



Planning and Development Committee Meeting Minutes
Tuesday, July 16, 2024
2:30 p.m.
Hybrid / Council Chamber

Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan (absent)
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: N. Hyde
Commissioner of Finance / Chief Financial Officer: R. Cummings
Commissioner of Engineering, Public Works & Transportation: D. D'Amico
Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
Commissioner of Planning & Development / Chief Planner: E. Lucic
Commissioner of Community and Human Services: C. McLean
Strategic Lead, Planning, Planning & Development: B. Shah
Municipal Clerk, Corporate Services: K. Klingenberg
Coordinator, Council & Committee Services: J. Farrugia

1. NOTICE

2. CALL TO ORDER

Chair M. Russo called the meeting to order at 2:30 p.m.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair M. Russo delivered the Indigenous Land Acknowledgement.

4. DISCLOSURE OF PECUNIARY INTEREST

5. CONSENT AGENDA

Moved by: Councillor C. Early

Seconded by: Councillor C. Napoli

That the following consent items be recommended for adoption at the July 23, 2024, Town Council Meeting:

Staff Report 2024-0407: Single Source Contract Award for the Caledon Trailway Culvert Replacement – Caledon East to the Toronto Region Conservation Authority

That Council approves a single source contract award the Toronto Region Conservation Authority (TRCA) in the amount of **\$223,872.00**, including non-recoverable HST to complete a culvert replacement project on the Caledon Trailway, located within Caledon East.

That Council authorizes the Commissioner of Engineering, Public Works & Transportation, and the Manager of Purchasing & Risk Management to sign the agreement for this project.

Heritage Caledon Committee Meeting Report, dated July 8, 2024

That the Heritage Caledon Committee Meeting Report, dated July 8, 2024, be received.

Staff Report 2024-0219: Notice of Intention to Designate – 18473 Main Street, Ward 1

That a Notice of Intention to Designate the property at 18473 Main Street 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 18473 Main Street 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 2024-0221: Notice of Intention to Designate – 18906 Main Street, Ward 1

That a Notice of Intention to Designate the property at 18906 Main Street 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 18906 Main Street 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 2024-0380: Notice of Intention to Demolish Barn – 19566 Main Street, Ward 1

That the listed, non-designated property located at 19566 Main Street remain on the Town of Caledon’s Heritage Register pursuant to Section 27(3) of the Ontario Heritage Act; and,

That the demolition of the barn on the property, identified in Schedule A as the building to be demolished, be permitted.

Heritage Caledon Committee Closed Session Meeting Report, dated July 8, 2024

That the Heritage Caledon Committee Closed Session Meeting Report, dated July 8, 2024, be received.

Closed Session Staff Report 2024-0371: Nominations for the 2024 Heritage Caledon Award of Excellence

That the recipients for the 2024 Heritage Caledon Award of Excellence, as outlined in Closed Session Staff Report 2024-0371, be approved.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan				X
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Rosa	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Russo	X			
Total	8			1

Carried.

6. DELEGATIONS

7. STAFF REPORTS

With the consensus of Committee, item 9.1 Notice of Motion – Request for Advocacy to Establish GO Station at Highway 50 in Bolton was brought forward.

Councillor T. Rosa - Request for Advocacy to Establish GO Station at Highway 50 in Bolton

Main Motion:

Moved by: Councillor T. Rosa

Seconded by: Councillor C. Napoli

Whereas the Town is desirous of enhancing the economic viability of the Highway 50 corridor and surrounding area in Bolton; and

Whereas Bolton is the eastern gateway into the Town of Caledon; and

Whereas the Town of Caledon has long advocated for the establishment of a GO Station in the Town of Caledon; and

Whereas the Town of Caledon recently approved the rezoning of lands adjacent to the existing railway line in Bolton that will see the addition of 3,500 new residential units; and

Whereas an increase in residential population is expected along the Highway 50 corridor years in advance of any similar increase in the current “major transit station area” located within the lands commonly known as “option 3” due to the presence of water and wastewater infrastructure which does not currently exist in “option 3”; and

