



Council Meeting Minutes
Tuesday, June 15, 2010
9:30 a.m.
Council Chambers, Town Hall

Mayor M. Morrison (Arrived at 9:38 a.m.)
D. Beffort
N. deBoer
A. Groves (Left at 12:52 p.m.)
G. McClure
R. Paterak
J. Payne (Absent)
A. Thompson
R. Whitehead

Chief Administrative Officer: D. Barnes
Director of Planning & Development: M. Hall
Legislative Administrator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Town Counsel/Director: N. Koltun
Director of Administration/Town Clerk: K. Landry
Treasurer: F. Wong

Other Staff Present Specific Items Only
Manager of Parks/Landscape Architect: B. Baird
Senior Transportation Planner: K. Chawla
Planning Student: S. Dixon
Senior Policy Planner: O. Izirein
Senior Development Planner/Urban Designer: J. Kelemen
Manager of Economic Development: N. Lingard
Senior Policy Planner: T. Manley
Director of Human Resources: R. Moore-Whitsitt
Environmental Progress Officer: S. Peckford
Manager of Policy: T. Salter
Energy and Environmental Coordinator: J. Schembri
Landscape Project Coordinator: J. Sperling
Senior Policy Planner: M. Williams

1. CALL TO ORDER

Councillor Thompson assumed the role of Chair.

Chair Thompson called the meeting to order at 9:34 a.m.

2. APPROVAL OF AGENDA

Moved by R. Whitehead - Seconded by G. McClure 2010-381

That Council waive the procedural by-law to permit discussion regarding the Palgrave Post Office closure prior to the adjournment of the meeting.

Carried.

Moved by N. deBoer - Seconded by G. McClure 2010-382

That the agenda for the June 15, 2010 Council Meeting be approved, as amended.

Carried.

Moved by N. deBoer - Seconded by R. Paterak 2010-383

That Council convene into Council Workshop.

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST

- (i) Councillor McClure disclosed a pecuniary interest with respect to Mayfield West Phase 2: Project Update as he is a property owner in the area. He did not partake in any discussion or voting on this matter.

4. COUNCIL WORKSHOP

1. Recreation and Property Services Update.

Doug Barnes, Chief Administrative Officer provided information regarding the realignment of the Recreation & Property Services department with the Property Services section now moving to the Capital Asset Division within Corporate Services.

2. Mayfield West Phase 2: Project Update.

See item 3 (i) regarding Disclosure of Pecuniary Interest – Councillor McClure.

Tim Manley, Senior Policy Planner and Warren Price, Urban Strategies presented the following information:

Review, comment and refinement of the draft preferred land use scenario:

- February 2010 – Council Information Workshop
- February 2010 – Public Open House
- Meetings with members of Mayfield Station Group
- 14 submissions (agencies, stakeholders, landowners)
- Town Departments
- Town's Technical Consultant Team

February 2010: Draft Preferred Land Use Scenario Planning considerations:

- Total new residents – 13,738
- Total new jobs – 5,553
- Significant new commercial opportunities (935,000 square feet)
- Parks, public open spaces, tournament park and ice-pad arena
- Schools

Summary of Challenges to Implementing the Plan

- Highway 410/10 interchange: a critical gateway to Mayfield West Phase 2; will require a significant and costly reconfiguration; will require approval under the Environmental Assessment Act.
- Tournament Park: would require significant and costly property acquisition.
- Office/Business Park: Attracting small- to mid-sized office buildings to Mayfield West may take time.
- Farming Operations: a significant farming operation exists in close proximity to the proposed settlement boundary; raises the need to address minimum distance separation guidelines issues by the province.

Council Feedback

Feedback provided by Council in February 2010:

- Mayfield West Phase 2 must strive to be different, creative and innovative.
- The proposed overall residential density is higher than that which is typically proposed for Caledon.
- Securing the transit hub at Highway 410/10 is important to both Caledon and Mayfield West.
- The provision of housing for seniors must be a priority.

