



**The Corporation of the Town of Orangeville  
Council Chambers, 87 Broadway, Orangeville, Ontario**

**Minutes of a regular meeting of Council  
Held on July 15, 2019, Time 6:00 p.m.**

**Members Present**

Mayor S. Brown  
Deputy Mayor A. Macintosh  
Councillor J. Andrews  
Councillor G. Peters  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

**Staff Present**

E. Brennan, CAO  
A. McKinney, General Manager of Corporate Services  
R. Osmond, General Manager of Community Services  
K. Landry, Town Clerk

**Call to Order**

The Mayor called the meeting to order at 6:10 p.m.

**Approval of Agenda**

1. Moved by Councillor Post  
Seconded by Councillor Andrews

**That the agendas for the regular and closed meetings of Council on July 15, 2019,  
be approved.**

**Carried Unanimously.**

## **Disclosures of (Direct or Indirect) Pecuniary Interest**

Deputy Mayor Macintosh declared a potential pecuniary interest with respect to Closed Session Item Number 4 – Potential Land Acquisition

### **Closed Meeting**

2. Moved by Councillor Andrews  
Seconded by Councillor Post

**That a closed meeting of Council be held pursuant to s. 239(2) of the Municipal Act for the purposes of considering the following subject matters:**

- (b) personal matters about an identifiable individual, including municipal or local board employees (public office holders)**
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board (potential land acquisitions)**
- (d) labour relations or employee negotiations (public office holders)**
- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (digital infrastructure, potential land acquisition, public office holders)**

**Carried Unanimously.**

**Council convened into closed session**  
**Council reconvened into open session**

**(Time: 6:13 p.m.)**  
**(Time: 7:06 p.m.)**

### **Members Present**

Mayor S. Brown  
Deputy Mayor A. Macintosh  
Councillor J. Andrews  
Councillor G. Peters  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

### **Staff Present**

E. Brennan, CAO  
D. Benotto, IT Technician  
D. Jones, General Manager, Infrastructure Services

A. McKinney, General Manager, Corporate Services  
R. Osmond, General Manager, Community Services  
R. Phillips, Manager of Economic Development/Culture  
M. Pourmanoucherhri, IT Technician  
N. Syed, Treasurer  
B. Ward, Manager, Planning  
T. Crawford, Administrative Assistant  
K. Landry, Town Clerk

## **Singing of the National Anthem**

### **Adoption of Minutes of Previous Council Meeting**

3. Moved by Councillor Andrews  
Seconded by Deputy Mayor Macintosh

**That the minutes of regular and closed meetings of Council held on June 24, 2019, be approved.**

**Carried Unanimously.**

## **Statutory Public Meetings**

Deputy Mayor Macintosh assumed the Chair.

### **Town of Orangeville Development Charges Background Study, Watson & Associates Economists Ltd.**

A public meeting was held to provide the public with the opportunity to ask questions or express views with respect to the Town's proposed development charges by-law and underlying background study.

Deputy Mayor Andy Macintosh outlined the procedure to be followed and invited anyone who wanted to be notified of further discussions on the matter to sign in.

Mr. Andrew Grunda, Watson & Associates Economists Ltd. provided the following overview:

- The Town of Orangeville's Development Charges (D.C.) By-law 70-2014 came into effect on September 1, 2014
- Under the requirements of the *Development Charges Act, 1997*, as amended (D.C.A.), a D.C. by-law expires 5 years after the date it came into effect (i.e. September 1, 2019)

- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting, and provided on the Town's website 60 days prior to by-law passage
- This meeting is a mandatory requirement under the D.C.A. to provide a review of the D.C. proposal and to receive public input on the proposed policies and charges
- The process that must be followed for calculating a development charge
- An update on Bill 108 – More Homes, More Choice Act and the proposed changes:
  - Changes to Eligible Services
    - “Soft Services” would be removed from the D.C.A. and considered as part of a Community Benefit Charge under the authority of the *Planning Act*
      - D.C.A. eligible services will include water, wastewater, stormwater, services related to a highway, transit, fire, policing, ambulance, and waste diversion
      - The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date
    - Waste Diversion and Ambulance will be a 100% D.C. recoverable service (i.e. removal of 10% statutory deduction)
  - Determination of the D.C.
    - D.C. for developments proceeding through Site Plan or Zoning Bylaw Amendment will be determined based on the charges in effect on the day of the application
    - D.C. for developments not proceeding via these planning approvals will be determined at the earlier of building permit issuance or occupancy
  - Payment in Instalments
    - Rental housing, commercial, industrial, and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
    - Non-profit housing would pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
  - Regarding the commencement of the amendments to the D.C.A. contained in Schedule 3:

