



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

Chief Administrative Officer: C. Herd
Director, Corporate Strategy and Innovation: E. Britnell (remote)
Director, Corporate Services / Town Clerk: L. Hall
Deputy Clerk, Council and Committee Services: J. Lavecchia
Coordinator, Council Committee: R. Reid
Manager, Recreation Services: H. Savage (remote)
Director, Building & Municipal Law Enforcement Services / CBO: M. Sruga (remote)

INTRODUCTION

Town Clerk, L. Hall, advised that due to the COVID-19 pandemic and Bill 187, Emergency Management Act, 2020, that the meeting would be held as an electronic meeting and open to the public through an audio broadcast. She advised Members of Council of procedural functions of the meeting.

CALL TO ORDER

Mayor A. Thompson called the meeting to order in the Council Chamber at 6:06 p.m.

Mayor A. Thompson announced that for the first time in Caledon, members of the public could view the Town Council meeting through a live stream available on the Town's website.

DISCLOSURE OF PECUNIARY INTEREST

None.

CONFIRMATION OF THE MINUTES

Moved by: Councillor C. Early - Seconded by: Councillor L. Kiernan 2020-199

That the Minutes of the October 27, 2020 Town Council Meeting, the November 12, 2020 Special Town Council Meeting, and the November 16, 2020, Special Town Council Meeting, be approved.

A recorded vote was taken as follows:

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

Carried.

URGENT BUSINESS

Moved by: Councillor A. Groves - Seconded by: Councillor T. Rosa 2020-200

That section 7.4 of the Procedural By-law be waived to add an urgent business item regarding Waiving Outdoor Sports Field Fees.

A recorded vote was taken as follows:

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

Carried with two-thirds.

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

2020-201

That the permit fees for outdoor sports fields be waived for Town of Caledon affiliates groups from September 7 to November 30, 2020; and

That the following permit fees charged to the listed affiliate groups for the use of outdoor sports fields since September 7, 2020, be refunded:

- Caledon Minor Baseball Association - \$733.46
- Caledon Soccer Club - \$5,648.90
- Bolton Wanderers Soccer Club - \$3,203.43, and
- 310 Running Club - \$66.15.

A recorded vote was taken as follows:

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

Carried.

PRESENTATIONS

Dr. Lawrence Loh, Chief Medical Officer of Health, Peel Public Health, provided a verbal update regarding the Region’s response to COVID-19. Dr. Loh advised that the Region is now in the Grey – Lockdown category of the Provincial response framework to the COVID-19 pandemic. He emphasized that the new restrictions are required due to unsustainable levels of community transmission of COVID-19 within the Region. Dr. Loh stated that members of the public are urged to limit non-essential in-person interactions. He reinforced that large social gatherings should be postponed or held virtually to limit the transmission of the virus. Dr. Loh explained that additional measures are still required in workplaces to control the spread of the virus and to ensure the safety of essential workers. Dr. Loh concluded his verbal update by reminding members of the public that the new restrictions are for the safety of everyone in the community.

Councillor L. Kiernan left the meeting at 6:38 p.m. and returned remotely at 6:41 p.m.

Members of Council asked several questions and received responses from Dr. Loh.

Mayor A. Thompson thanked Dr. Loh for his update.

DELEGATIONS

Public Comments regarding Agenda Item No. 8.3 November 17, 2020 Planning and Development Committee Meeting Report, regarding Staff Report 2020-0324: Proposed Official Plan Amendment and Zoning By-law Amendment Applications, Pluribus Corp., Ward 3

Mark Zwicker, Principal / Co-Founder, Architecture Unfolded, on behalf of Pluribus Corp. provided a delegation which included a presentation to address concerns raised by Council and residents at the November 17, 2020 Planning and Development Committee meeting regarding the proposed condominium building in Caledon East. Mr. Zwicker provided an overview of the project; the studies completed in support of the project and highlighted several community benefits. He concluded by

advising that several concerns raised by residents are in relation to site plan matters and can be addressed when the site plan is submitted to the Town's Planning Department.

Written Comments regarding Agenda Item No. 8.3 November 17, 2020 Planning and Development Committee Meeting Report, regarding Staff Report 2020-0324: Proposed Official Plan Amendment and Zoning By-law Amendment Applications, Pluribus Corp., Ward 3

Mayor A. Thompson acknowledged receipt of a written delegation from Tony Cuccione, a resident of Caledon. Mr. Cuccione's submission outlined outstanding questions that have not been addressed by the applicant. He indicated he was not in support of the application.

