



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](mailto: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 commented on growing thoughtfully and emphasized focusing on densifying areas in Bolton and Southfields/Mayfield West rather than building on prime agricultural land, the need for more public transit/biking/walking infrastructure, and the importance of considering environmental concerns like climate change. Betty requested deferral of the proposed Zoning By-law Amendments to allow for more public input and time for review.

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

Ian Sinclair spoke about Bill 23, the housing promise, and the appeal process in the Planning Act. He mentioned his concerns of limited information in the proposed areas regarding essential services such as water, roads, and transit, and the subsequent financial implications. He asked about services that might be transferred from the Region of Peel to the Town of Caledon and how this would affect the Town of Caledon. 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, affordable versus attainable housing, as well as the infrastructure needed to support the application. She commented on the financial aspects of new development and inquired about 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. She inquired about legislative requirements for the planning process to proceed. 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 expressed concerns about the process, particularly regarding public consultation. She highlighted issues related to environmental protection and the use of prime agricultural and greenbelt land. Additionally, she raised questions about the financial impact of increased infrastructure and services, the potential burden on current taxpayers, consultation with the First Nations and the identification of developers and landowners in the subject area.

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

Gerry Merkley spoke of concerns about the process and the accessibility of the public meeting. She cited that the application disregarded community values and the sense of togetherness. She discussed the importance of planned communities, and the long-term effects. She requested Council re-evaluate their position on the application.

Norm McClure addressed the impact of urban growth on agricultural lands and the costs associated with relocating agriculture. He emphasized the necessity of growth but called for a reevaluation of the applications.

Debbe Crandall summarized the comments received by the Region of Peel regarding the amendments and inquired about their availability to the public. She spoke about the need for secondary plans including technical studies associated with watershed studies, servicing, transportation, and stormwater management. She expressed concerns about the process, the current lack of infrastructure 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 asked about the number of votes needed for the applications to be approved. He requested that Council reevaluate the process and conduct a thorough review of the application.

Kevin Klingenberg, Municipal Clerk, responded to questions.

Gary Wiles expressed concerns about the process and the transparency of the application. He requested that Council reevaluate their position on the application and requested clarification on the information sheet provided at the meeting.

Amrit Kaur spoke about the cultural heritage and rich agricultural lands in Caledon. She emphasized the need for affordable housing, especially for young families, and expressed support for the applications, provided that environmental protection is ensured.

Rocky Punia highlighted the growing need for adequate and affordable housing, especially for immigrants and young families. He expressed support for the applications and the positive impact of the anticipated growth.

Amanpreet Singh Grewal expressed support for additional development and discussed the benefits of the proposed amendments, including increased revenue and job creation. He also highlighted the importance of housing affordability and the impact on families within Caledon.

Amritpreet Grewal discussed the recreational, community, and healthcare facilities in Caledon. He mentioned how new developments could bring additional services and employment opportunities to the area.

Sherry Brioschi requested the Business, Planning & Development page on the Town's Website be shared as it relates to some concern with access to information and materials available regarding the proposed amendments. She commented on the current MZO and OLT appeals on the proposed applications. Sherry also inquired about the employment numbers, planning horizon for this application and the need for a fiscal plan. She had requested through Council to create a standing committee that would oversee the applications with members of public from each ward.

Elizabeth Howson, Macauly 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 spoke about accommodating the needs and wants of Caledon. He commented that either property taxes increase or applications through Planning development must be considered.

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

Elizabeth Howson, Macauly 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 and the process of applying site plan applications. He expressed concerns with the planning process communication, and limited transportation services. Sagi inquired about how the number of homes that will be built does not correlate to what the province has mandated. He emphasized the need for growth but highlighted the importance of creating complete communities through thoughtful planning.

Eric Lucic, Commissioner of Planning & Development / Chief Planner, responded to questions. Councillor Kiernan responded to questions.

**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 requested clarification on the public meeting process and asked if each Proposed Zoning By-law Amendment Area application would be receiving its own public meeting. She requested further public consultation and discussions, and for requirements for the applications to receive a proper process.

Kevin Klingenberg, Municipal Clerk, responded to questions.

Gurkiran Gill spoke about the current residential developments in the Town in relation to urban growth and maintaining environmental significant areas. She discussed housing affordability in Caledon and the need for additional transportation, essential infrastructure and schooling to ensure positive growth.

Alex Strachan expressed concerns about the timing of the proposed amendments and the application process. He requested additional public consultation, transparency and referenced the Town's Official Plan in relation to future developments.

John Ferguson expressed concerns about transparency and limited information regarding the application. He discussed the need for infrastructure and the use of provincial mandates.

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

Elizabeth Howson, Macauly 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, including the approval requirements from the Province necessary to proceed with the applications. He also

addressed the comments received by the Region of Peel, expressing concerns about transparency and the lack of information being shared with the public. Allan emphasized the need for the proposed applications to initiate development and inquired about the timelines for the necessary 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 in advance of proper planning measures. Jeffrey Belisowski inquired about the boundary lines of Area A8 in relation to his property and requested an adjustment to align with the existing property lines. He expressed concerns and emphasized the need for further consideration before the proposed amendments are put to a vote. Sandra Scavone expressed concerns about the process and the transparency in the application process.

Sherry Brioschi requested an update on public transportation services and plans for the Region of Peel's 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, Macauly 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, 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 A1.

Joanna Valeriani inquired about the specific zoning area. She commented that the applications does not align with the Region of Peel 2051 New Urban area and requested that the agenda for Town Council meeting be published early.

Elizabeth Howson, Macauly Shiomi Howson Ltd., and members of committee 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 inquired whether the subject area are currently in a Minister Zoning Order.

Allan Thompson requested additional information on the boundary expansions.

Sandra Wilson requested information on Site Plans and recommended that the applications be accessible with appropriate history information.

**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.

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 A8.

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

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

Karen Hutchinson inquired about the use of Development Charges.

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

### **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 and inquired about public engagement during the public process in regards to intensification of proposed developments in HWY 50 in Bolton

Members of Committee responded to the inquires.

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

Members of Committee responded to the inquires.

Pam McGugan inquired about transportation services and requested expanded road infrastructures

Members of Committee responded to the inquires.

### **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, Macaully 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 and Members of Committee to review the information presented and the application as a whole.

Member of Committee responded to comments and inquiries.

**6. ADJOURNMENT**

The Committee adjourned at 1:50 a.m.