- “s.s.16(1) subject to subsection (2), this Schedule comes into force on a day to be named by proclamation of the Lieutenant Governor”
- “s.s.16(2) Section 1, subsections 3(4), 5(1) and 13(5) and sections 14 and 15 come into force on the day the More Homes, More Choice Act, 2019 receives Royal Assent”
- s.1 and s.s.3(4) – address definitions for waste diversion and policing services
- s.s. 5(1) – provides for transition of soft services to a Community Benefits Charge, under the authority of the *Planning Act*
- s.s.13(5), s.14 and s.15 – allows the Lieutenant Governor to make regulations, and repeals portions of *Promoting Affordable Housing Act* and *Comprehensive Ontario Police Services Act*
- Based on the foregoing:
  - While the Bill has received Royal Assent, many of the amendments won’t come into effect until it is proclaimed
  - The new s.s.2(4) of the D.C.A., which sets the services that can be included in a D.C. bylaw, which excludes the soft services, is not yet in effect and comes into force on proclamation
  - The new s.s.9.1(1) of the D.C.A. provides that for by-laws expiring after May 2, 2019, that they may remain in force as they apply to soft services until the earlier of: when the bylaw is repealed, the day the municipality passes a Community Benefits Charge By-law under the authority of the Planning Act, or the prescribed date (anticipated to be January 1, 2021 based on draft regulations)
  - It is proposed that the Town proceed with a new D.C. bylaw for hard services only and amend the existing by-law to continue to impose the existing charges for soft services during the transition period.
- Review of the Growth Forecast prepared for the 10-year (2019-2029) and buildout periods.
- Review of the Growth Forecast – Area Specific developable land areas are consistent with 2009 and 2014 D.C. background studies.
- Review of the increase in need for service, anticipated capital needs and development charge recoverable capital costs, proposed schedule of development charges including the area specific development charges.
- Review of current versus proposed charges per single detached residential dwelling unit and per square foot of non-residential gross floor area.

- Review of the area-specific development charge comparison – comparison versus proposed charges per net developable hectare.
- Development charge comparison with other municipalities for:
  - Per residential single-detached dwelling unit
  - Per square metre commercial gross floor area
  - Per square metre industrial gross floor area
- Development charge by-law policies, statutory and non-statutory development charge exemptions and redevelopment credits

#### Next Steps

- Council to receive input from the public on the proposed D.C. By-law;
- Council to consider further amendment to the D.C. Background Study and D.C. By-law prior to by-law passage, as required;
- Issue Addendum to D.C. Background Study (as necessary); and
- Council to consider by-law for adoption (August 26, 2019)

Deputy Mayor Macintosh thanked Mr. Grunda for his presentation and inquired if there were any members of the public that had any questions or comments.

Nick Garisto made the following inquires:

How does the single family home rate for Orangeville compare to other municipalities?

Andrew Grunda, referenced the presentation and noted Orangeville averages \$30,000 per unit, Caledon \$90,000 per unit and Markham over \$100,000 per unit.

Do you feel Orangeville can improve by charging a lot more?

Andrew Grunda advised the charges and methodology for calculating development charges is prescriptive and based on the needs specific to Orangeville.

Deputy Mayor Macintosh inquired if Council had any questions.

Mayor Brown referred to table 6.4 page 65 and inquired about the development charges for special care/dwellings and whether this charge is included in the 2014 By-law.

Andrew Grunda noted those charges are in place today under the 2014 By-law.

Mayor Brown inquired about the options available to incentivize operators of long term care facilities and referred to the typical size of a room being 200 to 250 square feet, no kitchen, not using roads and parks.

Andrew Grunda advised that Council can provide a full or partial exemption however the charge is then shifted to another class.

Councillor Peters inquired as to how other municipalities were treating long term care facilities and the impact on the action taken.

Andrew Grunda advised that other municipalities either treat them as institutional or residential to recognize occupancy levels. Andrew Grunda noted that Grand Valley, Centre Wellington and many others classify long term care facilities as institutional.

Mayor Brown stated the 3% difference in the Special Care Unit rate does not seem reasonable.

There being no further questions regarding the information presented, Andrew Grunda proceeded to present information regarding the development charges background study to amend By-law 70-2014.

Andrew Grunda presented the following information:

- The D.C. Background Study included amendments to By-law 70-2014 to remove hard services from the schedule of charges (i.e. within Schedule B of the By-law), allowing for transition of soft services in accordance with the *More Homes, More Choice Act*
- No other changes are being recommended to By-law 70-2014 through this amendment

#### Next Steps

- Council to receive input from the public on the proposed D.C. By-law; and
- Council to consider amending by-law for adoption (August 26, 2019).

