



Town Council Meeting Minutes
Tuesday, June 20, 2023
3:00 p.m.
Hybrid / Council Chamber

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

Chief Administrative Officer: C. Herd
Manager, Legal and Court Services / Town Solicitor: A. Alyea
Director, Operations: B. Baird
Director, Corporate Strategy and Innovation: E. Britnell
Acting Treasurer: H. Bryers
Manager, Strategic Policy Planning: S. Burke
Coordinator, Council and Committee Services: A. Dodds
Director, Corporate Services / Town Clerk: L. Hall
Supervisor, Realty Services: M. King
Director, Community Services: C. McLean
Manager, Development, Planning: S. McVittie
Director, Planning / Chief Planner: A. Minichillo
Director, Engineering Services: A. Pearce
Director, Building and Municipal Law Enforcement / Chief Building Official: M. Sraga
Director, Finance / Chief Financial Officer: D. Sutton
Deputy Clerk, Council and Committee Services: P. Trafford

CALL TO ORDER

Mayor A. Groves called the meeting to order at 3:00 p.m.

INDIGENOUS LAND ACKNOWLEDGMENT

Mayor A. Groves delivered the Indigenous Land Acknowledgment.

URGENT BUSINESS

None.

DISCLOSURE OF PECUNIARY INTEREST

None.

CONFIDENTIAL SESSION

Moved by: Councillor C. Early – Seconded by: Councillor T. Rosa

2023-090

That Council shall go into Confidential Session under Section 239 of the Municipal Act for the following purposes:

- Confidential Presentation - A proposed or pending acquisition or disposition of land by the municipality or local board - Alton Cemetery Update and Next Steps;
- Confidential Staff Report 2023-0121: A proposed or pending acquisition or disposition of land by the municipality or local board – Alton Cemetery Update and Next Steps; and
- Confidential Staff Report 2023-0392: Advice that is subject to solicitor-client privilege and litigation affecting the municipality - OLT Hearing regarding ICBL for the Caledon Go and Mayfield West Major Transit Areas.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Council convened in Confidential Session at 3:05 p.m.

Mayor A. Groves, Councillor C. Early, Councillor L. Kiernan, Councillor D. Maskell, Councillor C. Napoli, Councillor T. Rosa, Councillor M. Russo, Councillor D. Sheen, Chief Administrative Officer: C. Herd, Director, Corporate Services / Town Clerk: L. Hall, Manager, Legal and Court Services / Town Solicitor: A. Alyea, Deputy Clerk, Council and Committee Services: P. Trafford, Supervisor, Realty Services: M. King, Director, Operations: B. Baird, Director, Finance / Chief Financial Officer: D. Sutton and Acting Treasurer: H. Bryers were present for this portion of the meeting.

B. Baird, D. Sutton, H. Bryers and M. King left Confidential Session at 3:44 p.m.

A. Minichillo and S. Burke joined Confidential Session at 3:45 p.m.

Council adjourned Confidential Session and reconvened in Open Session at 3:51 p.m.

Confidential Staff Report 2023-0121: A proposed or pending acquisition or disposition of land by the municipality or local – Alton Cemetery Update and Next Steps

Moved by: Councillor L. Kiernan – Seconded by: Councillor C. Early 2023-091

That Council convened in Confidential Session under Section 239 of the Municipal Act for the purpose of Confidential Staff Report 2023-0121: A proposed or pending acquisition or disposition of land by the municipality or local board – Alton Cemetery Update and Next Steps; and

That staff be directed to proceed as outlined in Confidential Staff Report 2023-0121.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Confidential Staff Report 2023-0392: Advice that is subject to solicitor-client privilege and litigation affecting the municipality - OLT Hearing regarding ICBL for the Caledon Go and Mayfield West Major Transit Study Areas

Moved by: Councillor M. Russo – Seconded by: Councillor C. Napoli 2023-092

That Council convened in Confidential Session under Section 239 of the Municipal Act for the purpose of Confidential Staff Report 2023-0392: Advice that is subject to solicitor-client privilege and litigation affecting the municipality - OLT Hearing regarding ICBL for the Caledon Go and Mayfield West Major Transit Study Areas;

That the appeal by Amar Transportation and Storage be settled in accordance with the terms set out in Confidential Staff Report 2023-0392 and the Town Solicitor be authorized to execute any documents necessary to effect the settlement; and

That Staff are authorized to draw from the Tax Funded Operating Contingency Reserve Fund to fund the costs to be incurred relating to the Appeal as set out in Confidential Staff Report 2023-0392.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

OPEN SESSION

Council proceeded in Open Session.

CONFIRMATION OF THE MINUTES

Moved by: Councillor D. Maskell – Seconded by: Councillor D. Sheen

2023-093

That the May 23, 2023, Town Council Meeting minutes be approved.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

DELEGATIONS

Jessica Kwan, Planning Manager, Broccolini Real Estate Group, provided a delegation regarding item 9.1.1 Update to Staff Report 2023-0320: Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2, item 12.4 By-law 2023-055: A By-law to adopt Amendment No. 272 to the Official Plan for the Town of Caledon, and item 12.6 By-law 2023-057: Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Town of Caledon, Regional Municipality of Peel, municipally known as 12280 and 12304 Heart Lake Road.

