



Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Senior Planner, Development, Planning Services: C. Caruso
Deputy Clerk, Council and Committee Services: J. Lavecchia-Smith
Manager, Development, Planning Services: C. Owusu-Gyimah
Director, Engineering Services: A. Pearce
Coordinate, Council and Committee Services: R. Reid

CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:06 p.m.

INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

PUBLIC MEETING

Chair N. de Boer 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 Official Plan Amendment and Zoning By-law Amendment for 16054, 16060, and 16068 Airport Road, Ward 3

C. Owusu-Gyimah, Manager, Development, Planning Services for the Town of Caledon introduced Valerie Schmidt, Senior Planner, GSP Group the lead planner for the file on the behalf of the Town.

Chair N. de Boer confirmed with Ms. Schmidt that notification was conducted in accordance with the *Planning Act*.

Michael Vani, Senior Planner, Weston Consulting provided a presentation regarding the proposed Official Plan Amendment and Zoning By-law Amendment for 16054, 16060 and 16068 Airport Road, Ward 3. Mr. Vani advised that the subject lands are approximately 0.3 hectares and currently contain two (2) residential dwellings and one (1) commercial business. He advised that the purpose of the proposed Official Plan Amendment and Zoning By-law Amendment are to permit a one-storey restaurant with drive-thru service facility, and two retail/commercial units. Mr. Vani provided an overview of the proposed site plan and landscape plan. Mr. Vani concluded the presentation by providing an overview of the proposed facade for the commercial development including the proposed Tim Hortons.

PUBLIC COMMENTS

Cheri Cowan expressed concerns regarding the potential increase of traffic resulting from the proposed commercial development. Ms. Cowan expressed opposition for the proposed development application. She requested that a revitalization plan for the village core be developed. She expressed additional concerns for the potential environmental impacts of the proposed drive-thru, specifically air quality. Ms. Cowan

noted that a drive-thru would be in contrary to the Town's Idling By-law. Ms. Cowan raised concerns regarding the traffic, noise and light pollution resulting from the proposed Tim Hortons drive-thru on behalf of Madeline Norrie, owner of the property located to the north of the proposed development.

Sagi Denenberg expressed concerns that a drive-thru would decrease the quality of life for the residents of Caledon East. He discussed the potential increase of air, noise and physical pollution in the form of non-bio-degradable cups resulting from the proposed drive-thru. Mr. Denenberg concluded the delegation by raising concerns regarding traffic and transport truck parking.

Margo Jay echoed the concerns raised by Sagi Denenberg relating to pollution and air quality issues. Ms. Jay expressed concerns regarding the proposed Tim Hortons impacting existing local businesses within Caledon East. Ms. Jay identified that Caledon East has existing restaurants to service the area. She raised concerns regarding traffic, street safety and on street parking. Ms. Jay concluded the delegation requesting that a vision for Caledon East community and the downtown core be developed by the Town.

Councillor C. Napoli left the meeting at 7:54 p.m. and rejoined at 7:57 p.m.

Robert Nimmo raised concerns regarding the resale value of the residential properties in the vicinity of the proposed Tim Hortons' drive-thru. He raised additional concerns regarding the amount of garbage and littering that Tim Hortons will bring to Caledon East. He reiterated concerns raised by previous delegates relating to the Town's Idling By-law. Mr. Nimmo requested that the Town invest in infrastructure before additional development is permitted.

Gerry Merkley echoed the concerns raised by the previous speakers. Ms. Merkley raised concerns relating to traffic and pedestrian safety with a single entrance and exit onto Airport Road that would service the proposed commercial development. She raised additional concerns regarding light and noise pollution resulting from the proposed drive-thru facility. Ms. Merkley raised concerns that the proposed Tim Hortons would set a precedent for additional drive-thru's in Caledon East. Ms. Merkley encouraged members of the public to express concerns at any potential Ontario Land Tribunal (OLT) appeal hearings.

Joanna Valeriani expressed concerns regarding the proposed Tim Hortons drive-thru's compatibility with the Region of Peel's Caledon East Streetscape Design. Ms. Valeriani explained that the streetscape will reduce lane width for vehicular traffic which will not allow for bike lanes and wider sidewalks to create a walkable and bikeable community. Ms. Valeriani expressed concerns regarding the traffic study completed for the proposed development, as Caledon East experiences increased vehicle and cyclist traffic in the months of July and August. She highlighted that in her opinion, the proposed development will not be for the residents of Caledon East, but for the traffic driving through Caledon East. She expressed concerns regarding the flow of traffic due to the proposed design of a single ingress/egress onto Airport Road for the proposed commercial development. Ms. Valeriani inquired about how deliveries for the proposed Tim Hortons would be managed.

David Frost advised that he was a member of the Caledon East Secondary Plan Committee. During that time, the Committee chose to ban drive-thru establishments in Caledon East, which was later approved as part of the Caledon East Secondary Plan. He raised concerns that the proposed development will attract more vehicular traffic and idling of vehicles. In addition, he expressed support for the position and concerns raised by previous members of the public.

Jim Watson expressed support for the concerns already mentioned by previous speakers relating to the noise of a drive-thru window, idling of vehicles, the increase of excess traffic and the incompatibility of the drive-thru with the Caledon East streetscape.

Magdalena Denenberg stated she was opposed to the proposed Zoning By-law amendment and requested that the current zoning for the subject lands remain in place. Ms. Denenberg expressed concerns regarding traffic relating to transport trucks and pedestrian safety. She reiterated the concerns of previous speakers' regarding the need to revitalize the village downtown core for the residents of the community.

