



Mayor A. Groves (absent)

Councillor N. de Boer

Councillor C. Early

Councillor L. Kiernan

Councillor D. Maskell

Councillor C. Napoli (joined at 7:02 p.m.)

Councillor T. Rosa

Councillor M. Russo

Councillor D. Sheen

Director, Corporate Services / Town Clerk: L. Hall

Coordinator, Council and Committee Services: A. Ham

Senior Planner, Development, Planning Services: R. Hughes

Manager, Development, Planning Services: S. McVittie

Senior Planner, Development, Planning Services: A. Wendland

## **CALL TO ORDER**

Chair N. de Boer called the meeting to order at 7:00 p.m.

## **INDIGENOUS LAND ACKNOWLEDGEMENT**

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

## **DISCLOSURE OF PECUNIARY INTEREST**

None.

**Councillor C. Napoli joined the meeting at 7:02 p.m.**

## **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](mailto:agenda@caledon.ca) or by phone at 905.584.2272 ext. 2366.

### **Proposed Zoning By-law Amendment for 12942 Heart Lake Road, Ward 2**

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

A. Wendland, Senior Planner, for the Town of Caledon, provided a presentation regarding the proposed Zoning By-law Amendment for 12942 Heart Lake Road. Mr. Wendland stated that the Planning Department brought forward Staff Report 2023-0111 which directed staff to study opportunities to update the permitted uses on the noted subject property through a site-specific Zoning By-law. He advised that the subject land, being the Brampton Fairgrounds, is located at 12942 Heart Lake Road and confirmed that the property is currently zoned Agricultural (A1), Agricultural - Exception 352 and Environmental Policy Area 2. The purpose of the application is to propose a Zoning By-law Amendment to rezone portions of the land to permit uses such as concerts, entertainment, festivals and events. Mr. Wendland concluded the presentation outlining next steps which include review of public and external agency comments.

Don Nielands, Vice-President of the Region of Peel Agricultural Society Board of Directors, provided comments during the presentation regarding the proposed Zoning By-law Amendment for 12942 Heart Lake Road. Mr. Nielands stated that it is in the interest of the Agricultural Society to provide broader uses on the property. He concluded the presentation by stating that the Brampton Fairgrounds are willing to work with Town and Town staff to address any concerns neighbours have.

## **PUBLIC COMMENTS**

Inderjit Sajjan provided comments regarding the Proposed Zoning By-law Amendment. He stated that in his opinion, events hosted at the subject property should remain indoors to prevent noise concerns from neighbouring property owners.

Barton Noronha provided a delegation virtually and expressed concerns about noise and traffic congestion.

Valerie Crane echoed the concerns raised by the previous speakers regarding the increase in noise. Ms. Crane concluded her delegation by requesting events with significant noise be held indoors.

Sam Catalfamo, facility manager of the Brampton Fairgrounds, provided comments regarding the application. He stated that he is aware of issues regarding the noise level in previous years from events hosted on the property. Mr. Catalfamo concluded his comments by stating that the Fairgrounds will be ensuring that they will be following the By-laws.

**Proposed Zoning By-law Amendment for the Settlement areas of Bolton, Caledon East, Inglewood, Mayfield West and Mono Road (for Additional Residential Units) and lands within Oak Ridges Moraine Conservation Plan**

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

R. Hughes, Senior Planner, for the Town of Caledon, provided a presentation regarding the proposed Zoning By-law Amendment for the Settlement areas of Bolton, Caledon East, Inglewood, Mayfield West and Mono Road and lands within the Oak Ridges Moraine Conservation Plan. Mr. Hughes explained that the Provincial Government introduced Bill 23, *More Homes Built Faster Act*, to permit the use of Additional Residential Units within detached, semi-detached and townhouse dwellings and/or within an accessory structure located on the same lot as the noted dwelling types. He outlined the Town's obligation to comply with the legislation and Council direction to amend the Zoning By-law to reflect the legislated changes. He indicated that staff are proposing to establish an Additional Residential Units Overlay Zone that will prescribe provisions and standards for additional residential units within detached, semi-detached and townhouse zones, in areas of Caledon that permit residential uses and contain full municipal servicing. Mr. Hughes explained that site specific provisions will be applied to additional residential units and include number permitted and location, property line setbacks, parking requirements, building height restrictions, space area limitations and use prohibitions. He also discussed impacts related to the Oak Ridges Moraine Conservation Plan and the changes from Bill 23 on the Town's processes and applications. Mr. Hughes concluded the presentation outlining next steps which include review of public and external agency comments.

**PUBLIC COMMENTS**

Kathleen Wilson provided comments and inquired about the requirements of the settlement areas to be considered and inquired as to why Palgrave Estate is excluded from the application.

Members of the Committee asked several questions and received responses from staff.

**ADJOURNMENT**

The Committee adjourned at 7:56 p.m.