



Planning and Development Committee Public Meeting Report  
Tuesday, March 5, 2024  
7:00 p.m.  
Hybrid Meeting / Council Chamber

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

Manager, Strategic Policy Planning: S. Burke  
Acting Director, Planning / Chief Planner: C. Caruso  
Senior Planner, Planning: L. GillWoods  
Coordinator, Council and Committee Services: A. Ham  
Municipal Clerk, Council and Committee Services: K. Klingenberg  
Team Lead Official Plan Review/Senior Policy Planner, Planning: B. Loverock

**1. NOTICE**

**2. CALL TO ORDER**

Chair N. de Boer called the meeting to order at 7:03 p.m.

**3. INDIGENOUS LAND ACKNOWLEDGEMENT**

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

**4. DISCLOSURE OF PECUNIARY INTEREST**

**5. 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.

**5.1 Future Caledon Official Plan**

Chair N. de Boer confirmed with Bailey Loverock, Team Lead Official Plan Review/Senior Policy Planner for the Town's Planning Department, that notification was conducted in accordance with the *Planning Act*.

**Committee recessed at 7:07 p.m. and reconvened at 7:08 p.m.**

Bailey Loverock and Lesley GillWoods, Senior Planner for the Town's Planning Department provided a presentation regarding the Future Caledon Official Plan. Key themes discussed within the presentation included:

- An overview of the Future Caledon Official Plan and timeline and phases of the project;
- An outline of the New Future Caledon Official Plan structure, plan fundamentals, changes from previous drafts, and key focus areas; and
- Next steps for the Caledon Official Plan and recommendations to Council.

### **WRITTEN COMMENTS**

Chair N. de Boer noted that written comments were received from Gurkamal Mann. The comments were published to the agenda, therefore forming part of the public record.

### **PUBLIC COMMENTS**

Paul Tobia, Senior Planner, Weston Consulting, provided a delegation and expressed concerns on Schedule Maps. He also commented that some collective routes are not necessary for the area being proposed in the Official Plan. Paul concluded his presentation by stating that he is working with Town staff.

Ian Sinclair, local resident, provided a delegation and expressed general support for the Future Caledon Official Plan. He provided feedback to the Town highlighting areas for improvement such as including amendments in policies, more robust language and descriptions and including growth plan elements from the Region of Peel Official Plan to accommodate for potential service downloading, including public health and social support. Ian inquired about Bill 162 and the lack of public meetings on the matter. He expressed concerns regarding the policies surrounding biodiversity and climate change issues, suggesting more prioritization and research in that area to create more comprehensive policies. Ian cited additional concerns about the Aggregate Working Group and their function. He concluded his delegation by expressing concerns around public consultation and the given timeframes for comments to be received.

Jane Thompson, Aggregate Resources Community Working Group, provided a delegation and had echoed the previous concerns from the previous delegation regarding the Aggregate Group. She presented and discussed the Terms of Reference of the Aggregate Group. Jane indicated that portions of the Future Caledon Official Plan, especially Urban policies, need to be independent. She concluded her presentation by discussing amendments on Chapter 13, Region of Peel Schedules and Policy Designations.

Sierra Horton, Planner/Urban Designer, SGL Planning & Design Inc., provided a delegation on behalf of the Wildfield Village Landowners Group. She expressed concerns for the Future Caledon Official Plan. Sierra expressed concerns regarding Secondary Plan policies and new mappings related to completion of supporting studies, the capacity to lead and prepare secondary plans in Caledon's new urban area in a timely manner to meet the housing pledge. She commented on the area where the Highway 413 is being proposed on her

client's area are meant to be protected. Sierra concluded her delegation by citing concerns around the Transportation Policy and requested the Secondary Plan provide detail on the Town's transit and transportation system.

Mark Krapez, local resident, provided a delegation and objected on the mapping change from rural to environmental protection in his property. He expressed concerns with discrepancies and errors on the mapping. Mark concluded his presentation by expressing the map of the woodlands needs to be reviewed.

**Councillor C. Early left the meeting at 8:28 p.m. and returned at 8:31 p.m.**

Matthew Cory, Planner, Malone Given Parsons Ltd., provided a delegation on behalf of Mayfield Tullamore Landowners Group. Matthew commented and thanked Town staff for their hard work with the Official Plan. He requested that some designated lands that are owned by the same landowners should be combined. Matthew expressed that the Secondary Plan was reviewed and done well. He further discussed that current submissions of other development applications and policies needs to be reviewed altogether and that environmental policies needs to be reviewed in greater detail. He concluded his presentation that his clients are committed to work in advancing their lands to assist the Town in their pledge to provide additional and affordable housing.

Anthony Burkig, local resident, provided a delegation and commented that residential developers should maintain the housing aesthetics of the neighborhood and feel of the Town.

Allan Thompson, local resident, provided a delegation and expressed general support for the Future Caledon Official Plan. Mr. Thompson commented that parking issues in the Town and densely populated areas need to be addressed sooner. He concluded his presentation by thanking Town staff for reviewing and preparing the Official Plan.

Matthew Cory, Planner, Malone Given Parsons Ltd., provided a delegation on behalf of John Pella, local resident. He requested that there be a policy be included in the Official Plan to allow development to be continued regarding all municipal water services that would extend in the Palgrave residential estate area. Matthew concluded his presentation by thanking Council and Town staff.

**6. ADJOURNMENT**

The Committee adjourned at 8:48 p.m.