



Planning and Development Committee Meeting Report

Tuesday, March 19, 2024

2:30 p.m.

Hybrid Meeting / Council Chamber

Mayor A. Groves (Joined the meeting at 2:34 p.m.)

Councillor N. de Boer

Councillor C. Early

Councillor L. Kiernan

Councillor D. Maskell

Councillor C. Napoli

Councillor T. Rosa (joined the meeting at 2:31 p.m.)

Councillor M. Russo

Councillor D. Sheen

Chief Administrative Officer: N. Hyde

Commissioner, Community and Human Services: C. McLean

Acting Commissioner, Engineering, Public Works, and Transportation: R. Juliao

Commissioner of Corporate Services and Chief Legal Officer: S. Dickson

Acting Chief Planner: C. Caruso

Manager, Strategic Policy Planning: S. Burke

Team Lead Official Plan Review/Senior Policy Planner, Planning: B. Loverock

Senior Planner, Planning: L. Gill-Woods

President of Meridian Planning Consultants, N. McDonald

Municipal Clerk: K. Klingenberg

Coordinator, Council and Committee Services: A. Dodds

1. NOTICE

2. CALL TO ORDER

Chair N. de Boer called the meeting to order at 2:30 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair N. de Boer delivered the Indigenous Land Acknowledgement.

Councillor T. Rosa joined the meeting at 2:31 p.m.

4. DISCLOSURE OF PECUNIARY INTEREST

5. CONSENT AGENDA

Mayor A. Groves joined the meeting at 2:34 p.m.

Moved by: Councillor L. Kiernan **Seconded by:** Councillor D. Maskell

That the following consent items be recommended for adoption at the March 26, 2024, Town Council Meeting:

Heritage Caledon Committee Meeting Report, dated March 4, 2024

That the Heritage Caledon Committee Meeting Report, dated March 4, 2024, be received.

Staff Report 2024-0149: Notice of Intention to Designate - 12542 Airport Road, Ward 3

That a Notice of Intention to Designate the property at 12542 Airport Road under Part IV, Section 29 of the Ontario Heritage Act be issued;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 12542 Airport Road pursuant to the Ontario Heritage Act;

That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,

That Staff be authorized and directed to do all things necessary to give effect to this recommendation

Staff Report 2024-0058: Notice of Intention to Designate – 13940 Airport Road, Ward 3

That a Notice of Intention to Designate the property at 13940 Airport Road under Part IV, Section 29 of the Ontario Heritage Act be issued;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 13940 Airport Road pursuant to the Ontario Heritage Act;

That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and,

That Staff be authorized and directed to do all things necessary to give effect to this recommendation.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

With the consensus of Committee, the agenda was reordered to allow presentations to be heard prior to delegations.

2024 Future Caledon Official Plan

Steve Burke, Manager, Strategic Policy Planning, Bailey Loverock Team Lead, Official Plan Review, Senior Planner, Policy and Lesley Gill-Woods, Senior Planner, Secondary Plans Lead provided a presentation with the aid of a slide deck on the 2024 Future Caledon Official Plan.

Members of Committee asked questions and received responses from Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants.

6. DELEGATIONS

Moved by: Mayor A. Groves **Seconded by:** Councillor C. Early

That section 7.4 of the Procedural By-law be waived to permit delegations from:

- Debra Wilson, Forks of the Credit Preservation Group regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan
- David Galea regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2.
- Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

With the consensus of Committee, the agenda was reordered to permit the delegation by Jane Thompson to occur prior to the delegation by Aaron Wisson.

Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 8.2 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Jane Thompson, Aggregate Resources Community Working Group, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Jane Thompson requested the Committee to defer portions of the 2024 Future Caledon Official Plan applicable to the rural system, as shown on Schedule E1. Jane Thompson responded to questions of Committee.

Nick McDonald, President of Meridian Planning Consultants, responded to questions of Committee regarding concerns raised by the delegate.

Councillor C. Napoli left the meeting at 3:11 p.m. and returned at 3:12 p.m.

