



Planning and Development Committee Meeting Report
Tuesday, February 15, 2022
7:00 p.m.
Electronic Meeting

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

Acting Chief Administrative Officer: D. Labrecque (remote)
Director, Corporate Services / Town Clerk: L. Hall (remote)
Deputy Clerk, Council and Committee Services: J. Lavecchia (remote)
Coordinator, Council Committee: H. Lockyer (remote)
Heritage Resource Officer: S. Drummond (remote)
Acting Director, Planning / Chief Planner: E. Sajecki (remote)
Manager, Energy and Environment: K. Tozer (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

Councillor C. Early declared a pecuniary interest with respect to the Notice of Motion relating to the Proposed Position on the GTA West Transportation Corridor (Highway 413), as in addition to herself, her family owns land that may be impacted by the confirmed preferred route for the GTA West Corridor. Councillor C. Early left the electronic meeting at 8:21 p.m. and did not participate in any discussion or vote on the matter.

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 22, 2022:

Heritage Caledon Committee Meeting Report, dated February 7, 2022

That the Heritage Caledon Committee Meeting Report, dated February 7, 2022, be received.

Staff Report 2022-0047: Recommendation to Remove Property from Heritage Register - 12052 The Gore Road, Ward 4

That the listed, non-designated property located at 12052 The Gore Road, Ward 4, be removed from the Town of Caledon Heritage Register pursuant to Section 27 of the Ontario Heritage Act; and

That the demolition of the dwelling and outbuilding on the property, be permitted.

Notice of Motion - Attracting the Food Science Sector to Caledon

Whereas the Town of Caledon has a rich agricultural heritage that should be recognized and promoted as our community grows;

Whereas the COVID-19 pandemic has highlighted challenges with food security and supply chain;

Whereas the Town's Resilient Caledon Climate Change Plan recognizes the challenges facing the agricultural community as our climate conditions become less predictable;

Whereas the Town of Caledon is required to significantly increase the Industrial/Commercial tax base to ensure its ability to protect over 80% of its environmentally significant lands, and reduce the tax burden on the residential tax base;

Whereas the Town of Caledon Economic Development Strategy Action 2.8 directs staff and municipal partners to take a leadership role in the growth of food processing and agri-food business opportunities; Investigate the feasibility of a regional food hub to support value-added opportunities in agriculture and to work with post-secondary education institutions and local operators to increase access to agriculture research and innovation activities;

Whereas the Town of Caledon Economic Development Strategy Priority 4 directs staff to provide the structure and policies to effectively target investment attraction and diversification of the local economy;

Now therefore be it resolved that policies to encourage the food science sector in new employment lands be included in the Official Plan Update.

DELEGATIONS

Manjit and Harjinder Sekhon provided a delegation regarding agenda item 6.3 Staff Report 2022-0048: Notice of Intention to Designate the property at 13489 Winston Churchill Boulevard, Ward 2. Mr. Sekhon indicated that his family purchased the noted property with the intention of demolishing the existing dwelling in order to construct a new home. They expressed concerns as after purchasing the property, the property was listed on the Heritage Register. Mr. Sekhon noted that a heritage impact assessment was completed and determined that the property did not show enough justification to be designated. In addition, Mr. Sekhon advised that there are several concerns with the state of the existing dwelling including, including rodent infestation, flooding, structural concerns, a lack of insulation, and insecure flooring. He concluded the delegation

requesting that Council not support the Heritage Caledon Committees recommendation to designate 13489 Winston Churchill Boulevard.

With the consensus of Committee, the order of items on the Agenda was amended to discuss Staff Report 2022-0048: Notice of Intention to Designate 13489 Winston Churchill Boulevard, Ward 2 following the delegation.

Members of Committee asked several questions in relation to the delegation and the Staff Report and received responses from the delegate and staff.

Staff Report 2022-0048: Notice of Intention to Designate 13489 Winston Churchill Boulevard, Ward 2

The Planning and Development Committee discussed and debated this matter. When the vote was called, the motion was defeated. Therefore, this matter resulted in no further action.

DELEGATIONS

Jenni Le Forestier provided a delegation regarding agenda item 7.2 Proposed Position on the GTA West Transportation Corridor (Highway 413). Ms. Le Forestier expressed support for the Notice of Motion. She noted a number of environmental groups and municipalities who have declared their opposition to the proposed highway including, the David Suzuki Foundation, Sustainable Mississauga, the Ontario Green Party, Transport Action Ontario, Peel Region, etc. She expressed concerns surrounding the environmental assessment process for the project. Ms. Le Forestier advised that in her opinion the Ministry of Transportation has not presented sufficient evidence to support the need for the proposed highway and noted the under utilization of the Highway 407. Ms. Le Forestier discussed how housing affordability has resulted in continued sprawl outside of the Greater Toronto Area. She indicated that the project would result in a higher provincial deficit. Ms. Le Forestier expressed environmental concerns and requested that Council take a formal position on the proposed Highway 413.

Councillor A. Groves asked questions and a received a response from Ms. Le Forestier.