COMMITTEE RECOMMENDATIONS

Moved by: Councillor C. Early - Seconded by: Councillor J. Downey 2020-202

That the November 3, 2020 Planning and Development Committee Meeting Report, be received.

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor L. Kiernan - Seconded by: Councillor I. Sinclair 2020-203

That the November 17, 2020 General Committee Meeting Report recommendation regarding the following consent items, be adopted:

- Staff Report 2020-0372: 2020 Year-end Operating Budget Forecast
- Staff Report 2020-0368: Q3 Capital Status Update
- Staff Report 2020-0155: Development Charge Interest Rate Policy – Bill 108
- Staff Report 2020-0373: Proposed Consolidated Town Reserve By-law and Policy
- Staff Report 2020-0345: 2020 Salt Management Plan Update and Declaration of Significant Weather Events
- Staff Report 2020-0363: 2021 Rural Ontario Municipal Association (ROMA) Conference Delegation Requests
- Facility Expansion Request to Support the Kin Club of Bolton

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor C. Early - Seconded by: Councillor J. Innis 2020-204

That the November 17, 2020 General Committee Meeting Report recommendation regarding the following items, be adopted:

- Presentation Request for Carmel Hill regarding Social Housing for Low Income Families
- Toronto and Region Conservation Authority - Preliminary response to the proposed Conservation Authorities Act and Planning Act Amendments

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor T. Rosa – Seconded by: Councillor C. Early 2020-205

That the November 17, 2020 General Committee Meeting Report recommendation regarding Love Local Tuesday, be adopted.

Amendment #1

Moved by: Councillor T. Rosa – Seconded by: Councillor C. Early

That the November 17, 2020 General Committee Meeting Report recommendation regarding Love Local Tuesday, be amended to delete and replace the 6th paragraph with the following:

Now therefore be it resolved that each Tuesday up to and including Tuesday February 16, 2021 be declared, celebrated and promoted as LOVE LOCAL TUESDAYS;

Upon the question of the main motion, moved by Councillor T. Rosa and seconded by Councillor C. Early, as amended by Amendment #1, a recorded vote was taken as follows:

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

Carried.

Moved by: Councillor T. Rosa - Seconded by: Councillor A. Groves 2020-206

That the November 17, 2020 General Committee Meeting Report recommendation regarding the Budget Allocation Request for Implementation of the Bolton Downtown Revitalization Plan, be adopted.

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor J. Downey - Seconded by: Councillor C. Early

2020-207

That the November 17, 2020 Planning and Development Committee Meeting Report recommendation regarding the following consent items, be adopted:

- Staff Report 2020-0320 Proposed Zoning By-law Amendment Application, Laurier Group, 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road, Ward 2
- Staff Report 2020-0321 Proposed Zoning By-law Amendment (Temporary Use), Tolia Landscaping & Plowing Inc., 6809 Healey Road, Ward 4
- Staff Report 2020-0400 Proposed Comments to Bill 108 and Proposed Regulation Pursuant to the Ontario Heritage Act
- Staff Report 2020-0328 Designated Heritage Property Grant Program - Fall 2020
- Heritage Caledon Committee Meeting Report dated November 9, 2020
- Staff Report 2020-0299: Heritage Property Tax Rebate Program
- Staff Report 2020-0396: Recommendation to Remove Listed Non-Designated Properties from Heritage Register

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor L. Kiernan - Seconded by: Councillor I. Sinclair

2020-208

That the November 17, 2020 Planning and Development Committee Meeting Report recommendation regarding Staff Report 2020-0258 Proposed Official Plan Amendment for Rural Economic Development Areas in Ward 1, be adopted.

A recorded vote was taken as follows:

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

Carried.

Moved by: Councillor N. deBoer – Seconded by: Councillor I. Sinclair

2020-209

That the November 17, 2020 Planning and Development Committee Meeting Report recommendation regarding Staff Report 2020-0324: Proposed Official Plan Amendment and Zoning By-law Amendment Applications, Pluribus Corp., Ward 3, be adopted.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor J. Innis		X	
Councillor N. deBoer	X		
Councillor A. Groves		X	
Councillor T. Rosa	X		
Total	7	2	0

Carried.

