



Planning and Development Committee Meeting Report
Tuesday, September 21, 2021
7:00 p.m.
Electronic Meeting

Mayor A. Thompson (remote)
Councillor I. Sinclair (remote)
Councillor L. Kiernan (remote)
Councillor J. Downey (remote)
Councillor C. Early (joined remotely at 7:02 p.m.)
Councillor J. Innis (remote)
Councillor N. deBoer (remote)
Councillor A. Groves (remote)
Councillor T. Rosa (remote)

Acting Chief Administrative Officer: D. Labrecque (remote)
Senior Planner, Policy, Planning Services: K. Chawla (remote)
Director, Corporate Services / Town Clerk: L. Hall (remote)
Community Planner, Planning Services: B. Loverock (remote)
Acting Manager, Development Review Services, Planning Services: S. McVittie (remote)
Director, Engineering Services: A. Pearce (remote)
Coordinator, Council Committee: R. Reid (remote)
Acting Director, Planning Services / Chief Planner: E. Sajecki (remote)

CALL TO ORDER

Chair N. deBoer called the meeting to order at 7:00 p.m. and advised that the meeting was being held as an electronic meeting and open to the public through an audio broadcast and streamed live on the Town's website.

DISCLOSURE OF PECUNIARY INTEREST

None.

Councillor C. Early joined remotely at 7:02 p.m.

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 September 28, 2021:

Staff Report 2021-0312: Proposed Zoning By-law Amendment Application, 8281 Healey Road GP Limited, 8281 and 0 Healey Road, Ward 4

That in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided on the proposed Zoning By-law Amendment;

That the by-law attached as Schedule 'C' to Staff Report 2021-0312 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands from Serviced Industrial - Exception 579 (MS-579), Prestige Industrial - Exception 580 (MP-580) and Environmental Policy Area 1 Zone (EPA1) to Serviced Industrial – Exception 653 (MS653), Prestige Industrial – Exception 654 (MP-654) and Environmental Policy Area 1 Zone (EPA1); and

That applications for minor variances for the lands as identified in Schedule 'A' to Staff Report 2021-0312 be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the Planning Act.

Heritage Caledon Committee Meeting Report, dated September 13, 2021

That the Heritage Caledon Committee Meeting Report, dated September 13, 2021, be received.

Staff Report 2021-0342: Proposed Heritage Designation – 18030 Centreville Creek Road, Ward 4

That a Notice of Intention to Designate the property at 18030 Centreville Creek Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act"), be approved;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 18030 Centreville Creek Road in accordance with the Heritage Designation Report attached as Schedule A to Staff Report 2021-0343 and as per the requirements of the Act;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 18030 Centreville Creek Road pursuant to the Act; and

That upon designation of 18030 Centreville Creek Road, a Heritage Easement Agreement be endorsed and entered into between the Town and the Property Owner.

Staff Report 2021-0353: Recommendation to Remove Property from Heritage Register – 5894 Old School Road, Ward 2

That the listed, non-designated property located at 5894 Old School Road, be removed from the Town of Caledon Heritage Register pursuant to Section 27 of the Ontario Heritage Act.

Confidential Staff Report 2021-0311: A proposed or pending acquisition of land by the municipality - Mayfield West Phase 2 Infrastructure, Ward 2

That the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale with the Region of Peel to purchase the lands shown as Parts 1, 2, 4, 5, 6, and 8 on Reference Plan 43R-40003, attached as Schedule “A” to Staff Report 2021-0311, for the agreed-upon price on terms satisfactory to the Director, Engineering Services in consultation with the Town Solicitor, in order to facilitate the construction of infrastructure identified in the Mayfield West Secondary Plan;

That the Mayor and Clerk be authorized to execute any other documentation necessary to facilitate the direction in Confidential Staff Report 2021-0311; and

That staff proceed as directed in Confidential Staff Report 2021-0311.

DELEGATIONS

Chair N. deBoer noted that written comments were received by a member of the public, Kim Bayley, regarding Staff Report 2021-0313: Proposed Zoning By-law Amendment, Blackthorn Development Corp. on behalf of Darzi Holding Ltd., RZ 2021-0004 (related Files: SPA 2021-0006 and SPA 2021-0007), 12423 Coleraine Drive and 0 Simpson Road, Ward 5. The comments were attached to the agenda package and therefore form part of the public record.

PRESENTATIONS

Region of Peel / Town of Caledon Official Plan Update

Ed Sajecki, Acting Director, Planning Services / Chief Planner, provided an overview surrounding recent updates to the Region of Peels Official Plan and introduced Bailey Loverock, Community Planner, Planning Services to provide a presentation on how the updates align with the work being done on the Town of Caledon's Official Plan. Ms. Loverock provided an update on the status of the Region of Peel's Official Plan review, which is to include public consultation in the Fall. She provided an overview of the municipal growth allocations and growth management recommendations for the Town's Official Plan. Ms. Loverock highlighted the proposed transit targets and initiatives including increasing sustainable transportation modes. She provided an overview of the Region of Peel's proposed Settlement Area Boundary Expansion (SABE) and identified staffs concerns on the changes. Ms. Loverock concluded the presentation advising of next steps for the Town's Official Plan review.

Members of Council provided comments, asked several questions and received responses from staff.

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

That a Council Workshop on the Town's Official Plan be scheduled in the coming weeks.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 28, 2021.

Councillor C. Early left the meeting remotely at 8:14 p.m.

Aggregate Policy Review through the Town's Official Plan

Anthony Fairclough, on behalf of the West Caledon Aggregate Group, provided a presentation regarding Aggregate Policy Review through the Town's Official Plan. Mr. Fairclough stated that the West Caledon Aggregate Group is concerned with the current lack of oversight and enforcement for aggregate extraction in the Town. He discussed existing social impacts of aggregate extraction on residents and the Town's infrastructure. Mr. Fairclough stated the dewatering of quarry pits can have a negative impact on existing watershed. Mr. Fairclough concluded his presentation outlining potential negative impacts of aggregate extraction on the environment, residents and the Town's infrastructure.

Members of Council provided comments and asked several questions and received responses from Mr. Fairclough.

Councillor C. Early rejoined the meeting remotely at 8:40 p.m.

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

That a copy of the presentation be provided to the Region of Peel's Planning and Growth Management Committee and to the consultant working on the Review of Aggregate Resource Policies in the Regional and Caledon Official Plans for information purposes.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 28, 2021.

STAFF REPORTS

Staff Report 2021-0237: Public Ownership of Environmental Lands

Staff Report 2021-0237 was referred back to staff to come forward at a later meeting with a presentation to accompany the Report.

Staff Report 2021-0313: Proposed Zoning By-law Amendment, Blackthorn Development Corp. on behalf of Darzi Holding Ltd., RZ 2021-0004 (related Files: SPA 2021-0006 and SPA 2021-0007), 12423 Coleraine Drive and 0 Simpson Road, Ward 5

Staff Report 2021-0313 was deferred to the October 19, 2021 Planning and Development Committee meeting.

ADJOURNMENT

The Committee adjourned at 9:07 p.m.