Ms. Kwan stated that Broccolini Real Estate Group objects to the By-laws as proposed, citing concerns around the potential permitted uses and requested that Council consider expanding the permitted industrial uses to include manufacturing, fabricating and processing, and that all additional potential land uses be subject to a further technical study to prove the proposed uses qualify as a Class 1 Industrial Use. She further expressed concerns regarding the setback minimum of 30 metres from any lot containing a residential use or residential zone and requested that Council consider a 10-metre landscape buffer between the commercial and residential uses as an alternative. Ms. Kwan concluded her delegation by reiterating her requests to Council and ensuring that Broccolini Real Estate Group will continue to work with

Town Planning staff and other stakeholders to find solutions and develop the best possible policies.

Members of Council asked questions and received responses from the delegate and staff.

Councillor C. Napoli left the meeting at 4:09 p.m. and returned at 4:11 p.m.

COMMITTEE RECOMMENDATIONS

Moved by: Councillor T. Rosa – Seconded by: Councillor L. Kiernan 2023-094

That the May 30, 2023 General Committee Workshop Meeting Report, the May 30, 2023 Planning and Development Committee Public Meeting Report, and the June 13, 2023 Planning and Development Committee Public Meeting Report, be received.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor C. Early – Seconded by: Councillor D. Sheen 2023-095

That the June 5, 2023, Governance Review Committee Meeting Report recommendations regarding the following items, be adopted:

- Staff Report 2023-0364: Proposed Integrity Commissioner Recruitment, Selection, Appointment and Contract Administration Policy; and
- Staff Report 2023-0360: Proposed Comprehensive Procedural By-law Review.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor T. Rosa – Seconded by: Councillor M. Russo 2023-096

That the June 6, 2023, General Committee Meeting Report recommendations regarding the following consent items, be adopted:

- Staff Report 2023-0210: Request to Award a Single Source Contract for Various Fire and Emergency Services Equipment;
- Staff Report 2023-0225: 2022 Lease Financing Agreement Summary; and
- Staff Report 2023-0243: 2022 Year-end Operating Budget Variance Report.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor D. Maskell – Seconded by: Councillor C. Napoli

2023-097

That the June 6, 2023 General Committee Meeting Report recommendations regarding the following items, be adopted:

- Staff Report 2023-0250: Proposed Community Revitalization Projects and Caledon East Revitalization Task Force Terms of Reference;
- Staff Report 2023-0106: Proposed Changes to Walking Track Fees;
- Staff Report 2023-0327: Illegal Land Use Enforcement Update;
- Notice of Motion: Request to the Province to Establish the Transition Board to Ease Concerns for Peel Regional Staff;
- Correspondence from the Region of Peel regarding Vacant Home Tax – Letters of Support for Peel Region’s Submission;
- Correspondence from the City of Cambridge regarding Highway Traffic Act;
- Correspondence from the Town of Havelock-Belmont-Methuen regarding Support of Corporation of the County of Huron Resolution – Call to Action: Review of the Cannabis Act;
- Correspondence Motion: Physician Recruitment and Retention Task Force; and
- Presentation Request: Caledon Chamber of Commerce Board Update.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor D. Sheen – Seconded by: Councillor T. Rosa

2023-098

That the June 13, 2023 Planning and Development Committee Meeting Report recommendations regarding the following consent items, be adopted:

- Staff Report 2023-0325: Proposed Zoning By-law Amendment, Town of Caledon pertaining to changes from Bill 23;
- Staff Report 2023-0256: Proposed Telecommunications Tower, 12134 Mississauga Road, Ward 2;
- Staff Report 2023-0255: Proposed Telecommunications Tower, 7560 Finnerty Sideroad, Ward 4;
- Staff Report 2023-0318: Proposed Town-Initiated Official Plan Amendment to Create Policies Related to Ministerial Zoning Orders (MZOs), Community Infrastructure and Housing Accelerator Orders (CIHAs) and Growth Management and Phasing;
- Staff Report 2023-0345: Proposed Delegated Authority for the Purposes of the Federal Housing Accelerator Fund;
- Heritage Caledon Committee Meeting Report, dated June 5, 2023;

- Staff Report 2023-0351: Recommendation to Remove Property from the Heritage Register –16069 McLaughlin Road, Ward 1; and
- Staff Report 2023-0352: Recommendation to Remove Property from the Heritage Register - 4 Victoria Street East, Ward 1.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor T. Rosa – Seconded by: Councillor M. Russo 2023-099

That the June 13, 2023 Planning and Development Committee Meeting Report recommendations regarding the following items, be adopted:

- Staff Report 2023-0336: Future Caledon Official Plan Review - Revised Draft Official Plan;
- Staff Report 2023-0321: Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Coleraine Drive and Mayfield Road in Bolton, Ward 5; and
- Correspondence from the Town of Lincoln regarding Support for the Corporation of the Town of Lincoln regarding Municipal Heritage Register.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor C. Early – Seconded by: Councillor D. Sheen 2023-100

That the June 13, 2023 Planning and Development Committee Report recommendations regarding Staff Report 2023-0320: Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2 be adopted.

