



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

Chief Administrative Officer: C. Herd  
Deputy Clerk, Council and Committee Services: J. Lavecchia  
Coordinator, Council Committee: H. Lockyer  
Coordinator, Council Committee: A. Ham  
Manager, Development and Design, Planning Department: S. McVittie  
Director, Engineering Services: A. Pearce

## **CALL TO ORDER**

Chair N. deBoer called the meeting to order at 7:03 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](mailto:agenda@caledon.ca) or by phone at 905.584.2272 ext. 2366.

### **Proposed Zoning By-law Amendment for 12507 Old Kennedy Road, Ward 2**

Chair N. deBoer confirmed with Adam Wendland, Community Planner of the Town of Caledon, that notification was conducted in accordance with the *Planning Act*.

Manni Chauhan, Principal and Director, G-Force Urban Planners and Consultants, provided a presentation regarding the Proposed Zoning By-law Amendment for 12507 Old Kennedy Road. Mr. Chauhan identified that the subject property is approximately 0.19 hectares (.49 acres) and is currently zoned as Agricultural (A1). He advised that the proposed Zoning By-law amendment is to change the zoning to Residential One – Exception XXX (R1-XXX). He explained that the purpose is to permit residential uses on the subject property to allow for the development of three lots each with single-detached dwellings. Mr. Chauhan stated that he is aware that a consent application related to the subject property is a requirement in order to sever the land and create additional lots. He advised that the applicant is currently in the process of appearing before the Committee of Adjustment regarding the consent application. He highlighted that the proposed development conforms with the Provincial Policy Statement and supports the contribution of mixed housing types. He noted the proposed development includes the use of existing servicing and features within the settlement area without causing any constraints. Mr. Chauhan concluded the presentation displaying conceptual drawings of the proposed development.

## **PUBLIC COMMENTS**

Kamal Jit Singh Lal identified himself as the property owner of 12507 Kennedy Road and advised the Committee that he is willing to work with Town staff to ensure all processes are followed relating to the proposed development.

Members of the Committee did not have any questions relating to this application.

**Proposed Draft Plan of Subdivision and Proposed Zoning By-law Amendment for 0 Mount Hope Road, Ward 4**

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

TJ Cieciura, Planner, Design Plan Services Inc., provided a presentation regarding the Proposed Draft Plan of Subdivision and Proposed Zoning By-law Amendment for 0 Mount Hope Road. Mr. Cieciura identified that the subject property is approximately 41.32 hectares (102.1 acres) and is currently vacant. He outlined that the proposal is for the development of twenty-nine (29) estate residential lots. The intention of the subdivision design is to maximize tree preservation and protect significant natural features and landforms within the Oak Ridges Moraine. He highlighted that the landscape features and housing will be designed to create an attractive, vibrant and upscale neighbourhood to harmonize the existing natural setting among the countryside. Mr. Cieciura concluded the presentation by stating that in his opinion, the proposed development conforms with the Town of Caledon Official Plan.

**PUBLIC COMMENTS**

Brad Hayhoe expressed his support of the proposed application indicating that creating twenty-nine (29) estate residential lots has numerous benefits to the existing community. He highlighted that he will continue to raise concerns with respect to lack of servicing and that this would need to be addressed prior to these proposals being approved.

Kathleen Wilson expressed concerns regarding the potential impacts of the proposed application on the environment. Ms. Wilson identified that several applications are being considered to develop prime agricultural land. She concluded her comments expressing concerns outlining that in her opinion, the targets identified in the Town's Resilient Caledon Climate Change Action Plan will not be met as estate housing adds a significant amount of greenhouse gasses and that the Town of Caledon should control urban sprawl and protect prime agricultural lands.

Members of the Committee asked several questions and received a response from the consultant and staff.

**ADJOURNMENT**

The Committee adjourned at 7:49 p.m.