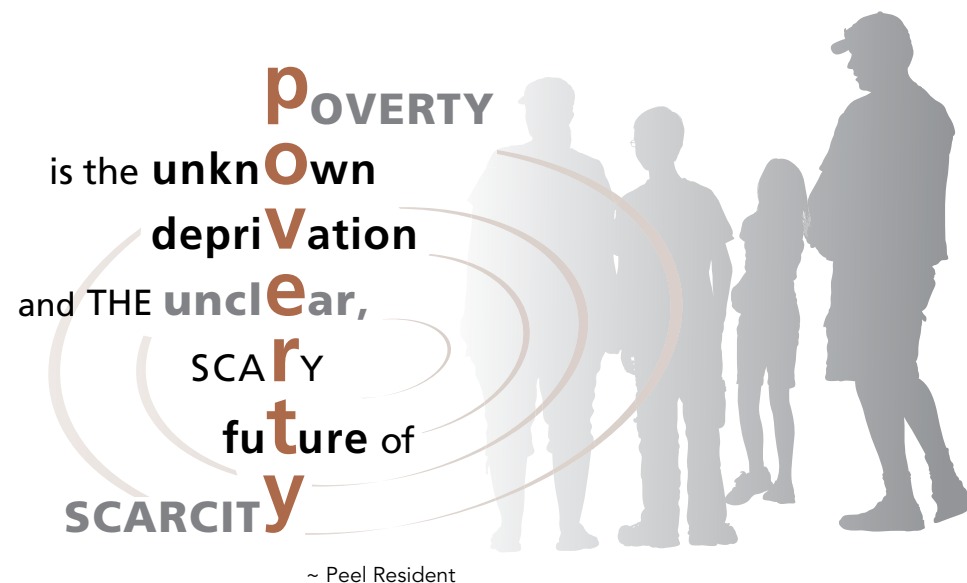
- Influencing system change and mobilizing efforts that address systemic barriers
- Building strategic partnerships with influential stakeholders across multiple sectors
- Mobilizing efforts that address systemic barriers

Advocators

- Advocating for policies and changes that lift people out of poverty and move people to well-being and prosperity
- Enabling groups and individuals to challenge the status quo in making progress against poverty

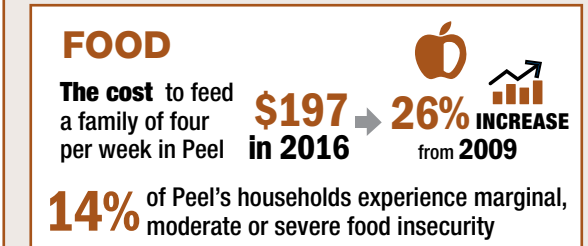
Innovators and Educators

- Ensuring people with lived experience of poverty play an important role advancing the Committee's work
- Encouraging innovative solutions to addressing poverty
- Building awareness that allows people to see their role in poverty reduction
- Measuring and reporting on community impact



Sources:

- City of Brampton, 2018
- Ministry of Community and Social Services, 2017
- Ontario Child Care Management System (OCCMS), October 2017
- Peel Access to Housing (PATH), 2017
- Peel Food Charter, 2017



- Peel Public Health. Oral Health in Peel: Key Findings about Risk Factors and Oral Health Outcomes, 2017
- Region of Peel, Human Services, 2017
- Social Assistance Management System (SAMS), March 2017
- Statistics Canada, Census of Canada 2016
- The Opportunity Equation in the Greater Toronto Area: An Update on Neighbourhood Income Inequality and Polarization, 2017

Highlights of the 2012 – 2015 Strategy

The Peel Poverty Reduction Strategy (PPRS) 2012-2015 was the first of its kind in Peel region. The community-driven strategy identified five areas that significantly impact people’s ability to get ahead; Economic Opportunities, Income Security, Affordable and Accessible Transportation, Food Security, and Affordable and Accessible Housing. It focused on creating awareness about poverty in Peel and advocating for investments that mitigate and reduce the number of people experiencing poverty in Peel. The following are some accomplishments of the previous strategy:



Affordable Transit Pilot

During consultations, residents expressed concern about the increasing cost of bus fare and the difficulty in getting to and from important appointments such as job interviews and medical appointments. The Committee advocated for and supported the Affordable Transit Pilot for 250 people receiving social assistance. The pilot, sponsored by the Region of Peel and MiWay (Mississauga) Transit, ran from September 2014 to December 2015. A phase two pilot was expanded to include 1,300 eligible low-income Mississauga residents in 2016. Based on the phase two evaluation results, \$3.39 was generated for every \$1 invested

in the Affordable Transit Pilot. Evaluation results showed that having affordable access to transportation can have a positive effect on social determinants of health and allow residents to more fully participate in the community. The results showed participants had improved access to employment, educational, food, recreational and medical services, as well as increase in monthly savings. In 2018, the program became permanent in Brampton and Mississauga; eligible applicants now receive 50% off their local monthly transit pass.

Peel Food Charter

Currently, food insecurity is a pressing problem in Peel with 14% of households experiencing marginal, moderate or severe food insecurity. Between 2009 and 2016 the cost to feed a family of four per week in Peel increased from \$156.15 to \$197.13. In response, the Peel Poverty Reduction Committee launched the Peel Food Charter, developed with input from over 800 individuals and organizations to create a clear vision for food security in our community. The Peel Food Charter articulates that food security exists when all people, at all times of their lives have physical, social and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life. The Food Charter identifies 12 goals under the following six themes:

- Agriculture and Economy
- Community Engagement and Decision Making
- Education and Awareness
- Empowerment and Sustainability
- Equity and Justice
- Health and Well-being



The Peel Food Charter will be used to inform the work of the emerging Peel Food Action Council.

Community Benefits Agreement

In 2014, the Peel Poverty Reduction Committee identified Community Benefit Agreements (CBA) as a framework to advance economic opportunities in Peel. This community-based initiative is designed to create employment, training opportunities and other benefits for community residents through the procurement process for large public sector projects. In 2017, the Committee formed the Peel Community Benefits Network and recently signed a community benefits framework agreement with Metrolinx for the Hurontario Light Rail Transit (HuLRT). The construction of the HuLRT is set to commence in 2019.

Living Wage Initiative

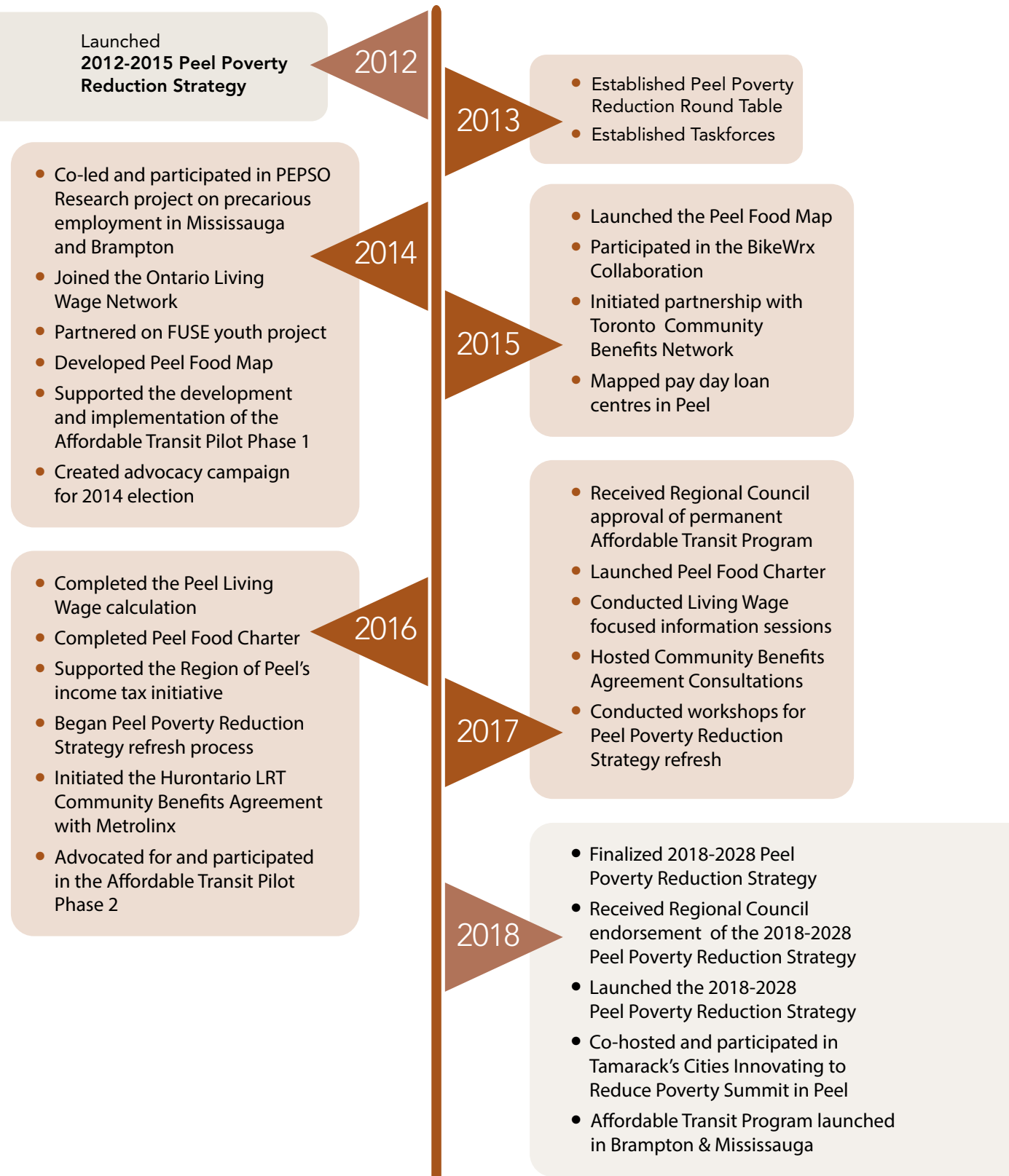
The Living Wage initiative began in 2014. Unlike a minimum wage, a Living Wage reflects the true cost of living in a specific city, town or region and takes into account wages, annual expenses, and income from government transfers and taxes. The Living Wage is one tool to alleviate poverty and get families out of severe financial stress by providing basic economic security. As of 2018, the hourly living wage calculation in Peel is \$16.69. This is based on a family of four people, including two adults working full-time and two young children below the ages of seven. A launch of the campaign will occur following the launch of the 2018-2028 Poverty Reduction Strategy. This includes identifying and engaging employers who pay their employees a living wage. PPRC is a member of the Ontario Living Wage Network.



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 “Poverty is a political decision”

~ John ISH Ishmael

Peel Poverty Reduction Committee Timeline



Tough Times

Tough Times is the only social justice newspaper in Peel. It seeks to be informative and constructive about issues affecting people trapped in poverty. Circulating 10,000 copies six times a year in Peel region, its target audience is people who are homeless, using soup kitchens, food banks, families who are struggling, plus individuals and organizations who try to help them, faith groups, labour unions, politicians, service clubs, business, and the general public. Tough Times is financed by selling advertising. Most staff members volunteer. Tough Times is available in public libraries and in public buildings throughout Peel. Past issues can be found at <http://toughtimestabloid.wordpress.com>

~ Best Practice in Peel

2018-2028 Poverty Reduction Strategy

Selecting Priority Areas

Although policy strides were made between 2012 and 2018, many of the issues which were identified in the 2012-2015 Strategy still exist. Given the changing nature of work and demographics in Peel, a range of approaches were used to inform the refreshed Strategy. This included an extensive jurisdictional scan; review of several research reports^{6,7,8,9} and consultation reports on a range of related issues such as social assistance and housing; assessing the impact of the previous priority areas; and facilitated workshops with key stakeholders and residents, including those with lived experience, to develop outcomes and approaches.

The process of refreshing the Strategy underscored the importance of understanding the root causes of poverty and acknowledges that solutions must also address systemic barriers that may be contributing to higher rates of low-income in Peel. As such, the Committee became more intentional about selecting priority areas and determined that the duration of the Strategy should be 10 years in order to successfully accomplish outcomes and strategic actions identified.

The Committee believes that central to addressing poverty is an acknowledgement that core needs are human rights as articulated in the following statement created by the Committee during the process of refreshing the Strategy:

“ Access to safe, affordable, and accessible housing; access to affordable and accessible transportation; access to sufficient, affordable, and nutritious food; access to quality health care; and education are basic human rights. We acknowledge that systemic barriers and discrimination can cause marginalized, racialized, immigrant, and newcomer communities to be disproportionately affected by poverty. We must work together as a community to eliminate poverty in Peel. ”

~ Peel Poverty Reduction Committee



⁶United United Way Toronto & York Region (2017). The Opportunity Equation in the Greater Toronto Area: An Update on neighbourhood income inequality and polarization. Retrieved: November, 2017 from: http://www.unitedwaypeel.org/reports/Opportunity_Equation_Update-sm.pdf

⁷Government of Canada (2016). Towards a Poverty Reduction Strategy- A Backgrounder on Poverty in Canada. Retrieved: July, 2018 from: <https://www.canada.ca/en/employment-social-development/programs/poverty-reduction/backgrounder.html>

⁸Government of Ontario (2017). Basic Income Consultation- What We Heard. Retrieved: November 2017 from: <https://www.ontario.ca/basicincome>

⁹Government of Ontario (2018). Realizing Our Potential: Ontario's Poverty Reduction Strategy (2014-2019). Retrieved: July 2018 from: <https://www.ontario.ca/page/realizing-our-potential-ontarios-poverty-reduction-strategy-2014-2019-all>

2018-2028 Strategy Priority Areas and Goals

The refreshed 2018-2028 Poverty Reduction Strategy intentionally focuses on three priority areas, they are Income Security, Economic Opportunity and Well-being and Social Inclusion. The Strategy also includes goals, outcomes and strategic actions to be accomplished and tracked over 10 years. The Committee will identify key indicators associated with the Strategy and intentionally monitor the successes within each priority area. These population-level measures are intended to assist the Committee in gauging and reporting on the socio-economic health of the region. The indicators will be tracked over time and reported regularly.

Income Security



Equitable and inclusive access to income that results in adequate income security for Peel residents.

Economic Opportunity



- a) Stable, non-precarious employment opportunities and
- b) Reduced systemic barriers including inequitable access to stable non-precarious employment and high-quality education for marginalized and equity seeking groups.

Well-being and Social Inclusion



Equitable and inclusive access to essential supports and services that meet the needs of Peel residents and their human rights.



“The amount of money provided on social assistance has to increase to reflect basic housing needs”

~ Peel Poverty Reduction Committee Member

Priority Area #1: Income Security

Income security increases the ability of individuals and families to thrive and contribute to the social and economic well-being of the community. Income security includes broad safety net programs delivered by federal, provincial or municipal governments to address low-income and related needs. It includes access to programs including Employment Insurance, Child Tax Benefit, Canada Pension Plan, Savings, Workplace Safety related benefits, and Veterans programs.



Goal Equitable and inclusive access to income that results in adequate income security for Peel residents



Fatima is a single parent; new to Canada, and in need of income support. She has two young children; one of her children lives with a physical disability. She finds being on social assistance challenging, and difficult to navigate the social system for programs that will assist her and her family in getting out of their current situation.

~ Case scenario

.....
“Subsidies from one program add to income and disqualify people for another program”

~ Poverty Reduction Committee Member

	Short Term (1-3 Years)	Intermediate Term (4-7 Years)	Long Term (8-10 Years)
Desired Change (Outcomes)	<ul style="list-style-type: none"> Increased awareness about tax programs or benefits available to residents experiencing income inequality Increased access to income supports available to residents experiencing income inequality Increased awareness about the impact of income inequality among stakeholders 	<ul style="list-style-type: none"> Improved affordable banking options for low-income individuals and families such as short term loans, credit and bank accounts that offer reduced interest rates and increased savings programs Increased use of payday loan map (tool) by stakeholders to inform income based program planning and development 	<ul style="list-style-type: none"> Decreased percentage of people below poverty line due to access to income programs such as tax and social assistance benefits Greater advocacy that eliminate barriers to increased savings and participation in government programs such as Registered Education Savings Plans (RESPs) and subsidy programs
Strategic Actions	<ul style="list-style-type: none"> Partner with stakeholders to pilot financial literacy initiatives Mobilize community partners to influence and advocate for the elimination of barriers to increased savings and participation in government programs such as RESPs and subsidy programs Organize speaker series and information sessions about income inequality Advocate for Peel’s area municipalities to implement stricter regulations on pay day loan lenders 	<ul style="list-style-type: none"> Partner with financial institutions to create affordable and accessible banking options including short term loans, credit and bank accounts that offer reduced interest rates and increased subsidized programs for low income families Promote the use of the pay day loan map to inform income security programs and initiatives among stakeholders 	<ul style="list-style-type: none"> Advocate for the expansion of policies that increase access to income programs for residents, including basic guaranteed income and access to subsidized programs Leverage provincial and federal income security strategies to empower residents experiencing poverty to achieve economic and social inclusion

Priority Area #2: Economic Opportunity

Economic opportunity is access to stable employment and entrepreneurial opportunities for all Peel residents. Economic opportunity is not only about job creation, but also about the impact of the changing nature of the labour market, the impact of technology and climate change on current and future jobs.