Council Feedback: February 2010

- Lands south of the Etobicoke Creek, adjacent to Chinguacousy Rd., should be brought into the new settlement boundary - limit the fragmentation of viable farm operations.
- The tournament park should be 80 to 100 acres - should be located outside of the new settlement boundary – should be closer to the transit hub.

Mayfield West Phase 2's Guiding Principles

- Achieve net ecological gain, when practical, possible and advisable.
- Adopt an integrated design process.
- Foster a local identity rooted in the spirit of the Town of Caledon.
- Establish the structure for a close knit small town that fosters self sufficiency.
- Achieve a range and mix of housing.
- Promote walking, cycling and transit opportunities.
- Maximize conservation and innovation (water, waste, energy).
- Ensure community connectivity and integration at all scales.
- Support adaptive change.

Provincial Policy

The Growth Plan for the Greater Golden Horseshoe, 2006, Section 2.2.8. (2) prescribes provincial policy direction applicable to settlement area boundary expansions.

Are there opportunities to accommodate growth in existing designated greenfield areas e.g. Mayfield West Phase 1?

Section 2.2.7.(2) prescribes provincial policy direction applicable to density targets.

Designated greenfield areas will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.

Existing Approved Density (through OPA 208):

Mayfield West Phase 1 Residential component – 41 residents and jobs per hectare
Mayfield West Phase 1 Residential component is approximately 233 gross hectares
 233×50 residents and jobs per hectare = 11,650
Existing approved residents and jobs = 9,626
Therefore, $11,650 - 9,626 = 2,024$ (rounded to 2,100)

Mayfield West Phase 2 Land Budget Needs:

50 residents and jobs per gross hectare
 $11,638$ total residents + $5,895$ total jobs = $17,533 / 50 = 350$ gross hectares

Mayfield West Phase 2 Density Target:

50 residents and jobs per gross hectare
Mayfield West Phase 1: 11,100 total residents
9,000 through OPA 208 – existing
2,100 through Mayfield West Phase 2 – proposed
Mayfield West Phase 2: 11,638 total residents
3,900 new residents pre-2021
7,738 new residents post-2021

The draft preferred land use scenario from February 2010 and June 2010 were displayed.

Significant Employment & Commercial Opportunities Employment Opportunities

- 5,895 new jobs are being planned for in Mayfield West. The Scenario contemplates a range and mix of employment types – offering choice and possibilities for higher densities.

Commercial / Retail Opportunities

- Potential market demand exists for approximately 935,000 square feet of new commercial and retail development in Mayfield West, including regional scale large big box anchor retailers.

Mayfield West - Town of Caledon Mayfield Centre Design Framework

Design Objectives

- Plan for all of Mayfield Centre in a comprehensive and integrated manner.
- Accommodate the full range of uses identified (mixed use) – opportunities to live, work, shop and play.
- Build a network of connected streets that provide adequate access and accommodate a full range of travel choices.
- Position a transit centre as a key move.
- Capitalize on the existing natural features as an amenity and setting for development.
- Utilize the profile and visibility provided by Highway 410.
- “The 100 % Corner” - Create an anchor for development that:
 - Is a focus for vitality and identity
 - Is phase 1 – and can grow and build value over time.

Various draft plans were displayed regarding the Mayfield Centre – Design Framework.

Next Steps

Review and comment period:

Council Information Workshop (June 15, 2010)
 Agencies, stakeholders, landowners
 Town Departments and Town's Consultant Team

A recommended preferred land use scenario will be considered by Council for endorsement at a future Council Meeting.

Detailed Design Phase:

Once Council has endorsed a preferred land use scenario for Mayfield West Phase 2, the detailed design phase can begin.

A report regarding the preferred land use scenario is targeted for the August 10, 2010 Council Meeting.

Staff was requested to post a copy of the presentation made by representatives of the Seniors Committee to the section of the website that contains information on the Mayfield West Phase II Project. In addition, staff are to prepare a policy that requires developers to provide Universal Flex Design Housing as part of the development.

