



- 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

- Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
- Acting Commissioner of Engineering, Public Works & Transportation: R. Juliao
- Commissioner of Planning & Development / Chief Planner: E. Lucic
- Urban Designer, Development and Design, Planning: C. Savini
- Senior Planner, Development and Design, Planning: T. Bal
- Acting Deputy Clerk, Corporate Services: H. Lockyer
- Coordinator, Council & Committee Services: A. Dhindsa

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.

4. DISCLOSURE OF PECUNIARY INTEREST

5. CONSENT AGENDA

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

That the following consent item be recommended for adoption at the April 30, 2024, Town Council Meeting:

Staff Report 2024-0217: Proposed Zoning By-law Amendment (Temporary Use), Tolias Landscaping & Plowing Inc., 6809 Healey Road, Ward 4

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 (Temporary Use);

That the By-law attached as Schedule 'C' to Staff Report 2024-0217 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands to various zones in order to permit a contractor's facility with an accessory business office, accessory gasoline pump island and an accessory open storage area and protect environmental features for a period of three (3) years.

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.

6. DELEGATIONS

6.1 Kevin Bechard, IPS regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

Kevin Bechard, Senior Associate, Innovative Planning Solutions, provided a delegation regarding Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3 on behalf of Swaminarayan Mandir Vasna Sanstha (SMVS). Kevin Bechard reviewed key aspects of the application for Committee's consideration and advocated on amending the use of subject lands in the report to permit the development of a Place of Worship.

6.2 Kapil Vaidya, SMVS regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

Kapil Vaidya provided a delegation regarding Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3. Kapil Vaidya expressed disagreement to the recommendation outlined in Staff Report 2024-0034.

6.3 Bhavesh Patel regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

Bhavesh Patel provided a delegation regarding Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3. Bhavesh Patel expressed disagreement to the recommendation outlined in Staff Report 2024-0034.

6.4 Tim Donovan regarding agenda item 9.1 Notice of Motion – Request for Implementation of Airport Road Hydro Infrastructure

Tim Donovan provided a delegation regarding Notice of Motion – Request for Implementation of Airport Road Hydro Infrastructure. Tim Donovan expressed his support of Councillor D. Maskell's motion. He commented that a hydro project was not addressed in the Urban Design Study and discussed that this is an opportune time address this potential project.

6.5 Maurice Luchich, Glen Schnarr & Associates Inc., regarding agenda item 8.3 Staff Report 2024-0217: Proposed Zoning By-law Amendment (Temporary Use), Tolia Landscaping & Plowing Inc., 6809 Healey Road

Withdrawn.

6.6 Aarthi Thaya, Tullamore Industrial GP Limited re agenda item 8.4 Staff Report 2024-0225: Proposed Official Plan Amendment Application, Rice Commercial Group on behalf of Tullamore Industrial GP Ltd., 0 and 12245 Torbram Road and 12542 Airport Road, Ward 3

Aarthi Thaya, Consultant, responded to questions of Committee on behalf of the Applicant, Tullamore Industrial GP Ltd.

7. PREVIOUSLY DEFERRED ITEMS

7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

Members of Committee commented on the proposed Official Plan and Zoning By-law amendment and expressed support for the staff recommendation included in Staff Report 2024-0034.

Moved by: Councillor M. Russo **Seconded by:** Councillor D. Maskell

That Official Plan and Zoning By-law Amendment Applications POPA 2020-0003 and RZ 2020-0011, for the property at 6939 King Street shown on Schedule 'A' to Staff Report 2024-0034, be refused.

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 April 30, 2024.