- Goals**
- Stable, non-precarious employment opportunities
 - Reduced systemic barriers, including inequitable access to stable non-precarious employment and good quality education for marginalized and equity seeking groups



Matthew is a racialized youth in grade 12, trying to find a summer job but does not have much work experience. He is worried about not being able to help his family. His dad works two part-time jobs after losing his full-time position to automation. His mom stays at home caring for his younger sister. Matthew would like to attend college next year but is concerned about his grades and the cost of tuition.

~ Case scenario

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“Employers do not listen to what skills people have... to help them develop their skills when they do not fit neatly in a box”

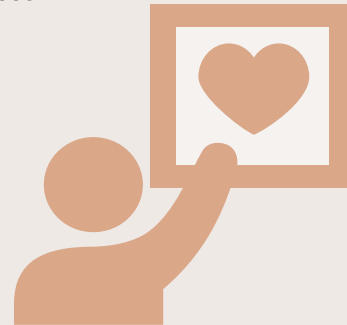
~ Social Assistance Review Participant

	Short Term (1-3 Years)	Intermediate Term (4-7 Years)	Long Term (8-10 Years)
Desired Change (Outcomes)	<ul style="list-style-type: none"> • Increased presence of Community Benefits Agreements (CBA) tied to economic opportunities for marginalized and equity seeking groups in Peel • Increased number of Living Wage employers 	<ul style="list-style-type: none"> • Greater advocacy to decrease systemic barriers to stable non-precarious employment for marginalized and equity seeking groups • Improved education and integrated community-based programs that increase the level of achievement and success for marginalized students • Increased understanding of the impact of the changing labour market on Peel's work force 	<ul style="list-style-type: none"> • Increased entrepreneurial, micro-lending and social enterprise opportunities • Increased education and training opportunities that create a pathway for successful employment in the future
Strategic Actions	<ul style="list-style-type: none"> • Lead the creation of the Peel Community Benefits Network for publicly funded capital projects • Partner with stakeholders to implement CBA with targets and outcomes for marginalized and equity seeking groups • Create a Living Wage campaign that promotes living wage and recognize Living Wage employers • Partner with anchor institutions to promote the purchase and procurement of food that are locally grown and produced, as well as goods and services 	<ul style="list-style-type: none"> • Partner with Peel district school boards to develop and implement school and community based programs that increase the level of achievement and success for students of marginalized and equity seeking background • Partner with stakeholders to promote, develop and implement equity and inclusion tools that ensures employment practices are fair and free of prejudice for marginalized and equity seeking groups 	<ul style="list-style-type: none"> • Advocate for good public and private sector jobs • Partner with stakeholders to pilot micro lending or social enterprise opportunities • Partner with stakeholders to apply poverty reduction lens to the education system that create a successful pathway to future good jobs for students • Mobilize anchor institutions to apply poverty reduction lens in their organizations' hiring processes

Priority Area #3: Well-being and Social Inclusion

Poor mental and physical health prevents residents from fully participating in activities at home, work, school and community life. Social inclusion and access to equitable and inclusive supports and services increase well-being for individuals, families, and communities. Essential supports and services are required to create well-being and social inclusion including:

- Safe, affordable and accessible housing
- Safe, affordable and flexible childcare
- Affordable, accessible and connected transportation
- Physical, social and economic access to sufficient, safe, and nutritious food
- Integrated programs, services and supports that meet the needs of Peel residents



.....

“Unfortunately, because of the inability to find stable jobs, there are an increasing number of people in the area relying on OW. Thanks to OW for making people out there still survive”

~ PEPSO Participant

Goal Equitable and inclusive access to essential supports and services that meet the needs of Peel residents and their human rights



Jeff and Maria, along with their two young kids, live in a low-income neighbourhood in Peel. Both have minimum-wage jobs and are struggling to pay for housing, food and public transportation. Due to Maria’s medical condition they are on a wait list for accessible housing. Maria and Jeff are frustrated at the lack of programs to assist them to get ahead.

~ Case scenario

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“I am a tough, strong woman, but some days I have reached my limit, and somewhere through my son, I get the strength to keep on trying to get out of here and give him a better life, and I will never stop till I get there, but for most, it’s too late, their self-esteem has been shattered and for some irreparable”

~ Anonymous

	Short Term (1-3 Years)	Intermediate Term (4-7 Years)	Long Term (8-10 Years)
Desired Change (Outcomes)	<ul style="list-style-type: none"> • Increased partnerships with housing stakeholders to remove barriers that prevent people from accessing and moving from the emergency shelter system to stable, affordable and accessible housing • Increased awareness about new transit initiatives such as Light Rail Transit (LRT) and Affordable Transit Program (ATP) • Increased awareness of and access to food programs 	<ul style="list-style-type: none"> • Improved regulations on inclusionary zoning • Improved access to integrated social, health and housing programs and services that enable residents to move out of poverty • Increased innovative, affordable and flexible child care programs for parents who are precariously employed or in training • Increased awareness among consumers and institutions about opportunities to buy locally produced food 	<ul style="list-style-type: none"> • Increased use of poverty reduction tools to ensure housing, childcare and other service providers eliminate accessibility and affordability barriers • Increased partnership with stakeholders to create awareness that ensures that transit systems are accessible, affordable and publicly funded • Increased understanding of social issues among Peel residents • Increased mobilization of residents to advocate for themselves

	Short Term (1-3 Years)	Intermediate Term (4-7 Years)	Long Term (8-10 Years)
Strategic Actions	<ul style="list-style-type: none"> Partner with housing systems, such as Peel Housing and Homelessness Plan (PHHP) and Peel Alliance to End Homelessness (PAEH) to address homelessness Advocate for increased use of inclusionary zoning regulations Partner with stakeholders to develop and implement tools that ensure housing, childcare and other providers eliminate accessibility and affordability barriers Partner with stakeholders and advocate for more accessible, seamless transit systems region wide Work with stakeholders to ensure that residents are aware of the impact of private/public partnerships for new transit initiatives such as the LRT Promote Peel Food Map to ensure access and use by residents and the food sector 	<ul style="list-style-type: none"> Partner with child care systems and service providers to pilot an innovative, affordable and flexible childcare program Partner with stakeholders and advocate for ongoing consistent investment in transit to ensure transit systems remain publicly funded Advocate for policies that support Peel's agriculture and food businesses Explore social capital and community engagement models that build community resilience, belonging and connection Advocate for support and promote integrated access that includes social and healthcare programs such as community hubs, pharma care, and dental care 	<ul style="list-style-type: none"> Partner with housing stakeholders to identify and eliminate barriers that prevent people moving from the emergency shelter system to affordable stable housing Partner with childcare stakeholders to identify and eliminate barriers that prevent people from accessing affordable and flexible child care programs

Enabling Strategic Actions

Over the next 10 years the Committee is committed to:

- Creating a link between poverty and social determinants of health that address poverty stigmas
- Conducting research and analysis on income inequality in Peel
- Conducting research and analysis that results in the creation of a neighbourhood action strategy on income disparities
- Utilizing research on technology changes, its impact on the labour market to inform, and create an action strategy to address technology advancement
- Developing a communication reporting tool such as a dashboard that informs the community and stakeholders about poverty reduction progress in Peel

Shared Measurement Approach

In recognition of the collective impact framework that guides this work, and to align the efforts of PPRC, a shared measurement approach will be developed to track the progress of PPRS goals. This work will be carried out through a Research, Policy and Evaluation workgroup. Below are examples of possible measures that the Committee will monitor and report on.

Income Security

- Average time (months) spent in receipt of Ontario Works
- Prevalence of low income
- Prevalence of children 0-17 in low income
- Percentage of neighbourhoods considered low income
- Percentage of visible minority or racialized groups living in poverty

Economic Opportunity

- Unemployment rate
- Youth unemployment rate
- Percentage of those employed who work part of the year or part-time
- Low educational attainment
- Post secondary education

Well-Being and Social Inclusion

- Average wait time for subsidized housing
- Household shelter costs
- Homelessness Point-in-Time Count & Registry
- Supportive housing waitlist
- Shelter visit
- Average annual child care cost
- Foodbank visit
- Food security index source or cost to feed a family of four in Peel
- Percentage of salary spent on monthly bus pass
- Percentage of low income families with dental insurance



WellFort Community Health Services

WellFort Community Health Services is a value-based community health organization in Peel region that is funded to provide free services, including, primary health care, support and treatment for HIV and Hep C, oral healthcare, diabetes education and community development services, to individuals and families who traditionally face barriers in accessing health care. WellFort is committed to providing inclusive, accessible and sustainable care to its priority populations. During the 2018 Ontario Provincial election it held a non-partisan democratic engagement Vote PopUp event. The Vote PopUp aimed to increase democratic engagement by providing a safe space for people, regardless of their immigration status, to engage with the democratic process, to consider what's most important to them in the elections, and to experience the voting process through simulated voting stations. As a result, newcomers to Canada (first-time voters) and infrequent voters engaged in the process, and were motivated to participate in coming and future elections as their civic duty. Those familiar with the election process were not left out; it was an opportunity to reaffirm their commitment to engage in democracy.

~ Best Practice in Peel

Alignment of Peel Poverty Reduction Strategy to Other Strategies

Peel Poverty Reduction Strategy provides a holistic approach to addressing the complexity of poverty in Peel, and cuts across several local strategies. The Committee works in alignment with other system plans to address poverty. Given the complexity of poverty, the Committee draws on the work of other stakeholders who are addressing poverty in the community, as well as partner with stakeholders to move its action plan forward.

Child Care and Early Years Programs and Services Plan

The Region of Peel will finalize and submit its Early Years and Child Care Program and Services System Plan in 2019. This plan will provide a clear roadmap of priorities for the early years and child care system that is informed by children, parents and caregivers, service providers, and community partners. This plan will reflect the Region's commitment to support the ability of accessible, affordable, high-quality and responsive Early Years and Child Care programs and services for children and their families in Peel.

Peel Housing and Homelessness Plan

The Peel Housing and Homelessness Plan (PHHP) was created in 2013 in response to the need for emergency, transitional, and affordable housing in Peel¹⁰. The PHHP was refreshed in 2018 and the PHHP: 2018-2028 strategies include:

- Transforming the delivery of programs through the creation of a new service model to prevent homelessness, divert people from shelters and match people with the right services
- Increase capacity for affordable housing development and reduce cost of development
- Encourage the market to produce purpose-built rental and affordable home ownership through a modest program of tools and incentives
- Maintain existing social and affordable housing stock and leverage existing private stock to create more and varied affordable housing options
- Expand the supply of supportive housing and support provided to existing tenants

Peel Alliance to End Homelessness

Peel Alliance to End Homelessness is a collaborative effort from agencies across Peel region working together to end homelessness in our communities¹¹. Its mission is to "work collaboratively to improve the coordination of the homelessness system of care in Peel region by implementing a care approach particularly for those experiencing chronic homelessness" through:

- Common Assessment - system coordination and the collection of real-time homelessness data
- Enumeration - Point-in Time (PiT) count to track progress towards ending homelessness
- Coordinated Access - Support system integration by introducing a system of care (integrated system response) for homelessness services
- Advocacy - Advocate for housing policy changes, increased accountability, planning integration and local best practices

¹⁰Regional Council Report (2018). Peel Housing and Homelessness: Needs Assessment, Targets and Revised Plan

¹¹Peel Alliance to End Homelessness (2018). Retrieved: April, 2018 from: <http://www.20khomespeel.ca/>

Peel Youth Charter: Peel Region Youth Violence Prevention

Peel Region Youth Violence Prevention collaborates with other agencies in Peel to reduce and prevent youth violence. The Peel Youth Charter is the foundation for a safe and supportive environment for all youth in the region. It demonstrates the commitment of all individuals and organizations in the region that sign it and hang it on their walls to ensure the safety, health, education and future employment of all youth in Peel¹².

Diversity Charter

The Diversity Charter aims to foster inclusiveness and equity in Peel region. It was developed with the vision that everyone who lives, works and plays in Peel region can participate in and engage with their communities in meaningful ways. Its goal is to promote social justice at all levels; from our political institutions to our health and education systems, from our businesses to our service delivery mechanisms and our communities¹³. The Committee supports and has signed this document.

Region of Peel Strategic Plan 2015-2035

The Region of Peel's Strategic Plan is a 20-year plan, launched in 2015 to create a community for life for the residents of Peel, while working with the community to create a healthy, safe, and connected community. The plan's focus is on improving in the areas of: *Living - people's lives are improved in their time of need; Thriving - communities are integrated, safe and complete; and Leading - government is future-oriented and accountable*¹⁴.



United Way Greater Toronto

United Way Greater Toronto (UWGT) is a charity dedicated to fighting local poverty in all its forms, working with communities in Peel, Toronto and York Region. Together with its partners, UWGT creates opportunities for a better life for everyone across its region. As the largest non-governmental funder of social services in the region, United Way Greater Toronto mobilizes people and resources to support a network of agencies that help people when and where they need it most¹⁵.

Health Equity Strategy

Health equity is an important pillar of public health practice in Ontario and this is emphasized in the new Ontario Public Health Standards, which came into effect on January 1, 2018. Recognizing that opportunities for health starts long before people need health care, the Region of Peel-Public Health is working in partnership with others to improve the health and well-being of Peel residents.



¹²Peel Youth Violence Prevention (2007) Peel Youth Charter. Retrieved: April, 2018 from: <http://www.voice4peelyouth.ca/charter/Charter.pdf>

¹³Regional Diversity Roundtable (2018). Diversity and Inclusion Charter of Peel. Retrieved: April, 2018 from: http://dicharter.rdrpeel.org/wp-content/uploads/2016/01/DI_Charter_English.pdf

¹⁴Region of Peel (2015) Imagine Peel: Strategic Plan 2015-2035. Retrieved: April, 2018 from: http://pathways.peelregion.ca/images/corporate_services/Corporate%20Strategy%20Office/2015-2035_Strategic_Plan_Summary_-_Flat_for_web.pdf

¹⁵United Way Greater Toronto (2018). Retrieved: April, 2018 from: <https://www.unitedwaygt.org/what-we-do>

How We Will Work Together

Peel Poverty Reduction Committee continues to play an important role in raising awareness about poverty in Peel among stakeholders and residents. PPRC supports strategies that address poverty and advocates to all levels of government for investments in programs and services that mitigate the impact of poverty on families and individuals.

The 2018-2028 Peel Poverty Reduction Strategy will be guided by the Collective Impact model, an approach used to address complex change such as poverty reduction. The Collective Impact framework contains five conditions including the development of a common agenda, using shared measurement to understand progress, building on mutually reinforcing activities' engaging in continuous communications and providing a backbone to move the work forward .

Although this multi-stakeholder Committee is co-chaired by the United Way Greater Toronto and the Region of Peel, it takes all members, including various sectors and collaborative networks, municipal staff and elected officials, people with lived experience and poverty advocates working together, to successfully achieve the actions and outcomes outlined in the Strategy. The strategic actions and/or outcomes in the 2018-2028 Poverty Reduction Strategy will be aligned to the various tables in the organizational structure, including but not limited to:

Steering Committee

The Steering Committee will provide oversight of the entire Strategy. Representation includes key sector leaders, as well as leads from other tables such as the lived experience, systems and implementation taskforce tables.

Implementation Taskforces

The Taskforces will design and implement the Strategy's action plans. The three taskforces will represent the three priority areas.

Lived Experience Roundtable

The Lived Experience roundtable will support the goals of the Committee and implementation of strategic actions. They will promote and expand awareness of the issues, serve as champions for the Committee, and provide ongoing feedback on issues facing people with lived experience.

Systems Roundtable

The Systems Roundtable will identify opportunities for collaboration between sectors, support the Committee and support implementation of strategic actions.