Fernando Velocci expressed his opposition to the proposed development application. He noted that the proposed location is in the village core and will lead to additional traffic congestion and safety concerns.

Mira Budd sought clarification regarding the single entrance and exit point for the proposed commercial development onto Airport Road and raised concerns regarding vehicular and pedestrian traffic. Ms. Budd requested that Applicant be present at any future Public Meetings to address the concerns of residents.

Lynn Acri expressed concerns regarding the traffic study and noted the study does not speak to weather conditions (snow or ice storms) or cyclist. Ms. Acri sought clarification regarding the impact of the drive-thru on emergency vehicles utilizing Airport Road when responding to emergencies.

Sandra Scavone expressed concerns for the proposed location of the Tim Hortons drive-thru due to concerns relating to traffic and on street parking for local businesses. Ms. Scavone identified that there are existing bakeries in the village core that provide the same services as the proposed Tim Hortons. Ms. Scavone raised concerns regarding the proposed ingress and egress for the proposed commercial development. She reiterated concerns regarding pedestrian and cyclist safety identified by previous speakers. Ms. Scavone expressed concerns regarding the potential decrease to property value of residential homes in the area. She noted additional concerns regarding noise pollution and litter and the potential increase of rodents. She highlighted that in her opinion, the proposed development will not be for the residents of Caledon East, but for the traffic driving through Caledon East. Ms. Scavone sought clarification regarding the value that the proposed Tim Hortons drive-thru would bring to the community.

Councillor L. Kiernan left the meeting at 8:47 p.m. and rejoined at 8:57 p.m.

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

Fiona Ross discussed traffic concerns from various locations throughout the Town and noted that refusal of the proposed development application is an opportunity to make a decision for a safer community.

Councillor M. Russo left the meeting at 8:56 p.m. and rejoined at 8:58 p.m.

Gurvir Gill, local business owner, supported the concerns of previous speakers regarding traffic and supporting the local business that currently exist in Caledon East.

Derek Pullen expressed concerns that the location of the proposed Tim Hortons will encourage transport truck drivers to park on Airport Road to access the restaurant. Mr. Pullen expressed additional concerns regarding the location of the accessible parking spaces on the proposed site plan. He noted that the location of accessible parking spaces is not conducive to an individual using a mobility device and requested that the accessible parking spaces be relocated.

Debbie Davis sought clarification regarding the egress/ingress of the proposed commercial development. She inquired if Emergency Services had been consulted regarding the proposed site plan. Ms. Davis further inquired how members of the public can participate in the Ontario Land Tribunal (OLT) appeal process, if necessary.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received by Cheri Cowan, Margo Jay, Therese Xuereb, Kristina Piki Wilson, Kim Bayley, Tyler Schiller, Ulana Winter, Adam Martin-Robbins, Janice Mailhot, Melissa Brown, Diana Janoski-Wronski, David Dorward, Kira Dorward, and Kathleen Wilson. The comments were published to the post agenda and therefore forming part of the public record.

In addition, written comments were received by Gerry Merkley, Joanna Valeriani, Magdalena Denenberg, Sandra Scavone, Fiona Ross, Derek Pullen, Damian S., Frank Svab, Carolyn Vallejo, Scott Stafford, Mark Schiller, Sonia Campagnolo, Libby Senior, Natalie De Sousa, Joanne Crease, Barbara Martin, Al Axworthy and Gail MacLennan,

and Colleen Ciceri following the publication of the agenda. These comments were published to the post agenda therefore forming part of the public record.

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

Planning and Development Committee recessed at 9:23 p.m. and reconvened at 9:38 p.m.

Proposed Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision for 12211, 12213, and 12231 Hurontario Street, Ward 2

Chair N. de Boer confirmed with Carmine Caruso, Senior Planner, Development, for the Town of Caledon, that notification was conducted in accordance with the *Planning Act*.

Councillor L. Kiernan left the meeting at 9:45 p.m. and did not return.

Jason Afonso, Partner, Glen Schnarr and Associates Inc. provided a presentation regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 1211, 12213 and 12231 Hurontario Street, Ward 2. Mr. Afonso identified that the subject lands are approximately 3.1 hectares and is located in the Town of Caledon Official Plan Schedule B – Mayfield West Land Use Plan. He advised that subject lands are located on various Brampton Transit and GO Transit routes. Mr. Afonso provided an overview of the draft plan of subdivision's compatibility with surrounding land uses. He noted that the proposed development provides an opportunity to increase the connectivity for either vehicular or pedestrian traffic between the pre-existing subdivision and Hurontario Street through a pre-existing easement. Mr. Afonso provided an overview of the three (3) potential connection alternatives being considered for the proposed the development. He concluded the presentation by providing an overview of the next steps of the proposed development applications.

Councillor T. Rosa left the meeting at 10:21 p.m. and rejoined at 10:23 p.m.

PUBLIC COMMENTS

David Galea expressed concerns regarding the proposed connectivity of the developments citing potential safety and privacy concerns for his property. He expressed concerns regarding traffic and potential for additional traffic to impede the Highway 10 exit located near the main corridor of the current subdivision. Mr. Galea sought clarification regarding the ownership and maintenance responsibilities of the pre-existing easement.

Samantha Cianfarani expressed concerns regarding traffic and pedestrian safety in the area. She noted that additional residential properties will add to the current traffic concerns and requested that alternative corridors for the proposed development be investigated.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received by Louise DeLaat. The comments were published to the agenda and therefore form part of the public record.

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

ADJOURNMENT

The Committee adjourned at 10:32 p.m.