



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 Community & Human Services: C. McLean
Commissioner of Planning & Development / Chief Planner: E. Lucic
Municipal Clerk, Corporate Services: K. Klingenberg
Coordinator, Council & Committee Services: A. Ham

1. NOTICE

2. CALL TO ORDER

Vice-Chair M. Russo called the meeting to order at 7:00 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Vice-Chair M. Russo delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

Councillor de Boer declared a pecuniary interest with respect to agenda item 5. Public Meeting – Proposed Zoning By-law Amendments in relation to items 5.1. Area A1 through 5.12. Area A12, as he leases land within the subject area. Councillor de Boer did not participate in any discussion on the matter.

Councillor de Boer left the meeting at 7:03 p.m. and did not return.

5. PUBLIC MEETING

Vice-Chair M. Russo advised the purpose of the public meeting is to receive 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 Zoning By-law Amendments

Vice-Chair M. Russo confirmed with Elizabeth Howson, Macauly Shiomi Howson Ltd., that proper notification was conducted in accordance with the *Planning Act*.

Elizabeth Howson, Macauly Shiomi Howson Ltd, provided a presentation regarding the Proposed Zoning By-law Amendment: RZ 2024-0004 – RZ 2024-0016. Ms. Howson discussed the purpose of the amendments are to rezone the subject lands in conformity with the Town's new Official Plan to appropriate residential mixed zone categories to facilitate residential, mixed use and commercial development, together with related public facilities such as schools and parks. She presented the Consideration of Housing Supply mandates by the Province and the direction from the Mayor to advance the Provincial Housing Priority. Ms. Howson identified the property location and highlighted that these lands are either within the existing Town of Caledon settlement area or in the settlement area boundary expansion. She discussed new Official Plan designations, general zoning approach, approach to holding provisions and their considerations. Ms. Howson identified issues with the proposed zoning by-law amendment and highlighted next steps.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to all 12 proposed Zoning By-law Amendments: RZ 2024-0004 – RZ 2024-0016.

Betty de Groot spoke about Caledon's agricultural landscape, highlighting its unique bioregion. She mentioned the need to continue to densify areas in Bolton and Southfields/Mayfield West, the need for more public transit/biking/walking infrastructure, and the importance of considering environmental concerns like climate change.

Linda Pim discussed the application process, noting the limited associated studies. She discussed concerns about the Proposed Zoning By-law Amendments, as the Town has already met its housing pledge needs, and the application impacts on external agencies. She requested the Council to allow for more public input and ensure that the application follows a proper timeline.

Ian Sinclair talked about Bill 23, the housing promise, and the appeal process in the Planning Act. He mentioned the concerns of essential services like water, roads, and transit, and the financial implications. He asked about services that might be transferred from the Region of Peel to the Town of Caledon and how that would affect them. Additionally, he asked about who would be responsible for completing the Secondary Plans.

Elizabeth Howson, Macauly Shiomi Howson Ltd., responded to questions.

Joanna Valeriani discussed the importance of an open and transparent process. She talked about the Town's housing pledge and affordability, as well as the infrastructure to support the application. She also inquired about the financial aspects and the communication from the Region of Peel. Additionally, she asked whether the 12 Proposed By-law Zoning Amendments would be voted on separately.

Kevin Klingenberg, Municipal Clerk, responded to questions.

Nicola Ross requested clarification on whether the Proposed By-law Zoning Amendments would be voted on separately. She expressed concern for the timeline and the process. Nicola inquired about the use of external planners and the public notification process.

Kevin Klingenberg, Municipal Clerk, and Elizabeth Howson, Macauly Shiomi Howson Ltd., responded to questions.

Dan O'Reilly highlighted public notice concerns in the application process and discussed the housing crisis, particularly affordable housing. He mentioned the limited studies completed and requested Council provide more time for the application process.

Cheryl Connors addressed concerns of environmental care and the use of prime agricultural and greenbelt land. She inquired about the financial implications of increased infrastructure, servicing, pressure on current taxpayers and identification of the subject area's developers and landowners.