CORRESPONDENCE

Moved by: Councillor N. deBoer - Seconded by: Councillor L. Kiernan

2020-210

That the Town of Caledon support the request from Norfolk County requesting a solution from the Federal Government to the current crisis related to illicit cannabis grow operations, and

That the Mayor send a letter to the Honourable Justin Trudeau, Prime Minister, the Honourable Doug Ford, Premier, the Honourable David Lametti, Federal Minister of Justice and Attorney General of Canada, the Honourable Patty Hajdu, Federal Minister of Health, Kyle Seeback, MP Dufferin-Caledon, and the Honourable Sylvia Jones, MPP Dufferin-Caledon.

A recorded vote was taken as follows:

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

Carried.

COUNCIL INQUIRIES

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

ANNOUNCEMENTS

Members of Council provided a number of announcements.

BY-LAWS

Moved by: Councillor I. Sinclair - Seconded by: Councillor T. Rosa

2020-211

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

- BL-2020-096 A by-law to establish interest rates and impose interest charges on instalment payments of development charges pursuant to Section 26.1 of the Development Charges Act, 1997 and on development charges determined under the development charge by-law at the date of a site plan or rezoning application pursuant to Section 26.2 of the Development Charges Act, 1997
- BL2020-097 A by-law to amend By-law 2011-058, as amended, and to provide for the imposition of the COVID-19 Property Tax Relief Programs pursuant to the Municipal Act, 2001, S.O. 2001, c. 25, as amended
- BL-2020-098 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands municipally known as 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road
- BL-2020-101 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended for the lands municipally known as 6809 Healey Road for a temporary period of three years
- BL-2020-103 A by-law to amend By-law 2007-128, as amended, being a by-law to appoint employees of the Town of Caledon to statutory positions
- BL-2020-104 Consolidated Reserve Funds By-law

Councillor T. Rosa experienced technical difficulties while the vote was taking place and therefore was not able to vote on the motion.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor J. Innis	X		
Councillor N. deBoer	X		
Councillor A. Groves	X		
Councillor T. Rosa			X
Total	8	0	1

Carried.

Moved by: Councillor I. Sinclair - Seconded by: Councillor T. Rosa 2020-212

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

BL-2020-102 A by-law to amend By-law 2016-106, as amended, being a by-law to delegate certain powers and duties to officers and employees

A recorded vote was taken as follows:

Recorded Vote	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair		X	
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor J. Innis	X		
Councillor N. deBoer	X		
Councillor A. Groves		X	
Councillor T. Rosa			X
Total	6	2	1

Carried.

Councillor T. Rosa experienced technical difficulties while the vote was taking place and therefore was not able to vote on the motion.

Moved by: Councillor I. Sinclair - Seconded by: Councillor T. Rosa 2020-213

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

BL-2020-099 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands legally known as Block 164, Plan 43M-1840

BL-2020-100 A by-law to adopt Amendment No. 260 to the Official Plan for the Town of Caledon

A recorded vote was taken as follows:

Recorded Vote	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor J. Innis		X	
Councillor N. deBoer	X		
Councillor A. Groves		X	
Councillor T. Rosa			X
Total	6	2	1

Carried.

Councillor T. Rosa experienced technical difficulties while the vote was taking place and therefore was not able to vote on the motion.

Moved by: Councillor C. Early - Seconded by: Councillor N. deBoer 2020-214

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

BL-2020-105 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 24th day of November 2020

A recorded vote was taken as follows:

Recorded Vote	YES	NO	ABSENT
Mayor A. Thompson	X		
Councillor I. Sinclair	X		
Councillor L. Kiernan	X		
Councillor J. Downey	X		
Councillor C. Early	X		
Councillor J. Innis	X		
Councillor N. deBoer	X		
Councillor A. Groves	X		
Councillor T. Rosa			X
Total	8	0	1

Carried.

ADJOURNMENT

On a verbal motion moved by Councillor N. deBoer, Council adjourned at 8:15 p.m.

