



Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: C. Herd
Manager, Legal and Court Services / Town Solicitor: A. Alyea
Manager, Strategic Policy Planning: S. Burke
Director, Corporate Services / Town Clerk: L. Hall
Coordinator, Council and Committee Services: H. Lockyer
Director, Community Services: C. McLean
Manager, Development: S. McVittie
Director, Planning Services / Chief Planner: A. Minichillo
Manager, Development: Cynthia OwusuGyimah
Director, Finance / Chief Financial Officer: M. Palasandiran
Director, Engineering Services: A. Pearce
Deputy Clerk, Council and Committee Services: P. Trafford

CALL TO ORDER

Chair N. de Boer called the meeting to order in the Council Chamber at 2:34 p.m.

INDIGENOUS LAND ACKNOWLEDGMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

URGENT BUSINESS

Moved by: Councillor L. Kiernan – Seconded by: Councillor D. Sheen

That section 7.4 of the Procedural By-law be waived to introduce a confidential urgent business item regarding a proposed or pending acquisition of land by the municipality - Alton Village.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	9			

Carried with two-thirds.

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 its meeting to be held on April 25, 2023:

Staff Report 2023-0209: Caledon's Response to Provincial Consultation - Municipal Reporting on Planning Matters

That the comments in response to the Ministry of Municipal Affairs and Housing regarding Municipal Reporting on Planning Matters, included as Schedule B to Staff Report 2023-0209, and submitted to the Province as Caledon's formal response to ERO 019-6619 and 23-MMAH001 on March 8, 2023 be approved;

That staff be directed to report back on staffing requirements to complete this monitoring should it be enacted by the Province as part of a comprehensive report; and

That a copy of this report and attachments be sent to the Association of Municipalities Ontario and the Region of Peel for information.

Staff Report 2023-0142: Proposed Town Initiated Official Plan Amendment (POPA 2023-0001) Pertaining to Mandatory Pre-Consultation and Complete Application Requirements, and Delegated Authority for Topsoil Removal and Grading Agreements, in Response to Bill 109

That the By-law attached as Schedule 'A' to Staff Report 2023-0142 be enacted to adopt Official Plan Amendment No. 269 to include policies related to Mandatory Pre-Consultation and Complete Application Requirements;

That the By-law attached as Schedule 'B' to Staff Report 2023-0142 be enacted to amend the Pre-Consultation By-law 2022-052 to update the list of requirements to consider when reviewing an application for 'completeness'; and

That the By-law attached as Schedule 'C' to Staff Report 2023-0142 be enacted to amend the Delegated Authority By-law 2016-106 to delegate authority to the Director, Engineering Services and Town Solicitor/Manager of Legal Services to approve and amend Topsoil Removal and Grading Agreements where requested through the Pre-Consultation (DART) Review for Site Plan applications.

Heritage Caledon Committee Meeting Report, dated April 3, 2023

That the Heritage Caledon Committee Meeting Report, dated April 3, 2023, be received.

Staff Report 2023-0229: Notice of Intention to Demolish – Outbuildings – 12245 Torbram Road, Ward 3

That the listed, non-designated property located at 12245 Torbram Road remain on the Town of Caledon's Heritage Register pursuant to section 27(3) of the Ontario Heritage Act; and,

That the demolition of the outbuildings on the property, identified as the buildings/structures to be demolished in Schedule A and further described in Schedule B, be permitted.

Staff Report 2023-0156: Proposed Heritage Caledon Committee Workplan for 2023-2026 and Proposed Heritage Caledon Committee 2023 Budget

That the Heritage Caledon 2023-2026 Workplan, attached as Schedule A, be approved;

That the following Subcommittees be established:

- Research
- Events
- Communications
- Awards;

That a Bill 23 Heritage Strategy Working Group be established;

That Table 1 – Proposed 2023 Heritage Caledon Committee Budget outlined in Staff Report 2023-0156 be approved; and

That staff provide quarterly updates to the Heritage Caledon Committee regarding its budget.

2023 Ontario Heritage Conference

That Christine Shain be selected to attend the Friday June 16, 2023 session of the 2023 Ontario Heritage Conference on behalf of the Heritage Caledon Committee; and

That Dupinder Jawanda be selected to attend the Saturday June 17, 2023 session of the 2023 Ontario Heritage Conference on behalf of the Heritage Caledon Committee.