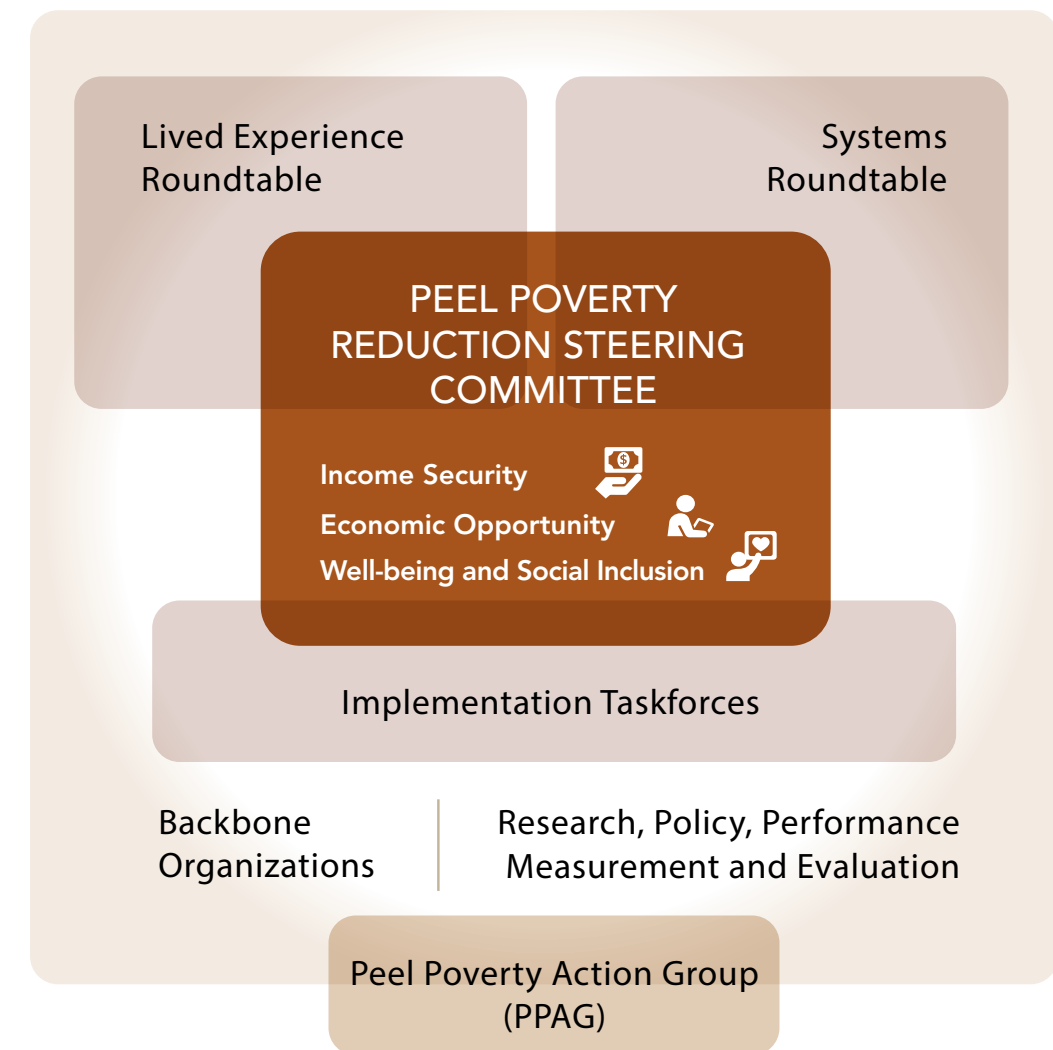
Backbone Organizations

The Backbone Organizations will ensure the Committee is sustainable, increases its capacity, and achieves its goals. The United Way Greater Toronto and the Region of Peel currently provide backbone support for the Strategy.

Research, Policy, Performance Measurement and Evaluation

The Committee recognizes the importance of evidence-informed decisions and access to quality research and data to support its work. The Committee will engage stakeholders as needed to develop and/or expand Peel specific research on poverty, analyze and monitor relevant population and performance data, and evaluate strategic actions.

Peel Poverty Reduction Committee Governance



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“For the sake of those experiencing poverty, and for the community as a whole, we must therefore diligently work together to eradicate it”

~ Darcy M

Summary

The Peel Poverty Reduction Committee will continue to work with community partners and residents to make Peel region a livable community that is free of poverty for all residents and families. The Committee achieves these goals by being people-centred, inclusive, accountable and not duplicating efforts. The Committee effects change through a collective approach by forming partnerships across sectors, influencing change at all levels, advocating for policies that lift people out of poverty, building awareness, mobilizing the community, encouraging innovative solutions, and challenging the status quo.

Poverty is multi-faceted and complex and it affects specific populations differently. Compounding the challenges are systemic barriers and discrimination, shrinking middle class neighbourhoods, increased precarious and unstable employment, as well as significant disruptions in the labour market as a result of advancements in technology and climate change. Beyond some of the accomplishments and strides the Committee has made with the Affordable Transit Program, Peel Food Charter, Community Benefits Agreements, and Living Wage, the Committee is committed to continuous progress against reducing poverty over the next 10 years.

The Committee believes that core needs such as access to housing, transportation, nutritious food, health care and education are basic human rights. As such, a human rights lens will be a cornerstone of the 2018-2028 Poverty Reduction Strategy, focused on Well-being and Social Inclusion, Income Security, and Economic Opportunity.

In order to make positive strides and progress in all priority areas, outcomes and strategic actions, the Committee sends everyone one message:

“We must work together as a community to eliminate poverty in Peel.”



Glossary

Anchor Institution: Enterprises such as universities and hospitals that are rooted in their local communities by mission, invested capital, or relationships to customers, employees, and vendors¹⁷.

Adequate Income: Reflects belief about the amount of resources needed to achieve a particular standard of living¹⁸.

Food Security: When people have access to sufficient, safe, nutritious and culturally appropriate food that meets their dietary needs¹⁹.

Health equity: Means that all people can reach their full health potential and should not be disadvantaged from attaining it because of their race, ethnicity, religion, gender, age, social class, socioeconomic status or other socially determined circumstance²⁰.

Immigrant: refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Immigrants who have obtained Canadian citizenship by naturalization are included in this group²¹.

Income Security: Adequate income reflects belief about the amount of resources needed to achieve a particular standard of living²².

Micro lending: The program supports low-income individuals and families who are seeking to start their own business by providing financial literacy training, entrepreneurial mentoring and skills development and life skills support²³.

Precarious Employment: is a broad term defining employment/remuneration that is uncertain, low-income, and has limited social benefits and statutory entitlements. In some cases it is used synonymously with non-standard employment, but in others it refers to work that has an element of contingency²⁴.

Racialized: The process by which societies construct races as real, different and unequal in ways that matter to economic, political and social life²⁵.

Social Determinants of Health: Complex set of factors that influence or determine the level of health of populations. They include income and social status; social support networks; education and literacy; employment/working conditions; social environments; physical environments; personal health practices and coping skills; healthy child development; gender; and culture; biological and genetic endowment; and health services²⁶.

Social enterprises: Enterprises that use business strategies to achieve a social or environmental impact. While generating revenue they also expressly intend to create positive outcomes, and measure their results accordingly²⁷.

Social Inclusion: Based on notions of belonging, acceptance and recognition and entails the realization of full and equal participation in economic, social, cultural and political institutions. It is about recognizing and valuing diversity; it is about engendering feelings of belonging by increasing social equality and the participation of diverse and disadvantaged populations²⁸.

Systemic barriers restrict or limit access to resources or opportunities such as employment, education, health social services etc. Systems should be created so that they do not create systemic barriers this includes physical, organizational culture or policies, practices, and decision making process²⁹.

Visible Minority (racialized): refers to whether a person belongs to a visible minority group as defined by the *Employment Equity Act* and, if so, the visible minority group to which the person belongs. The *Employment Equity Act* defines visible minorities as “persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour”. The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Latin American, Arab, Southeast Asian, West Asian, Korean and Japanese³⁰.

¹⁷United Community-Wealth.Org (2018). Overview: Anchor Institutions. Retrieved: July, 2018 from: <https://community-wealth.org/strategies/panel/anchors/index.html>

¹⁸Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

¹⁹Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

²⁰National Collaborating Centre for Determinants of Health. (2013). Let's talk: health equity. Antigonish, NS: National Collaborating Centre for Determinants of Health, St. Francis Xavier University; 2013. Retrieved : August 2018 from: http://www.euro.who.int/__data/assets/pdf_file/0010/74737/E89383.pdf

²¹Statistics Canada (2018) Dictionary, Census of Population, 2016: Immigrant. Retrieved: July, 2018 from: <http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop221-eng.cfm>

²²Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

²³Ministry of Children, Community and Social Services (2018). Microlending for Women in Ontario Program. Retrieved: August 2018: <http://www.women.gov.on.ca/owd/english/economic/entrepreneurs.shtml>

²⁴Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

²⁵Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

²⁶Government of Canada (2018). What makes Canadian Healthy or Unhealthy? Retrieved: July, 2018 from: <https://www.canada.ca/en/public-health/services/health-promotion/population-health/what-determines-health/what-makes-canadians-healthy-unhealthy.html>

²⁷Government of Ontario (2017) Amplifying the impact of Ontario's social enterprise community: An Action Plan towards a Common approach to impact measurement. Retrieved: July, 2018 from: https://carleton.ca/3ci/wp-content/uploads/IMTF_Final-Action-Plan_-April-13-2017_Accessible.pdf

²⁸Government of Ontario (2018). Income Security: Roadmap for Change. Retrieved: July, 2018 from: <https://www.ontario.ca/page/income-security-roadmap-change>

²⁹Ontario Human Rights Commission (2018). Policy primer: Guide to developing human rights policies and procedures. Retrieved: July 2018: <http://www.ohrc.on.ca/en/policy-primer-guide-developing-human-rights-policies-and-procedures/4-preventing-reviewing-and-removing-barriers>

³⁰Statistics Canada (2018) Dictionary, Census of Population, 2016: Visible Minority. Retrieved: July, 2018 from: <http://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop127-eng.cfm>

Acknowledgments

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Peel Poverty Reduction Refresh Advisory Group

- Adaoma Patterson
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- Anita Stellinga
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- Richard Antonio
- Sean Keddy
- Shannon Ciarallo
- Sonia Pace
- Stephanie Stuart
- Susan Palijan
- Various contributors

Members and Supporters of Peel Poverty Reduction Committee

- ACORN Peel
- Bramalea Community Health Centre
- Building up our Neighborhood
- Boys & Girls Club of Peel
- Caledon Community Services
- Canadian Mental Health Association
- Catholic Family Services of Peel
- City of Brampton
- City of Mississauga
- Community Environment Alliance
- Community Foundation of Mississauga
- Councillor Medeiros
- Diocese of Toronto (Anglican)
- Dufferin-Peel Catholic District School Board
- EcoSource
- Eden Community Food Bank
- Erin Mills Youth Centre
- Family Services of Peel
- Food Secure Communities
- Good Food Brampton
- Habitat for Humanity GTA
- Karma Grow
- Knights Table
- Mississauga Community Legal Services
- Mississauga Parent Child Resources Centre
- MP Sven Spengemann
- North Peel & Dufferin Community Legal Services
- Ontario Disability Support Program Advisory Group
- Our Place Peel
- Peel Agricultural Advisory Working Group
- Peel Alliance to End Homelessness
- Peel Children's Aid Society
- Peel District School Board
- Peel District Labour Council
- Peel Newcomer Strategy Group
- Peel Poverty Action Group

- Riverwood Conservancy
- Sai Dham Food Bank
- Seva Food Bank
- Social Planning Council of Peel
- Supportive Housing in Peel
- The Mississauga Fruit Tree

- Tough Times Newspaper
- Town of Caledon
- United Way Greater Toronto
- Various residents
- Vita Centre





povertyinpeel.ca

Caledon Public Library Board Meeting

Monday, April 15th, 2019

6:00 p.m.

Albion Bolton Branch



MINUTES

- Present:** Janet Manning (Chair), Paula Civiero; Brenda Clark; Catherine Jackson; Councillor Christina Early; Jacqueline lafrate; Sheralyn Roman; Councillor Tony Rosa
- Guest:** David Arbuckle – General Manager, Strategic Initiatives, Town of Caledon
- Staff:** Colleen Lipp – CEO | Chief Librarian; Lesley Slobodian, Administrative Assistant
- Absent:** David Betty

1. The Chair called the meeting to order at 5:59 PM

2. Indigenous Acknowledgment

We acknowledge that the land on which we gather, which form the Town of Caledon, is part of the Treaty Lands and Territory of the Mississauga's of the New Credit.

The Town of Caledon and the Region of Peel – the traditional territory of the A-nish-in-abek (Ojibway), Huron-Wendat, Haud-en-osa-nee (Iroquois), and home to the Métis, was most recently, the territory of the Mississauga's of the New Credit First Nation.

We also acknowledge the cultural injustices of the past and express our collective hope full truth and reconciliation in the future

On this day our meeting place is home to many Indigenous peoples (First nations, Métis and Inuit) from across Turtle Island (North America).

We are grateful to have the opportunity to work on this land, and by doing so, we give our respect to its first inhabitants.

3. Apologies for non-attendance: David Betty

4. Approval of the Agenda

Motion: That the Caledon Public Library Board Agenda be approved.

Moved: Brenda Clark

Seconded: Councillor Christina Early

Carried.

5. Disclosure of pecuniary interest: None

6. Presentations

a. Library Board Orientation – Session 2

The CEO/Chief Librarian provided an overview of the governance, roles and responsibilities of the Board. The Public Libraries Act, other relevant legislation and planning documents were also highlighted.

b. Town of Caledon Liaison: Roles and Responsibilities

David Arbuckle, General Manager, Strategic Initiatives with the Town of Caledon shared an overview of the department's scope and clarified common myths regarding the relationship between the Town and Library and the role of liaison.

7. Consent Agenda

a. Minutes of the March 18, 2019 meeting

b. CEO/Chief Librarian's Report

c. Strategic Actions Update

d. Correspondence

i. Caledon Community Services re: Exchange Update – April 2, 2019

Motion: That the Caledon Public Library Board receive all reports and correspondence within the consent agenda.

Moved: Councilor Tony Rosa

Seconded: Paula Civiero

Carried.

8. Business arising from the minutes:

a. Regional Governance Review Consultation

Motion: That the Caledon Public Library Board approve the drafted letter in response to the Ministry Municipal Affairs and Housing's call for consultation regarding the Regional Governance Review, as amended to reflect copies to Ministry consultants, local municipal leaders and library board chairs, to be shared with the Local Government Policy Branch in advance of the April 23, 2019

Moved: Sheralyn Roman

Seconded: Catherine Jackson

Carried.

b. Reserves in Support of Library Services

Motion: That the Caledon Public Library board approve the drafted letter to Town Council requesting the creation of dedicated reserves in support of library services.

Moved: Jacqueline lafrate

Seconded: Paula Civiero

Carried.

9. Staff Reports

a. Treasurer's Report and Financial Statements

Motion: That the Caledon Public Library Board receive the Treasurer's Report and related financials.

Moved: Paula Civiero

Seconded: Catherine Jackson

Carried.

b. Audited Financial Statements 2018

Motion: That the Caledon Public Library Board receive and approve the 2018 Audited Financial Statements.

Moved: Councillor Christina Early

Seconded: Paula Civiero

Carried.

c. Quarterly Performance Measures

Motion: That the Caledon Public Library Board receive the Quarterly Performance Measures.

Moved: Sheralyn Roman

Seconded: Jacqueline lafrate

Carried.

d. Annual Report 2018

Motion: That the Caledon Public Library Board approve the Caledon Public Library Annual Report 2018.

Moved: Councillor Tony Rosa

Seconded: Paula Civiero

Carried.

e. Advocacy Policy Report

Motion: That the Caledon Public Library Board approve and adopt the revised Advocacy Policy.

Moved: Brenda Clark

Seconded: Paula Civiero

Carried.

f. Naming of new library Branch in Southfields

Motion: That the Caledon Public Library Board approve the naming of the new library branch at Kennedy Road and Dougall Avenue as the Southfields Village Branch.

Moved: Sheralyn Roman

Seconded: Jacqueline lafrate

Carried.

10. Board and Committee Reports: None

11. New Business:

a. Elections of remaining Board Executive and Standing Committee Members

Motion: That the Caledon Public Library Board approve the following appointments for a term of two years to end on December 31, 2020 or until such a time that new appointments are confirmed

i. Vice Chair – Paula Civiero

ii. SOLS Trustee Council Representative – Brenda Clark

iii. CEO Evaluation Committee – Jacqueline lafrate, Paula Civiero and Councillor Tony Rosa

iv. Advocacy Committee – Sheralyn Roman, Catherine Jackson, Brenda Clark, Colleen Lipp and staff representative Mary Maw

Moved: Councillor Tony Rosa

Seconded: Councillor Christina Early

Carried.

Motion: That the Caledon Public Library Board defer nominations and appointments to the Finance Committee to the May 13, 2019 meeting of the Board.

Moved: Councillor Tony Rosa
Carried.

Seconded: Jaqueline lafrate

12. Board Work Plan

a. 2019 Work Plan Review

Motion: That the Caledon Public Library Board approve the updated 2019 Work Plan.

Moved: Councillor Tony Rosa
Carried.