Deputy Mayor Macintosh thanked Mr. Grunda for his presentation and inquired if there were any members of the public that had any questions or comments.

Susan Schuurman referred to page 163 and inquired about the application of development charges for water and wastewater treatment.

Andrew Grunda advised that some costs are paid directly by the developer. Andrew Grunda also noted that only the costs to be incurred are eligible to be recovered.

Susan Schuurman noted the Town has 2 recreation centres and noted concerns with high taxes. Susan Schuurman stated if there are more exemptions then taxes could increase.

Andrew Grunda noted that soft services will no longer be eligible for inclusion in a development charges by-law. A municipality may consider developing a community benefits by-law to recover costs related to soft services.

Andrew Grunda also stated that Bill 168 makes changes to the timing of the collection of development charges and introduces phasing in of payments over a period of time.

Nick Garisto inquired if the municipality can no longer take 5% for parkland.

Andrew Grunda stated the province will issue regulation(s) regarding the calculation methodology for a community benefits by-law and it is anticipated that the cash-in-lieu of parkland provisions will be included as part of regulation.

There were no further comments or questions from the public or Council.

Deputy Mayor Macintosh declared the Public Meeting closed at 7:50 pm.

Deputy Mayor Macintosh vacated the Chair.

Mayor Brown assumed the Chair.

## **Presentations, Petitions and/or Delegations**

### **Delegation – Chuck Thibeault - Central Counties Tourism**

Chuck Thibeault presented to bring awareness to the importance of tourism from an economic development standpoint.

Some benefits of embracing tourism helps a community to attract new business, retain and grow current businesses, attract new residents and become a vibrant place to live, work and visit.

Tourism spending is an investment. Typically for every \$1 spent there is a \$5 return.

### **Delegation – Andrena Lusty - Introduction to Welcome Wagon**

Due to personal reasons, this delegation was cancelled. Andrena Lusty will attend a future Council meeting.

### **Delegation – Susan Schuurman – Water Rate Increases**

Susan Schuurman expressed concern over the rising water rates. Susan Schuurman stated high water rates and high taxes are making it unaffordable to live here.

Susan Schuurman pointed out that Orangeville use to have a Water Committee, and feels it should be restored.



Doug Jones, General Manager of Infrastructure Services, explained that Orangeville previously had a flat rate up until 2003. As a result of the Walkerton tragedy, increased safety measures were put in place, and a spike in water rates occurred throughout the province. Orangeville decided that rather than have the rates triple basically overnight, they would incrementally increase the rate over several years. Recently over the past few years the rates have been reflective of inflation only.

Comparisons with other municipalities will be incorporated into the water rate study.

### **Delegation – Nick Garisto – Reconsideration of Motion**

Nick Garisto requested Council to reconsider its motion from June 24, which referred Nick Garisto to the Recreation Master Plan consultation process.

Nick Garisto indicated that the previous Recreation Master Plan did include the bocce ball court, but it was never implemented. Nick Garisto stated there is no cost to the Town to make this happen and a bocce ball court would enhance the current recreational amenities in the Town.

Moved by Councillor Taylor  
Seconded by Mayor Brown

That delegation by Nick Garisto be received as there is a process in place.

The above motion was tabled as a resolution was passed at the June 24, 2019 Council meeting regarding this matter.

### **Murray Short, CPA, CA, MBA, RLB Chartered Professional Accountants – The Corporation of the Town of Orangeville Consolidated Financial Statements for the Year Ended December 31, 2018**

Murray Short presented and reviewed the draft audited financial statements for the year ended December 31, 2018.

### **2018 Audited Financial Statements (CPS-TF-2019-19)**

4. Moved by Councillor Peters  
Seconded by Councillor Andrews

**That report CPS-TF-2019-19, dated July 15, 2019, 2018 Audited Financial Statements, be received;**

**And that Council approve the audited consolidated financial statement of the Corporation of the Town of Orangeville and the Statement of Trust Funds as presented.**

**Carried Unanimously.**

**Council recessed from 9:02 p.m to 9:08 p.m.**

**Consent Motion**

**None.**

**Staff Reports**

**Sign Variance Application – Headwaters Health Care Foundation**

- 5. Moved by Deputy Mayor Macintosh  
Seconded by Mayor Brown

**That report CPS-CL-2019-012 regarding Sign Variance Application – Headwaters Health Care Foundation be received;**

**And that Council permit an additional Ground Sign approximately 12 feet x 8 feet with two sign faces to be erected at 100 Rolling Hills Drive for Headwaters Health Care Foundation on the westerly portion of the property facing both Highway 10 and Highway 9 conditional upon a:**

