



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

Acting Chief Administrative Officer: D. Labrecque (remote)
Deputy Clerk, Council and Committee Services: J. Lavecchia (remote)
Coordinator, Council Committee: H. Lockyer (remote)

CALL TO ORDER

Chair N. deBoer called the meeting to order at 7:01 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meeting is to obtain input from the public. He noted that questions, concerns, appeal information or requesting further notification regarding any of the proposed applications can be directed to the Town's Council and Committee Services Division by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366.

Proposed Zoning By-law Amendment for 1 Victoria Street, Ward 1

Chair N. deBoer confirmed with Valerie Schmitt, External Planner on behalf of the Town of Caledon, that notification was conducted in accordance with the *Planning Act*.

Terrance Glover, Principal Planner, Urban in Mind Planning, Land Development & CPTED Consultants, provided a presentation regarding the Proposed Zoning By-law Amendment for 1 Victoria Street. Mr. Glover identified that the subject property is approximately 0.5 acres in size and currently occupied by a single-detached dwelling. He identified that the proposal is for the development of three (3) single-detached dwellings. He highlighted that the Alton Village is within the greenbelt and this specific location is within the settlement area where development is encouraged. In addition, the subject property is not located within a regulated area. Mr. Glover identified that the proposed development will fit the character of the surrounding area, as well as complete the street / block pattern of the abutting roads. He advised that the development will include single detached dwellings and confirmed that this application will not change the Official Plan designation or permissions. He outlined that the proposed Zoning By-law Amendment is a requirement to allow for a reduced lot area and reduced minimum exterior side yards. He expressed that the proposed development will be in character with the varying existing frontages of adjacent lots. Mr. Glover concluded the presentation displaying conceptual drawings and streetscapes of the proposal, while sharing comparable properties within the current neighbourhood.

PUBLIC COMMENTS

Nicolette and Gary Crowther expressed their opposition to the application and outlined that they moved to the village of Alton to escape urban sprawl. She indicated that their attraction to Alton was its large greenspace areas, low-density residential properties, picturesque and mature rural landscape, and its unique village charm. She expressed concerns of the proposed development, highlighting potential short-term and long-term impacts relating to flooding, drainage, septic contamination, elimination of privacy and natural landscaping in the overall marketability of their property. She expressed that in her opinion, the proposed development would be detrimental to the overall character and small town feel that the village represents. She expressed additional concerns with the lack of consideration of the topography of the subject property and the potential drainage impacts to neighbouring properties. She highlighted their concern with the minimum rear

yard swale and the lack of infrastructure to compensate for the additional drainage with the three proposed dwellings. In addition, she noted environmental concerns resulting from the septic beds and the need for the construction of retaining walls. Ms. Crowther noted that this proposal will not afford the ability to retain existing trees nor will it allow for the replanting and rejuvenation due to the septic beds and will eliminate their privacy. She further expressed concerns with the proposed height of the dwellings noting that their home will lose direct sunlight and privacy. She concluded her delegation requesting that a detailed review of this proposal be conducted.

Lorraine Schultz expressed her opposition to the application. She indicated that she lives directly across from the subject property. Ms. Schultz advised that Alton is prone to flooding and she experienced a flood in her basement resulting from the development of a new dwelling in close proximity to her property. She highlighted that she moved to Alton because it is a Heritage Village.

Sharon Bailey expressed concerns of the proposed application due to the impacts on the environmental and human health protection and the heritage character of the village. She highlighted that she is not opposed to development in Alton. She indicated that lot size is critical to minimize the impacts of septic's and stormwater. Ms. Bailey stated that this would set the precedent for future development within the village boundary. She expressed that a by-law amendment of this significance should not be considered without full consideration of the long-term implications. Ms. Bailey referenced existing provincial policy statements in relation to sewage services and infill. She indicated that in 2019 the Town conducted a drainage study in the village of Alton and requested that the results of the study be used to inform any future development in the area. She concluded that the proposed development is not appropriate for Alton.

Robin Erwin expressed concern with water runoff and drainage and the direct effects to her property. She noted that properties on King Street are directly affected from runoff from properties at the top of the hill, highlighting that less green space will contribute to more concentrated run off. She expressed concerns with the lack of ditches and curbs within the proposed application. Ms. Erwin referenced the existing drainage issues in Alton and expressed that the village cannot afford even the smallest increase in runoff. She further noted that the existing village does not have the infrastructure to support the proposed compact development. She highlighted potential environmental concerns and the detrimental disturbances to bedrock and underground springs required to construct foundations and septic systems in a concentrated area for three new homes. Ms. Erwin expressed additional concerns as the area of the proposed development is within a heritage conservation district and that the proposed design is in contrast to the existing character and integrity of the historical village of Alton.

Carmelo Genova advised that all of his concerns were addressed by previous speakers and did not have anything further to add.

Valerie Borden and Carolyn Endacott withdrew their request to speak to this application.

Members of the Committee asked questions and received responses from Mr. Glover.

WRITTEN COMMENTS

Chair N. deBoer noted that written comments were received by Derek Saxton and Christine Raftis, Sharon and Michael Bailey, Carolyn Endacott, Bob and Mary Lou Ware, Raymond Wand, Jane Ansara, Pam Stratton and Isobel Truman, and Barry and Heather Metson regarding the Proposed Zoning By-law Amendment for 1 Victoria Street, Ward 1. The comments were attached to the agenda package and therefore form part of the public record. He indicated that an updated letter was received following the publication of the addendum agenda from Ken and Valerie Borden, Gary and Nicolette Crowther, John and Pat Hawker, Robin Erwin, Phil Sommers and Samantha Di Virgilio, Dwayne and Susan Jackson, Kayla Jackson, Neil Skwarek and Ciara Borden, Michael Borden, Rachel Massingberd, and Rosaleen Hoare the comments were circulated to all Members of Council and will be added to the post-agenda and therefore form part of the public record.

ADJOURNMENT

The Committee adjourned at 8:20 p.m.