Seconded: Sheralyn Roman

13. Board Advocacy

a. Upcoming Events and Opportunities

- i. Seedy Saturday, Saturday, April 27, 12-3 pm, Albion Bolton Branch (cake cutting 1:45 PM)
- ii. Governance Best Practice Workshop, Saturday, May 4, 10 am – 1 pm, Richmond Hill Public Library, Central Branch
- iii. Friends of Caledon Public Library Annual General Meeting, Tuesday, May 14. 6:30 pm, Albion Bolton Branch

14. Public Question Period: There were no members of the public present.

15. Evaluation of Meeting

a. What was your key takeaway from the meeting?

- i. It was expressed that members of the Caledon Public Library Board were pleased there was plentiful participation in the meeting as well as respectful conversation when selecting a name for the Southfields Village Branch.
- ii. It was remarked that the process and online format in which the Agenda and Library Board Package was sent out was very organized and efficient. Library Board members were pleased to be able to access documentation online and found it a beneficial and time saving ingredient.

16. Time & location of next regular meeting:

Monday, May 13, 2019, 6 PM – Albion Bolton Branch

17. Adjournment

Motion: That the meeting adjourn.

Moved: Councillor Christina Early
Carried.

Seconded: Catherine Jackson

The meeting adjourned at 9:20 PM

Janet Manning
Chair

Colleen Lipp
CEO | Chief Librarian



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

April 30, 2019

To: Heads of Council
All Ontario Municipalities

From: Dan Mathieson
Chair, MPAC Board of Directors

Subject: 2018 Annual Report

The Municipal Property Assessment Corporation's (MPAC) [2018 Annual Report](#) is available for your information.

This document has been prepared as required by the *Municipal Property Assessment Corporation Act*. The report is also being provided to the Premier, Minister of Finance, Members of Provincial Parliament and the Association of Municipalities of Ontario.

Our Annual Report provides an overview of our operational and financial performance over the year including highlights of our 2017-2020 Strategic Plan.

Should you have any questions regarding the report, please do not hesitate to contact me at 519 271-0250, extension 234 or Nicole McNeill, President and Chief Administrative Officer, at 905 837-6166.

If you would like a detailed copy of MPAC's Financial Statements for the Year Ended December 31, 2018, please contact Mary Meffe, Vice-President, Corporate and Information Services and Chief Financial Officer, at 289 539-0306.

Yours truly,

A handwritten signature in black ink that reads "Dan Mathieson". The signature is written in a cursive, flowing style.

Dan Mathieson
Chair, MPAC Board of Directors

Attachment

Copy Municipal Chief Administrative Officers and Clerks
Nicole McNeill, President and Chief Administrative Officer, MPAC
Mary Meffe, Vice-President, Corporate and Information Services and Chief Financial Officer,
MPAC

May 10, 2018
HPGI File: 13362

Delivered via Email: finance@caledon.ca

Town of Caledon
Finance Department
6311 Old Church Road
Caledon, ON L7C 1J6

**Re: Comments on the 2019 Town of Caledon Development Charge By-law Review Process
67 and 75 King Street East, 54 and 65 Mill Street, and 21, 27 and 34 Elm Street
Cancian Construction Limited**

Humphries Planning Group Inc. represents Cancian Construction Limited, owners of lands located north east of King Street and Queen Street, and within the current and proposed Bolton SPA. More specifically, the lands are municipally known as 67 and 75 King Street East, 54 and 65 Mill Street, and lastly 21, 27 and 34 Elm Street. HPGI is submitting the following comments to the Town of Caledon regarding the 2019 Town of Caledon Development Charge By-law Review Process.

The current Development Charge By-law 2014-054 exempts the Bolton Business Improvement Area as outlined in By-law No. 80-72. This was the result of the Bolton Community Improvement Plan (CIP), By-law 2009-052 adopted by Council on April 21, 2009 providing incentives to the Bolton CIP Area. The CIP is designed to remove barriers to redevelopment and reinvestment by enabling property or business owners, within the CIP approved area, who are undertaking property improvements, the eight financial incentives provide a wide range of options and flexibility.

The current Development Charge Grant Program as part of the Bolton CIP offers grants to eligible applicants to cover the cost of Town development charges related to the development or redevelopment, construction, or reconstruction of buildings or properties within the designated CIP Area for both residential and non-residential uses. The program provides assistance to eligible applicants by reducing property improvement costs through the granting of Town development charges. The Town of Caledon will benefit from the tax increase on the property as a result of the property improvement, in addition to the creation of additional residents and local economic activity associated with the additional residents and community improvement works undertaken.

As part of the 2019 Town of Caledon Development Charge By-law Review Process Watson and Associates in the 2019 Development Charges Background Study, dated March 22, 2019, recommend that the new Development Charge By-law only exempt non-residential uses within the Bolton Business Improvement Area as outlined in By-law No. 80-72. Upon

May 10, 2019

Page 2 of 2


reviewing the Background Study document, completed by Watson and Associates, we are unable to ascertain the rationale for this recommendation and **object to the proposed changes recommended by Watson and Associates.**

Cancian Construction Limited has assembled numerous landholdings in the Bolton CIP area and intends to develop in accordance with the Official Plan policies afforded to the subject lands under the guise of Development Charge By-law 2014-054, which exempts both residential and non-residential uses from Development Charges. The subject lands are also within the Bolton Special Policy Area Study, which places further restrictions on the lands and financial hardships on proposed redevelopment projects.

We request that Council not support Watson and Associates' recommendation that would only exempt non-residential uses within the Bolton Business Improvement Area from Development Charges, as it will have a substantially negative economic impact to the project and affect its viability. This in turn will also prevent the Town from achieving the intended goal of promoting redevelopment and re-investment in the Bolton Business Improvement Area. It is our opinion that Downtown Bolton requires new/additional residential development to not only support the existing businesses, but that it is also necessary to achieve a vibrant and complete community.

Further to the above we formally request that HPGI be placed on the notification list providing any updates regarding the 2019 Town of Caledon Development Charge By-law Review Process. Should you require any clarification regarding these comments, please contact the undersigned at Ext 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Cancian Construction Limited
Mayor Allan Thompson

Ms. Heather Haire, CPA, CA
Treasurer, Finance
Finance and Infrastructure Services
Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

Dear Ms. Haire:

**Re: 2019 Development Charge Background Study
Transportation Infrastructure Costs Review Response
Town of Caledon, Ontario**

We are pleased to provide you with our response regarding the Transportation Infrastructure Costs covered in the Development Charge Calculation contained within the draft March 22, 2019 Development Charge Background Study prepared by Watson & Associates Economists Ltd. for the Town of Caledon on behalf of our Client, Medi-Terra Properties Corporation. The following is in response to your comments provided in the May 6, 2019 letter prepared by the Town of Caledon.

Our comments are as follows regarding the Transportation Infrastructure Costs and how the projects relate to our Client's subject lands in the Town of Caledon. For ease of reference, the Town's subtitles have been indicated in *italics text* while our response is in regular font, as outlined below:

BELFOUNTAIN PROPOSED DEVELOPMENTS

Manors of Belfountain Corporation – Property Located on the East Side of Shaws Creek Road and South of Bush Street (File No. 21T-91015C)

- Request that DC credits for the urbanization of Shaws Creek Road will be included in the development agreement.*

Acknowledged.

CALEDON EAST PROPOSED AND EXISTING DEVELOPMENTS

Castles of Caledon Corporation - Located at Northeast Corner of Walker Road and Mountainview Road

- Request that the Walker Road West growth-related works, in the amount of \$1,416,399.92 be paid to Castles of Caledon Corporation.*

Acknowledged.

Pluribus Corporation – Property Located at Northeast Corner of Old Church Road and Atchison Drive

3. *Requests that DC credits be provided in the development agreement for 0 Atchison Drive if any portion of the D.C. recoverable works are required for the development located at northeast corner of Old Church Road and Atchison Drive.*

Acknowledged.

4. *Clarification regarding the definition of a large apartment as it pertains to Section 7.3.2 of the DC Background*

We understand that “the Town has differentiated between large and small apartments on the basis of dwelling unit size in prior D.C. Bylaws dating back to 1999. In all of those bylaws the size threshold has been maintained at 70 sq.mt and greater for a large apartment. This has been maintained in the 2019 D.C. Background Study, with Census occupancies applied reflective of these characteristics.”

However, we understand from the May 2016 Census that the vast majority of occupied dwellings are single-detached homes at approximately 83.4%. People are coming to the Town of Caledon to live large as the average household size of 3.1 is larger than the province’s average of 2.6, and over 90% are occupying private dwellings with 3 and 4 or more bedrooms (25% sample data). From the justification above, we feel that using 80 square metres in size as a trigger would be more appropriate according to the Town of Caledon’s characteristics.

We understand that the DC quantum calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. For the residential calculations, charges are calculated on a single detached unit equivalent basis and converted to four forms of dwelling unit types (single and semi-detached, apartments larger than 70 s.m., apartments 70 s.m. of smaller, and other residential dwellings). As per Section 7.3.2 – Determination of the Amount of the Charge, we understand that the stacked townhouses are subject to the large apartment rates. Please confirm the reasoning for classifying stacked townhouses as large apartments.

The draft by-law has defined the following:

- ➔ “apartment dwelling” means a dwelling unit in a building containing seven or more dwelling units where the dwelling units are connected by an interior corridor and shall include stacked townhomes; and,
- ➔ “small apartment” means a dwelling unit of less than 70 square metres in size.

Please provide justification as to why there is no definition of “large apartment” included within the draft By-law.

Additionally, we would like some further justification and background information on the calculations for the determination for the selection of 70 s.m. as the trigger size to define an apartment large or small.

BOLTON PROPOSED DEVELOPMENTS

H-Lands of Bolton Corporation – Located North of King Street East on the West Side of Caledon King Town Line South (21T-12005 DA, 21 CDM-12002, & RZ 08-21)

5. *Request that the Town revise the demolition credit approval, without an expiry date of 10 years prior to the issuance of a building permit, for the development located north of King Street East, on the West Side of Caledon King Town Line South.*

Thank you for recognizing our Client's feedback. We understand that the Town of Caledon required our Client to demolish the existing school buildings due to safety concerns of vandalism and fire before our Client had expected to demolish the structures. On January 23, 2012, the Town of Caledon Staff confirmed that they assumed that the demolished buildings noted were located on our Client's portion of the property not the TRCA's, and that the demolition of these buildings were all after November 1991.

Based on the information that our Client supplied Town Staff in 2012, the available Town Development Charge Demolition Credit would currently be approximately up to \$254,511.45 (4,609.14 m² x \$55.22/ m²) based on the draft Development Charge Background Study rates. This credit would be applied to future development charges payable. Any residential redevelopment would be charged the Development Charge rates in effect on the date of building permit issuance. Our understanding is that our Client will be building townhouses which are currently at a rate of \$22,784 per unit (Town DC only). Please confirm our above-mentioned understanding of the credits available to our Client.

For demolitions occurring after the by-law enforce date, a demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 10 years prior to the issuance of a building permit in the case of non-residential units. With the unknown certainty of the residential market, we would like to request that the Town of Caledon revise the demolition credit approval without an expiry date of 10 years prior to the issuance of a building permit for this development. Please confirm the exception of no expiry date for this development.

6. *Request that the Town confirm responsibility for all external works external to the development located north of King Street East, on the West Side of Caledon King Town Line South, except for intersection improvements.*

Acknowledged.

Re: | **2019 Development Charge Background Study
Transportation Infrastructure Costs Review Response
Town of Caledon, Ontario**

File #: 1690S
May 15, 2019
Page 4 of 4

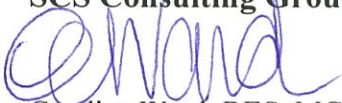
In summary, our Client, Medi-Terra Properties Corporation, is prepared to complete the above-mentioned development charge recoverable works. For that reason, we would appreciate the Town of Caledon acknowledge the above-mentioned requests in writing.

We trust the above-mentioned is complete. We look forward to hearing from Town of Caledon Staff shortly.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Candice Ward, BES, MCIP, RPP
cward@scsconsultinggroup.com

c. Mr. John Spina, Medi-Terra Properties Corporation
Mr. Fuwing Wong, CPA, CGA, Chief Financial Officer, Town of Caledon

P:\1690 Caledon DC Review\Correspondence\Letters\Caledon-cew-2019 Town DC Background Study Update Review Response-15May19.docx



Memorandum

Date: Tuesday, May 28, 2019

To: Members of Council

From: Eric Chan, Manager, Transportation Engineering, Finance and Infrastructure Services

Subject: Bolton Downtown All-Day On-Street Parking Pilot

The purpose of this memo is to respond to the direction from the May 21, 2019 General Committee meeting, regarding the proposed one-year pilot of the all-day on-street parking on Queen Street between King Street and Mill Street in Bolton. Staff were requested to obtain feedback on the proposed pilot from the emergency services (i.e. Caledon Fire Services, Peel Paramedics Services, and Ontario Provincial Police), and the staff from Peel Region and Town of Caledon.

Feedback from Caledon Fire Services

On May 21, 2019, Fire Chief Darryl Bailey wrote:

“Any proposal that would result in increased traffic or congestion is reviewed from a Fire Services perspective due to the possibilities of increased response times for emergency calls. Upon review the area of Queen Street that is in question should have minimal impact to our emergency response capabilities through the Bolton downtown core as traffic control measures are in place to move vehicular traffic through the intersection during a response. Traffic controls are either activated automatically by the apparatus and manual control buttons within the Fire Station.”

Feedback from Peel Paramedics Services

On May 16, 2019, Paramedics Chief Peter Dundas wrote:

“Yes we were asked for input and responded on August 28, 2018. I believe I was asked to comment as it was part of a Public Works report.

Our response was as follows, any proposal that would result in increased traffic or congestion is a concern from a Paramedic Services perspective due to the possibilities of increased response times for emergency calls. That being said, we deal with traffic challenges in all areas of the Region of Peel. This short section of Queen Street shouldn't have that much of an impact as long as drivers yield to the emergency vehicle approaching when warning systems are activated. We may encounter longer travel times coming south from the new station in the north end of Bolton when moving for coverage reasons not emergency responses but we have other options to navigate around this area.”

Feedback from Ontario Provincial Police

On April 24, 2019, Inspector Ryan Carothers wrote:

“I am not convinced all day parking would assist. Due to the large volume of traffic during the morning and afternoon commute, I believe this would impede the regular flow of traffic, increase grid lock and increase aggressive driving behaviour. With lanes being reduced drivers will tend to cut in and become more aggressive trying to get to their destination because it’s all about (ME).

This would also impede and restrict the movement of Emergency vehicles trying to get through. I believe the Region and Town Traffic staff would be best to have discussions with regarding the impact on implementing all day parking or perhaps other traffic calming measures. The problem is, this is a very heavily travelled road.”

Feedback from Peel Transportation Division of Public Works

A teleconference was held on May 22, 2019 with Peel Transportation Division staff. It was indicated that Peel staff could accommodate the decision from Peel Council with regards to implementation of the 1-year pilot of the all-day on-street parking program on Queen Street in downtown Bolton. Once the pilot was launched, it would be expected to see increased congestion initially before the traffic became stabilized. Potentially, Peel staff could monitor the intersection of Queen Street and King Street for any feasible adjustments to the signal timing. In addition, Peel staff could deploy variable message boards to advice of the change/delays, and encourage “through-Bolton” traffic to use Coleraine Drive / Emil Kolb Parkway.

Feedback from Caledon Transportation Engineering Division

Town staff continues to support the recommendations from the 2015 Bolton Transportation Master Plan (BTMP). As stated in the BTMP: “The preferred alternative is an agent for change in the downtown, helping to transition the downtown from a traffic conduit to a people-friendly place where customers and the general public want to be.”. The BTMP recommendations for the downtown Bolton include an interim solution of all-day on-street parking on Queen Street between King Street and Mill Street, which would then enable the ultimate solution of on-street parking, bike lanes, two-stage left-turn bike boxes, and other “complete street” design elements. This vision is consistent with the Caledon Transportation Master Plan and the Bolton Queen Street Corridor Study, and compatible with the Transit Feasibility Study and the Peel’s and Town’s cycling initiatives. Town staff share the same prediction as Regional staff that there could be an increase of congestion initially during the early-stage of the pilot, especially during peak hours at the Queen Street and King Street intersection, which could result in potential increase of by-pass traffic, with possible speeding, onto the adjacent local roads such as Willow Street. Before the traffic patterns become stabilized, it is expected that additional budget and resources may be required to mitigating this temporary impact on the local roads in the vicinity. These temporary mitigation solutions include conducting special traffic counts to monitor by-pass traffic, and purchasing and installation of speed cushions and signage.