6.1 Aaron Wisson, Argo Summer Vallet LTD, regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

Aaron Wisson, Argo Summer Valley LTD, provided a delegation regarding Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2. Aaron Wisson stated he represents Argo Summer Valley LTD and would be present to answer any questions.

6.2 Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 8.2 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

This agenda item was completed prior to item 6.1.

6.3 Matthew Cory, Malone Given Parsons, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Matthew Cory, Malone Given Parsons, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Matthew Cory expressed concerns with certain policies and sought clarifications on timelines for phasing. Matthew Cory responded to questions of Committee.

Steve Burke, Manager, Strategic Policy Planning, responded to questions of Committee regarding concerns raised by the delegate.

6.4 Debra Wilson, Forks of the Credit Preservation Group, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Debra Wilson, Forks of the Credit Preservation Group, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Debra Wilson

expressed concerns regarding potential impacts to the Green Belt and strength of aggregate policies.

6.5 David Galea regarding agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

David Galea provided a delegation regarding regarding Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2. David Galea expressed concerns regarding the potential impacts to the community because of the proposed development. David Galea responded to questions of Committee.

Carmine Caruso, Acting Chief Planner responded to questions of Committee regarding concerns raised by the delegate.

Councillor T. Rosa left the meeting at 3:44 p.m. and returned at 3:46 p.m.

6.6 Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Andrew McCammon, Ontario Headwaters Institute, provided a delegation regarding Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan. Andrew McCammon requested the Committee to defer all aspects of the 2024 Future Caledon Official Plan that relate to the rural system until significant further consideration, and responded to questions of Committee.

Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants responded to questions of Committee regarding concerns raised by the delegations of Jane Thompson (item 6.2), Debra Wilson (item 6.3), and Andrew McCammon (item 6.6).

Committee recessed at 4:02 p.m. and resumed at 4:15 p.m.

7. PRESENTATIONS

7.1 2024 Future Caledon Official Plan

This agenda item was completed prior to item 6. Delegations.

8. STAFF REPORTS

With the consensus of Committee, the order of items on the Agenda was amended to consider agenda item 8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2.

Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

Moved by: Councillor C. Early **Seconded by:** Councillor L. Kiernan

That no further notice is required to be provided on the proposed Official Plan Amendment and Zoning By-law Amendment;

That the By-law attached as Schedule 'C' to Staff Report 2024-0054 be enacted to adopt Official Plan Amendment No. 275 to redesignate the subject lands from Residential Policy Area B to Residential Area, to permit the development of a residential subdivision; and

That the By-law attached as Schedule 'D' to Staff Report 2024-0054 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands to R1-680, R1-681, R1-682 and OS to permit the development of a residential subdivision.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

8.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

Steve Burke, Manager, Strategic Policy Planning and Nick McDonald, President of Meridian Planning Consultants responded to questions of Committee.

Moved by: Mayor A. Groves **Seconded by:** Councillor C. Napoli

That Staff Report 2024-0072, Recommendation Report: 2024 Future Caledon Official Plan, be received;

That the By-law to adopt the 2024 Future Caledon Official Plan, attached as Schedule A to Staff Report 2024-0072, be enacted;

That Council resolves and declares the 2024 Future Caledon Official Plan conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act;

That the Clerk be directed to provide notice of the passing of the By-law adopting the 2024 Future Caledon Official Plan in accordance with the Planning Act;

That the Clerk be directed to make application to the Region of Peel for approval of the 2024 Future Caledon Official Plan in accordance with Planning Act requirements.

That the Caledon Major Transit Station Areas Study, attached as Schedule F to Staff Report 2024-0072, be received;

That staff be directed to monitor the approval process for the 2024 Future Caledon Official Plan, and in the event that the Region of Peel proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications; and

That a copy of Staff Report 2024-0072 be sent to the Region of Peel, the Minister of Municipal Affairs and Housing, and Sylvia Jones, MPP for Dufferin-Caledon.

