



Planning and Development Committee Meeting Report

Tuesday, March 22, 2022

7:00 p.m.

Hybrid Meeting / Council Chamber

Mayor A. Thompson (remote)

Councillor I. Sinclair (remote)

Councillor L. Kiernan

Councillor J. Downey (remote)

Councillor C. Early

Councillor J. Innis (remote)

Councillor N. deBoer

Councillor A. Groves (remote)

Councillor T. Rosa (absent)

Chief Administrative Officer: C. Herd

Director, Corporate Services / Town Clerk: L. Hall

Coordinator, Council Committee: A. Ham

Deputy Clerk, Council and Committee Services: J. Lavecchia

Coordinator, Council Committee: H. Lockyer

Acting Director, Planning / Chief Planner: A. Minichillo

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 7:02 p.m. and advised that the meeting was being held as a hybrid meeting and open to the public through in-person attendance, an audio broadcast and streamed live on the Town's website.

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 March 22, 2022:

Staff Report 2020-0130: Proposed Indigenous Community Engagement Protocol

That in response to the 2015 Truth and Reconciliation Commission of Canada's Calls for Action, the Indigenous Community Engagement Protocol, titled "A Guide to Meaningful Engagement with Indigenous Neighbours, July 2021" ("the Protocol"), attached as Schedule A to Staff Report 2022-0130, be approved as the Town's approach to Indigenous community engagement;

That staff be directed to use the Protocol as a guiding document for updated policies for Indigenous engagement with respect to land use planning matters in the new Town of Caledon Official Plan;

That a new capital project of \$50,000 to support implementation of the Protocol and related Indigenous engagement and liaison initiatives funded from the Tax Funded Operating Contingency Reserve, be approved; and

That staff report back regarding recommendations for a corporate framework in support of reconciliation with Indigenous communities.

Heritage Caledon Committee Meeting Report, March 7, 2022

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

Confidential Staff Report 2022-0111: A proposed or pending disposition of land by the municipality – Subdivision Application, 9229 5th Sideroad, Bolton, Ward 5

That portions of Town-owned land shown as Parts 1, 2, 3 on Plan 43R-40255 and Parts 1, 2, 3, 4, and 5 on Plan 43R-40254 attached as Schedule A and as legally described in Schedule D (the "Subject Lands") be declared surplus to the needs of the Town and sold

for the purchase price set out in Confidential Staff Report 2022-0111, plus fees and disbursements;

That a by-law be enacted to stop-up and the close and declare surplus the Subject Lands in the form attached ad Schedule C; and

That the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale and any other documents necessary to transfer the Subject Lands to the Applicant, subject to the terms and conditions set out in Confidential Staff Report 2022-011, and staff take all necessary steps to effect same.

DELEGATIONS

Steven Silverberg, President, Cedar City Developments provided a delegation regarding agenda item 10.1.2. Memorandum – Peel 2051 Update. Mr. Silverberg indicated that he is delegating to address the proposed changes to the designation of lands under the Settlement Area Boundary Expansion (SABE). He is the owner of ninety-six (96) acres of land, located at 13070 Heart Lake Road which is the northwest corner of Heart Lake Road and Old School Road. He noted that the lands had previously been designated as Community Area for the SABE. He discussed the SABE review process involving comprehensive technical and land use studies to identify the location and supply of future Community and Employment Areas. Mr. Silverberg identified that designating the subject lands as Community Area provides for the development of a community consisting of a full range of residential, employment and mixed uses. He expressed that the Town of Caledon has requested additional employment areas in excess of both the Regional and Town's Land Needs Assessment report. Mr. Silverberg indicated that neither Regional nor Town consultants have justified the need to change the land designation from Community Area to Employment Lands. He highlighted that Regional consultants have warned against a potential oversupply of employment lands and an undersupply of community area land with the change of the SABE designation. Mr. Silverberg expressed that in his opinion, the increase in designated employment land is a lost opportunity for the Town to plan for a complete community and to address community housing needs. Mr. Silverberg requested that the Town reconsider how they have designated the subject lands.

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

PRESENTATIONS

Multi-Modal Transportation Master Plan Project Update

Andrew Pearce, Director, Engineering Services provided an introduction and a brief history of the Multi-Modal Transportation Master Plan Project. Mr. Pearce introduced Arash Olia, Manager, Transportation Engineering, Engineering Services and Ray Bacquie, Senior Vice President, R.J. Burnside and Associates Limited.

Mr. Olia discussed the purpose of the presentation and reviewed the Transportation Master Plan process, noting that the final plan will be brought forward for consideration in June 2022. Mr. Bacquie reviewed the purpose and vision of the plan which includes a long-term strategy that guides planning, policies and infrastructure needs of a multi-modal transportation system to accommodate future growth and development. Mr. Bacquie noted that the Provincial growth projections form the basis of transportation planning. He highlighted that the key objectives are to develop a future-ready transportation plan, provide infrastructure to support and manage future needs, deliver sustainable strategies, build a safe and inclusive transportation system and develop complementary transportation solutions. Mr. Bacquie highlighted that the plan incorporates policies to help guide future secondary plans and reflects the connectivity between the transportation system, climate change and land use planning. He reviewed future road networks which incorporate a "complete streets" approach. Mr. Bacquie discussed the existing and proposed transit network and corresponding policy updates. He summarized active transportation opportunities including current and future cycling routes and networks. Mr. Bacquie concluded by outlining next steps through a phased approach and noted that the Town is currently in phase two.