Memorandum

Date: Tuesday, May 28, 2019

To: Members of Council

From: Heather Haire, Treasurer, Finance and Infrastructure Services

Subject: Projected Financial Impact of Amendments to Proposed 2019 DC By-law

On Tuesday, May 21, 2019 at the Committee of the Whole, Council passed the following amendments to the proposed 2019 Development Charges (DC) By-law:

That the proposed Development Charges By-law attached as Schedule B to Staff Report 2019-63 be amended to include an exemption for residential development within the Downtown Bolton Business Improvement Area and the Caledon East commercial core for residential building permits issued on or before May 28, 2021, approximately 24 months following the passage of this by-law.

That the proposed Development Charges By-law attached as Schedule B to Staff Report 2019-63 be amended to provide a DC exemption for on-farm wedding venues that are:

- a. Located on an agricultural property as a secondary use;
- b. Owned by a bona fide farmer; and
- c. Operating no more than 30 calendar days per year.

These amendments have been incorporated into the draft DC By-law 2019-22 that is shown on the May 28, 2019 Council meeting agenda package. The purpose of this memorandum is to provide a projection on the tax impact of the additional DC exemptions listed above.

The Town currently budgets for \$100,000 per year for discretionary DC discounts (e.g. tax dollars the Town utilizes to “top-up” DC reserves for discretionary DC discounts). If additional exemptions are implemented, a 2020 operating budget increase (e.g. 2020 tax increase) may be required to subsidize/fund this non-statutory DC discount and keep DC reserves “whole” for future growth-related capital expenditures (e.g. new recreational facilities, libraries, etc.). The current balance of the DC Exemptions and Discounts Reserve is \$98,793.

The projected known costs of providing a DC exemption for on-farm wedding venues is expected to be \$22,585 based on current inquiries and planning applications. These costs may grow as more barns are converted to wedding venues in the future.

The projected cost of the providing a 24 month exemption for residential developments in the Downtown Bolton Business Improvement Area and the Caledon East commercial core could range from \$1,088,610 to approximately \$2,800,000. These projections were developed from building permit activity figures based on the current stage of development for each application (e.g. draft approved, not draft approved, DART inquiries, registered) that are known to the Town. Actual timing of building permit

activity will be dependent upon many factors such as clearing of conditions for draft approval/registration, and pace at which each developer will pull building permits.

Staff will notify all applicable building permit applicants in the Downtown Bolton Business Improvement Area and the Caledon East commercial core of the 24 month exemption period being provided for residential development.

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-29

A by-law to amend By-law 2019-3, being 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 Section 1 be deleted and replaced with the following:

“1. That Councillor C. Early be appointed as the alternate member to Region of Peel Council for the 2018-2022 Term of Council.”

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 28th day of May, 2019.

Allan Thompson, Mayor

Carey Herd, Clerk

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-30

A by-law to provide for the Levy and Collection
of Property Taxes for the 2019 Taxation Year

WHEREAS Section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31 as amended, provides that all real property, with specific exceptions, is subject to assessment and taxation,

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act*, R.S.O. 1990, c. A.31 as amended, and the Regulations thereto,

AND WHEREAS Ontario Regulation 400/98, as amended by Ontario Regulation 63/19, under the *Education Act* prescribes the tax rates for school purposes for all property classes,

AND WHEREAS pursuant to The Regional Municipality of Peel By-law Number 28-2019, The Regional Municipality of Peel has adopted estimates of all sums required by The Regional Municipality of Peel during the year 2019 for all purposes of the Regional Corporation and has provided for a general levy and special levies on area municipalities,

AND WHEREAS pursuant to The Regional Municipality of Peel By-law Number 2-2019, The Regional Municipality of Peel delegated to the Council of each area municipality the authority to pass a by-law establishing tax ratios and setting out a method by which the portion of Regional levies will be raised in each area municipality for the 2019 taxation year,

AND WHEREAS it is required that the Council of The Corporation of the Town of Caledon, pursuant to the *Municipal Act, 2001*, levy upon the whole of the assessment for real property for the property classes according to the last revised assessment roll for The Corporation of the Town of Caledon the sums set forth for various purposes in Schedule "A" and Schedule "B" hereto attached for the current year,

AND WHEREAS the Town of Caledon Tax Ratios By-law established the relative amount of taxation to be borne by each property class,

AND WHEREAS pursuant to Section 342 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, Council is authorized to pass by-laws providing for the payment of taxes by installments and the date or dates in the year for which the taxes are imposed, on which the taxes or installments are due;

AND WHEREAS pursuant to Section 345 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, a local municipality is authorized to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date;

AND WHEREAS an Interim levy was made by The Corporation of the Town of Caledon before the adoption of the estimates for the current year, By-law 2018-78 dated December 18, 2018.

NOW THEREFORE, the Council of The Corporation of the Town of Caledon enacts as follows:

1. For the year 2019, The Corporation of the Town of Caledon shall levy upon all property assessments the rates of taxation per current value assessments for general purposes as set out in Schedule "A" and Schedule "B" attached to this by-law.
2. The estimates for the current year are as set forth in Schedule "A" attached to this by-law.
3. The levy provided for in Schedule "A" attached to this by-law shall be reduced by the amount of the Interim levy for 2019, where billed.

4. For payments-in-lieu of taxes due to The Corporation of the Town of Caledon, the actual amount due to The Corporation of the Town of Caledon shall be based on the assessment roll and the tax rates for the applicable classes for the year 2019.

5. For the purpose of paying the debentures issued pursuant to the following Regional by-laws, the following sums shall be levied and collected from the owners of the property liable therefore;

By-law No.	Annual Payment
7-2008	\$2,487.50

6. The levies imposed under this by-law shall be due and payable in two installments:

(a) on July 4, 2019; and,

(b) September 5, 2019.

7. The final levy for real property taxes including local improvements assessments and school rates for those properties subject to an agreement under the Town of Caledon Pre-Authorized Payment Plan shall be due and payable to The Corporation of the Town of Caledon in 10 monthly installments, January through to October.

8. That realty taxes to be levied as a result of additions to the Collector's Roll pursuant to the *Assessment Act* shall be due and payable in two installments provided that the first installment shall be due not earlier than 21 days from the date of the mailing of the tax notice.

9. Where realty taxes are levied as a result of additions to the Collector's Roll pursuant to the *Assessment Act* at such points during the year that it is impractical or otherwise not feasible for such taxes to be payable in two installments, then these taxes shall be due and payable in one installment provided that the installment shall be due not earlier than 30 days from the date of the mailing of the tax notice.

10. (1) The Treasurer shall add a percentage charge as a penalty for default of payment of the installments in accordance with By-law No. 2011-058, as amended;

(2) The Treasurer shall also add a percentage charge as interest in accordance with By-law No. 2011-058, as amended.

11. That the Treasurer is hereby authorized to mail every tax notice or cause the same to be mailed to the address of the residence or place of business of each person taxed unless directed otherwise by the taxpayer or agent of the taxpayer, as provided by the *Municipal Act, 2001*, as amended.

12. That the Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable under the provision of By-law No. 2011-058, as amended, in respect of non-payment of any taxes or any class of taxes or of any installment thereof.

13. (1) The following institutions are hereby authorized to collect installments of taxes to be credited to the Treasurer:

(a) All Schedule I and II banks pursuant to the *Bank Act (Canada)*;

(b) Trust companies registered under the *Loan and Trust Corporations Act*;

(c) Credit Unions as defined in the *Credit Unions and Caisses Populaires Act, 1994*; and

- (d) Schedule III banks permitted to accept payments under the Clearing and Depository Services (CDS) Participant Rules and Canadian Payment Association (CPA) Rules.
- (2) The institutions described in subsection 13 (1) shall provide a receipt to the payor and the Town shall credit the taxpayer's account for the amount paid effective on the date of the institution's receipt to the taxpayer.
- (3) Taxes paid into a financial institution to the credit of the Treasurer of the Town shall be accompanied by such information as may be required by the Treasurer, sufficient to identify the tax account against which the tax payment is to be applied.
- (4) Where a payment by a payor into a financial institution to the credit of the Treasurer has been applied to the wrong tax account as a result of a clerical or typographical error, the Treasurer may, upon receipt of the written request of the financial institution or payor accompanied by such evidence as the Treasurer may require to establish the existence of said error, reverse and apply said payment to the correct tax account upon such terms and conditions, including the posting of security by the financial institution or payor, as the Treasurer may require.
14. There may be added to the Collector's roll all or any arrears of charges, fees, costs or other expenses as may be permitted by Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, or dealt with in such fashion as may be specifically authorized by applicable statute.
15. That all taxes levied according to the provisions of this by-law shall be collected and paid over to the Treasurer of the Town of Caledon.
16. That the Treasurer is authorized to levy a special tax rate in the amount of \$56,000.00 for the purposes of the Bolton Business Improvement Area.
17. That for the year 2019, pursuant to Sections 312 (4) of the *Municipal Act, 2001* a special charge or tax rate of 0.112677% shall be levied against ratable property in the Bolton Business Improvement Area that belongs to a class of property prescribed under the *Assessment Act* as a business property class for the purposes of Sections 204 to 214 of the *Municipal Act, 2001*. This levy shall be subject to a minimum levy imposed of \$250.00 as stipulated in By-law 2015-033 with no maximum cap.
18. Nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
19. If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the Town of Caledon that all remaining sections and portions of this By-law continue in force and effect.

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 28th day of May, 2019.

Allan Thompson, Mayor

Carey Herd, Town Clerk

Schedule A to By-law 2019-30
2019 Town of Caledon Property Tax Rates

RTC / RTQ	Tax Class Description	2019 CVA	Tax Ratio	Town Rate	Broadband Rate	Region Rate	Education Rate	Total Rate	Town Levy	Broadband Levy	Region Levy	Education Levy	Total Levy
C1	Commercial Farmland Awaiting Development Phase I	1,315,250	1.000000	0.112702%	0.000494%	0.083607%	0.048300%	0.245103%	1,482	6	1,100	635	3,224
C4	Commercial Farmland Awaiting Development Phase II	0	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	0	0	0	0	0
C7	Commercial Small Scale Farm	0	1.347534	0.506231%	0.002218%	0.375543%	0.257500%	1.141492%	0	0	0	0	0
CH	Commercial Taxable (full rate, shared PIL)	0	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	0	0	0	0	0
CJ	Commercial Taxable (vacant land, shared PIL)	0	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	0	0	0	0	0
CM	Commercial Taxable - (no education)	0	1.347534	0.506231%	0.002218%	0.375543%	0.000000%	0.883992%	0	0	0	0	0
CT	Commercial Taxable Full Rate	826,531,121	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	4,184,157	18,332	3,103,980	8,113,180	15,419,649
CU	Commercial Excess Land	19,580,389	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	69,385	304	51,473	163,370	284,532
CX	Commercial Vacant Land	40,065,660	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	141,977	622	105,325	334,290	582,214
DT	Office Building	1,169,050	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	5,918	26	4,390	11,475	21,810
DH	Office Building Taxable (full rate, shared PIL)	0	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	0	0	0	0	0
DU	Office Building Excess Land	0	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	0	0	0	0	0
E	Exempt	718,645,561	0.000000	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%	0	0	0	0	0
FT	Farmland	1,020,695,248	0.170800	0.064165%	0.000281%	0.047600%	0.040250%	0.152296%	654,929	2,868	485,851	410,830	1,554,478
GT	Parking Lot	8,047,903	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	40,741	179	30,223	78,998	150,141
HT	Landfill	0	1.233526	0.463401%	0.002030%	0.343770%	0.897496%	1.706697%	0	0	0	0	0
I1	Industrial Farmland Awaiting Development Phase I	6,160,750	1.000000	0.112702%	0.000494%	0.083607%	0.048300%	0.245103%	6,943	30	5,151	2,976	15,100
I4	Industrial Farmland Awaiting Development Phase II	0	1.591035	0.597707%	0.002619%	0.443404%	1.117296%	2.161026%	0	0	0	0	0
I7	Industrial Small Scale Farm	0	1.591035	0.597707%	0.002619%	0.443404%	0.257500%	1.301230%	0	0	0	0	0
IH	Industrial Taxable (full rate, shared PIL)	4,485,661	1.591035	0.597707%	0.002619%	0.443404%	1.117296%	2.161026%	26,811	117	19,890	50,118	96,936
IJ	Industrial Vacant Land, Shared PIL	0	1.591035	0.418395%	0.001833%	0.310383%	0.949702%	1.680313%	0	0	0	0	0
IK	Industrial Excess Land, Shared PIL	4,289,090	1.591035	0.418395%	0.001833%	0.310383%	0.949702%	1.680313%	17,945	79	13,313	40,734	72,070
IT	Industrial Taxable Full Rate	269,299,020	1.591035	0.597707%	0.002619%	0.443404%	1.117296%	2.161026%	1,609,619	7,053	1,194,083	3,008,867	5,819,622
IU	Industrial Excess Land	3,846,105	1.591035	0.418395%	0.001833%	0.310383%	0.949702%	1.680313%	16,092	70	11,938	36,527	64,627
IX	Industrial Vacant Land	138,893,497	1.591035	0.418395%	0.001833%	0.310383%	0.949702%	1.680313%	581,123	2,546	431,102	1,319,074	2,333,845
JT	Industrial New Construction - Full	65,527,789	1.591035	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%	391,664	1,716	290,553	674,936	1,358,869
JX	Industrial New Construction Vacant Land	0	1.591035	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%	0	0	0	0	0
LT	Large Industrial Taxable	106,981,770	1.591035	0.597707%	0.002619%	0.443404%	1.117296%	2.161026%	639,438	2,802	474,361	1,195,303	2,311,904
LU	Large Industrial Excess Land	960,620	1.591035	0.418395%	0.001833%	0.310383%	0.949702%	1.680313%	4,019	18	2,982	9,123	16,141
MT	Multi-Residential	37,620,932	1.722344	0.647036%	0.002835%	0.479998%	0.161000%	1.290869%	243,421	1,067	180,580	60,570	485,637
M1	MR Farmland Awaiting Dev. Ph. 1	0	1.000000	0.112702%	0.000494%	0.083607%	0.048300%	0.245103%	0	0	0	0	0
M4	MR Farmland Awaiting Dev. Ph. 2	0	1.722344	0.647036%	0.002835%	0.479998%	0.161000%	1.290869%	0	0	0	0	0
NT	New Multi-Residential	0	1.000000	0.375672%	0.001646%	0.278689%	0.161000%	0.817007%	0	0	0	0	0
PT	Pipelines	22,204,042	1.009275	0.379156%	0.001661%	0.281274%	1.220338%	1.882429%	84,188	369	62,454	270,964	417,975
R1	Residential Farmland Awaiting Development Phase I	1,244,750	1.000000	0.112702%	0.000494%	0.083607%	0.048300%	0.245103%	1,403	6	1,041	601	3,051
R4	Residential Farmland Awaiting Development Phase II	0	1.000000	0.375672%	0.001646%	0.278689%	0.161000%	0.817007%	0	0	0	0	0
RH	Residential Taxable (full rate, shared PIL)	0	1.000000	0.375672%	0.001646%	0.278689%	0.161000%	0.817007%	0	0	0	0	0
RT	Residential	14,540,099,468	1.000000	0.375672%	0.001646%	0.278689%	0.161000%	0.817007%	54,623,082	239,330	40,521,658	23,409,560	118,793,630
ST	Shopping Centres	170,853,364	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	864,913	3,790	641,628	1,677,086	3,187,416
SU	Shopping Centres Excess Land	0	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	0	0	0	0	0
TT	Managed Forests	129,014,252	0.250000	0.093918%	0.000412%	0.069672%	0.040250%	0.204252%	121,168	532	89,887	51,928	263,514
XT	Commercial New Construction: Full	794,652,407	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	4,022,777	17,625	2,984,261	7,800,260	14,824,924
XU	Commercial New Construction: Excess Land	18,436,130	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	65,331	286	48,465	153,823	267,905
YT	Office New Construction: Full	0	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	0	0	0	0	0
ZT	Shopping Centre New Construction: Full	14,153,948	1.347534	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%	71,652	314	53,154	138,934	264,054
ZU	Shopping Centre New Construction: Excess Land	0	1.347534	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%	0	0	0	0	0
Total		18,964,773,777							68,490,136	300,000	50,808,834	49,014,162	168,613,132