Amendment #1:

Moved by: Councillor M. Russo **Seconded by:** Councillor C. Early

That the review of the Palgrave Estates Community Secondary Plan be initiated early in Phase 3 of the Future Caledon process.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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			
Mayor A. Groves	X			

Chair N. de Boer	X	
Total	9	

Carried.

Main motion as amended:

That Staff Report 2024-0072, Recommendation Report: 2024 Future Caledon Official Plan, be received;

That the By-law to adopt the 2024 Future Caledon Official Plan, attached as Schedule A to Staff Report 2024-0072, be enacted;

That Council resolves and declares the 2024 Future Caledon Official Plan conforms with all provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in section 2 of the Planning Act, and is consistent with policy statements issued under subsection 3 (1) of the Planning Act;

That the Clerk be directed to provide notice of the passing of the By-law adopting the 2024 Future Caledon Official Plan in accordance with the Planning Act;

That the Clerk be directed to make application to the Region of Peel for approval of the 2024 Future Caledon Official Plan in accordance with Planning Act requirements.

That the Caledon Major Transit Station Areas Study, attached as Schedule F to Staff Report 2024-0072, be received;

That staff be directed to monitor the approval process for the 2024 Future Caledon Official Plan, and in the event that the Region of Peel proposes modifications to the Plan, prepare a report to Council with recommendations concerning any proposed modifications; and

That a copy of Staff Report 2024-0072 be sent to the Region of Peel, the Minister of Municipal Affairs and Housing, and Sylvia Jones, MPP for Dufferin-Caledon; **and**

That the review of the Palgrave Estates Community Secondary Plan be initiated early in Phase 3 of the Future Caledon process.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
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			
Mayor A. Groves	X			
Chair N. de Boer	X			
Total	9			

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 26, 2024.

8.2 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

This agenda item was completed prior to item 8.1.

9. RECOMMENDATIONS OF ADVISORY COMMITTEES

9.1 Heritage Caledon Committee Meeting Report, dated March 4, 2024

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.2 Staff Report 2024-0149: Notice of Intention to Designate - 12542 Airport Road, Ward 3

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

9.3 Staff Report 2024-0058: Notice of Intention to Designate – 13940 Airport Road, Ward 3

Recommended on the consent agenda for adoption at the March 26, 2024 Council meeting.

10. CORESPONDENCE

10.1 Memorandums

10.1.1 Closed Session Workshop Legislative Framework

10.2 General Correspondence

10.2.1 Written Comments from Ian Sinclair regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.2 Written Comments from Jane Thompson, Aggregate Resources Community Working Group, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.3 Written comments from Marc DeNardis, Gagnon Walker Domes, on behalf of Owners of 20836 Kennedy Road, Ward 1, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.4 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Mr. Jim Payne (Pashin Holdings), regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.5 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of 2476998 Ontario Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.6 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of 2822700 Ontario Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.7 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Caledon Village Properties GP Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.8 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Michelin Group Inc, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.9 Written comments from Andrew Walker, Gagnon Walker Domes, on behalf of Ms. Susan Graham, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.10 Written Comments from Brooke Burlock, Zelinka Priamo, on behalf of Choice Properties, regarding agenda item 7.1 Staff Report 2024- 0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.11 Written Comments from Connor Wright, Zelika Priamo, on behalf of 8281 Healey Road GP Limited, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.12 Written Comments from Frank Orsi, Golden Estate Limited, regarding agenda item 7.1 Staff Report 2024-0072: Recommendation Report: 2024 Future Caledon Official Plan

10.2.13 Written Comments from Mark Yarranton, KLM Planning Partners Inc on behalf of West Mayfield Developments Ltd, regarding agenda item 7.2 110 Staff Report 2024-0054: Proposed Official Plan Amendment and Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Argo Summer Valley Ltd., 12211, 12213 and 12231 Hurontario Street, Ward 2

11. ADJOURNMENT

The Committee adjourned at 4:35 p.m.