



Planning and Development Committee Meeting Minutes  
Tuesday, September 18, 2024  
2:30 p.m.  
Hybrid / Council Chamber

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 (virtual)  
Councillor D. Sheen

Commissioner of Corporate Services / Chief Legal Officer: S. Dickson  
Commissioner of Engineering, Public Works & Transportation: D. D'Amico  
Deputy Solicitor: P. Boutis  
Commissioner of Planning & Development / Chief Planner: E. Lucic  
Commissioner of Community & Human Services: C. McLean  
Coordinator, Age-Friendly: K. Sawyer  
Municipal Clerk, Corporate Services: K. Klingenberg  
Coordinator, Council & Committee Services: A. Dhindsa

**1. NOTICE**

**2. CALL TO ORDER**

Chair T. Rosa called the meeting to order at 2:30 p.m.

**3. INDIGENOUS LAND ACKNOWLEDGEMENT**

Chair T. Rosa delivered the Indigenous Land Acknowledgement.

**4. APPROVAL OF THE AGENDA**

**Moved by:** Councillor D. Sheen      **Seconded by:** Mayor A. Groves

That the September 17, 2024 Planning and Development Committee Agenda be approved, as amended by the Addendum.

**A recorded vote was taken as follows:**

<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan	X			
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
<b>Total</b>	<b>9</b>			

Carried.

5. **DISCLOSURE OF PECUNIARY INTEREST**

6. **CONSENT AGENDA**

**Moved by:** Councillor C. Early

**Seconded by:** Councillor L. Kiernan

That the following consent items be approved:

**Staff Report 2024-0479: Town of Caledon support for CVC FCM Funding Application**

WHEREAS planting trees across Town of Caledon will provide many benefits to residents, including increased forest cover and biodiversity, improved soil and water conservation, providing wildlife habitat and climate change adaptation and resiliency.

Whereas, Credit Valley Conservation is undertaking the Forestry Rural Tree Planting, Community Stewardship Tree Planting Project and Credit River Watershed Home Tree Planting Project.

Be it resolved that Council acknowledges that Credit Valley Conservation is applying for a funding opportunity from the Federation of Canadian Municipalities' Growing Canada's Community Canopies initiative for Forestry Rural Tree Planting, Community Stewardship Tree Planting Project and Credit River Watershed Home Tree Planting Project. in partnership with the Town of Caledon

AND FURTHER THAT Council recognizes that the lifetime contribution from the Growing Canada's Community Canopies initiative will not exceed \$10 million for tree planting within the Town of Caledon inclusive of a maximum contribution of \$1 million for infrastructure activity costs, and that if approved this project will be counted towards that limit.

**Staff Report 2024-0469: Ontario Heritage Act Alternative Notice Policy**

That the Ontario Heritage Act Alternative Notice Policy set out in Schedule A to Staff Report 2024-0469 be approved.

**Staff Report 2024-0457: Objection to Notice of Intention to Designate 12461 McLaughlin Road**

That the written objection to designation under the Ontario Heritage Act, as submitted on behalf of the property owner of 12461 McLaughlin Road, be received as information;

That Council confirm its intention to designate 12461 McLaughlin Road under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance;

That Council proceed with passing the designating by-law for 12461 McLaughlin Road under Section 29 of the Ontario Heritage Act; and,

That Staff be authorized and directed to do all things necessary to give effect to this resolution as per the requirements of the Ontario Heritage Act.

**Heritage Caledon Committee Meeting Report, dated September 9, 2024**

That the Heritage Caledon Committee Meeting Report, dated September 9, 2024, be received.

**Staff Report 2024-0459: Proposed 2025 Heritage Caledon Committee Meeting Dates**

That the 2025 Council and Committee Meeting Schedule include the proposed Heritage Caledon Committee meetings dates as set out in Staff Report 2024-0459.