Note: any differences in addition are due to rounding

Schedule B to By-law 2019-30

Town of Caledon
2019 New Construction Property Tax Rates

Tax Class Description	Tax Class	Town Rates	Broadband Rates	Region Rates	Education Rate	Total Tax Rate
Industrial New Construction Shared (PIL for Ed)	JH	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Industrial New Construction - Water Intake System (PIL for Ed)	JI	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Industrial New Construction Vacant Land (PIL for Ed)	JJ	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Industrial New Construction Excess Land (PIL for Ed)	JK	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Industrial New Construction - Non-Generating Station (PIL for Ed)	JN	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Industrial New Construction - Generating Station (PIL for Ed)	JS	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Industrial New Construction	JT	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Industrial New Construction Excess Land	JU	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Industrial New Construction Vacant Land	JX	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Large Industrial New Construction Shared (PIL for Ed)	KH	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Large Industrial New Construction - Water Intake System (PIL for Ed)	KI	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Large Industrial New Construction Excess Land (PIL for Ed)	KK	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Large Industrial New Construction - Non-Generating Station (PIL for Ed)	KN	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Large Industrial New Construction - Generating Station (PIL for Ed)	KS	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Large Industrial New Construction	KT	0.597707%	0.002619%	0.443404%	1.030000%	2.073730%
Large Industrial New Construction Excess Land	KU	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Large Industrial New Construction Vacant Land	KX	0.418395%	0.001833%	0.310383%	0.875500%	1.606111%
Commercial New Construction - Lower Tier and Education Only	XC	0.506231%	0.002218%	0.000000%	0.981594%	1.490043%
Commercial New Construction - Education Only	XD	0.000000%	0.000000%	0.000000%	0.981594%	0.981594%
Commercial New Construction Shared (PIL for Ed)	XH	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Commercial New Construction Vacant Land (PIL for Ed)	XJ	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Commercial New Construction Excess Land (PIL for Ed)	XK	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Commercial New Construction - Upper Tier and Education Only	XL	0.000000%	0.000000%	0.375543%	0.981594%	1.357137%
Commercial New Construction	XT	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Commercial New Construction Excess Land	XU	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Commercial New Construction Vacant Land	XX	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Office Building New Construction - Lower Tier and Education Only	YC	0.506231%	0.002218%	0.000000%	0.981594%	1.490043%
Office Building New Construction - Education Only	YD	0.000000%	0.000000%	0.000000%	0.981594%	0.981594%
Office Building New Construction Shared (PIL for Ed)	YH	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Office Building New Construction Excess Land (PIL for Ed)	YK	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Office Building New Construction - Upper Tier and Education Only	YL	0.000000%	0.000000%	0.375543%	0.981594%	1.357137%
Office Building New Construction	YT	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Office Building New Construction Excess Land	YU	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Shopping Centre New Construction - Lower Tier and Education Only	ZC	0.506231%	0.002218%	0.000000%	0.981594%	1.490043%
Shopping Centre New Construction - Education Only	ZD	0.000000%	0.000000%	0.000000%	0.981594%	0.981594%
Shopping Centre New Construction Shared (PIL for Ed)	ZH	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Shopping Centre New Construction Excess Land (PIL for Ed)	ZK	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%
Shopping Centre New Construction - Upper Tier and Education Only	ZL	0.000000%	0.000000%	0.375543%	0.981594%	1.357137%
Shopping Centre New Construction	ZT	0.506231%	0.002218%	0.375543%	0.981594%	1.865586%
Shopping Centre New Construction Excess Land	ZU	0.354362%	0.001553%	0.262880%	0.834355%	1.453150%

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-31

A by-law to impose and provide for the payment of development charges for municipal services in the Town of Caledon

WHEREAS the Town of Caledon will experience growth through development and re-development;

AND WHEREAS the *Development Charges Act, 1997* provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of the increased need for services arising from development in the area to which the by-law applies;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place an undue financial burden on the Town of Caledon or its taxpayers;

AND WHEREAS at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled *Town of Caledon 2019 Development Charge Background Study dated 22 March 2019*;

AND WHEREAS extracts of the draft *Town of Caledon 2019 Development Charge Background Study* were reviewed with representatives of the development community at a meeting held on February 27, 2019;

AND WHEREAS notice of a public meeting was given March 21 and 28, 2019 as required by the *Development Charges Act, 1997* and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the *Town of Caledon 2019 Development Charge Background Study dated 22 March 2019* and a proposed by-law available to the public as of 22 March 2019 as required by the *Development Charges Act, 1997*;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on 23 April 2019 at which all persons in attendance were provided with an opportunity to make representations relating to this proposed by-law as required by the *Development Charges Act, 1997*;

AND WHEREAS, by resolution adopted on 21 May 2019, the Council of The Corporation of the Town of Caledon:

- (a) adopted the *Town of Caledon 2019 Development Charge Background Study*;
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;
- (c) expressed its intention to ensure that the increased need for services arising from development in the area to which this by-law applies will be met.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law, the following terms shall have the meanings indicated:

“accessory”, where used to describe a building, structure or use, means a building, structure or use that is subordinate, incidental and exclusively devoted to a principal building,

structure or use and that is located on the same land as such principal building, structure or use

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27

“agricultural building or structure” means a building or structure, including a greenhouse, that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including grains and fruit, cultivation, propagation, harvesting, composting, drying, trimming, milling or storage of cannabis, market gardening, horticulture or any other use that is customarily associated with a farming operation of a bona fide farmer but does not include a building, structure or greenhouse or part thereof solely designed, used or intended to be used for processing, hydroponics, production or sale of cannabis

“agricultural tourism building or structure” means a building or structure or part of a building or structure located on a working farm of a bona fide farmer for the purpose of providing enjoyment, education or active involvement in the activities of the farm where the principal activity on the property remains as a farm and where products used in the activity are produced on the property and/or are related to farming. The building or structure may be related to activities such as a hay or corn maze; farm related petting zoo; hay rides and sleigh, buggy or carriage rides; farm tours; processing demonstrations; pick-your-own produce; a farm theme playground for children; farm markets; farm produce stands, and farmhouse dining rooms but shall not include space used for banquets or weddings

“apartment dwelling” means a dwelling unit in a building containing seven or more dwelling units where the dwelling units are connected by an interior corridor and shall include stacked townhomes

“back-to-back townhome” means a building that has three or more dwelling units, joined by common side and rear walls above grade, and where no dwelling unit is entirely or partially above another.

“bed and breakfast establishment” means a single detached dwelling or part of a single detached dwelling in which guest rooms are provided for hire or pay, with or without meals, for the traveling or vacationing public, but does not include a hotel or motel

“bona fide farmer” means an individual currently actively engaged in a farm operation with a valid Farm Business Registration number in the Town of Caledon

“building or structure” means a building or structure occupying an area greater than 10 square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof, including an air supported structure, or mezzanine

“cannabis” means:

- (a) a cannabis plant that belongs to the genus cannabis;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;

- (c) any substance or mixture of substances that contains or has on it any part of such a plant;
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained; and
- (e) where a licence, permit or authorization has been issued under applicable federal law; and

“commercial building” means a non-residential building other than an agricultural building, an industrial building or an institutional building

“completed” when used with respect to the construction of a green commercial or industrial building, means that the Town’s Chief Building Official or his or her designate is satisfied that such building complies with the applicable building, fire and mechanical requirements of the Ontario Building Code

“country inn” means premises in which temporary lodging or sleeping accommodation are provided to the public and may include accessory services such as a restaurant, meeting facilities, recreation facilities, banquet facilities and staff accommodations. The Premises shall contain a minimum of four (4) and a maximum of twenty-nine (29) guest rooms.

“development” means the construction, erection or placing of one or more buildings or structures on land and/or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment

“development charge” means a development charge imposed pursuant to this by-law

“duplex dwelling” means a dwelling unit in a building divided horizontally into two dwelling units each of which has a separate entrance

“dwelling unit” means a room or suite of rooms used or designed or intended for use by one or more persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons

“farm based home industry building ” means an accessory building to a single detached dwelling where a small-scale use is located, which is operated by a bona fide farmer, which is located on and is subordinate or incidental to a permitted farm operation; which is associated with limited retailing of products created in whole or in part in the accessory building performed by one or more residents of the farm property and may include a carpentry shop; a craft shop; a metal working shop; a repair shop; a farm equipment repair shop; a farm tractor repair shop; a plumbing shop; an electrical shop; a welding shop ; a woodworking shop; a blacksmith, a building for the indoor storage of school buses, boats, snowmobiles, or similar uses, but shall not include a motor repair shop or vehicle paint shop or space for the provision of banquet or wedding facilities

“farm help” means full-time, all-year round employee(s) of a bona fide farmer on an agricultural property

“farm winery” and “farm cidery” means buildings or structures used by a bona fide farmer for the processing of juice, grapes, fruit or honey in the production of wines or ciders, including the fermentation, production, bottling, aging or storage of such products as a secondary use to a farm operation. The winery or cidery may include a laboratory, administrative office, hospitality room and retail outlet related to the production of wines or ciders, as applicable, and, if required, must be licensed or authorized under the appropriate legislation

“garden suite” means a one-storey, free standing, temporary and portable residential structure, with a single dwelling unit containing kitchen and bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer

“grade” means the average level of finished ground adjoining a building or structure at all of its exterior walls

“green commercial or industrial building” means a commercial or industrial building that is Leadership in Energy and Environmental Design (LEED) certified or a commercial or industrial building where one of the following applies:

- (a) twenty-five (25%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar hot water system;
- (b) ten (10%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by transpired solar collectors;
- (c) five (5%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar photovoltaic system;

“greenhouse” means a building or structure, enclosed by glass or plastic used for the agricultural growing of fruits, vegetables, shrubs, trees, flowers or plants

“guest room” means temporary overnight accommodation for the traveling public

“gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls, as defined in Ontario Regulation 82/98, s. 1 (1)

“industrial building” means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something;
- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured,

produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or,

- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and,
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (e) the processing, testing, alteration, destruction, production, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law, but does not include a building, structure or greenhouse or part thereof solely designed, used or intended to be used for sale of cannabis
- (f) the definition of industrial building shall not include a building where the main business of the owner is the rental or lease of space for self-storage to one or more third parties nor a building whose primary business is to be a retail establishment

“institutional use” means the use of land, buildings, or structures, or a portion thereof, for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings

“life lease” means a property that is a form of housing tenure in which individuals purchase the right to occupy a residential unit for a specified period of time (i.e., for their lifetime, or, a defined term)

“Life Lease Housing” means housing owned and operated by a not-for-profit organization or charity, contained within a retirement community, that offers Life Lease interests to persons aged 65 or older

“local board” means a local board as defined in the Municipal Act, 2001 other than a board defined in subsection 1(1) of the Education Act;

“mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential

“non-residential” means used or designed or intended to be used other than for residential purposes

“on-farm diversified use building or structure” means a building or structure, including a greenhouse, secondary to the principal agricultural use of the property by a bona fide farmer, including home occupations, farm-based home industries, and uses that involve the production and sale of value-added agricultural products and excludes;

- a) uses that involve lease of commercial/industrial space;

- b) the provision of banquet or wedding facilities; and
- c) the processing, testing, alteration, destruction, production, packaging, shipment, distribution or sale of cannabis

“on-farm wedding venue” means a building or structure located on an agricultural property that is owned by a bona fide farmer who operates a seasonal wedding business using the building or structure that is a secondary use on the property incidental to the primary use of the property as a farm.

“outbuilding” means a building or structure, that is a maximum of 92.903 square meters (or 1,000 square feet), that is accessory to a primary or main non-residential building or mixed use building, that is located on the same land as such primary or main nonresidential building and that is used for a storage purpose that is accessory to the primary or main use on such land, such as the storage of equipment used to maintain such land or the buildings and structures thereon or the storage of equipment that is ordinarily used for the purposes of the primary or main use on such land, but shall not include a building used for the storage of inventory nor include a building or structure used in banquets or wedding facilities. The maximum area does not apply to golf course buildings or structures.

“protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure on such land has been or is to be demolished, or changing the use of a building or structure from residential to non-residential or from non-residential to residential

“Regulation” means Ontario Regulation 82/98, as amended

“residential” means used or designed or intended to be used as a home or residence of one or more persons

“retail” means the use or intended use of land, buildings or portions thereof for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly to the public or providing services or entertainment to the public. Retail includes, but is not limited to:

- (a) the use or intended use of land, buildings or portions thereof for the rental of wares, merchandise, substances, articles or things;
- (b) offices and storage used or intended to be used in connection with, related to or ancillary to a retail use; or

conventional restaurants; fast food restaurants; concert halls/theatres/cinemas/movie houses/drive-in theatres; automotive fuel stations with or without service facilities; specialty automotive shops/auto repairs/collision services/care or truck washes; auto dealerships; shopping centres and plazas, including more than two attached

stores under one ownership; department/discount stores; banks and similar financial institutions, including credit unions; warehouse clubs and retail warehouses. Retirement community” means a housing project consisting of ground-related dwelling units in single family, semi-detached, or multiple dwelling units and other amenities, all of which are designed, marketed, developed and constructed to provide accommodation for and to meet the needs of persons aged 65 and older

“secondary dwelling on an agricultural property” means a temporary and portable residential structure, containing a single dwelling unit with kitchen and bathroom facilities, designed for year-round occupancy by farm help

“semi-detached dwelling” means a dwelling unit in a building divided vertically into two dwelling units each of which has a separate entrance

“service” means a service described in this by-law or in an agreement made under section 44 of the Act

“single-detached dwelling” means a dwelling unit in a completely detached building containing only one dwelling unit

“small apartment” means a dwelling unit of less than 70 square metres in size

"special care/special needs facility" means a building intended for residential use containing more than three dwelling units, which units have a common enclosed entrance from street level, where the occupants have the right to use in common halls, stairs, yards, common rooms and accessory buildings, which units may or may not have exclusive sanitary and/or culinary facilities and are designed to accommodate individuals with special needs, including independent long-term living arrangements, where support for services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels, and includes retirement homes and nursing homes

“stacked townhome” means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall.

“structure” means anything constructed or erected and requiring location on or in the ground or attached to something having location on or in the ground

“temporary building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a period of not more than eight months

“total floor area” means the total of the areas of the floors in a building or structure, whether at, above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

(a) includes space occupied by interior walls and partitions;

- (b) includes, below grade, only the floor area that is used for commercial or industrial purposes;
- (c) includes the floor area of a mezzanine;
- (d) where a building or structure does not have any walls, the total floor area shall be the total area of the land directly beneath the roof of the building or structure and the total areas of the floors in the building or structure;
- (e) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles; and
- (f) excludes any additional square footage created by the area of any self-contained structural shelf and rack storage facility permitted by the *Building Code Act* but includes the floor area of the base

“Town” means The Corporation of the Town of Caledon.

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

- 2. (1) Subject to subsections 2 and 3 of this section, this by-law applies to all land in the Town of Caledon, whether or not such land is exempt from taxation under section 3 of the *Assessment Act*.
- (2) For the period May 29, 2019 to May 28, 2021, this by-law shall not apply to land proposed for development within
 - (a) the Bolton Business Improvement Area as outlined in By-law No. 80-72, as has been or may be amended; or
 - (b) the Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan.
- (3) As of May 29, 2021, this by-law shall not apply to land proposed for non-residential development within
 - (a) The Bolton Business Improvement Area as outlined By-law No. 80-72, as has been or may be amended; or
 - (b) the Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan.
- (4) This by-law shall not apply to land that is owned by and used for the purposes of

- (a) a board as defined in subsection 1(1) of the *Education Act*;
- (b) a college established under the *Ontario Colleges of Applied Arts and Technology Act, 2002* or a university as defined in section 171.1 of the *Education Act*, that is exempt from taxation under the enabling legislation and are used for the purposes set out under such enabling legislation;
- (c) a hospital as defined in section 1 of the *Public Hospitals Act*;
- (d) the Ontario Provincial Police;
- (e) the Town or any local board thereof;
- (f) The Regional Municipality of Peel or any local board thereof; or,
- (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to subsections 2 and 3 of this section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*; or,
 - (g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in subsection 1 of this section are required for such land to be developed.
- (3) Notwithstanding subsection 2 of this section, if two or more of the actions described in subsection 1 of this section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

4. (1) Development charges shall be imposed in accordance with this by-law in respect of the following services based on the allocations with respect to residential and non-residential development as contained in Schedules A and C:
 - a) Services Related to a Highway
 - b) Operations
 - c) Fire Protection Services
 - d) Parkland and Trail Development
 - e) Indoor Recreation Facilities
 - f) Library Services
 - g) Development Related Studies
 - h) Animal Control
 - i) Provincial Offences Act
- (2) The development charges applicable to a development, as determined in accordance with this by-law, shall apply without regard to the services required for or to be used by such development.
- (3) Parkland and Trail Development and Indoor Recreation Facilities will be grouped into a single service (category) in relation to reserve funds and service levels.

Calculation of Development Charges

5. (1) The development charges applicable to a development shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed use development, the development charges shall be based upon the number of dwelling units included in such development; or,
 - (b) in the case of non-residential development, or the non-residential portion of a mixed use development, the development charges shall be based upon the total floor area included in such development.
- (2) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for residential uses, including dwelling units accessory to a non-residential use, and, in the case of a mixed use building or structure, on the residential portion of the mixed use building or structure, according to the type of residential development.
- (3) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for non-residential uses and, in the case of a mixed use building or structure, on the non-

residential portion of the mixed use building or structure, according to the type of non-residential development.