Allan Thompson, Mayor

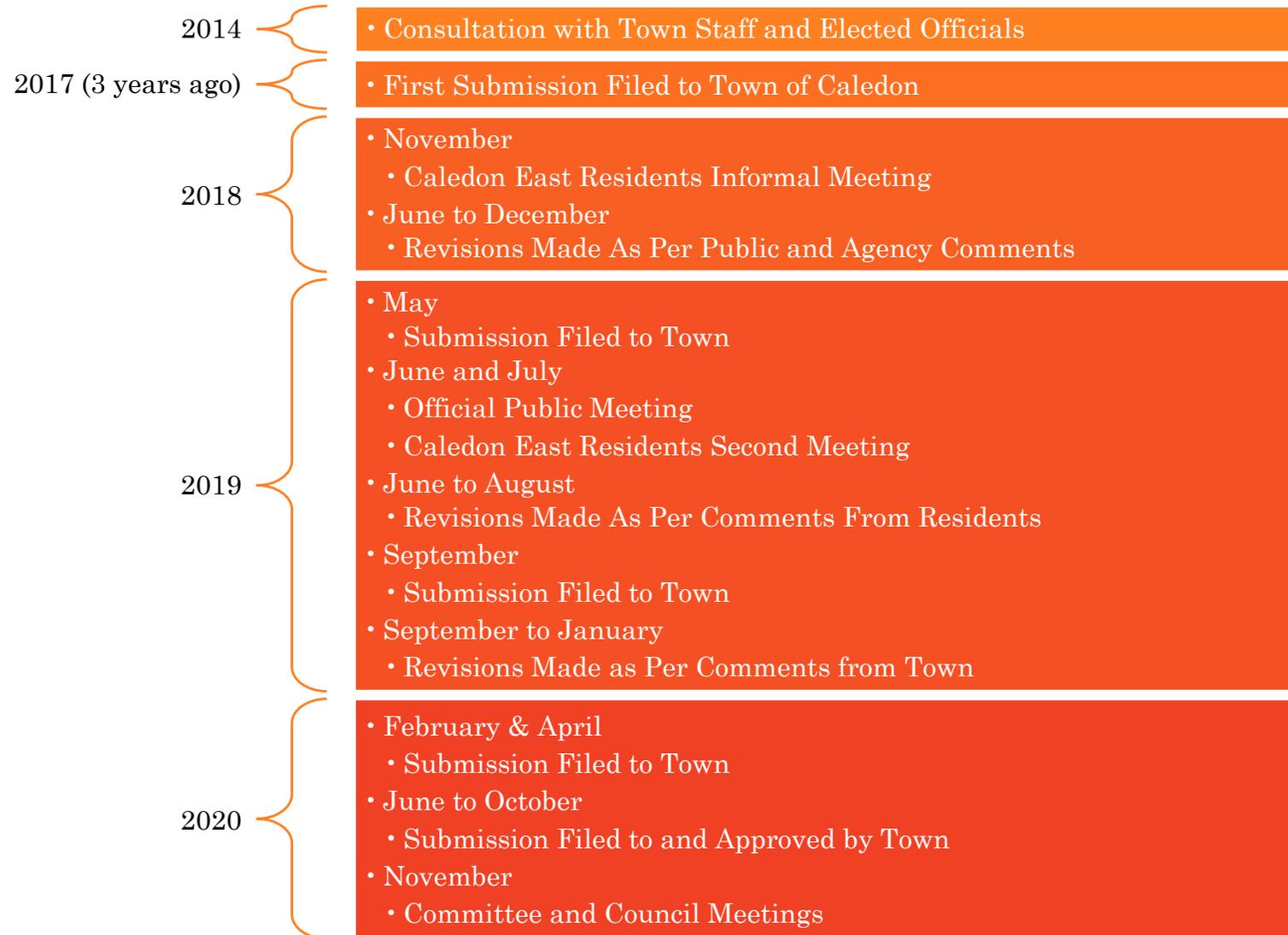
Laura Hall, Town Clerk



Proposed Mixed Use Development at Old Church Road & Atchison Drive in Caledon East Staff Report 2020-0324