**Staff Report 2024-0218: Notice of Intention to Designate 1626 Charleston Sideroad**

That a Notice of Intention to Designate the property at 1626 Charleston Sideroad 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 1626 Charleston Sideroad 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 2024-0329: Notice of Intention to Designate 12304 Heart Lake Road, Ward 2**

That a Notice of Intention to Designate the property at 12304 Heart Lake 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 12304 Heart Lake 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.

**Mayor A. Groves - Direction to Enter into a Pre-Grading Agreement: 12668 Dixie Road and 12862 Dixie Road**

Whereas Council is authorized to pass by-laws that regulate the placing or dumping of fill; prohibit or regulate the removal of topsoil; prohibit or regulate the alteration of the grade of land; require that a permit be obtained for the placing or dumping of fill, the removal of topsoil or the alteration of the grade of land; and may impose conditions to a permit, including requiring the preparation of plans relating to grading, filling or dumping, the removal of topsoil and the rehabilitation of a site, all in accordance with section 142 of the Municipal Act, 2001, S.O. 2001, c.25; and

Whereas Council passed By-law 2007-59, as amended, to regulate or prohibit the placing or dumping of fill, the storage and removal of topsoil and the alteration of the grade of land (the "Fill By-law"); and

Whereas the Town has received an application to amend the Official Plan to create land-use policies for General Industrial and Environmental Policy Area designations as well as policies for transportation, servicing, and implementation within the Mayfield West Secondary Plan; and

Whereas 12668 Dixie Road and 12862 Dixie Road (the "Site") are proposed to be located within the Secondary Plan area; and

Whereas the owner(s) of the Site have submitted applications for a Zoning By-law Amendment and Site Plan Approval for the development of industrial uses on the site; and

Whereas the Official Plan amendment application, Zoning By-law Amendment and Site Plan Approval applications for the Site are currently being reviewed by staff and recommendations for Council's consideration with respect to the proposal will not be formulated by staff until technical matters have been addressed; and

Whereas the Site is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2); and

Whereas Section 11 of the Fill By-law does not permit the removal, placing or dumping of fill, or the removal of topsoil for the alteration of land unless the proposed development has received conditional site plan approval from the Town; and

Whereas Site Plan approval cannot be granted until the appropriate zoning is in place to facilitate the intended development of the Site; and

Whereas the owner of the Site seeks to initiate topsoil stripping, importation of fill, and stock piling of fill within a prescribed portion of the lands prior to Council approval of the Official Plan Amendment application, Zoning By-law Amendment application and staff approval of the Site Plan application; and

Now therefore be it resolved that, notwithstanding Section 11 of Fill By-law, Council authorizes the Director under the Fill By-Law to issue a permit, upon entering into and executing a pre-grading agreement with the owner(s) of 12862 Dixie Road, conditional upon receipt of the following, all to the satisfaction of appropriate Town staff:

- An Erosion and Sediment Control Plan, Grading Plan, and Cut and Fill Plan
- A Plan that establishes the limits of the area to be graded (i.e., lands outside of the Toronto and Region Conservation Authority Regulated Area, the Ministry of Transportation's Focused Analysis Area relating to the 413 Highway, areas under further archaeological study, the Greenbelt Natural Heritage System and all features proposed for protection.)

And that all other aspects of Fill By-Law 2007-059 shall remain applicable in respect of this Site and the permit application.

**Councillor M. Russo - Direction to Enter into a Pre-Grading Agreement:  
12519 Humber Station Road and 12713 Humber Station Road**

Whereas Council is authorized to pass by-laws that regulate the placing or dumping of fill; prohibit or regulate the removal of topsoil; prohibit or regulate the alteration of the grade of land; require that a permit be obtained for the placing or dumping of fill, the removal of topsoil or the alteration of the grade of land; and may impose conditions to a permit, including requiring the preparation of plans relating to grading, filling or dumping, the removal of topsoil and the rehabilitation of a site, all in accordance with section 142 of the Municipal Act, 2001, S.O. 2001, c.25; and

Whereas Council passed By-law 2007-59, as amended, to regulate or prohibit the placing or dumping of fill, the storage and removal of topsoil and the alteration of the grade of land (the "Fill By-law"); and