- (4) The development charges prescribed in Schedule A to this by-law, for apartments 70 s.m. or smaller, shall be imposed on all dwelling units in single detached dwellings, semidetached dwellings and multiple-dwellings, constructed in a retirement community that offers Life Lease Housing. Notwithstanding any other provision of this by-law, the small apartment rate will apply to retirement communities offering Life Lease Housing provided that the property owner enters into a written agreement with the Town, which is registered on title, at the owner's sole costs, that for a period of five years following the occupancy permit date, development charges calculated in accordance with this by-law shall be immediately payable if the Life Lease interests are not occupied by persons aged 65 or older.
- (5) Special Care/Special Needs facilities as defined in this by-law shall pay a development charge at the small apartment rate on a per unit basis.
- (6) Back to Back Townhomes as defined in this by-law shall pay a development charge at the Other residential rate.
- (7) Stacked Townhomes as defined in this by-law as defined in this by-law shall pay a development charge at the apartments larger than 70 square metre rate.

Residential Intensification

6. (1) This by-law shall not apply with respect to any of the actions described in subsection 1 of section 3 of this by-law if the only effect of such action is to:
 - (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the dwelling unit in the existing single-detached dwelling;
 - (c) permit the creation of one additional dwelling unit in an existing semi-detached or row dwelling, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the dwelling unit in the existing semi-detached or row dwelling; or
 - (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest dwelling unit in the existing residential building.
- (2) For the purposes of 6(1) above, the additional dwelling unit created cannot be conveyed as a separate parcel from the primary dwelling unit.

- (3) If an additional dwelling unit as described in 6(1) is subsequently conveyed as a separate parcel from the primary dwelling unit, development charges shall be calculated and be payable immediately upon conveyance.
- (4) Notwithstanding any other provision of this by-law, for the purpose of subsection 1 of this section, the terms “single-detached dwelling”, “semi-detached dwelling”, “row dwelling” and “gross floor area” shall have the meanings provided for them in the Regulation.

Industrial Expansion

- 7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing original industrial building, the amount of the development charge applicable to such development shall be determined as follows:
 - (a) if the gross floor area is enlarged by fifty percent or less, cumulatively from the original building floor area, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent cumulatively from the original building floor area, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the proposed enlargement exceeds fifty percent of the gross floor area of the industrial building before any enlargement.
- (2) Notwithstanding any other provision of this by-law, for the purpose of subsections 1 and 5 of this section, the terms “existing industrial building” and “gross floor area” shall have the meanings provided for them in the Regulation.
- (3) For the purpose of interpreting the definition of “existing industrial building” in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the *Assessment Act* and in particular:
 - (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes
- (4) For the purpose of applying subsection 1 of this section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under subsection 1 of this section applies.
- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or

the construction or erection of buildings that are accessory to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the floor area of such building or buildings against the exemption provided for in subsection 1 of this section.

Redevelopment

8. (1) Despite any other provision of the By-law, where one or more existing dwelling units are demolished and satisfactory evidence of the demolition and the number of dwelling units demolished has been provided to the Town's Treasurer or their designate, a credit against development charges otherwise payable pursuant to this By-law for redevelopment of the lands for residential purposes, in an amount equal to the development charge payable pursuant to this By-law for the same number of dwelling units, shall be applicable where the redevelopment has occurred:
 - (a) Within 10 years from the date that the necessary demolition approval was obtained with document proof or the date of the passing of this By-Law thereof; and
 - (b) On the same lot or block on which the demolished dwelling units(s) were originally located; and
 - (c) In case where, demolition credit crosses over a divided lot, the property owner must direct in writing to which lot the credit should be applied.
- (2) Despite any other provision of this By-law, where an existing non-residential use building or structure, or part thereof is demolished, and satisfactory evidence of the demolition and the total floor area of the building or structure, or part thereof demolished has been provided to the Town's Treasurer or their designate, a credit against development charges otherwise payable with respect to the redevelopment of the non-residential use shall be applicable, in an amount equal to the development charge payable pursuant to this By-law for the total floor area and such credit or partial credit shall be applicable where the redevelopment has occurred:
 - (a) Within 15 years from the date that the necessary demolition approval was obtained with document proof or the date of the passing of this By-law thereof; and
 - (b) On the same lot or block on which the demolished dwelling building or structure, or part thereof, was originally located; and
 - (c) In case where, demolition credit crosses over a divided lot, the property owner must direct in writing to which lot the credit should be applied.
- (3) Despite any other provision of the By-law, where an existing non-residential use building or structure, or

part thereof is demolished, and satisfactory evidence of the demolition and the total floor area of the building or structure, or part thereof demolished has been provided to the Town's Treasurer or their designate, a credit against development charges otherwise payable with respect to the redevelopment of the residential use shall be applicable, in an amount equal to the development charge payable pursuant to this By-law for the total floor area and such credit or partial credit shall be applicable where the redevelopment has occurred:

- (a) Within 15 years from the date that the necessary demolition approval was obtained with document proof or the date of the passing of this By-law thereof; and
 - (b) On the same lot or block on which the demolished dwelling building or structure, or part thereof, was originally located; and
 - (c) In case where, demolition credit crosses over a divided lot, the property owner must direct in writing to which lot the credit should be applied.
- (4) Despite any other provision of the By-law, where an existing residential use building or structure, or part thereof is demolished, and satisfactory evidence of the demolition and the number of units demolished has been provided to the Town's Treasurer or their designate, a credit against development charges otherwise payable with respect to the redevelopment of the non-residential use shall be applicable, in an amount equal to the development charge payable pursuant to this By-law for the total floor area and such credit or partial credit shall be applicable where the redevelopment has occurred in an amount equal to the development charge payable pursuant to this By-law for the same number of dwelling units for each component of the DC charge:
- (a) Within 10 years from the date that the necessary demolition approval was obtained with document proof or the date of the passing of this By-law thereof; and
 - (b) On the same lot or block on which the demolished building or structure, or part thereof, were originally located; and
 - (c) In case where, demolition credit crosses over a divided lot, the property owner must direct in writing to which lot the credit should be applied.
- (5) Where there is a redevelopment that includes a change of use of all or part of a non-residential building or structure to residential or other non-residential use, a reduction against the development charge otherwise payable pursuant to the By-law will be allowed. The amount of the reduction will be equal to the amount calculated by multiplying the applicable non-residential development charge payable by the total floor area that has been demolished or converted to residential or other non-residential use. Such credit or partial credit shall be applicable where on the issuance of a building permit permitting the change of use.

- (6) Where there is a redevelopment that includes a change of use of all or part of a residential building or structure to a non-residential use, a reduction against the development charge otherwise payable pursuant to the By-Law will be allowed. The amount of the reduction will be equal to the amount of the development charge under the service categories: Services Related to a Highway, Operations, Fire Protection Services, Parkland and Trail Development, Indoor Recreation Facilities, Library Services, Development Related Studies and Provincial Offences Act, for the number and type of units being converted to non-residential use. Such credit or partial credit shall be applicable where on the issuance of a building permit permitting the change of use.
- (7) Despite any other provisions in this By-law, whenever a reduction is allowed against a development charge otherwise payable pursuant to the By-law and the amount of such reduction exceeds the amount of the development charge otherwise payable to this By-law, no further reductions shall be allowed against any other development charges payable and no refund shall be payable.
- (8) Notwithstanding subsections (1) to (7) inclusive, if lands, building(s) and/or structure(s) of the subject development was previously exempt, no reduction against development charges will be allowed.
- (9) In the case of the structure being razed by fire, the date of the fire will be considered the demolition date for the administration of the above.
- (10) As a transitional provision, for demolitions or structures razed by fire occurring before the effective date of this by-law but after November 6, 1991, the effective date of the demolition or fire shall be the effective date of this by-law for the purposes of administering this section.
- (11) Redevelopment credits shall not be transferable to other lands except in the case of where the demolition credit crosses over a divided lot as outlined in this section.

Green Commercial and Industrial Buildings

- 9. (1) Upon application being made for a building permit for the construction of a commercial or industrial building that is intended to be a green commercial or industrial building a professional architect or engineer shall certify to the Town in writing that such commercial or industrial building is intended to be a green commercial or industrial building.
- (2) If a professional architect or engineer has certified that a commercial or industrial building is intended to be a green commercial or industrial building, prior to the issuance of a building permit therefor:
 - (a) non-residential development charges, discounted in accordance with Schedule B attached hereto, shall be paid to the Town with respect to such commercial or industrial building; and

- (b) an irrevocable letter of credit issued by a Canadian chartered bank, in a form satisfactory to the Town, in the amount of the discount referred to in paragraph (a) of this subsection shall be deposited with the Town.
- (3) If, within three (3) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
 - (a) an independent consultant who is recognized by the Canada Green Building Council certifies to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (b) a professional architect or engineer certifies to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building; the Town shall release the letter of credit referred to in paragraph (b) of subsection (2) of this section.
- (4) If, within three (3) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
 - (a) an independent consultant who is recognized by the Canada Green Building Council has not certified to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (b) a professional architect or engineer has not certified to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building; then:
 - (c) non-residential development charges, without any discount therefrom, shall be applicable to such commercial or industrial building;
 - (d) the amount of the discount referred to in paragraph (a) of subsection (2) of this section shall immediately become payable to the Town; and,
 - (e) if the amount of the discount referred to in paragraph (a) of subsection (2) of this section is not paid to the Town within thirty (30) days after the expiry of such three (3) year period, the Town shall be entitled to draw upon the letter of credit referred to in paragraph (b) of subsection (2) of this section and to use the proceeds thereof to collect such amount.
- (5) Unless otherwise authorized by the Council of the Town, if the total amount of the discount applications referred to in paragraph (a) of subsection (2) of this

section with respect to all commercial and industrial buildings where a professional architect or engineer has certified to the Town that such commercial or industrial building is intended to be a green commercial or industrial building reaches more than two hundred and fifty thousand (\$250,000.00) dollars in any year, this section shall not apply to any commercial or industrial building for the rest of that year.

Temporary Buildings or Structures

10. (1) Notwithstanding any other provision of the by-law, development charges shall not be imposed under this bylaw in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
- (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for subsection 1 of this section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to either:
 - (a) pay for development charges on the proposed temporary building for which the owner or owners may apply for a refund no later than one month following the time period defined in this by-law for temporary buildings or structures; or
 - (b) enter into an agreement with the Town pursuant to section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.
- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

11. (1) Notwithstanding any other provision of this by-law, Development charges shall not apply to:
 - (a) a country inn,
 - (b) a building or structure used for the purpose of agricultural tourism,
 - (c) a farm based home industry,
 - (d) a farm cidery,
 - (e) a farm winery,
 - (f) a garden suite,

- (g) a non-residential agricultural building or structure,
 - (h) an outbuilding,
 - (i) an on-farm diversified use building or structure,
 - (j) a secondary dwelling on an agricultural property, used as housing for farm help, in accordance with subsection 11 (4)
 - (k) an on-farm wedding venue provided that the following criteria are met:
 - (i) it is located on an agricultural property as a secondary use
 - (ii) it is owned by a bona fide farmer; and
 - (iii) it operates as a wedding venue no more than 30 calendar days per year
- (2) a development charge, calculated in accordance with this by-law, shall be immediately payable if the building or structure being the subject of the exemption under (1) is converted to a use that is not exempt under this by-law; in the case of a secondary dwelling on an agricultural property, if at any time following the occupancy permit date, a development charge, calculated in accordance with this by-law, shall be immediately payable if it is converted to a use that is not exempt under this by-law.
- (3) Notwithstanding any other provision of this by-law, development charges shall not apply to a bed and breakfast establishment subject to the following:
- In the event that the construction of a single detached dwelling for use as a bed and breakfast establishment results in the imposition of, and payment of, development charges in accordance with this by-law, the Town may provide a refund of the Town development charges as imposed and paid where there is compliance with the following conditions.
- (a) A full refund may be provided where the dwelling has been actively and continuously used for the purpose of a bed and breakfast establishment for a period of ten (10) years from the date of the payment of the development charges.
 - (b) An application for refund shall be made, in writing, by the owner of the dwelling containing the bed and breakfast establishment on or before 31 March annually for a maximum period of ten years, commencing in the first calendar year after the date of payment of the development charges.
 - (c) The refund is payable to the owner of the dwelling containing the bed and breakfast establishment at the time the refund is calculated.
 - (d) Upon application for the refund, the Town may review the application to determine whether the

application meets the conditions of this by-law, and may

- (i) refund to the owner of the dwelling 1/10th of the amount of the paid development charges if the dwelling has been actively and continuously used throughout the previous year as a bed and breakfast establishment, or
 - (ii) refund to the owner of the dwelling a proportionate share of the 1/10th of the amount of the paid development charges, calculated on a monthly basis, if the dwelling has not been actively and continuously used throughout the previous year as a bed and breakfast establishment, and
 - (iii) retain the balance, if any, of the paid development charges for each year during which the dwelling was not yet been used as a bed and breakfast establishment.
- (e) The applicant for the refund, and the owner of the dwelling, if the owner is a different entity or person than the applicant, shall, at the time of the application for the refund, grant permission in writing to the Town, its agents, employees and inspectors to enter the dwelling at any time during the ten years, upon reasonable notice, to determine whether the dwelling is used for the purpose of a bed and breakfast establishment.
- (f) The current owner of the dwelling shall advise any purchaser of the dwelling of the refund available pursuant to the provisions of this by-law.
- (g) The owner of the dwelling who is making the application for the refund shall provide all information requested by the Town to verify that the owner is entitled to a refund pursuant to the provisions of this by-law.
- (h) In making the application, the owner of the dwelling shall complete the form prepared for the purpose by the Town.
- (i) No interest or indexing is payable in respect to the refund of the Town paid development charges.
- (j) The entire application for refund, including future applications available in the remaining ten year period, shall be deemed abandoned in any or all of the following circumstances in any year that
- (i) the owner of the dwelling containing the bed and breakfast establishment fails to make an application for the refund within the time required by this by-law,
 - (ii) the Town makes a payment to the owner of the dwelling containing the bed

and breakfast establishment in accordance with section 11 (2) (d) ii and the use of the dwelling as a bed and breakfast establishment ceased in the previous year, or

- (iii) the operator of the bed and breakfast establishment has declared bankruptcy.
 - (k) The seasonal operation of a dwelling as a bed and breakfast establishment, where the establishment does not operate for a maximum of 5 months during the year, shall not be deemed to be an abandonment or cessation of the use of the dwelling as a bed and breakfast establishment for the purpose of section 11 (2) (j)
- (4) At the Town's discretion, the Town may require that the owner of a property entitled to any exemption in Part 11 of this by-law to enter into an agreement and submit, maintain, and if required supplement a non-revocable letter of credit, or other form of security, in an amount and upon terms satisfactory to the Treasurer, to be realized upon by the Town in the event that the building or structure is later determined by the Town to have a use that attracts development charges.
- (a) Securities shall be held by the Town for a period not to exceed 36 months from the date that a building permit is issued with respect to the development.
 - (b) If the Town determines that an exemption does not apply to a property once it is constructed and occupied, development charges shall be calculated and immediately payable and posted securities realized on.
 - (c) If the development charges calculated are higher than the securities available, any excess will be added to the property tax roll and collected in the same manner as property taxes.
- (5) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, provide for a grant in lieu of payment of development charges in whole or in part with respect to land to be developed for an institutional use.
- (6) The exemption as set out in subsection 11 (1) (j) will only apply to new secondary dwellings that have not paid development charges, or obtained a building permit as of the date that this by-law comes into force and effect, and upon removal, will not be entitled to a demolition/redevelopment credit under section 8. If a severance is granted by the Town creating a separate lot where the secondary dwelling for farm help rests, a development charge, calculated in accordance with this by-law at the time of severance, shall be immediately payable.
- (7) A building or structure, as set out in subsection 11 (1) or subsection 2 (2), that is eligible for an exemption or partial exemption from the payment of development charges pursuant to this by-law, shall have the

amount of any exemption or partial exemption deducted from the amount eligible for any grants under the Town's Community Improvement Plan, in respect of the same development.

- (8) A building or structure, as set out in subsection 11 (1) or subsection 2 (2), that is eligible for an exemption or partial exemption from the payment of development charges pursuant to this by-law, shall have the amount of any exemption or partial exemption reduced by the amount of any Town Community Improvement Plan grant received, in respect of the same development.

Indexing

12. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on 1 August, 2019, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on 1 February 2019.