STAFF REPORTS

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

Staff Report 2023-0206: Notice of Intention to Demolish – Driveshed – 13707 Heart Lake Road, Ward 2

That the listed, non-designated property located at 13707 Heart Lake Road remain on the Town of Caledon's Heritage Register pursuant to section 27(3) of the Ontario Heritage Act; and,

That the demolition of the driveshed, identified as the structure to be demolished in Schedule A, be permitted.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 25, 2023.

NOTICES OF MOTION

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

Notice of Motion - Extending the Distance for Notification for Planning related Applications

Whereas the Planning Act specifies the minimum requirements for providing Notice for Draft Plan of Subdivision and Zoning By-law Amendments and Public Meetings for development applications;

Whereas it is the Town's practice to exceed these minimum notification requirements, providing signage, newspaper and mailout notice for development applications;

Whereas the Planning Act specifies that where mailout notification is used, it is to be provided to landowners within 120 metres (393.7 feet) for Official Plan Amendments, Draft Plan of Subdivision as well as Zoning By-law Amendments;

Whereas in some cases, this distance would only facilitate the mailout notification being received by landowners immediately adjacent to the lands proposed for development;

Whereas through the Town of Caledon Official Plan Review, the Town is looking to implement alternative notification measures for development applications as contemplated by the Planning Act;

Now therefore be it resolved that any proposed development outside of the Settlement Area Boundary Expansion (SABE) and the existing Rural Service Centre settlement areas (Bolton, Mayfield West, Caledon East) subject to an Official Plan Amendment, Draft Plan of Subdivision and/or Zoning By-law Amendment be required to provide mailout notification of the Notice of Application and Notice of Public Meeting to landowners within 1,000 metres of the subject lands.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 25, 2023.

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

Notice of Motion - Consideration of an Additional GO Station on the Caledon-Vaughan GO Rail Line in the Bolton South Hill

Whereas the Metrolinx 2041 Regional Transportation Plan (RTP) identifies GO rail service from Union Station to Bolton as a project that is beyond 2041, and Caledon and its municipal partners are advocating for the timeline for this service to be sooner than 2041, most recently through Caledon's Housing Pledge in response to the Bill 23 target of 13,000 new homes by 2031;

Whereas the Town of Caledon as part of its ongoing Future Caledon Official Plan Review must plan for significant population and employment growth to 2051, the majority of which will be within the new 2051 Urban Area to the west of Bolton, with some growth allocated to the existing Bolton urban area through redevelopment;

Whereas Council has emphasized the importance of protecting and enhancing the Town's rural-urban mix, by directing the majority of growth to the 2051 Urban Area, but also through intensification and redevelopment of existing urban areas, particularly focused on the Bolton urban area, to enhance the community;

Whereas the Growth Plan for the Greater Golden Horseshoe defines a Major Transit Station Area as an area within 500 to 800 metres of an existing or planned higher order transit (i.e. GO rail service) station, and Major Transit Station Areas must be planned and designed to be transit-supportive and development must be supported by planning for a diverse mix of uses to support existing and planned transit service levels;

Whereas the Growth Plan currently assigns the responsibility for the identification and delineation of Major Transit Station Areas to upper-tier municipalities (i.e. Region of Peel) at the time of a municipal comprehensive review, which the Region completed in 2022 resulting in the approval of the Regional Official Plan 2051 by the Minister;

Whereas the Town's Official Plan Review will examine the existing Bolton Secondary Plans and will be updating and consolidating those secondary plans into an updated secondary plan for the existing Bolton urban area, particularly focused on opportunities for redevelopment and intensification along the Highway 50/Queen Street corridor in proximity to the future Caledon-Vaughan GO rail line, and will address the opportunity for identification of a Major Transit Station Area;

Now therefore be it resolved that the Ministries of Municipal Affairs and Housing and Transportation and Metrolinx be requested to work with the Town of Caledon, Region of Peel, City of Vaughan and Region of York to prioritize consideration of the potential for an additional GO station on the Caledon-Vaughan GO rail line, in the Bolton South Hill area along the Highway 50/Queen Street corridor, to act as a catalyst for transit-supportive mixed use development to enhance the housing opportunities, community amenities and mobility options for the residents of Caledon; and

That this Resolution be provided to the Minister of Municipal Affairs Housing, Minister of Transportation, Metrolinx, Region of Peel, Region of York, City of Vaughan and Sylvia Jones, Deputy Premier and Member of Provincial Parliament for Dufferin-Caledon.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 25, 2023.

