



Planning and Development Committee Meeting Report  
Tuesday, May 16, 2023  
2:30 p.m.  
Hybrid Meeting / Council Chamber

Mayor A. Groves (absent)  
Councillor N. de Boer  
Councillor C. Early  
Councillor L. Kiernan  
Councillor D. Maskell  
Councillor C. Napoli  
Councillor T. Rosa (joined at 2:32 p.m.)  
Councillor M. Russo  
Councillor D. Sheen

Chief Administrative Officer: C. Herd  
Manager, Strategic Policy Planning: S. Burke  
Director, Corporate Services / Town Clerk: L. Hall  
Coordinator, Council and Committee Services: A. Ham  
Senior Planner, Development: S. Kenney  
Manager, Development Planning: S. McVittie  
Director, Planning / Chief Planner: A. Minichillo  
Strategic Lead, Planning Department: B. Shah  
Director, Building and Municipal Law Enforcement / Chief Building Official: M. Sraga  
Deputy Clerk, Council and Committee Services: P. Trafford

#### **CALL TO ORDER**

Chair N. de Boer called the meeting to order at 2:31 p.m.

#### **INDIGENOUS LAND ACKNOWLEDGMENT**

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

**Council T. Rosa joined at 2:32 p.m.**

#### **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 May 23, 2023:**

##### **Staff Report 2023-0171: Planning Department Additional Resources Update**

That the Chief Administrative Officer be delegated authority to award and sign single source contracts related to planning and development file work, policy review and consultants to address gaps in development application review caused by the reduced role of Conservation Authorities resulting from Bill 23, pending a comprehensive report on the resourcing implications of Bill 23, to an upset limit of \$250,000 funded from the Planning and Development salary gapping and draws from the Development Approvals Stabilization Reserve Fund (up to upset limit) in 2023, if required, and

That the Chief Administrative Officer's delegated authority be extended from December 31, 2022 to December 31, 2023, and

That the Director of Planning / Chief Planner and Manager, Purchasing and Risk Management sign all single source contracts with retained consultants, and

That all single source contracts awarded under this delegated authority be summarized and included in the bi-annual purchasing update.

##### **Staff Report 2023-0246: Designated Heritage Property Grant Program – Spring 2023**

That the proposed Designated Heritage Property Grant Program recipients listed in Schedule A to Staff Report 2023-0246, be approved.

**Staff Report 2023-0277: Proposed Rogers Communication Telecommunication Facility, 15770 Mountainview Road, Ward 3**

That no further Public Information Centre be required for the proposed Telecommunication Facility; and

That the proposed Rogers Communication Telecommunication Facility to be located at 15770 Mountainview Road, be agreed upon subject to the conditions outlined in Staff Report 2023-0277.

**Staff Report 2023-0276: Proposed Rogers Communication Telecommunication Facility, 15276 Dixie Road, Ward 1**

That no further Public Information Centre be required for the proposed Telecommunication Facility; and

That the proposed Rogers Communication Telecommunication Facility to be located at 15276 Dixie Road, be agreed upon subject to the conditions outlined in Staff Report 2023-0276.

**Heritage Caledon Committee Meeting Report, dated May 1, 2023**

That the Heritage Caledon Committee Meeting Report, dated May 1, 2023, be received.

**Staff Report 2023-0289: Notice of Intention to Demolish – Outbuildings - 15719 Shaw's Creek Road, Ward 1**

That the listed, non-designated property located at 15719 Shaw's Creek Road, Ward 1, remain on the Town of Caledon's Heritage Register pursuant to section 27(3) of the Ontario Heritage Act; and

That the demolition of the outbuilding, identified as the structure to be demolished in Schedules A, B and C, be permitted.

**Staff Report 2023-0279: Recommendation to Remove from Heritage Register - 12540 Chinguacousy Road, Ward 2**

That the listed, non-designated property located at 12540 Chinguacousy Road, Ward 2, be removed from the Town of Caledon Heritage Register pursuant to Section 27 of the Ontario Heritage Act; and

That the demolition of the dwelling and outbuilding on the property, be permitted.