Elizabeth Howson, Macauly Shiomi Howson Ltd., and Brandon Radick, Loopstra Nixon, responded to questions. Mayor Groves responded to questions.

Gerry Merkley talked about the process and the accessibility of the public meeting. She cited concerns with the application and requested Council to evaluate their position on the application.

Norm McClure discussed the impact of urban growth on agricultural lands and the costs associated with relocation. He emphasized the need for growth but requested that the applications be reevaluated.

Debbe Crandall summarized comments received by the Region of Peel on the Proposed Zoning By-law Amendments. She cited concerns with the timing of the applications and highlighted changes within the *Planning Act*.

Elizabeth Howson, Macauly Shiomi Howson Ltd., and Anthony Parente, Region of Peel, responded to questions.

Committee recessed at 9:27 p.m. and reconvened in open session at 9:40 p.m.

Brad Hains inquired about the number of votes required for the applications to be approved. He requested that Council reevaluate the process and thoroughly review the application.

Kevin Klingenberg, Municipal Clerk, responded to questions.

Gary Wiles expressed concerns about the transparency of the application process.

Amrit Kaur spoke about the culture and rich agricultural lands in Caledon. She emphasized the need for affordable housing, particularly for young families, and expressed support for the applications while ensuring environmental protection is met.

Rocky Punia discussed the need for affordable housing, particularly in relation to immigration.

Amanpreet Singh Grewal discussed the benefits of the proposed amendments, including increased revenue and jobs. He also mentioned housing affordability and the impact on increased prices.

Amritpreet Grewal talked about recreational, community and healthcare facilities in Caledon. He spoke about how the new developments could bring in additional services and employment.

Sherry Brioschi requested the Business, Planning & Development page on the Town's Website to be shared. She mentioned concern with access to information and materials available regarding the proposed amendments. Sherry also inquired about the planning horizon for this application and the need for a fiscal plan.

Elizabeth Howson, Macaully Shiomi Howson Ltd., Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel, and Eric Lucic, Commissioner of Planning & Development / Chief Planner, responded to questions.

Joe Sassine commented on accommodating the needs and wants of Caledon.

Bryan Rashleigh inquired about the ownership of designated areas, particularly the agricultural lots. He also expressed concerns about traffic congestion and road infrastructure.

Elizabeth Howson, Macaully Shiomi Howson Ltd., responded to questions.

Majinder Singh discussed the housing crisis, emphasizing housing affordability and the need for more homes to meet the supply. He also highlighted the importance of complete development and planning.

Jasmin Kaur Brar commented that the proposed development will occur. She spoke about how the proposed applications will ensure affordable housing, increased revenue, and jobs.

Sagi Denenberg discussed affordable housing, expressing concerns about the planning process, communication, and limited transportation services. He emphasized the need for growth but highlighted the importance of creating complete communities through thoughtful planning.

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

That Committee proceed one additional hour beyond the hour of 11:00 p.m. to continue any unfinished business in accordance with section 5.7.2 of the procedure by-law.

Carried.

Japinder Brar spoke about the Town's multi-faceted plan aimed at meeting the demands of Caledon residents. He discussed how the proposed amendment will help meet the Provincial housing pledge and how the developments will lead to economic growth.

Rayissa Palmer expressed concerns for more public meetings for further public consultation and discussions, requirements for applications to receive a proper process.

Gurkiran Gill spoke about the current developments in the Town in relation to urban growth, highlighting the potential for increased revenue and additional infrastructure. She discussed the impacts of the developments on growth and future generations.

Alex Strachan expressed concerns about the timing of the proposed amendments and the application process.

John Ferguson expressed concerns about transparency and limited information regarding the application.

Mike Dokman inquired about the depth of the proposed development, specifically in relation to his property, more information on how his land would be affected and the application's appeal process.

Elizabeth Howson, Macaully Shiomi Howson Ltd., and Brandon Radick, Loopstra Nixon, responded to questions.