Whereas Council enacted Bylaw 2023-087 to adopt Official Plan Amendment No. 274, which expanded the Bolton Rural Service Centre boundary to include the Humber Station Employment Area and to redesignate the lands from Prime Agricultural Area and Environmental Policy Area to New Employment Area, Environmental Policy Area, and Highway 413 Transportation Corridor; and

Whereas the Town has received an application to amend the Official Plan to establish a Secondary Plan which creates land-use policies for Prestige Employment Area, General Employment Area, Knowledge and Innovation

Employment Area, and Environmental Policy Area designations as well as policies for transportation, servicing, and implementation; and

Whereas 12519 Humber Station Road and 12713 Humber Station Road (the “Site”) are located within the proposed Secondary Plan area; and

Whereas the owner(s) of the Site have submitted Pre-consultation (DART) applications for a Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan Approval for the development of industrial uses on the site; and

Whereas the Official Plan amendment application for the Secondary Plan and DART applications for the Site are currently being reviewed by staff and recommendations for Council’s consideration with respect to the proposal will not be formulated by staff until technical matters have been addressed; and

Whereas the Site is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2); and

Whereas Section 11 of the Fill By-law does not permit the removal, placing or dumping of fill, or the removal of topsoil for the alteration of land unless the proposed development has received conditional site plan approval from the Town; and

Whereas Site Plan approval cannot be granted until the appropriate zoning is in place to facilitate the intended development of the Site; and

Whereas the owner of the Site seeks to initiate topsoil stripping, importation of fill, and stock piling of fill within a prescribed portion of the lands prior to Council approval of the Official Plan Amendment application, a Zoning By-law Amendment application and staff approval of Draft Plan of Subdivision and Site Plan applications;

Now therefore be it resolved that, notwithstanding Section 11 of Fill By-law, Council authorizes the Director under the Fill By-Law to issue a permit, upon entering into and executing a pre-grading agreement with the owner(s) of the site, conditional upon receipt of the following, all to the satisfaction of appropriate Town staff:

- An Erosion and Sediment Control Plan, Grading Plan, and Cut and Fill Plan
- A Plan that establishes the limits of the area to be graded (i.e., lands outside of the Toronto and Region Conservation Authority Regulated Area, the Ministry of Transportation’s Focused Analysis Area relating to the 413 Highway, the George Bolton Environmental Assessment limits, existing natural features, and areas under further archeological study); and

That all other aspects of Fill By-Law 2007-059 shall remain applicable in respect of this Site and the permit application.

**Councillor D. Sheen - Request to Investigate Cricket Pitches Feasibility Options**

Whereas the Town of Caledon anticipates significant population growth through 2031 and beyond, particularly on the west side of the Town; and

Whereas current and future residents of Caledon require sports parks and outdoor amenities for athletic, social, physical, and mental health needs; and

Whereas the sport of cricket's growing popularity demands larger parkland spaces than are currently available or planned; and

Whereas existing development plans for west Caledon lack sufficient parkland allocations for "district" parks or large sports fields accommodating cricket pitches or multiple soccer fields;

Now therefore be it resolved that staff be directed to investigate the feasibility of incorporating cricket pitch(es) at Johnston Sports Park (a district park) to address shorter-term community needs; and

That staff be directed to explore opportunities to acquire land on the west side of Caledon suitable for a "district" size park to meet longer-term community needs, capable of accommodating large sports fields for cricket and a diversity of recreational facilities; and

That staff report back to Council with their findings and recommendations no later than the end 2024.

**A recorded vote was taken as follows:**

<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan	X			
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
<b>Total</b>	<b>9</b>			

Carried.

**7. DELEGATIONS**

**8. PRESENTATIONS**

**8.1 A Caledon Collaboration for New Senior's Care**

Gordon Gunning, President & Board Chair, Abbeyfield Caledon and Kyle Reason, SE Health, provided a presentation on A Caledon Collaboration for New Senior's Care. They spoke about potential partnerships, the aging demographic in Caledon, current barriers and opportunities, and next steps.

