



Planning and Development Committee Meeting Report

Tuesday, May 3, 2022

7:00 p.m.

Hybrid Meeting / Council Chamber

Mayor A. Thompson

Councillor I. Sinclair

Councillor L. Kiernan (absent)

Councillor J. Downey (joined the meeting at 7:02 p.m.)

Councillor C. Early

Councillor J. Innis

Councillor N. deBoer

Councillor A. Groves (absent)

Councillor T. Rosa

Coordinator, Council Committee: A. Ham

Deputy Clerk, Council and Committee Services: J. Lavecchia

Senior Development Planner, Planning Department: S. Kenney

Director, Engineering Services: A. Pearce

Coordinator, Council Committee: R. Reid

CALL TO ORDER

Chair N. deBoer called the meeting to order at 7:00 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.

Councillor J. Downey joined the meeting at 7:02 pm.

Proposed Official Plan Amendment for 0 Airport Road and 6034 Mayfield Road, Ward 2

Chair N. deBoer confirmed with Sean Kenney, Senior Development Planner for the Town of Caledon, that notification was conducted in accordance with the *Planning Act*.

Paula Bustard, Executive Vice President, Development for SmartCentres, provided a presentation regarding the application for a Proposed Official Plan Amendment for 0 Airport Road and 6034 Mayfield Road. Ms. Bustard identified that the subject property is approximately 23.3 hectares and is currently vacant. She advised that the proposed amendment intends to rezone the lands from Highway Commercial to include employment uses. She stated that the proposed roadway that would go through the northeast corner of the subject will be removed and that the access points will be at the Mayfield Road and Airport Road intersection. Ms. Bustard concluded her presentation outlining the general

configuration of the subject property, including two main access points and showcased a rendering of the proposed architecture drawing of the building.

PUBLIC COMMENTS

Stephen Bernatt, President, Bernatt Architect, on behalf of property owners of 12050 Airport Road, stated that his clients do not oppose the application. He however identified several concerns about the transportation impact study and demand management plan submitted by the applicant through WSP. In his opinion, the study is not sufficient and omits access points on Airport Road. He expressed that his clients are considering future planning development on 12102 Airport Road and are concerned about the traffic impact that may increase as a result of this development. Mr. Bernatt concluded his comments, requesting that the applicant amend the transportation impact study and demand management plan to outline current site plan, address traffic concerns and show current access points of adjacent properties.

Fatima Faruq, resident of the Highlands of Castlemore North, stated that the residents of Castlemore North have signed a petition that strongly opposes the application for rezoning for 0 Airport Road and 6034 Mayfield Road. She expressed that the proposed development and current site condition are causing health and safety concerns with the accumulation of dust and debris and increase in traffic. The traffic caused by the trucking industry and trucking warehouse are causing sound and air pollution. Ms. Faruq concluded her comments requesting that Town address the residents' concerns and that the present zoning of these lands remain in place.

Antonio DiCarlo, Urban Design Associates, stated that he does not object to the overall site layout and the rezoning application however, the treatments of the buildings being proposed are directly in the corner of the intersection of Airport Road and Mayfield Road. He expressed that the proposed layout does not fit the current scheme of the intersection. Mr. DiCarlo concluded his comments by reiterating that he has no objection to the application.

Arun Patel, property owner 12101 Airport Road, sought clarification as to why By-law 2008-104 was not considered when the application was being presented and processed by the Town of Caledon. He expressed that he has no objection to the proposed development but by approving this application and rezoning, the Town is by-passing the current by-law in place. In addition, he expressed concerns regarding the location of the storm sewers that were not outlined by the applicants in any of their submissions.

Dev Gosal, resident of the Highlands of Castlemore North, stated that she has been a resident of the neighbourhood since 2008 and has resided in the area prior to the trucking warehouse and industrial buildup of the neighbourhood. She stated that the industrial development has been negatively impacting the neighbourhood. Ms. Gosal concluded her comments by stating that some considerations should be given for the residents as they have been in the area longer than the industrial development.

Therese Guidolin, resident of the Highlands of Castlemore North, stated that over the course of seven days she has collected over 250 signatures from residents in opposition

of the proposed development. Ms. Guidolin concluded her comments by stating that she and fellow residents are intending on collecting more signatures of those in opposition of the proposed development.

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

ADJOURNMENT

The Committee adjourned at 7:46 p.m.