Councillor T. Rosa left the meeting at 3:11 p.m. and rejoined at 3:12 p.m.

Pursuant to resolution no. 2023-055, passed by Council on April 25, 2023, the following has been inserted:

CORRESPONDENCE

Update on the Rice Group Development Between Torbram Road and Airport Road, North of Mayfield Road, Ward 3

Councillor D. Maskell raised concerns about the size of the project and requested insight from staff on the status since January 2022. Staff explained that the intent of the Correspondence was to provide an update since the announcement of the related Ministerial Zoning Order (MZO) and that work at the site was expected to begin in the next several months. Planning staff further noted that they are working on a comprehensive MZO strategy which will outline the municipality's approach to this process such as considering cost recovery and environmental stewardship. Councillor D. Maskell further inquired about the process and timeline regarding issuance of the MZO and whether there was a request from the Town or if it was initiated by the Province. Staff noted that the Province brought forward the MZO without a motion from Council or a recommendation from staff and that a former Member of Council had made the request to the Province to consider issuing an MZO for the subject property. Members of Council noted the importance of remaining informed on the status of the project as well as collaborating with the applicant regarding the development, including transit, landscaping and climate change initiatives.

CONFIDENTIAL SESSION

Moved by: Mayor A. Groves – Seconded by: Councillor D. Sheen

That Committee shall go into Confidential Session under Section 239 of the Municipal Act for the purpose of advice that is subject to solicitor-client privilege, including communications

necessary for that purpose – Proposed Official Plan Amendment and Zoning By-law Amendment Applications for CBM Aggregates and Urgent Business item, proposed or pending acquisition of land by the municipality – Alton Village.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	9			

Carried.

Planning and Development Committee convened in Confidential Session at 3:20 p.m.

Mayor A. Groves, Councillor N. de Boer, Councillor C. Early, Councillor L. Kiernan, Councillor D. Maskell, Councillor C. Napoli, Councillor T. Rosa, Councillor M. Russo, Councillor D. Sheen, Chief Administrative Officer: C. Herd, Director, Corporate Services / Town Clerk: L. Hall, Director, Community Services: C. McLean, Deputy Clerk, Council and Committee Services: P. Trafford, Director, Planning Services / Chief Planner: A. Minichillo, Manager, Strategic Policy Planning: S. Burke, Manager, Development: S. McVittie, Manager, Legal and Court Services / Town Solicitor: A. Alyea, Assistant Town Solicitor, Enforcement Task Force: M. Rubin and C. Barnett, Partner, Osler, Hoskin and Harcourt LLP. were present for this portion of the meeting.

Director, Planning Services / Chief Planner: A. Minichillo, Manager, Strategic Policy Planning: S. Burke, Manager, Development: S. McVittie, Assistant Town Solicitor, Enforcement Task Force: M. Rubin and C. Barnett, Partner, Osler, Hoskin and Harcourt LLP. left Confidential Session at 4:39 p.m.

Supervisor, Realty Services: M. King entered Confidential Session at 4:41 p.m.

Director, Finance / Chief Financial Officer: M. Palasandiran at 4:50 p.m.

The Planning and Development Committee adjourned Confidential Session and reconvened in Open Session at 5:22 p.m.

Moved by: Councillor L. Kiernan – Seconded by: Councillor C. Early

That Committee convened in Confidential Session under Section 239 of the Municipal Act for the purpose of a proposed or pending acquisition of land by the municipality - Alton Village;

That staff be directed to investigate the purchase opportunity of a property in Alton Village and report back at the April 25, 2023 Town Council meeting.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer	X			
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	9			

Carried.

ADJOURNMENT

The Committee adjourned at 5:23 p.m.