8. STAFF REPORTS

8.1 Staff Report 2024-0198: Caledon East Streetscape and Urban Design Study

C. Savini, Urban Designer, Development and Design, Planning, responded to questions of Committee.

Moved by: Councillor D. Maskell

Seconded by: Councillor C. Early

That Council endorse the Caledon East Streetscape and Urban Design Study, attached as Schedule 'A', as outlined in Staff Report 2024-0198;

That Council direct Staff to continue to work with the Region of Peel on the integration of the Streetscape Study recommendations into the final design of the Airport Road reconstruction; and

That Council direct Staff to integrate the urban design recommendations from the Study into the Town Wide Design Guidelines for future development/redevelopment within Caledon East.

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 April 30, 2024.

8.2 Staff Report 2024-0161: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Caledon 410 Developments Inc., 12290 Hutchinson Farm Lane, Ward 2

T. Bal, Senior Planner, Development and Design, Planning, provided an administrative update to Staff Report 2024-0161 to address a typo, amending any reference to Block 258 as a Transit Hub to be Block 256 as a Transit Hub.

Moved by: Councillor M. Russo

Seconded by: Councillor D. Sheen

That 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 2024-0161 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands from Agricultural (A1) to General Commercial Site Specific (C-XX) to permit the development of a Commercial Block and Transit Hub (Blocks 255 and 256) within Plan of Subdivision 21T-17007C.

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 April 30, 2024.

8.3 Staff Report 2024-0217: Proposed Zoning By-law Amendment (Temporary Use), Tolias Landscaping & Plowing Inc., 6809 Healey Road, Ward 4

Recommended on the consent agenda for adoption at the April 30, 2024 Council meeting.

8.4 Staff Report 2024-0225: Proposed Official Plan Amendment Application, Rice Commercial Group on behalf of Tullamore Industrial GP Ltd., 0 and 12245 Torbram Road and 12542 Airport Road, Ward 3

Moved by: Councillor C. Early

Seconded by: Mayor A. Groves

That the By-law attached as Schedule "B" to Staff Report 2024-0225 be enacted to adopt Official Plan Amendment No. 277 to expand the Industrial/Commercial Centre of Tullamore, include the lands in the Tullamore Land Use Area with policy amendments to the Secondary Plan and redesignate the subject lands from Prime Agricultural Area and Environmental Policy Area to Prestige Industrial Area and Environmental Policy Area to permit the development of an industrial plan of subdivision; and

That no further notice is required to be provided on the proposed Official Plan Amendment.

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 April 30, 2024.

9. NOTICES OF MOTION

9.1 Councillor D. Maskell - Request for Implementation of Airport Road Hydro Infrastructure

Moved by: Councillor D. Maskell **Seconded by:** Councillor C. Early

Whereas the Region of Peel has completed a Schedule C Municipal Class Environmental Assessment (Class EA) for improvements to Airport Road, from 100m north of King Street to 300m north of Huntsmill Drive in the Town of Caledon;

Whereas the Region of Peel is commencing the Airport Road improvement project, from 100m north of King Street to 300m north of Huntsmill Drive in the Town of Caledon, to the detailed design and construction phase;

Whereas the Town of Caledon is initiating the Urban Design Study of the Caledon East core along the Airport Road corridor;

Therefore be it resolved that staff be directed to initiate conversations with the Region of Peel and Hydro One to explore feasibility and associated costs of burying hydro along Airport Road within the improvement area from Castleberg Sideroad to 300m north of Huntsmill Drive.

That staff report back to council on the feasibility and associated cost findings.

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 April 30, 2024.

10. CORRESPONDENCE

10.1 General Correspondence

10.1.1 Written Comments from Joanna Valeriani regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3, 2024-0034

10.1.2 Written Comments from Krista Furbacher regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

10.1.3 Written Comments from Nicholas and Val Brooksbank regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

10.1.4 Written Comments from Dasha and Karl Hrkal regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

10.1.5 Written Comments from Maria Torresan regarding agenda item 7.1 Staff Report 2024-0034: Proposed Official Plan and Zoning By-law Amendment for 6939 King Street, Ward 3

12. ADJOURNMENT

The Committee adjourned at 3:34 p.m.