Kathleen Wilson provided a delegation regarding agenda item 7.3 Creation of Eco Business Parks through the Official Plan, agenda item 7.4 Attracting the Food Science Sector to Caledon, and agenda item 7.5 Designation of Lands for Post-Secondary Education Opportunities. Ms. Wilson sought clarification as to why an Eco Business Park delegation was not included as part of the Resilient Caledon Action Plan. She highlighted concerns regarding how the process for creating concrete and building materials negatively impacts the environment. Ms. Wilson expressed concern regarding the use of Ministerial Zoning Orders and the conversion of prime agricultural lands for development and expressed the importance of maintaining agricultural lands. She sought clarification on the objective of the Notice of Motion to attract the Food Science Sector to Caledon. Ms. Wilson expressed concern for the lack of affordable housing and public transit to service any potential development of Post-Secondary Education opportunities.

RECOMMENDATIONS OF ADVISORY COMMITTEES

Staff Report 2022-0042: Recommendation to Rename Bolton Mill Park, Ward 5

That Staff Report 2022-0042: Recommendation to Rename Bolton Mill Park, Ward 5, be deferred to the February 22, 2022 Town Council Meeting.

NOTICES OF MOTION

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

Proposed Process for Ministerial Zoning Order Requests

Whereas Caledon is experiencing an unprecedented amount of urban growth accompanied by premature requests for Minister's Zoning Order (MZO) designed to circumvent the normal approval process based on meaningful public participation, open, traceable decisions, and supported by expert agency comments, all necessary for good land use planning;

Whereas the Town of Caledon does not have a policy or direction for dealing with Minister's Zoning Order (MZO) requests;

Now therefore be it resolved that when the Town receives a request for a Ministerial Zoning Order (MZO), the following is completed and met prior to Council's consideration of the request:

- A complete and meaningful Public Information Meeting (PIM) including all department and agency comments,
- An adopted Town staff report recommending approval,
- Conformity with the Caledon and Peel Official Plan, Provincial Policy Statement (PPS) and relevant Provincial Plans and with Conversation Authorities regulations and policies with an ecological benefit,
- A clear and convincing statement justifying the extraordinary agency of an Minister's Zoning Order (MZO) to achieve an important public good.

Further that this direction regarding requests for Minister's Zoning Order (MZO) be included in the Town's Official Plan Implementation section.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 22, 2022.

Proposed Position on the GTA West Transportation Corridor (Highway 413)

The Planning and Development Committee did not debate this matter. When the vote was called, the motion was defeated. Therefore, this matter resulted in no further action.

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

Creation of Eco Business Parks through the Official Plan

Whereas the Town of Caledon has declared a climate change emergency and endorsed a net zero greenhouse gas emissions target by 2050;

Whereas the Resilient Caledon Climate Change Action Plan recognizes the importance of decarbonizing buildings and embedding strong climate change policies within the Official Plan;

Whereas the Town of Caledon Economic Development Strategy Action 3.5 directs staff to review and update the Town's Green Development Standards program to encourage the development of low carbon, resilient new commercial and industrial facilities;

Whereas the Town of Caledon Economic Development Strategy Action 4.17 directs staff to explore opportunities to attract investment in renewable energy systems (e.g. geothermal, district energy) in employment areas;

Whereas the Land Use Planning and Climate Change Policy Discussion Paper includes policy recommendations to strongly encourage carbon neutral and resilient development on new employment lands;

Whereas the Official Plan Policy Directions Report's first policy direction calls for addressing climate change in everything we do;

Whereas Eco-business zones are areas of employment and/or industrial activity that promote environmental quality, economic vitality and social benefits through the continuum of planning, design, construction, long-term operations and deconstruction;

Now therefore be it resolved that staff incorporate policies, based on best practices, to include eco business zones in the Official Plan Update.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 22, 2022.

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

Designation of Lands for Post-Secondary Education Opportunities

Whereas the Town of Caledon will grow in population to 300,000 by 2051;

Whereas our residents deserve access to educational opportunities that provide them rewarding careers, while remaining within their community;

Whereas the Town's Economic Development Strategy contemplates the need for the Town to pursue post-secondary education opportunities within the Town;

Whereas, as our community grows it is imperative that Caledon develop a long-term plan to ensure opportunities for our youth;

Whereas designating lands now for future institutional use for post-secondary educational opportunities should be done through the current Official Plan Process;

Whereas those lands should allow for accessibility and infrastructure that would support post-secondary education uses including public transit, active transportation and rental accommodation;

Now therefore be it resolved that the Official Plan Review includes designated lands for the future post-secondary education;

And further that notice of this designation within our Official Plan, upon its approval, be forwarded to the Ministry of Training, Colleges and Universities; and post-secondary institutions that service municipalities neighbouring the Town of Caledon.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 22, 2022.

CORRESPONDENCE

Changes Required to the Council, Committee Rule of Procedure Section 8.7, Public Meetings under By-law no. BL-2015-108

That the correspondence from Councillor I. Sinclair regarding changes to the Procedural By-law 2015-108, be referred to the Procedural By-law Review Committee for consideration.

ADJOURNMENT

The Committee adjourned at 9:25 p.m.