A Presentation by Pluribus Corp. and its Agents

Process



List of Completed Studies

Study and Consultant	Comments from Agencies Resolved?	Peer-reviewed as Requested by Town and paid for by Pluribus
Urban Design Brief and Shadow Study (Architecture Unfolded, revised June 2020)	Yes	Peer-reviewed by M. Behar Planning and Design Inc.
Functional Servicing and Stormwater Management Report (Stantec Consulting Ltd., revised June 2020)	Yes	N/A
Transportation Impact Study (Nextrans Consulting Engineers, April 26, 2019)	Yes	Provided Nextrans' Reliance Letter (dated June 24,2020)
Noise Impact Study (Swallow Thornton Tomasetti, dated May 1, 2019)	Yes	Provided Noise Impact Study Reliance Letter (Swallow Thornton Tomasetti, dated June 26, 2020) and Peer-reviewed by M. Behar Planning and Design Inc.
Market Opportunity and Impact Analysis (Joseph Urban Consultants, dated January 22, 2018)	Yes	Peer-reviewed by Tate Economic Research Inc.
Planning Justification Report (MDTR Group, dated June 2020)	Yes	N/A

Please note the above list does not include every item submitted to the Agencies since 2017

Agencies Approving Development Proposal

- Canada Post
- Hydro One
- TRCA
- Region of Peel
 - Planning and Development
 - Traffic Department
- Town of Caledon
 - Development Planning and Engineering Staff

Proposed Development – Community Benefits

- **Local** convenience stores
- **Public Square**
- **Open Space**
- **Focal Point of Community**
- **Diversification** of housing mix and options
 - Allows seniors to downsize and remain in Caledon East
 - Allow housing options for singles
- **Accessibility** to Recreational Facilities Across the Street
- **Enhancement** of the streetscape of Old Church with traditionally inspired modern architecture compatible with the context of Caledon East
- **Inclusion** of the Community Facilities
 - Shelter structure
 - Green space
 - Special paved area integrated with retail patios
- **Opportunities** for temporary community art exhibitions and displays to promote local activities within the square

Compliance with Town, Regional, and Provincial Policies

- Proposed Development meets Town of Caledon Parking Requirements
 - Requires 168 parking spaces
 - We will provide 169 parking spaces and 37 bicycle spaces
- Proposal meets the policies within the
 - Town Official Plan
 - Region Official Plan
 - Growth Plan
 - Planning Act
 - Provincial Policy Statement

Delegation Letter From Resident

- The comments raised relate primarily to site plan agreement matters
- Town of Caledon staff deals with constructions issues regularly and are more than qualified in insuring proper measures are undertaken and followed.
- Preconstruction surveys are standard and protect the neighbour but also the builder
- The timing of construction and pricing are premature questions that cannot be answered at this time

Conclusion

The Chateaux subdivision had, at the time, its share of “unhappy neighbours”.

The residents against this project live where they live today because that subdivision was approved.

The voices of the residents who will live in this development in the future should not be forgotten.



From: [Tony Cuccione](#)
To: [Agenda](#)
Cc: [Robin Reid](#)
Subject: 0 Achitson
Date: Monday, November 23, 2020 12:56:26 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good afternoon,

I would like the following questions addressed at the council meeting regarding 2020-0324:

I sent an email to Stephanie asking if she or Silvia had reviewed all the reports submitted by the developer; she responded by saying various departments and peer groups had reviewed it. For something this important to the character of our Town should not some senior staff with more experience have reviewed them? If senior staff had reviewed the proposal maybe some of the following question would have been answered.

When is the construction going to start and for how long will it last till completion?

Who and how will enforce the construction procedure regarding such things as noise, construction traffic, debris, damage to adjacent homes?

The method of retaining soil during construction Adjacent to our properties, piling or caissons could damage our foundations and windows.

The shadow report shows that we will have shadows in our backyards starting end of Sept through to spring time.

The concrete loading area is adjacent to our backyards, this mean that concrete will fly into our yards and patio furniture. How will this be addressed?

The east side of the building has a Glass railing along the terrace; in the morning sun shine the glare will reflect back to our homes.

On the parking drawings the garbage storage room is in the basement on the west side of the ramp, on the ground floor the garbage staging area is on the east side of the ramp, how does the garbage get up there to be taken away? That garbage area is next to my backyard and I don't want any more rodents.

I have a question for the councillor who suggested that seniors need a place to live that they can afford. These units will be selling for at least \$500/sq.ft by the time sales start, how many seniors can afford \$325,000 for the smallest units available?

Lastly to everyone, if the developer had submitted a proposal for a 50 story building with enough underground parking to meet requirements and all other concerns addressed would this be recommended by planning? Why can't the development stick to 3 floors and the penthouse as is currently zoned?

Regards

Tony Cuccione

Sent from my iPad