It was suggested that staff consider having a University such as Ryerson complete a study on the pros and cons on planning by numbers. It was noted that staff should follow up with the staff at MTO who were involved in Environmental Assessment process related to Highway 410.

3. Understanding the Micro Feed-in-Tariff and the Feed-in-Tariff Programs.

Jeremy Schembri, Energy and Environmental Coordinator presented the following information:

Background

- Product of the Green Energy Act
- Evolution from Standard Offer Contract
- Not net metering
- Accepted sources of energy
 - Solar photovoltaic
 - Wind
 - Bio-fuels
 - Low-impact hydropower

Feed-In Tariff Prices for Renewable Energy Projects in Ontario			
Base Date: September 30, 2009			
Renewable Fuel	Size Tranches	Contract Price ¢/kWh	Percentage Escalated ⁴
Biomass^{1,2}			
	≤ 10 MW	13.8	20%
	> 10 MW	13.0	20%
Biogas^{1,2}			
On-Farm	≤ 100 kW	19.5	20%
On-Farm	> 100 kW ≤ 250 kW	18.5	20%
Biogas	≤ 500 kW	16.0	20%
Biogas	>500 kW ≤ 10 MW	14.7	20%
Biogas	> 10 MW	10.4	20%
Waterpower^{1,2,3}			
	≤ 10 MW	13.1	20%
	> 10 MW ≤ 50 MW	12.2	20%
Landfill gas^{1,2}			
	≤ 10MW	11.1	20%
	> 10 MW	10.3	20%
Solar PV			
Any type	≤10 kW	80.2	0%
Rooftop	> 10 ≤ 250 kW	71.3	0%
Rooftop	> 250 ≤ 500 kW	63.5	0%
Rooftop	> 500 kW	53.9	0%
Ground Mounted ²	≤ 10 MW	44.3	0%
Wind²			
Onshore	Any size	13.5	20%
Offshore	Any size	19.0	20%

FIT Process

Step 1

- Pre-FIT consultation with Local Distribution Company (apply online)
 - Connection options
 - Connection point (Point of Common Coupling)

- Station identification
- Feeder identification
- Connection requirements

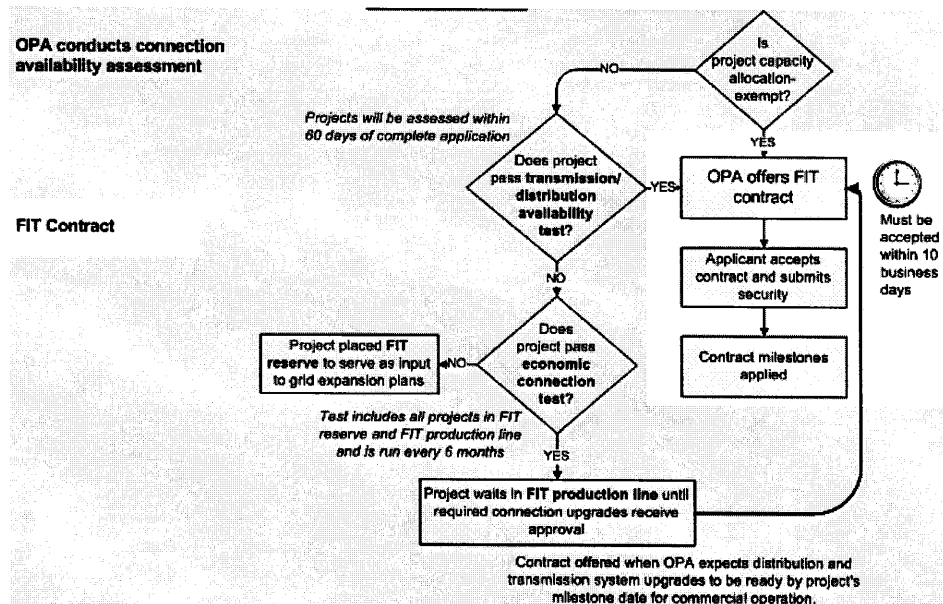
Information required for Ontario Power Authority FIT application