Councillor C. Early left the meeting at 7:41 p.m. and returned at 7:43 p.m.

Members of Committee asked questions and made comments regarding the presentation and received responses from Mr. Bacquie and staff.

Employment Strategy

Jamie Cook, Managing Partner, Planning and Land Economics, and Brad Post, Senior Project Coordinator of Watson and Associates Economists Limited, on behalf of the Town of Caledon, provided a presentation regarding the proposed Employment Strategy. Mr. Cook provided an overview of the presentation which includes a long-term vision and comprehensive assessment and review of employment policies for the Town, commercial, mixed-use and rural areas, highlighting strategic policy recommendations that support employment opportunities. He discussed employment sector forecasts and expressed that there is a need to have a comprehensive strategy to tackle the exponential growth. He recommended key policy themes that encompass employment areas in an evolving economy, support employment diversification, ensure an adequate land supply, climate change adaptation and a strategic approach in planning to support economic opportunities. He discussed employment area strategies that would identify and protect future employment lands, consider grouping the goods movement sector and support employment area diversification. Mr. Post highlighted rural area policy recommendations, advising that the new Official Plan policies will recognize opportunities for agricultural related industrial and commercial uses. He advised that the purpose is to identify the type and scale of employment and nonresidential development opportunities that can be accommodated within the Greenbelt Area. Mr. Cook concluded the presentation outlining that the new Official Plan will include updated policies and schedules that have been informed by recommendations provided through a series of studies, including the Employment Strategy.

Councillor L. Kiernan left the meeting at 8:40 p.m. and returned at 8:43 p.m.

Councillor C. Early left the meeting at 8:49 p.m. and returned at 8:53 p.m.

Members of Committee asked questions and made comments regarding the presentation and received responses from Mr. Cook and staff.

STAFF REPORTS

Staff Report 2022-0038: Proposed Rogers Communication Telecommunication Facility, at 14713 Mount Hope Road, Ward 4

That this matter be referred back to staff to host additional public consultation.

NOTICES OF MOTION

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

Unrequired Road Stubs in Caledon East

Whereas the lands around the settlement boundary of Caledon East are designated as either Provincial Greenbelt or Oak Ridges Moraine, which is protected from urban development;

Whereas the settlement boundary of Caledon East is not proposed to be expanded through the Town's Official Plan review process;

Whereas during the planning of some of the older subdivisions within Caledon East, road stubs were created to provide connectivity to future developments pursuant to the Official Plan;

Whereas these road stubs leave the impression to the residents that future development could occur beyond the settlement boundaries of Caledon East;

Now therefore be it resolved that staff be directed to complete an inventory of any existing road stubs within the boundaries of Caledon East, including the George Crescent Subdivision, and report back to determine if the land is required for Town purposes.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2022.

CORRESPONDENCE

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

Peel 2051 Update

Whereas the Town of Caledon has a long-standing position in support of development of the Option 6 lands for employment uses, supported by planning studies, including extensive public consultation;

Whereas the Province of Ontario has recognized the importance of the future development of the Option 6 and adjacent lands for employment uses, through the inclusion of these lands within a Provincially Significant Employment Zone (PSEZ);

Whereas the Draft Future Caledon Official Plan proposes to designate the Option 6 lands as Employment Area, recognizing their strategic location for employment uses on the Humber Station Road corridor between the future Caledon GO station and the GTA West multi-modal transportation corridor;

Whereas the Humber Station Villages Landowners Group representing almost 300 acres of the total of developable area of 400 acres on the Option 6 lands, has expressed a desire to develop the lands for employment uses, through a request for Council support for a Ministers Zoning Order;

Whereas the Region takes the position that the inclusion of the Option 6 lands within the Bolton Rural Service Centre boundary through Regional Official Plan Amendment No. 30 was to accommodate population growth and residential/mixed use development, not employment uses, and has not designated the Option 6 lands as Employment Area in the Draft Peel 2051 Official Plan;

Whereas the Region is concluding the municipal comprehensive review to bring the Regional Official Plan into conformity with Provincial plans, including the Growth Plan for the Greater Golden Horseshoe, to the 2051 planning horizon, and expects to bring forward the final Peel 2051 Official Plan for Regional Council adoption in Spring 2022;

Now therefore be it resolved that the Region of Peel be requested to designate the Option 6 lands as Employment Area within the Peel 2051 Regional Official Plan, facilitating the future planning and development of these lands for employment uses.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2022.

ADJOURNMENT

The Committee adjourned at 10:00 p.m.