Whereas increased transit options for Caledon residents assists in establishing complete and walkable communities; and

Whereas increased transit options will also assist area businesses in their ability to attract and retain staff; and

Whereas a GO Station along Highway 50 will assist the Town in meeting its pledge of attracting 125,000 jobs given its proximity to Caledon’s largest business cluster; and

Whereas the Town’s desire to see reduced greenhouse gas emissions is aided by increasing transit options; and

Whereas the addition of a GO Station along Highway 50 would serve as a catalyst for further transit integration across Caledon providing more access options for residents; and

Whereas any GO service traversing the Town of Caledon would first have to pass through the Highway 50 corridor;

Therefore be it resolved that staff be directed through the CAO to prioritize engaging the province in a dialogue regarding the establishment of a GO Station at Highway 50 in Bolton; and

That the prioritization of a GO Station at Highway 50 in Bolton be the immediate focus of the Town’s transit advocacy at AMO, ROMA and in other forums; and

That the unspent funds of \$264,257 previously allocated towards a sole-source contract with Strategy Corp for \$550,000 to “lobby” the provincial government for a GO Station be refocused on advocacy work as determined by Town staff to advocate for a GO Station on Highway 50 in Bolton be approved.

N. Hyde, Chief Administrative Officer, responded to questions.

Committee recessed at 3:07 p.m. and reconvened at 3:17 p.m.

Amending Motion:

Moved by: Councillor C. Early

Seconded by: Councillor D. Sheen

That the following clause be amended as follows:

Whereas, **in addition to advocacy for the Macville GO Station**, the addition of a GO Station along Highway 50 would serve as a catalyst for further transit integration across Caledon providing more access options for residents; and

And that the following clause be amended as follows:

That the prioritization of a GO Station at Highway 50 in Bolton be the immediate focus of the Town’s transit advocacy, **in addition to advocacy for the Macville GO Station**, at AMO, ROMA and in other forums; and

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan				X
Councillor Maskell		X		
Councillor Napoli		X		
Councillor Rosa		X		
Councillor Sheen	X			
Mayor Groves		X		
Chair Russo		X		
Total	3	5		1

Defeated.

Main Motion:

Moved by: Councillor T. Rosa

Seconded by: Councillor C. Napoli

Whereas the Town is desirous of enhancing the economic viability of the Highway 50 corridor and surrounding area in Bolton; and

Whereas Bolton is the eastern gateway into the Town of Caledon; and

Whereas the Town of Caledon has long advocated for the establishment of a GO Station in the Town of Caledon; and

Whereas the Town of Caledon recently approved the rezoning of lands adjacent to the existing railway line in Bolton that will see the addition of 3,500 new residential units; and

Whereas an increase in residential population is expected along the Highway 50 corridor years in advance of any similar increase in the current “major transit station area”

located within the lands commonly known as “option 3” due to the presence of water and wastewater infrastructure which does not currently exist in “option 3”; and

Whereas increased transit options for Caledon residents assists in establishing complete and walkable communities; and

Whereas increased transit options will also assist area businesses in their ability to attract and retain staff; and

Whereas a GO Station along Highway 50 will assist the Town is meeting its pledge of attracting 125,000 jobs given its proximity to Caledon’s largest business cluster; and

Whereas the Town’s desire to see reduced greenhouse gas emissions is aided by increasing transit options; and

Whereas the addition of a GO Station along Highway 50 would serve as a catalyst for further transit integration across Caledon providing more access options for residents; and

Whereas any GO service traversing the Town of Caledon would first have to pass through the Highway 50 corridor;

Therefore be it resolved that staff be directed through the CAO to prioritize engaging the province in a dialogue regarding the establishment of a GO Station at Highway 50 in Bolton; and

That the prioritization of a GO Station at Highway 50 in Bolton be the immediate focus of the Town’s transit advocacy at AMO, ROMA and in other forums; and

That the unspent funds of \$264,257 previously allocated towards a sole-source contract with Strategy Corp for \$550,000 to “lobby” the provincial government for a GO Station be refocused on advocacy work as determined by Town staff to advocate for a GO Station on Highway 50 in Bolton be approved.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor de Boer		X		
Councillor Early		X		
Councillor Kiernan				X
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Rosa	X			
Councillor Sheen		X		
Mayor Groves	X			
Chair Russo	X			
Total	5	3		1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on July 23, 2024.

