

Approved: June 25, 2014



## MINUTES

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SESSION 10

SPECIAL MEETING OF

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA

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WEDNESDAY, JUNE 18, 2014 – 9:07 A.M.

COUNCIL CHAMBER  
300 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO L5B 3C1

**PRESENT:** Mayor Hazel McCallion  
Councillor Pat Mullin Ward 2  
Councillor Chris Fonseca Ward 3  
Councillor Frank Dale Ward 4  
Councillor Ron Starr Ward 6  
Councillor Nando Iannicca Ward 7  
Councillor Pat Saito Ward 9  
Councillor Sue McFadden Ward 10  
Councillor George Carlson Ward 11

**ABSENT:** Councillor Jim Tovey Ward 1  
Councillor Bonnie Crombie Ward 5  
Councillor Katie Mahoney Ward 8

**STAFF:** Janice Baker, City Manager and Chief Administrative Officer  
Gary Kent, Commissioner of Corporate Services and Chief Financial Officer  
Paul Mitcham, Commissioner of Community Services  
Martin Powell, Commissioner of Transportation and Works  
Heather MacDonald, Acting Commissioner of Planning and Building  
Mary Ellen Bench, City Solicitor, Legal Services  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Carmela Radice, Legislative Coordinator, Legislative Services Division

1. **CALL TO ORDER**

The meeting was called to order at 9:07 a.m. by Mayor McCallion.

2. **APPROVAL OF AGENDA**

Verbal Motion

Moved by: N. Iannicca

Seconded by: R. Starr

That the agenda be approved as presented

Carried

3. **DECLARATIONS OF CONFLICT OF INTEREST-Nil**

4. **DEPUTATIONS – Nil**

Mayor McCallion and Members of Council request that the Special Council Meeting be moved to the next available date of June 25, 2014 prior to the General Committee meeting.

5. **PUBLIC QUESTION PERIOD – 15 Minute Limit - Nil**

(in accordance with Section 36 of the City of Mississauga Procedure By-law 0139-2013 - Council may grant permission to a person who is present and at Council and wishes to address Council on a matter on the Agenda. Public Question Period is limited to a total of 15 minutes. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. For any other matter, leave must be granted by Council to deal with a matter not on the agenda).

6. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

R-1 Report dated June 13, 2014, from the Commissioner of Corporate Service and Chief Financial Officer re: **2014 Development Charges Background Study and By-Law –Information Update.**

Recommendation

That the report entitled “*2014 Development Charges Background Study and By-law –Information Update*” dated 16<sup>th</sup> June, 2014, from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

Motion

**7. UNFINISHED BUSINESS**

UB-1 Report dated June 3, 2014, from the Commissioner of Corporate Service and Chief Financial Officer re: **2014 Development Charges Background Study and By-law.**

Recommendation

1. That the following recommendations be approved by Council:
  - a. That the present practices regarding the collection of development charges and by-law administration continues to the extent possible, having regard to the requirements of *Development Charges Act, 1997* and its Regulations ("collectively referred to as the *Act*").
  - b. That the City continues its reporting policies consistent with the requirements of the *Act*.
  - c. That as required under the rules of the *Act*, the application of the by-law and the exemptions are codified within the Development Charge By-law proposed for adoption.
  - d. That the increase in the need for service is derived from the identification of growth and related need for services as set out in the City's official plan, capital forecasts and various City master plan documents, and as permitted in accordance with the rules of the *Act*.
  - e. That the Development Charges By-law permits the payment of a development charge in either cash or through the provision of services-in-lieu agreements, subject to City approval.
  
2. That Council adopt the growth-related capital forecast for City Services included in the Development Charges Background Study–2014 and its companion documents, subject to an annual review through the City's normal capital budget process and that the City of Mississauga Development Charges Background Study-2014 prepared by Hemson Consulting Ltd. be approved.

3. That the adoption of the growth related capital forecast signifies Council's intention to ensure that the increase in services attributable to growth will be met as required under the *Development Charges Act, 1997 s.5(1)3.*, recognizing, however, that specific projects and project timing as contained in the study forecast may be revised from time to time at the discretion of Council.
4. That for lands which are the subject of existing agreements, development charges shall be levied at the rates in effect when building permits are issued, less any credits recognized under the procedures described in Ontario Regulation 82/98, Section 17.
5. That Council has determined the changes in the proposed by-law following the public meeting in order to address stakeholder concerns, do not require a further public meeting prior to the enactment of the City of Mississauga Development Charges By-law.
6. That a transitional provision in the 2014 DC By-law, whereby a complete building permit application be submitted to the City by June 30, 2014 and a building permit is issued by November 11, 2014 to be eligible for the payment of development charges under the 2009 By-law indexed rate schedules be approved.
7. That Council approve the following proposed policy changes:
  - a. The size of a small unit is defined as a unit consisting of GFA of 65 m<sup>2</sup> (700 sq. ft.).
  - b. Horizontal multiple dwellings be removed from apartment definition.
  - c. A demolition credit have a 4 year life span for residential and a 10 year life span for a non-residential.
  - d. Definition of agricultural use will exclude the cultivation of medical marihuana.
  - e. Property previously owned by DC exempt entities shall be required to pay DC's when redeveloped for new use.
  - f. Hotel and motel be included in the definition of non-industrial.
  - g. A mechanism to monitor DC costs and revenues to determine if a full DC review is necessary.