Step 2

- Apply to the Ontario Power Authority
 - Use information collected through Local Distribution Company consultation
 - Indicate size of project and location
 - Pay non-refundable application fee (\$20/KW)

Step 3

- Contract reviewed
 - Connection availability assessment



Step 4

- FIT Contract Awarded
 - Time lapse from review to award minimum 6 months
 - Pay security deposit (\$50 kW) due within 10 days of contract offer
 - Contract runs 20 years
 - Ontario Power Authority will own rights to carbon credits
 - No penalty for not producing electricity

Step 5

- Connection Impact Analysis (CIA) & Connection Cost Estimate (CCE) from Local Distribution Company
 - Apply to Local Distribution Company - \$3,000 - \$6,000 fee
 - Outlines the connection work required, conditions and payment
 - Notice to Proceed with:
 - Renewal Energy Approval
 - Electrical Standard Authority, building permits

Step 6

- Distribution Connection Agreement (DCA)
 - Conditions of operation
 - Establish roles and responsibilities of Hydro One & Generator

Step 7

- Connection Cost Agreement
 - Generator responsible for connection assets (meter)
 - Generator potentially responsible for a portion of grid expansions (non-serviced locations)

Step 8

- Technical Interconnection Requirements (TIR)
 - Conditions placed on the distribution system to ensure that power is safe, reliable, compatible with Hydro One's metering system

Step 9

- Design, Build and Connect
 - Must be commercial within 3 years

MicroFIT Process

Step 1

- Apply to Ontario Power Authority
 - Receive reference number – “Conditional Offer of a microFIT Contract”

Step 2

- Submit a connection request to Hydro One
 - Provide system specifications
 - Nameplate, inverter, connection

Step 3

- System installation
 - Collect necessary permits- Building, Electrical Standard Authority, Local Distribution Company approval
 - Construction
 - Complete electrical safety inspection

Step 4

- Contact Hydro One when Ready to Connect
 - Sign Connection Agreement and pay connection costs (Meter approximately \$1000)
 - Perform work, install meter
 - Notify Ontario Power Authority with connection details

Step 5

- Sign a Contract with Ontario Power Authority
 - Ontario Power Authority offers contract
 - Entire process takes 5-6 months
 - Contract runs 20 years

FIT Business Case

System Size: 100 kWp
System Cost: \$750,000
Annual Generation: 101,735 kWh
Feed-in-Tariff: \$0.713
Revenue: \$72537.40
Return on Investment: 9.7%
Simple Payback: 10.3 yrs
Profit: \$700,748.00

Micro-FIT Business Case

System Size: 10 kWp
System Cost: \$75,000
Annual Generation: 10,174 kWh
Feed-in-Tariff: \$0.812
Revenue: \$8159.19
Return on Investment: 10.9%
Simple Payback: 9.2 years
Profit: \$88,183.80

Recommendations

- Decentralized MicroFIT approach
 - Four 10 kW Solar PV project
 - Located at the libraries and community centres in different communities throughout Caledon

Rationale

- Return on Investment
- Visibility
- Educational
- Scale
- Addressing Commitments

Staff will report back to Council with a further analysis of the costs.

4. Trails Masterplan Update.

Brian Baird, Manager of Parks/Landscape Architect presented the following information:

Update to 2002 Trails Masterplan

- Council direction in the Caledon Community Workplan 2006-2010 to update the existing Trails Masterplan adopted in 2002
- Staff have undertaken to update the plan in-house
- Update inventory, active transportation developments and community consultation
- The Masterplan is a high level planning document setting vision, principles and goals for trail development in Caledon. Specific trail developments and connections should be identified as part of secondary plan and budgeting processes.