**Staff Report 2023-0265: Notice of Intention to Demolish - Outbuildings - 13373 Innis Lake Road, Ward 3**

That the listed, non-designated property located at 13373 Innis Lake Road remain on the Town of Caledon's Heritage Register pursuant to section 27(3) of the Ontario Heritage Act; and,

That the demolition of outbuildings, identified as the structures to be demolished in Schedules A and B, be permitted.

**DELEGATIONS**

Lisa Garafano provided a delegation regarding agenda item 8.7 Staff Report 2023-0277: Proposed Rogers Communication Telecommunication Facility, 15770 Mountainview Road, Ward 3. Ms. Garafano expressed concerns regarding the proposed telecommunication facility, specifically regarding the proximity and visibility of the telecommunication tower from her property, as well as potential negative health effects due to the proposed telecommunication tower placement. She further noted concerns regarding consultation and communication with residents. Ms. Garafano concluded her delegation by requesting more consideration for resident concerns during the process of planning for future development in Caledon.

**Members of Committee provided comments, asked questions and received responses from staff and the applicant for the telecommunication facility.**

## **PRESENTATIONS**

### **Caledon's Procedure for Consideration of Ministerial Zoning Order and Community Infrastructure and Housing Accelerator Requests**

Bindu Shah, Strategic Lead, Planning Department provided a presentation regarding Caledon's Procedure for Ministerial Zoning Orders (MZO) and Community Infrastructure and Housing Accelerator (CIHA) requests. Key themes discussed within the presentation included:

- An overview of MZOs and CIHA requests and the objectives of Caledon's procedure to review MZOs and CIHAs;
- Results of consultation undertaken and evaluation criteria to develop the procedure; and
- An outline of Caledon's application requirements and review process for MZOs and CIHAs, including notification and consultation conditions as well as next steps.

**Members of Committee asked questions and received responses from staff.**

**Councillor T. Rosa left at 3:13 p.m. and returned at 3:15 p.m.**

**With the consensus of the Committee, the order of items on the Agenda was amended to discuss Staff Report 2023-0213: Proposed Procedure for Consideration of 'Ministerial Zoning Order (MZO)' Requests and 'Community Infrastructure and Housing Accelerator (CIHA)' Requests.**

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

#### **Staff Report 2023-0213: Proposed Procedure for Consideration of 'Ministerial Zoning Order (MZO)' Requests and 'Community Infrastructure and Housing Accelerator (CIHA)' Requests**

That the proposed Procedure for Consideration of Ministerial Zoning Order and Community Infrastructure and Housing Accelerator requests ("Procedure"), attached as Schedule D to Staff Report 2023-0213, be approved;

That a by-law be enacted to amend Fees By-law 2023-012 to identify fees for Ministerial Zoning Order and Community Infrastructure and Housing Accelerator requests as outlined in Schedule E of Staff Report 2023-0213;

That the Town request the Ministry of Municipal Affairs and Housing have regard for Caledon's Procedure; and

That a copy of this resolution and Staff Report be provided to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, Deputy Premier, MPP, Dufferin-Caledon, the Region of Peel, Toronto and Region Conservation Authority, Credit Valley Conservation, Peel District School Board, Dufferin-Peel Catholic District School Board, Peel Chapter of the Building Industry and Land Development Association.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

## **STAFF REPORTS**

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

#### **Staff Report 2023-0292: Proposed Terms of Reference for the Bolton Secondary Plans Review**

That the Proposed Terms of Reference for the Bolton Secondary Plans Review, attached as Schedule D to Staff Report 2023-0292, be approved as the basis for the preparation of a more detailed Request for Proposal;

That the Bolton Secondary Plan review in the amount of \$500,000 be funded from Capital Plan 2023-159, Priority Secondary Plans Initial Funding;

That a copy of staff report 2023-0292 be provided to the Region of Peel, Metrolinx; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; Toronto Region Conservation Authority, the City of Vaughan and the Caledon Chamber of Commerce.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

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

**Staff Report 2023-0275: Proposed Zoning By-law Amendment (Temporary Use), Town of Caledon on behalf of the Peel Agricultural Society, 12942 Heart Lake Road, Ward 2**