**Sign Installers Licence being obtained by contractor; and  
A Sign Permit being obtained;**

**And that the sign installer licence fee be waived.**

**Carried.**

**(Opposed Councillor Peters,  
Councillor Taylor, Councillor Post)**

**2019 Business Improvement Area Levy (CPS-TF-2019-16)**

- 6. Moved by Mayor Brown  
Seconded by Councillor Peters

**That report CPS-TF-2019-16, dated July 15, 2019, Business Improvement Area Levy, be received;**

**And that Council adopt the 2019 BIA levies as proposed for the 2019 fiscal Year.**

**By-law**

**That a By-law to provide for the levy and collection of a special charge upon ratable property in the Orangeville Business Improvement Area in the Corporation of the Town of Orangeville for the year 2019 be read a first, second, and third time and finally passed, assigned a number by the Clerk, and that the Mayor and Clerk be authorized to sign it accordingly**

**Carried Unanimously.**

**Update on Uncommitted Reserve Capacity at the Water Pollution Control Plant (IS-Env-2019-010)**

**Update on Uncommitted Water Supply Capacity (IS-Env-2019-011)**

7. Moved by Deputy Mayor Macintosh  
Seconded by Councillor Andrews

**That Report IS-Env-2019-010, Update on Uncommitted Reserve Capacity at the Water Pollution Control Plant be received;**

**And that report IS-Env-2019-11, Update on the Uncommitted Water Supply Capacity be received.**

**Carried Unanimously.**

**Zoning By-law Amendment Application, File No. Z1/19 – 1450909 Ontario Ltd., c/o GSP Group Inc., 279 Broadway (IS-PL-2019-021)**

8. Moved by Councillor Peters  
Seconded by Councillor Sherwood

**That report IS-PL-2019-021, Zoning By-law Amendment Application, File No. Z1/19, 1450909 Ontario Ltd. c/o GSP Group Inc., 279 Broadway, be received;**

**And that the Zoning By-law Amendment Application (Z1/19) and amending Zoning By-law included as attachment No. 1 to this Report, be approved;**

**And that the Mayor and Clerk be authorized to execute the Encroachment Agreement included as attachment No. 2 to this Report.**

**By-law**

**That a By-law to amend Zoning By-law No. 22-90, as amended, to permit the use of Part of Lots 1 and 2, Block 4, Plan 212 for a medical centre on this property, be read a first, second and third time and finally passed (279 Broadway, 1450909 Ontario Ltd., File No Z1/19)**

**Carried Unanimously.**

**Demolition of Accessory Structure Lot 5, Block 5, Plan 212  
- 11 Zina Street (IS-PL-2019-22)**

9. Moved by Councillor Sherwood  
Seconded by Councillor Taylor

**That Report IS-PL-2019-022, Demolition of Accessory Structure, Lot 5, Block 5, Plan 212, 11 Zina Street, be received;**

**And that Council not oppose the issuance of a demolition permit for the accessory structure;**

**And that Council deem the period for the commencement of the 60-day notification period under Section 27(3) of the Ontario Heritage Act as the date the building permit application for demolition was received by the Town of Orangeville.**

**Carried Unanimously.**

**Orangeville Police Services Board, Financial Implications of the Cannabis Act, July 15, 2019 (OPSB-2019-001)**

10. Moved by Councillor Andrews  
Seconded by Deputy Mayor Macintosh

**That Report #OPSB-2019-001, Financial Implications of the Cannabis Act, July 15, 2019, be received;**

**And that Council requests that the Town of Orangeville Treasury Department transfer the amount of \$13,881.00 from the Corporate Allocations Account to the Orangeville Police Service Provincial Grants account.**

**Carried Unanimously.**

## **Orangeville Police Services Board, Information Sharing Protocol (OPSB-2019-002)**

11. Moved by Councillor Taylor  
Seconded by Councillor Post

**That report #OPSB-2019-002, Information Sharing Protocol, be received;**

**And that Council authorize the Mayor and Clerk to enter into the attached Information Sharing Protocol with the Orangeville Police Services Board.**

**Carried Unanimously.**

## **Committee/Board Minutes**

### **Committee of Adjustment Minutes, July 3, 2019**

12. Moved by Councillor Taylor  
Seconded by Councillor Peters

**That the minutes from the Committee of Adjustments meeting held on July 3, 2019 be received.**

**Carried Unanimously.**

### **Cultural Plan Task Force Minutes, June 5, 2019**

13. Moved by Councillor Post  
Seconded by Councillor Andrews

**That the minutes from the Cultural Plan Task Force meeting held on June 5, 2019 be received.**

**Carried Unanimously.**

## **Question Period**

Wayne Patterson introduced himself and thanked members of Council for their contributions to the Town. He requested Council to let him know how he can best be of service to them and the community.

