



Planning and Development Committee Meeting Report  
Tuesday, February 2, 2021  
7:00 p.m.  
Council Chamber, Town Hall

Mayor A. Thompson (remote)  
Councillor I. Sinclair (remote)  
Councillor L. Kiernan (remote)  
Councillor J. Downey (joined remotely at 7:05 p.m.)  
Councillor C. Early (remote)  
Councillor J. Innis (remote)  
Councillor N. deBoer (remote)  
Councillor A. Groves (remote)  
Councillor T. Rosa (remote)

Chief Administrative Officer: C. Herd (remote)  
Director, Corporate Services / Town Clerk: L. Hall (remote)  
Director, Corporate Strategy and Innovation: E. Britnell (remote)  
Economic Development Officer: S. Dolson (remote)  
Acting Director, Finance / Treasurer: H. Haire (remote)  
Director, Planning / Chief Planner: S. Kirkwood (remote)  
Deputy Clerk, Council and Committee Services: J. Lavecchia (remote)  
Acting Manager, Development Review: S. McVittie (remote)  
Coordinator, Council Committee: R. Reid (remote)  
Acting Manager, Policy, Heritage and Design Services: M. Williams (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 and remote public participation. She advised Members of Committee of procedural functions of the meeting.

## CALL TO ORDER

Chair N. deBoer called the meeting to order at 7:03 p.m.

## DISCLOSURE OF PECUNIARY INTEREST

None.

## 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 February 16, 2021:**

**Staff Report 2021-0043: Mayfield West Community Wide Development Staging and Sequencing Plan and Infrastructure and Land Requirements**

That the Director of Planning/Chief Planner and Director of Engineering Services be delegated authority to finalize and approve the Mayfield West Phase 2, Stage 1 Community-Wide Development Staging and Sequencing Plan (DSSP) in accordance with the principles set out in Staff Report 2021-0043;

That the Mayor and Clerk be authorized to execute an agreement and any documents necessary to give effect to the transfer of the lands or receive an easement of the lands described as Petch Avenue in Schedule 'B' to Staff Report 2021-0043 from Caledon West 25 Inc., Mayfield McLaughlin Developments Inc., Caledon Development General Partner Ltd. and Caledon Development LP to the Town of Caledon in advance of registration of draft approved plan of subdivision file no. 21T-16005C and 21T-16006C on terms to the satisfaction of the Director of Engineering Services and Town Solicitor, for the municipal purpose of facilitating public access and the construction of the roads and infrastructure described in the DSSP and Town of Caledon Official Plan;

That the Mayor and Clerk be authorized to execute a purchase agreement and any documents necessary to give effect to the transfer of the lands described in Schedule 'B'

to Staff Report 2021-0043 from A-Major Homes (Ontario) Inc. to the Town of Caledon for nominal value on terms to the satisfaction of the Director of Engineering Services and Town Solicitor, for the widening of McLaughlin Road described in the Town of Caledon Official Plan;

That, upon receipt of the required documentation demonstrating that the Mayfield Station Landowners Group Inc. cannot acquire any lands identified in the Development Staging and Sequencing Plan (DSSP) as required for public infrastructure purposes (the “Public Infrastructure”), the Director of Engineering Services and Town Solicitor be authorized to initiate the expropriation of or otherwise acquire the lands necessary for the public infrastructure;

That no plans of subdivision be registered in the Mayfield West Phase 2, Stage 1 Secondary Plan area until a Spine Services Development Agreement securing the Public Infrastructure as required in the approved Development Staging and Sequencing Plan (DSSP) is executed and is in full force and effect;

That the Mayor and Clerk be authorized to execute such agreements with the Mayfield Station Landowners Group Inc. as required to secure funding for the acquisition, and if necessary, the expropriation of the public infrastructure lands, on terms to the satisfaction of the Director of Engineering Services and Town Solicitor;

That the Mayor and Clerk be authorized to execute all documents necessary and incidental to the acquisition of the public infrastructure lands, including retainers with any required external consultants; and

That the Director of Engineering Services be authorized to serve and publish Notices of Application for Approval to Expropriate the public infrastructure lands as necessary, to forward to the Chief Inquiry Officer any requests for hearing that are received, to retain external consultants as necessary to attend any hearing in support of Council’s position and to report the Inquiry Officer’s recommendations back to Council for its consideration.

#### **Staff Report 2021-0008: Region of Peel Inclusionary Zoning Peer Review**

That in accordance with the Planning Act and Ontario Regulation 232/18, the retainer of urbanMetrics Inc. to conduct a peer review and consider urbanMetrics Inc. as qualified to review the Region of Peel’s Inclusionary Zoning work undertaken by N. Barry Lyon Consultants, be supported; and

That a copy of Staff Report 2021-0008 be provided to the Region of Peel.

#### **Heritage Caledon Committee Report, dated December 7, 2020**

That the Heritage Caledon Committee Meeting Report, dated December 7, 2020, be received.

**Councilor J. Downey joined the meeting remotely at 7:05 p.m.**

#### **PUBLIC MEETING**

Chair N. deBoer advised that the purpose of the public meeting is to obtain input from the public. He noted that any members of the public with concerns or requesting further information regarding the proposed plan should contact staff in the Legislative Services division.

#### **1. Proposed Bolton Downtown Revitalization Plan**

Lauren Millier, Executive Vice President, MDB Insight, provided a presentation regarding the Proposed Bolton Downtown Revitalization Plan. Ms. Millier outlined the recommended strategy for development and design of the plan over the course of three years. She explained that the focus of the plan is to find a balance of the key themes which had been developed through stakeholder observation, public input and collaboration with town staff. She presented the Actions of the Plan which include the development of a Task Force to guide implementation, acquiring resources to complete the recommendations, the development of policies that assist the downtown core, the design of streets and parking areas to support the area, establish opportunities to partner and enhance the downtown,

expedite improvements to parks, trails and the river, attract and retain businesses to fill vacant storefronts, consider new uses for the old Fire Hall and engage in active promotion of the area to draw visitors. She concluded the presentation noting next steps in the process, which includes establishing a Task Force and a final report for Council consideration.

#### **PUBLIC COMMENTS**

None.

#### **WRITTEN COMMENTS**

None.

Members of the Committee asked questions regarding the presentation and received a response from the consultants and staff.

Chair N. deBoer thanked Ms. Millier for the presentation.

#### **STAFF REPORTS**

**Councillor J. Downey left the meeting due to technical issues at 8:37 p.m. and rejoined at 8:39 p.m.**

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

##### **Staff Report 2021-0039: Mayfield West Phase 2 Community Ubiquitous WiFi - Updated Proposal**

That Option 2 to move forward with the proposal from Rogers and the Landowners Group for the Mayfield West Phase 2 Community as outlined in Staff Report 2021-0039, be approved.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 16, 2021.**

#### **RECOMMENDATIONS OF ADVISORY COMMITTEES**

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

##### **Staff Report 2020-0435: Recommendation to Allow Demolition of Farmhouse on Listed Heritage Property at 13865 Bramalea Road**

That consent be given to the Notice of Intention to Demolish the historic farmhouse at 13865 Bramalea Road, a non-designated property listed on the Town of Caledon Heritage Register.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 16, 2021.**

#### **ADJOURNMENT**

The Committee adjourned at 8:55 p.m.