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

That Committee on a single occasion by a vote of two-thirds of the entire Committee, provided the suspension does not contravene the requirements of the Municipal Act or any other statute, proceed past the additional hour beyond the hour of 11:00 p.m. to continue any unfinished business in accordance with section 2.2.2 and 5.7.2 of the Procedure By-law.

Carried (Two-thirds vote).

Allan Thompson inquired about the Peel Official Plan, approval requirements from the Province to proceed with the applications, and the Region of Peel's comments. He expressed concerns about information being published and shared with the public. Allan said the proposed applications are needed to start these developments and inquired about the timelines for infrastructure.

Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel, responded to questions.

Alex Axworthy spoke about the application and inquired about the value of rezoning ahead of proper planning measures.

Jeffrey Belisowski inquired about the boundary lines of Area A8 as they relate to his property and requested a readjustment to fit the existing property lines. He expressed concerns about needing further consideration before the proposed amendments are considered for a vote.

Sandra Scavone expressed concerns about the process and transparency in the planning process.

Sherry Brioschi requested an update on transportation services and plans for the Region of Peels pumping stations.

Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel, responded to questions.

Committee recessed at 12:27 a.m. and reconvened in open session at 12:35 a.m.

5.1 Area A1

Elizabeth Howson, Macaully Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A1.

Members of Committee asked questions and received responses from Elizabeth Howson, Macaully Shiomi Howson Ltd., and Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A1.

Joanna Valeriani inquired about the specific zoning area.

Elizabeth Howson, Macauly Shiomi Howson Ltd., responded to questions.

5. 2 Area A2

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A2.

Members of Committee asked questions and received responses from Elizabeth Howson, Macauly Shiomi Howson Ltd., and Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A2.

Karen Hutchinson requested the information be made available to the public.

Sherry Brioschi questioned whether the subject area was current with the Ontario Land Tribunal.

Allan Thompson requested additional information on the boundary expansions.

Sandra Wilson requested information on Site Plans.

5. 3 Area A3

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A3.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A3.

5. 4 Area A4

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A4.

Members of Committee asked questions and received responses from Elizabeth Howson, Macauly Shiomi Howson Ltd.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A4.

5. 5 Area A5

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A5.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A5.

5. 6 Area A6

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A6.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A6.

5.7 Area A7

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A7.

Members of Committee asked questions and received responses from Elizabeth Howson, Macauly Shiomi Howson Ltd., and Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A7.

5.8 Area A8

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A8.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A8.

Jeffrey Belowski inquired about the expected timeline of development and servicing.

Karen Hutchinson inquired about the use of Development Charges.

Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel, responded to questions.

5.9 Area A9

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A9.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A9.

Allan Thompson compared the subject area noise concerns to Valleywood.

5.10 Area A10

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A10.

Members of Committee asked questions and received responses from Elizabeth Howson, Macauly Shiomi Howson Ltd., and Anthony Parente, General Manager, Water/Wastewater, Public Works, Region of Peel.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A10.

Andrew Bolka expressed concerns about public engagement during the public process.

Sherry Brioschi inquired about the Bolton Corridor Study and the relevant findings.

Pam McGugan inquired about transportation services.

5. 11 Area A11

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A11.

Members of Committee asked questions and received responses from Elizabeth Howson, Macauly Shiomi Howson Ltd.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A11.

5. 12 Area A12

Elizabeth Howson, Macauly Shiomi Howson Ltd., provided an overview of the proposed approach and zoning of Area A12.

PUBLIC COMMENTS

Vice-Chair M. Russo called upon the public to provide comments with respect to Area A12.

Vice-Chair M. Russo called upon the public to provide any further comments with respect to all 12 proposed Zoning By-law Amendments: RZ 2024-0004 – RZ 2024-0016.

Brad Hains expressed additional time be granted for the public to review the information presented and the application as a whole.

6. ADJOURNMENT

The Committee adjourned at 1:50 a.m.