Mayor Brown indicated that there are several service clubs and volunteer positions available throughout the Town that could utilize his services.

## **Correspondence**

### **Guy Giorno, Integrity Commissioner, June 13, 2019 – Special Report: Process for providing advice to Members**

14. Moved by Councillor Andrews  
Seconded by Councillor Peters

**That Council directs the Integrity Commissioner to include in the relevant statement of account the surname of the member who made a request for advice under paragraph 4, 5 or 6 of subsection 223.3 (1) of the Municipal Act, provided that confidentiality is maintained and the Integrity Commissioner reveals no information about the nature of the request or the content of the advice.**

**Carried Unanimously.**

### **Township of Amaranth, June 18, 2019, Orangeville Invoice – Library Card Memberships January 1 to April 30, 2019**

**Orangeville Public Library, Committee Memorandum – Library Services to Residents of Amaranth**

### **Township of Melancthon, June 24, 2019, Opportunities to Maximize Cooperative Efficiencies**

### **David Kirk, June 27, 2019, Concerns about Increase of inflated water bill**

15. Moved by Councillor Andrews  
Seconded by Councillor Post

**That the correspondence items listed be received.**

**Carried Unanimously.**

## **Information Items**

**OBIAA (Ontario Business Improvement Area Association) Digital Service Squad Grant Agreement (CMS-EDC-2019-009)**

**New Businesses in Orangeville – April 1-June 30, 2019 (CMS-EDC-2019-010)**

**2019 Annual Building Activity Report (IS-Bldg-2019-004)**

16. Moved by Councillor Sherwood  
Seconded by Deputy Mayor Macintosh

**That the information items listed be received.**

**Carried Unanimously.**

**Notice of Motion Given Prior to Meeting****Councillor Post – Accessible Parking**

17. Moved by Councillor Post  
Seconded by Councillor Andrews

**That Council direct staff to investigate and report to Council regarding:**

- 1) The feasibility of temporarily relocating accessible parking spaces during events and road closures in the downtown area; and**
- 2) The practices of other municipalities that allow vehicles with accessible parking permits to park in certain no-parking spaces.**

**Carried Unanimously.**

**Councillor Sherwood – Water Billing Amnesty Request**

18. Moved by Councillor Sherwood  
Seconded by Deputy Mayor Macintosh

**Whereas the Town has received concerns with regard to water meters and the Town's Water Rates By-law; and**

**Whereas the Town passed By-law 20-2015 which establishes the water and wastewater rates for the period of 2015 to 2019; and**

**Whereas Town staff are scheduled to report back to Council regarding an updated Water and Wastewater rates study which will result in an update to the water and wastewater rate by-law including the rates for the next five years; and**

Now therefore Council for the Town of Orangeville requests staff to include when reporting back to Council on the water and wastewater rates the following:

- options to allow a one-time amnesty for high water consumption, outside of normal water consumption levels and what will be the budgetary impact

Carried Unanimously.

## Notice of Motion at Meeting

Councillor Taylor will present a notice of motion at the next meeting regarding consideration of the sale or other disposition in whole or in part of Orangeville Railway Development Corp.

**Unfinished Business**

**None.**

**New Business**

**None.**

## By-Laws

(Approved earlier in the meeting)

**By-law No. 034-2019**      **A by-law to provide for the levy and collection of a special charge upon ratable property in the Orangeville Business Improvement Area in the Corporation of the Town of Orangeville for the year 2019 (CPS-TF-2019-16)**

**By-law No. 035-2019**      **A by-law to amend Zoning By-law No. 22-90, as amended, to permit the use of Part of Lots 1 and 2, Block 4, Plan 212 for a medical centre on this property (279 Broadway, 1450909 Ontario Ltd., File No Z1/19) (IS-PL-2019-021)**

19. Moved by Councillor Post  
Seconded by Councillor Andrews

**By-law No. 036-2019**      **A by-law to confirm the proceedings of the Council of the Corporation of the Town of Orangeville at its regular and closed Council meetings held on July 15, 2019.**

Carried Unanimously.




## Adjournment

20. Moved by Deputy Mayor Macintosh  
Seconded by Councillor Sherwood

**That the meeting adjourn at 9:50 p.m.**

**Carried Unanimously.**

  
\_\_\_\_\_  
Sandy Brown, Mayor

  
\_\_\_\_\_  
Karen Landry, Clerk