That in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided on the proposed Zoning By-law Amendment; and,

That the by-law attached as Schedule 'C' to Staff Report 2023-0275 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to temporarily amend the permitted uses and zone standards in the Agricultural – Exception 352 (A1-352) zone for a period of three (3) years.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

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

**Staff Report 2023-0189: Proposed Zoning By-law Amendment, Antrix Architects on behalf of 2752324 Ontario Inc., 12476 Highway 50, Ward 5**

That in accordance with Section 34(17) of the Planning Act, no further notice is required to be provided on the proposed Zoning By-law Amendment; and,

That the by-law attached as Schedule 'C' to Staff Report 2023-0189 be enacted to amend Comprehensive Zoning By-Law 2006-50, as amended, to rezone the lands from Bolton Highway Commercial (CHB) to Bolton Highway Commercial – Exception 671 (CHB-671) and Environmental Policy Area 1 Zone (EPA1).

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

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

**Staff Report 2023-0273: Source Water Protection Amendments**

That the proposed technical amendments completed at the Palgrave - Caledon East and Caledon Village - Alton Drinking Water Systems and incorporated into the Credit Valley - Toronto and Region - Central Lake Ontario, and South Georgian Bay Lake Simcoe Source Protection Plans be endorsed in accordance with the requirements of the Clean Water Act, 2006;

That the proposed policy revisions prepared by the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Committee and incorporated into the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan be endorsed in accordance with the requirements of the Clean Water Act, 2006; and

That a copy of this resolution be provided to the Credit Valley Conservation.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

## **NOTICES OF MOTION**

**The Planning and Development Committee considered the following motion:**

**Notice of Motion - Request to Revoke MZO Ontario Regulation 483-22 Filed on September 9, 2022 for 12245 Torbram Road**

**This matter was deferred to the May 23, 2023 Town Council Meeting.**

**The Planning and Development Committee considered the following motion:**

**Notice of Motion - Request to Release Documents related to MZO Ontario Regulation 483-22**

**This matter was deferred to the May 23, 2023 Town Council Meeting.**

## **CORRESPONDENCE**

**The Planning and Development Committee recommends adoption of the following motion:**

### **Goods Movement Road Network Expansion within the Highway 427 Industrial Secondary Plan Area**

Whereas efficient goods movement and transportation is critical to the success of employment lands and transportation as a whole across the Region of Peel;

Whereas extensive areas of logistics uses are planned for the employment lands Brampton within the eastern third of the Highway 427 Industrial Secondary Plan Area (SP47);

Whereas The Town of Caledon will have an employment base of over 125,000 jobs by 2051, much of which will be located in proximity to the Village of Bolton;

Whereas these employment lands are located within a Provincially Significant Employment Zone;

Whereas the planned land uses within the Highway 427 Industrial Secondary Plan and the proposed employment lands in Bolton, will significantly increase the goods movement truck traffic along the Highway 50 and Mayfield Road corridors.

Whereas the Highway 50 corridor is nearing capacity and the intersection of Highway 50 and Major Mackenzie/Coloraine Drive is currently functioning at an unacceptable level of service resulting in extensive traffic queuing and congestion on a daily basis and further generating a high level of safety concerns;

Whereas the servicing and success of the employment lands in SP47 and the Bolton industrial area are dependant on strong connectivity to the provincial highway network, in particular Highway 427;

Whereas to support the Regional economy and job creation to meet provincial employment targets, transportation infrastructure must keep pace with growth.

Whereas the proposed Regional A2 arterial road link will serve to connect the proposed employment lands in the Highway 427 Industrial Secondary Plan and the proposed employment lands in Bolton to Highway 427 and provide an alternative route to Highway 50;

Now therefore be it resolved that the Town of Caledon supports advancing the construction of the new Regional "A2" arterial road, and the widening and reconstruction of Coleraine Drive south of Mayfield Road and Mayfield Road from Highway 50 to Airport Road;

And further that a copy of this resolution be provided to the City of Brampton and the Region of Peel.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 23, 2023.**

## **ADJOURNMENT**

The Committee adjourned at 4:09 p.m.