Moved by: Councillor M. Russo – Seconded by: Councillor T. Rosa 2023-101

That Staff Report 2023-0320 be referred back to staff to work with the landowner in order to find a resolution to the matter and bring the report back to Council for consideration in September.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves		X		
Councillor N. de Boer				X
Councillor C. Early		X		
Councillor L. Kiernan		X		
Councillor D. Maskell		X		
Councillor C. Napoli		X		
Councillor T. Rosa		X		
Councillor M. Russo		X		
Councillor D. Sheen		X		
Total		8		1
				Lost.

Amendment #1

Moved by: Councillor D. Sheen – Seconded by: Councillor C. Early

That the June 13, 2023, Planning and Development Committee Meeting Report recommendation regarding Staff Report 2023-0320: Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2 be amended by deleting and replacing paragraph 2 with the following:

That the By-law attached as Schedule B to the Memorandum dated June 20, 2023, titled 'Update to Staff Report 2023-0320 – Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2', be enacted to redesignate the lands at 12280 and 12304 Heart Lake Road to Prestige Industrial and Special Policy Area C, to redesignate the existing adjacent residential subdivision to Residential Area, and establish site specific policies related to the road network and improvements, land uses and land use compatibility, be approved; and

That paragraph 4 be deleted and replaced with the following:

That the By-law attached as Schedule C to the Memorandum dated June 20, 2023, titled 'Update to Staff Report 2023-0320 – Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2', be enacted to amend Comprehensive Zoning By-Law 2006-50, as amended, to establish a Planned Development (PD) Zone, and rezone the lands at 12280 and 12304 Heart Lake Road to Planned Development – Exception 1 – Holding 33 (PD-1-H33) and Prestige Industrial – Exception 677 – Holding 33 (MP-677-H33).

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1
				Carried.

Upon the question of the main motion, as amended, moved by Councillor D. Sheen and seconded by Councillor C. Early, a recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

CORRESPONDENCE

Moved by: Councillor T. Rosa – Seconded by: Councillor M. Russo 2023-102

That as requested in the Letter from the delegates representing Isola del Liri, Italy, that a visit by Mayor Groves to attend Isola del Liri to sign the Sister City Agreement be supported; and

That the travel costs for the visit be funded from the 2023 Operating Budget for the Mayor and Council Office to an upset limit of \$3,000.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

ANNOUNCEMENTS

Members of Council made several announcements.

COUNCIL INQUIRIES

Members of Council made several inquiries to staff.

BY-LAWS

Moved by: Councillor L. Kiernan – Seconded by: Councillor T. Rosa 2023-103

That the following by-laws be read a first time and passed:

- BL-2023-052 A By-law to adopt Amendment No. 270 to the Official Plan for the Town of Caledon;
- BL-2023-053 A by-law to adopt Amendment No. 271 to the Official Plan for the Town of Caledon;
- BL-2023-054 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 1 and 2, Concession 5 (Albion), Town of Caledon, Regional Municipality of Peel;
- BL-2023-055 A by-law to adopt Amendment No. 272 to the Official Plan for the Town of Caledon;
- BL-2023-056 A by-law to adopt Amendment No. 273 to the Official Plan for the Town of Caledon;
- BL-2023-057 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 19, Concession 2 EHS

(Chinguacousy), Town of Caledon, Town of Caledon, Regional Municipality of Peel, municipally known as 12280 and 12304 Heart Lake Road;

- BL-2023-058 A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to allow for Additional Residential Units and associated standards within prescribed locations in the municipality;
- BL-2023-059 A by-law to exempt certain lands from part lot control, namely 0 Dunlevy Road and 0 Petch Avenue, legally described as Blocks 218, 219 and 220 on Plan 43M-2114; and
- BL-2023-060 A by-law to amend By-law 2007-128, as amended, being a by-law to appoint employees of the Town of Caledon to statutory positions.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

Moved by: Councillor C. Napoli – Seconded by: Councillor L. Kiernan

2023-104

That By-law 2023-061 being a by-law to confirm the proceedings of the Council for the Corporation of the Town of Caledon at its Council Meeting held on the 20th day of June 2023, be read a first time and passed.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Mayor A. Groves	X			
Councillor N. de Boer				X
Councillor C. Early	X			
Councillor L. Kiernan	X			
Councillor D. Maskell	X			
Councillor C. Napoli	X			
Councillor T. Rosa	X			
Councillor M. Russo	X			
Councillor D. Sheen	X			
Total	8			1

Carried.

ADJOURNMENT

On a verbal motion moved by Councillor T. Rosa, Council adjourned at 4:48 p.m.

Annette Groves, Mayor

Laura Hall, Town Clerk