C. McLean, Commissioner of Community & Human Services, and K. Sawyer, Coordinator, Age-Friendly, responded to questions of Committee and provided clarifying remarks.

Committee recessed at 3:01 p.m. and reconvened at 3:07 p.m.

**Moved by:** Councillor N. de Boer

**Seconded by:** Councillor C. Early

That staff be directed to work with Caledon Collaboration for Senior Care to explore opportunities for an Abbeyfield, SE Health and Exquisicare model.

**A recorded vote was taken as follows:**

<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan	X			
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
<b>Total</b>	<b>9</b>			

Carried.

**8.2 Presentation from SGL: Bolton Secondary Plans: Preferred Planning Alternative**

Catherine Jay, SGL Planning and Design Inc. presented on the Bolton Secondary Plans: Preferred Planning Alternative. She provided an overview of the study process, public engagement, and potential opportunities for high, mixed and low density models of neighbourhoods in Bolton surrounding potential transit prospects.

**9. STAFF REPORTS**

**9.1 Staff Report 2024-0480: Bolton Secondary Plans Review Preferred Planning Alternative**

**Moved by:** Councillor C. Napoli

**Seconded by:** Councillor M. Russo

That Staff Report 2024-0480 be received;

That staff be directed to use the Preferred Planning Alternative attached as Schedule A as the basis for completing the detailed planning studies in Phase 4, informing the preparation of a draft new Bolton Secondary Plan, subject to further refinement based on public and agency input throughout the public engagement and consultation process.

And that staff be directed to proceed with a Public Open House in early October 2024 as an opportunity for the public to receive information and provide input on the Preferred Planning Alternative to inform a draft Secondary Plan.

**A recorded vote was taken as follows:**

<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Councillor de Boer	X			
Councillor Early	X			
Councillor Kiernan	X			
Councillor Maskell	X			
Councillor Napoli	X			
Councillor Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
<b>Total</b>	<b>9</b>			

Carried.

**9.2 Staff Report 2024-0479: Town of Caledon support for CVC FCM Funding Application**

This item was dealt with under the Consent Agenda.

**9.3 Staff Report 2024-0469: Ontario Heritage Act Alternative Notice Policy**

This item was dealt with under the Consent Agenda.

**9.4 Staff Report 2024-0457: Objection to Notice of Intention to Designate 12461 McLaughlin Road**

This item was dealt with under the Consent Agenda.

**10. RECOMMENDATIONS OF ADVISORY COMMITTEES**

**10.1 Heritage Caledon Committee Meeting Report, dated September 9, 2024**

This item was dealt with under the Consent Agenda.

**10.2 Staff Report 2024-0459: Proposed 2025 Heritage Caledon Committee Meeting Dates**

This item was dealt with under the Consent Agenda.

**10.3 Staff Report 2024-0218: Notice of Intention to Designate 1626 Charleston Sideroad**

This item was dealt with under the Consent Agenda.

**10.4 Staff Report 2024-0329: Notice of Intention to Designate 12304 Heart Lake Road, Ward 2**

This item was dealt with under the Consent Agenda.

**11. NOTICES OF MOTION**

**11.1 Mayor A. Groves - Direction to Enter into a Pre-Grading Agreement: 12668 Dixie Road and 12862 Dixie Road**

This item was dealt with under the Consent Agenda.

**11.2 Councillor M. Russo - Direction to Enter into a Pre-Grading Agreement: 12519 Humber Station Road and 12713 Humber Station Road**

This item was dealt with under the Consent Agenda.

**11.3 Councillor D. Sheen - Request to Investigate Cricket Pitches Feasibility Options**

This item was dealt with under the Consent Agenda.

**12. CORRESPONDENCE**

**12.1 General Correspondence**

**12.1.1 GO Train Station on Highway 50 in Bolton**

**13. CLOSED SESSION**

**14. ADJOURNMENT**

The Committee adjourned at 3:42 p.m.