7.1 Staff Report 2024-0408: Repeal of Pre-consultation By-laws and Interim Updates to Planning Application Review Fees

E. Lucic, Commissioner of Planning & Development / Chief Planner, and B. Shah, Strategic Lead, Planning, Planning & Development responded to questions.

Moved by: Councillor D. Maskell

Seconded by: Councillor D. Sheen

That a By-law attached as Schedule A to Staff Report 2024-0408 (“Report”) be enacted to repeal the Town’s pre-consultation by-law 2022-052 and its amendment 2023-029 in their entirety;

That staff be directed to proceed with amendments to the policies within the Town’s new Official Plan “Future Caledon” currently with the Province for approval, in order to effect removal of mandatory requirements for pre-consultation;

That interim updates to the Town of Caledon’s planning related application and approval fees be implemented in accordance with the recommendations of this Report;

That a By-law be enacted to amend Schedule D “Planning” of the Town’s User Fee By-law 2024-006, provided as Schedule D and E to this Report; and,

That a copy of this resolution and Report be provided to the Honorable Paul Calandra, Minister of Municipal Affairs and Housing; the Honorable Sylvia Jones, Deputy Premier, MPP, Dufferin-Caledon; the Region of Peel; Toronto and Region Conservation Authority; Credit Valley Conservation Authority, Peel District School Board, Dufferin-Peel Catholic District School Board, Peel Chapter of the Building Industry and Land Development Association and John Livey, Chair, Peel Transition Board.

A recorded vote was taken as follows:

Recorded Vote	YES	NO	CONFLICT	ABSENT
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan				X
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Rosa	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Russo	X			
Total	8			1

Carried.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on July 23, 2024.

7.2 Staff Report 2024-0407: Single Source Contract Award for the Caledon Trailway Culvert Replacement – Caledon East to the Toronto Region Conservation Authority

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

8. RECOMMENDATIONS OF ADVISORY COMMITTEES

8.1 Heritage Caledon Committee Meeting Report, dated July 8, 2024

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

8.2 Staff Report 2024-0219: Notice of Intention to Designate - 18473 Main Street, Ward 1

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

8.3 Staff Report 2024-0221: Notice of Intention to Designate - 18906 Main Street, Ward 1

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

8.4 Staff Report 2024-0380: Notice of Intention to Demolish - Barn - 19566 Main Street, Ward 1

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

9. NOTICES OF MOTION

9.1 Councillor T. Rosa - Request for Advocacy to Establish GO Station at Highway 50 in Bolton

This matter was dealt with earlier in the meeting.

10. CORRESPONDENCE

10.1 General Correspondence

10.1.1 Response to Bill 185, Cutting Red Tape to Build More Homes Act, 2024 and Proposed Provincial Planning Statement

10.1.2 Bill 162, Get it Done Act, 2024 - Modifications to the Region of Peel Official Plan and Environmental Assessment Process

10.1.3 Greenland's Securement Program Funding Pilot Results and Program Update 2024

11. CLOSED SESSION

11.1 Heritage Caledon Committee Closed Session Meeting Report, dated July 8, 2024

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

11.2 Closed Session Staff Report 2024-0371: Nominations for the 2024 Heritage Caledon Award of Excellence

Recommended on the consent agenda for adoption at the July 23, 2024 Council meeting.

12. ADJOURNMENT

The Committee adjourned at 3:27 p.m.