



- Mayor A. Groves
- Councillor N. de Boer
- Councillor C. Early
- Councillor L. Kiernan (virtual)
- 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 & Human Services: C. McLean
- Manager, Strategic Policy: S. Burke
- Municipal Clerk, Corporate Services: K. Klingenberg
- Coordinator, Council & Committee Services: A. Dhindsa

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. APPROVAL OF THE AGENDA

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

That the October 15, 2024 Planning and Development Committee Agenda be approved, as amended, on the Addendum and reordered to have item 9.1 be completed after item 8.1.

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	9			

Carried.

5. **DISCLOSURE OF PECUNIARY INTEREST**

6. **CONSENT AGENDA**

Moved by: Councillor T. Rosa

Seconded by: Councillor C. Napoli

That the following consent items be approved:

October 7, 2024 Heritage Caledon Committee Meeting Report

That the Heritage Caledon Committee Meeting Report, dated October 7, 2024, be received.

Staff Report 2024-0530: Application to Demolish Barn – 12035 Dixie Road, Ward 2

That the application to demolish the barn at 12035 Dixie Road be consented to subject to the following conditions:

a) That the barn be dismantled in accordance with the salvage plan set out in Schedule B of Staff Report 2024-530.

b) That Heritage staff be notified in writing by the Owner or Agent once the salvage work has been completed.

That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Staff Report 2024-0524: Application to Demolish Outbuildings – 14275 The Gore Road, Ward 4

That the application to demolish the outbuildings at 14275 The Gore Road, as identified on Schedule B of Staff Report 2024-0524, be consented to without conditions;

That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Staff Report 2024-0548: Amendment to Designating By-law 2024-080

That Council pass a by-law to amend the legal description provided in Schedule B of By-law 2024-080.

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 Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
Total	9			

Carried.

7. DELEGATIONS

7.1 Jonabelle Ceremuga, Muzzo Group of Companies, regarding agenda item 12.1.2 Growth Management and Phasing Plan

Jonabelle Ceremuga, Muzzo Group of Companies, spoke to agenda item 12.1.2 Growth Management and Phasing Plan. Jonabelle discussed the inclusion of 14297 Mount Hope Road Property in the Phase 1 Growth Management Phasing Plan. She highlighted the benefits the inclusion could provide for the community as well as for the revenue that could be brought for the Town of Caledon.

7.2 Andrew McCammon, Ontario Headwaters Institute, regarding agenda item 12.1.1 Issuance of Provincial Planning Statement PPS, 2024 and Impacts on Caledon

Andrew McCammon, Ontario Headwaters Institute, delegated to agenda item 12.1.1 Issuance of Provincial Planning Statement PPS, 2024 and Impacts on Caledon. Andrew promoted the Municipal Charter for Watershed Security and requested Committee consider adopting the Charter for integrated land use and watershed planning in the Caledon Official Plan.

7.3 Jack Wong, Malone Given Parsons Ltd., regarding agenda item 8.2 Growth Management Phasing Policy

Jack Wong, Malone Given Parsons Ltd., regarding agenda item 8.2 Growth Management Phasing Policy discussed certain lands be included in Phase 1 of the Growth Management Phasing Plan. He commend on the benefits the delivery of infrastructure and potential on transit ridership in the area could bring.

E. Lucic, Commissioner of Planning and Development/Chief Planner, responded to questions of Council.

8. PRESENTATIONS

8.1 Toronto-Region Conservation Authority Etobicoke Creek Watershed Plan

Namrata Shrestha, Senior Manager, Watershed Planning & Reporting, Toronto-Region Conservation Authority provided a presentation on the Etobicoke Creek Watershed Plan. Namrata discussed the Watershed Plan and provided an overview of the characteristics of a watershed, vision of the Etobicoke Creek Watershed Plan, the engagement process, and the trends found through research, and the next steps.

Chair M. Russo vacated the Chair and Councillor T. Rosa assumed the Chair at 3:10 p.m.