Payment of Development Charges

13. (1) Development charges, adjusted in accordance with Section 12 of this by-law to the date of payment, shall be payable:
 - (a) in regard to development charges imposed under subsection 2 of section 5 of this by-law, with respect to each dwelling unit in a building or structure for which a building permit is issued, on the date that the building permit is issued; and,
 - (b) in regard to development charges imposed under subsection 3 of section 5 of this by-law, with respect to a building or structure for which a building permit is issued, on the date that the building permit is issued.
- (2) In the alternative to payment by the means provided in subsection 1 of this section, the Town may, by an agreement made under section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:
 - (a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,
 - (b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:
 - (i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so agreed in an agreement made under section 39 of the Act; and,

- (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the *Planning Act*, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to section 27 of the *Development Charges Act* providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

- 14. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (2) If any unpaid development charges are collected as taxes in accordance with subsection 1 of this section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Effective Date

- 15. This by-law shall come into force and effect on May 29, 2019.

Repeal

- 16. By-law No. 2014-054, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

- 17. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Onus

- 18. The onus is on the owner or the applicant to produce evidence to the satisfaction of the Town which establishes that the owner or applicant is entitled to any exemption from the payment of development charges claimed, reduction in the payment of or refund of development charges claimed under this by-law.

Refunds

- 19. Where all or part of a development charge paid is refunded due to a cancellation or revocation of a building permit, or where it is subsequently determined by the Town that there was an error in the calculation of the amount of such payment that there was an overpayment of development charges, the Treasurer is authorized to refund to the payor the amount of overpayment without interest. The Treasurer

is authorized to pay such refund from the applicable development charge reserve fund or funds.

Registration

20. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Transition

21. The rates in Schedule A of this by-law are effective June 25, 2019 onwards. The rates in Schedule C of this by-law are effective for the period May 29, 2019 to June 24, 2019, inclusive.

Severability

22. In the event that any provision of this by-law is found by a court of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

23. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedules

24. Schedules A, B and C attached to this by-law shall be deemed to be a part of this by-law.

Short Title

25. This by-law may be referred to as the *2019 Town Wide Development Charges By-law*

Enactment

This By-law shall come into full force and effect on May 29, 2019.

Enacted by the Town of Caledon Council this 28th day of May, 2019

Allan Thompson, Mayor

Carey Herd, Clerk

SCHEDULE A

BY-LAW 2019-31

**SCHEDULE A
SCHEDULE OF DEVELOPMENT CHARGES (effective June 25, 2019)**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments Larger than 70 s.m.	Apartments 70 s.m. or Smaller	Other Residential Dwellings	(per sq.m. of Total Floor Area)
Municipal Wide Services:					
Services Related to a Highway	15,194	8,828	5,181	11,567	41.76
Operations	1,499	871	511	1,141	4.09
Fire Protection Services	1,248	725	426	950	3.44
Parkland and Trail Development	1,848	1,074	630	1,407	0.54
Indoor Recreation Facilities	8,206	4,768	2,798	6,247	2.37
Library Services	852	495	291	649	0.22
Development Related Studies	798	464	272	608	2.26
Animal Control	85	49	29	65	0.00
Provincial Offences Act	197	114	67	150	0.54
Total Municipal Wide Services	29,927	17,388	10,205	22,784	55.22

**SCHEDULE B
BY-LAW 2019-31**

**DEVELOPMENT CHARGE DISCOUNT APPLICABLE TO QUALIFYING
COMMERCIAL AND INDUSTRIAL BUILDINGS**

DISCOUNT AS A PERCENTAGE OF NON-RESIDENTIAL DEVELOPMENT CHARGE (Subject to annual dollar maximum in the by-law)	INCLUSIONS	GREEN MEASURE
5.0% for any inclusion or any combination of inclusions	Solar hot water system that provides for a minimum of 25% of the building's energy needs	Green Technologies
	Transpired solar collectors that provides for a minimum of 10% of the building's energy needs	
	Solar photovoltaic system that provides for a minimum of 5% of the building's energy needs	
20.0%	Certified and registered with the Green Building Council of Canada as meeting the current and applicable LEED Canada Rating Systems such as new construction, commercial interiors, core and shell	LEED Certified
22.5%		LEED Silver
25.0%		LEED Gold
27.5%		LEED Platinum

SCHEDULE C

BY-LAW 2019-31

SCHEDULE OF DEVELOPMENT CHARGES (effective May 29, 2019 - June 24, 2019)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments Larger than 70 s.m.	Apartments 70 s.m. or Smaller	Other Residential Dwellings	(per sq.m. of Total Floor Area)
Municipal Wide Services:					
Services Related to a Highway	13,895	8,828	5,181	11,567	30.42
Operations	1,104	871	511	1,089	2.00
Fire Protection Services	1,200	725	426	950	3.44
Parkland and Trail Development	1,848	1,074	630	1,407	0.54
Indoor Recreation Facilities	6,209	4,768	2,798	5,397	1.64
Library Services	852	495	291	649	0.22
Development Related Studies	798	464	272	608	2.26
Animal Control	52	49	29	44	0.00
Provincial Offences Act	130	114	67	109	0.37
Total Municipal Wide Services	26,088	17,388	10,205	21,820	40.89

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-32

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, as amended, permits the council of a local municipality to pass zoning by-laws for prohibiting the use of land or the erection, location or use 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 considers it desirable to pass a zoning by-law to permit the use of Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by By-law No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR 786962), Block 4, Plan BOL-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on Reference Plan 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel, for high density residential purposes.

NOW THEREFORE, the Council of The Corporation of the Town of Caledon enacts that 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 hereby added to Section 13:1

Zone Prefix	Exception No.	Permitted Uses	Special Standards
RM	616	<ul style="list-style-type: none"> - <i>Building, Apartment</i> - <i>Rooming Unit</i> 	<p>Structure Envelope In addition to complying with applicable provisions, all <i>buildings</i> and <i>structures</i> shall only be located within the structure envelopes shown on Zone Maps SE#-35 and SE#-36.</p> <p>Floor Space Index Definition: For the purpose of calculating <i>floor space index</i>, the <i>gross floor area</i> (exclusive of any porch, balcony, underground parking facility and rooftop mechanical structure) shall be divided by the <i>lot area</i>. <i>Lot area</i> is to be calculated on the entirety of the <i>lot</i> municipally known as 50 Ann Street (inclusive of any portion of the <i>lot</i> within the Environmental Policy Area 1 Zone)</p> <p>Accessory Buildings For the purpose of this zone <i>accessory buildings</i> shall not be permitted in any yard.</p> <p>Lot Area (minimum) 0.36ha</p> <p>Dwelling Units per Lot (maximum) 73</p> <p>Rooming Units per Lot (maximum) 1</p> <p>Floor Space Index (maximum) 2.0</p> <p>Building Area (maximum) 37%</p>

Zone Prefix	Exception No.	Permitted Uses	Special Standards
			<p>Yards (minimum) refer to Zone Map S.E.#-35</p> <p>Building Height (maximum) refer to Zone Map S.E. # 36 for cross-sections. Top of roof not to exceed 235.11 geodetic elevation</p> <p>Landscaping Area (minimum) 35%</p> <p>Privacy Yards Notwithstanding any other provisions of this By-law the minimum number of <i>privacy yards</i> is 7.</p> <p>Privacy Yard Depth (minimum) 3.5m</p> <p>Play Facility (minimum) nil</p> <p>Play Facility Area (minimum) nil</p> <p>Play Facility Location nil</p> <p>Delivery Spaces (minimum) 1 per lot</p> <p>Parking Space Setback (minimum) from any <i>street line</i> 3.4m</p> <p>Parking Requirements (minimum) (a) 1.0 <i>parking spaces</i> for each <i>dwelling unit</i> and (b) 7 visitor <i>parking spaces</i></p> <p>Entrance Separation (minimum) 9.3m</p>

1. Schedule "A", Zone Map 1b of By-law 2006-50, as amended is further amended for Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel, from Institutional (I) to Multiple Residential with exceptions (RM-616) and Environmental Policy Area 1 (EPA1) in accordance with Schedule "A" attached hereto.
2. Schedule "B" S.E. Map 35 and S.E. Map 36 attached hereto, is hereby added to Schedule "A", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Lot 62, Part Lots 52, 53, 61 and 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 and 3 on 43R-37172; subject to an easement over Parts 1, 2 and 3 on 43R-37172 as in PR2546402; subject to an easement in gross over Part 2 on 43R-37172 as in PR2323542; Town of Caledon, Regional Municipality of Peel.

Enactment

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

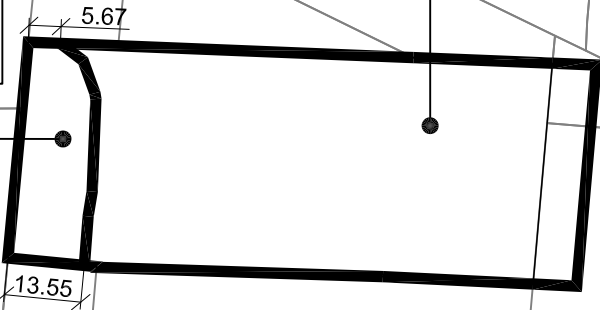
Enacted by the Town of Caledon Council this 28th day of May, 2019.

Allan Thompson, Mayor

Carey Herd, Town Clerk

FROM
R1 & I
TO
EPA1

FROM
I
TO
RM-616
S.E.:
35-36

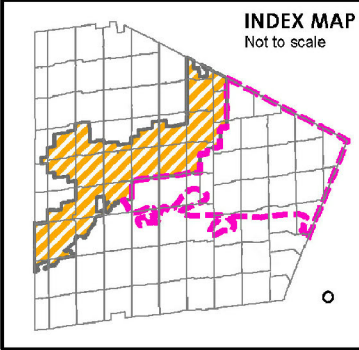


Temperance Street

Ann Street

Sterne Street

King Street W.



This is Schedule "A" to By-Law XXXX-XX passed by the Council of the Corporation of the Town of Caledon on _____, _____ 2019 Lot 62 and Part Lots 52, 53, 61 & 63, Part of Slancy Street (closed by Bylaw No. 2004-204 as in PR786962), Part of Temperance Street (closed by Bylaw No. 2004-204 as in PR786962), Block 4, Plan Bol-7 being Parts 1, 2 & 3 43R37172; subject to an easement over Parts 1, 2 & 3 43R37172 as in PR2546402; subject to an easement in gross over Part 2 43R37172 as in PR2323542; Town of Caledon; Regional Municipality of Peel

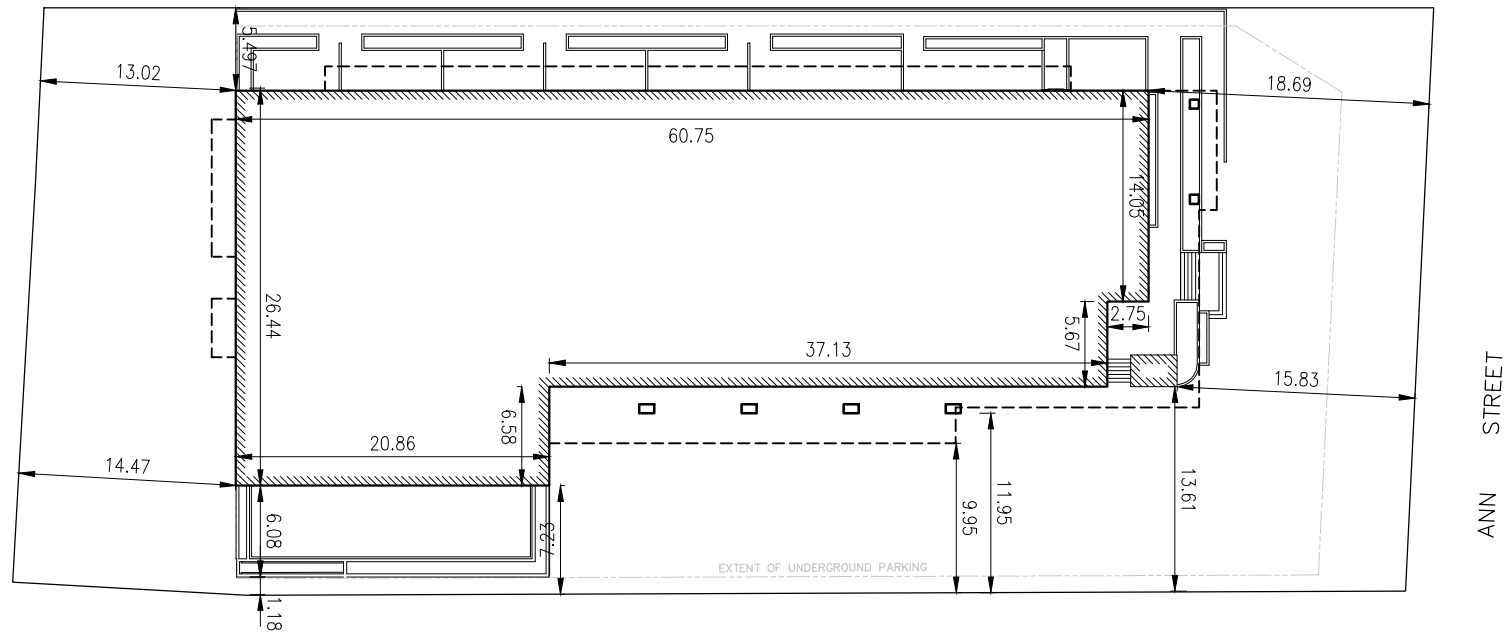
 Mayor
 99 _____
 Clerk

BY-LAW 2006-50
ZONE MAP 1b
SCHEDULE "A"

Date: _____ Revised: _____


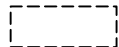
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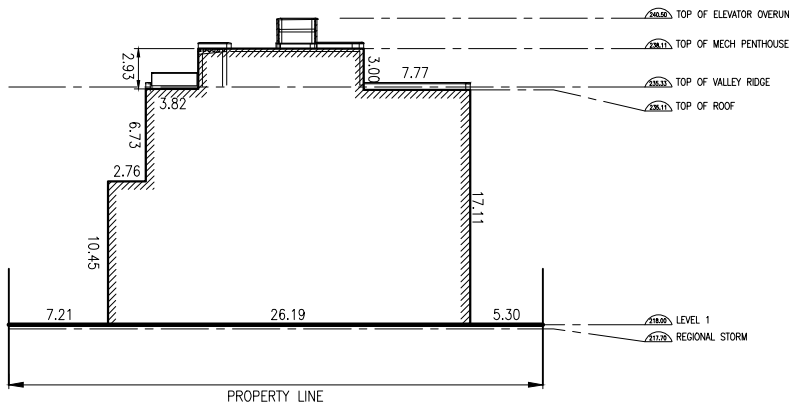
1b



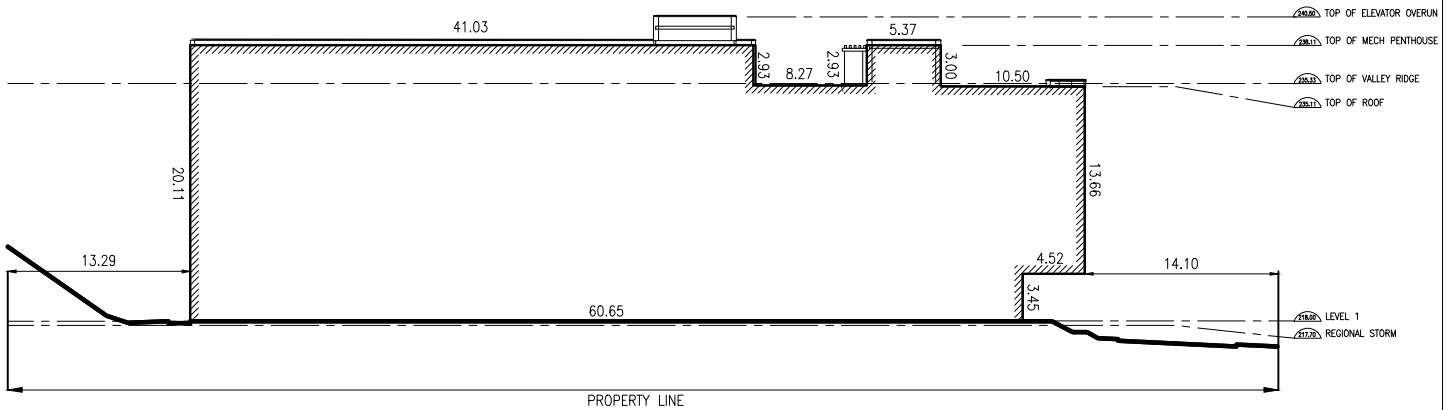
ALL DIMENSIONS IN METRES

LEGEND

-  STRUCTURE ENVELOPE
-  BUILDING OVERHANG



SECTION A - A



SECTION B - B



LEGEND

 VERTICAL STRUCTURE ENVELOPE

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-33

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 28th day of May, 2019

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 28th day of May, 2019, 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 28th day of May, 2019.

Allan Thompson, Mayor

Carey Herd, Clerk