Study Approach

- Understanding and Reviewing the Resources
 - Review existing trails plan to identify gaps in existing mapping
 - Understanding existing resources and planning requirements
 - Review surrounding area trail masterplans
 - Public input process
 - Region of Peel Active Transportation initiative
- Input Active Transportation Policies and Initiatives
- Identifying an on and off Road Cycling Network
- Provide Recommendations

Vision and Principles

- Vision – To achieve a high quality and variety of trails in the Town of Caledon, accessing and connecting points of interest while protecting, preserving and enhancing community health and environment

Principles

- To Protect
 - the trail user by providing safe, serviceable trails
 - the environment in sensitive and significant areas
- To Preserve
 - a sustainable, integrated public trails network
 - peaceful co-existence with others sharing our trail environment
 - sustainable and well-used trails
- To Enhance
 - trails as an alternative transportation system
 - year-round and varied uses
 - user interest
 - direct pedestrian access from places of residence
 - face to face contact
 - access to our natural and cultural heritage
 - north-south linkages to trail network
- To Establish
 - An inter-connected trail network connecting all areas of Caledon
 - Well implemented and monitored trails
 - Partnerships where development and cost sharing opportunities could exist
 - Trails as an integral part of new development areas
 - Strong links to trails provided by others within Caledon as well as to surrounding municipalities

Public and Stakeholder Input

- On March 23, 2009 the Town of Caledon hosted a Walk and Bike for Life Workshop in conjunction with public and stakeholder input for a Trails Master Plan Update
- Survey as part of the Recreation and Parks Masterplan
- # 1 outdoor recreation activity was 'walking for leisure' with 87% of household participation in the past 12 months, followed by hiking, cycling or mountain biking and jogging
- Highest priority for outdoor facility investment cited was Nature Trails followed by Paved Multi-Use Trails

New Recommendations

- Prepare trail development details to be included in the Public Works and Engineering Development Standards, Policies and Guidelines
- Ensure pedestrian and cycling networks are enhanced in road construction and reconstruction projects

- Focus on expanding the trail network and work with partners to establish missing links and overcome barriers to trail development. Priority should be given to establishing north-south connecting networks
- Ensure trails are adequately supported through annual Operating and Capital budgets
- Update the Trails Master Plan every 5 years
- Do not sell surplus right-of-ways until it is determined if it can be used to establish a future trail link
- Ensure trail development and connectivity opportunities in new development are maximized through secondary plan and development review processes
- Consider opportunities to establish trail connections within utility corridors, rail right-of-ways and rehabilitated quarry lands when they arise
- Reference the Trails Master Plan in relevant Town planning documents
- Trail planning and development will have regard for all Town, Regional and Provincial policies

Next Steps

- Circulate Draft Copy of Updated Masterplan to Council at June 15 workshop
- Assemble Council comments and incorporate comments where applicable by July 2, 2010
- Present draft Masterplan to public and stakeholders at public meeting in August
- Assemble any public comments and incorporate comments where applicable by September 10, 2010
- Bring completed Masterplan to Council for adoption on September 21, 2010

It was suggested that the Town should produce a map that illustrates all trails in Caledon not just Town trails.

It was also indicated that the Town should continue to look at paved shoulders for cyclists during reconstruction projects.

5. 2011 Council Schedule.

Karen Landry, Director of Administration/Town Clerk presented a draft 2011 Council Schedule for information and noted that a report will be presented to Council for the purpose of adopting the schedule. It was also noted that the Caledon Day event may change.

6. Palgrave Post Office

Councillor Whitehead indicated that he requested this item to be added to the Agenda even though the Mayor has already sent a letter regarding the closure. Staff was requested to follow up on the matter of the leasing of the facility and report on the Town's options.

Moved by R. Paterak – Seconded by N. deBoer

2010-384

That Council rise out of Council Workshop.

Carried.

Mayor Morrison resumed the role of Chair.

5. **PUBLIC QUESTION PERIOD** – No one in attendance came forward.

6. **BY-LAWS**

Moved by N. deBoer – Seconded by R. Paterak

2010-385

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

2010-085 To confirm the proceedings of the June 15, 2010 Council Meeting.

Carried.

7. **ADJOURNMENT**

On verbal motion moved by Councillor Thompson and seconded by Councillor deBoer, Council adjourned at 1:54 p.m.



Marolyn Morrison, Mayor



Karen Landry, Town Clerk