R. Cummings, Commissioner of Finance/Chief Financial Officer, responded to questions of Committee.

Moved by: Councillor M. Russo

Seconded by: Councillor C. Napoli

Whereas the Town of Caledon through Development Charge(DC) By-laws No. 2024-042 and No. 2024-043 imposes fees to be paid by developers to help cover the initial capital cost of infrastructure required to accommodate service growth;

And whereas the Toronto Regional Conservation Authority (TRCA) is planning the construction of new picnic shelters at Albion Hills Conservation Park, as a part of the Etobicoke Creek Watershed, in the Town of Caledon and said construction is subject to the DC By-laws No. 2024-042 and No. 2024-043;

And whereas organizations defined as public boards as determined by the Ontario Municipal Act are exempt from development charges on projects for institutional use under the Town's DC By-laws;

And whereas the TRCA is not classified as a 'local board' under the Ontario Municipal Act, being a conservation authority and therefore not exempt from the payment of development charges under the Town's DC By-laws

And whereas the Council of the Town of Caledon deems the TRCA proposed works being the construction of new picnic shelters, to be of broad community benefit and institutional use such that an exemption to Town DC's be considered;

And whereas as per Section 10 (5) of the Town's DC By-laws, Council of the Town of Caledon may grant a form of DC exemption for works deemed to be classified for institutional use;

And whereas 'Institutional use' is further defined in the Town's DC bylaw as "use of land, buildings, or structures, or a portion thereof, for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals, place of worship, recreation facilities, community centres and government buildings".

Therefore be it resolved that Council, as per terms of the Development Charge(DC) By-laws No. 2024-042 and No. 2024-043, Section 10 (5), provide for an exemption for the payment of \$53,519.34 in Town development charges to TRCA with respect to the construction of new picnic shelters at Albion Hills Conservation Park in the Town of Caledon.

And be it further resolved that the full amount of the exemption, \$53,519.34 be funded from the Development Charge Exemptions & Discounts Reserve.

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 Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
Total	9			

Carried.

Councillor T. Rosa vacated the Chair and Councillor M. Russo assumed the Chair at 3:21 p.m.

Staff Report 2024-0497: Etobicoke Creek Watershed Plan

Moved by: Councillor N. de Boer

Seconded by: Councillor C. Early

That the Etobicoke Creek Watershed Plan, as provided in Schedule A of this report, be endorsed; and

That staff be directed to continue to work in partnership with the Toronto & Region Conservation Authority and municipalities within the Etobicoke Creek Watershed to implement the recommendations of the Watershed Plan as opportunities arise.

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 Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
Total	9			

Carried.

8.2 Growth Management Phasing Policy

Adam Fischer, Watson and Associates; Steve Jobson and Benjamin Peachman, GEI Consultants; and Keyur Shah, HDR provided a presentation on the Caledon Growth Management Phasing Plan. The consultants provided an overview of the growth phasing

plan, highlighting the plans and costs associated with water, wastewater and transportation growth until 2051.

E. Lucic, Commissioner of Planning and Development and Chief Planner; and D. D’Amico, Commissioner of Engineering, Public Works & Transportation, responded to questions of Council.

9. STAFF REPORTS

9.1 Staff Report 2024-0497: Etobicoke Creek Watershed Plan

Dealt with earlier in the meeting.

9.2 Staff Report 2024-0477: 2024 Energy Revolving Fund Projects

Moved by: Councillor N. de Boer

Seconded by: Councillor D. Maskell

That a new 2024 capital project be established in the amount of \$207,711.20, funded from the Corporate Energy Reserve, for projects outlined in Table 1 of Staff Report 2024-0477.

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 Russo	X			
Councillor Sheen	X			
Mayor Groves	X			
Chair Rosa	X			
Total	9			

Carried.

10. RECOMMENDATIONS OF ADVISORY COMMITTEES

10.1 October 7, 2024 Heritage Caledon Committee Meeting Report

This item was dealt with under the Consent Agenda.

10.2 Staff Report 2024-0530: Application to Demolish Barn – 12035 Dixie Road, Ward 2

This item was dealt with under the Consent Agenda.

10.3 Staff Report 2024-0524: Application to Demolish Outbuildings – 14275 The Gore Road, Ward 4

This item was dealt with under the Consent Agenda.

10.4 Staff Report 2024-0548: Amendment to Designating By-law 2024-080

This item was dealt with under the Consent Agenda.

11. NOTICES OF MOTION

12. CORRESPONDENCE

12.1 Memorandums

12.1.1 Issuance of Provincial Planning Statement PPS, 2024 and Impacts on Caledon

12.1.2 Growth Management and Phasing Plan

12.2 General Correspondence

12.2.1 Request to Include the 14297 Mount Hope Road Property in the Phase 1 Growth Management Phasing Plan – Muzzo Group of Companies

12.2.2 Written Comments from Al Axworthy regarding agenda item 12.1.2 Growth Management and Phasing Plan

12.2.3 Written Comments from Jack Wong regarding agenda item 12.1.2 Growth Management and Phasing Plan

13. ADJOURNMENT

The Committee adjourned at 4:26 p.m.