



Planning and Development Committee Public Meeting Report

Tuesday, July 18, 2023

7:00 p.m.

Hybrid Meeting / Council Chamber

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

Chief Administrative Officer: C. Herd
Director, Corporate Services / Town Clerk: L. Hall
Coordinator, Council and Committee Services: A. Ham
Manager, Development, Planning: S. McVittie
Director, Engineering Services: A. Pearce
Deputy Clerk, Council and Committee Services: P. Trafford

CALL TO ORDER

Chair N. de Boer called the meeting to order at 7:01 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, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for 13290 Nunnville Road, Ward 5

Chair N. de Boer confirmed with Aleah Clarke, Planner, MHBC on behalf of the Town's Planning Department, that notification was conducted in accordance with the *Planning Act*.

Michaela Abatecola, WSP Canada Inc. on behalf of Bolton Summit Developments Inc., provided a presentation regarding Proposed Official Plan Amendment 2022-0003, Zoning By-law Amendment 2022-0004, Draft Plan of Subdivision 21T-22003C and Draft Plan of Condominium 21CDM-22003C for 13290 Nunnville Road. Ms. Abatecola stated that the subject lands are located within the Region of Peel's urban area and in the Bolton South

Hill Secondary Plan. She stated that the proposed development is on the west side of Nunville Road and is approximately 0.86 hectares in size. Ms. Abatecola outlined that the proposed development includes 15 2-storey Townhouse units within 3 blocks. Further, she showed the elevations of the types of Townhouses and provided examples of proposed architectural designs. Ms. Abatecola discussed the development approvals, status and timelines. She further advised that the proposed development is consistent with the applicable policies of the Region of Peel Official Plan and Town Draft Official Plan. Ms. Abatecola identified the proposed development as being “Medium Density Residential” and “Environmental Policy Area”. She concluded the presentation by advising that the applicant has completed a variety of supporting studies for the proposed development, which are posted on the Town’s website.

WRITTEN COMMENTS

Chair N. de Boer noted that written comments were received from Ryan Smele. The comments were published to the agenda, therefore forming part of the public record. The Chair further noted that written comments were received from Rosa and Ramon Coito, to be included with the post agenda.

PUBLIC COMMENTS

Louise Milliken provided comments and expressed concerns with the proposed development, noting issues with the change of density in the neighbourhood, the negative impact on the natural habitat and traffic concerns. Ms. Milliken expressed that in her opinion the number of homes built over time will negatively impact the neighbourhood. She concluded her comments by further inquiring about the timeline of the development.

Chandler Nicol expressed support for the proposed development. Mr. Nicol stated that in his opinion development is needed in the community.

Wendy Cardinale provided comments and expressed concerns with the proposed development regarding traffic, parking and safety issues. Ms. Cardinale requested that the proposed development be reasonable in their building timelines. She concluded her comments by inquiring further about traffic issues.

Frank Carbony provided comments and inquired about the types of benefits the proposed development would bring to the existing community. Mr. Carbony inquired about traffic studies and whether they were current.

Murray Stewart provided comments and expressed concerns with the proposed application regarding traffic flow and access to the Senior Centre.

Peter Canelli provided comments and expressed concerns about the value the proposed development will bring to the community and the area. Mr. Canelli stated that he is aware of the traffic concerns and safety in the area and proposed that traffic lights, road signage and a traffic island be installed to address the issues.

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

ADJOURNMENT

The Committee adjourned at 8:06 p.m.