



Planning and Development Committee Meeting Minutes
Tuesday, November 19, 2024
2:30 p.m.
Hybrid / Council Chamber

Mayor A. Groves
Councillor N. de Boer
Councillor C. Early
Councillor L. Kiernan (left at 5:15 p.m.)
Councillor D. Maskell
Councillor C. Napoli
Councillor T. Rosa (virtual, left at 6:15 p.m.)
Councillor M. Russo
Councillor D. Sheen

Chief Administrative Officer: N. Hyde
Commissioner of Corporate Services / Chief Legal Officer: S. Dickson
Commissioner of Finance/Chief Financial Officer: R. Cummings
Commissioner of Engineering, Public Works & Transportation: D. D'Amico
Commissioner of Planning & Development / Chief Planner: E. Lucic
Commissioner of Community & Human Services: C. McLean
Deputy Town Solicitor, Corporate Services: P. Boutis
Senior Planner, Development and Design, Planning & Development: T. Bal
Manager, Development, Planning & Development: B. Bielski
Municipal Clerk, Corporate Services: K. Klingenberg
Coordinator, Council & Committee Services, Corporate Services: L. Edwards

1. NOTICE

2. CALL TO ORDER

Chair M. Russo called the meeting to order at 2:30 p.m. He confirmed all members of council were present.

3. INDIGENOUS LAND ACKNOWLEDGEMENT

Chair M. Russo delivered the Indigenous Land Acknowledgement.

4. APPROVAL OF THE AGENDA

Moved by: Councillor C. Napoli **Seconded by:** Councillor L. Kiernan

That the November 19, 2024 Planning and Development Committee Agenda be approved, as amended, to add:

- Reason for going in Closed Session under item 13.1 description;
- Delegation - Kathleen Wilson regarding agenda item 9.4 Staff Report 2024-610: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson, 10249 Hunsden Sideroad, Ward 4;
- Delegation – Sherry Brioschi regarding agenda item 9.2 Growth Management and Phasing Plan

And;

That the Presentation section be reordered to come before the Delegation section.

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.

Moved by: Mayor A. Groves

Seconded by: Councillor N. de Boer

That the November 19, 2024 Planning and Development Committee Agenda be approved, as amended, to add:

- Correspondence – Letter to Province of Ontario regarding Bill 212

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 (with two-thirds).

5. DISCLOSURE OF PECUNIARY INTEREST

Councillor N. de Boer declared a pecuniary interest with respect to agenda item 7.3 Nick Wood- Delegation and the Delegate’s corresponding agenda item 12.2 Request to Include 14297 Mount Hope Road in Phase 1 of the GMPP, as he owns land near 14297 Mount Hope Road. He did not partake in any discussions involving these matters.

6. CONSENT AGENDA

Moved by: Councillor N. de Boer

Seconded by: Councillor D. Sheen

That the following items be approved as part of the Consent Agenda:

Staff Report 2024-0542: Designated Heritage Property Grant Program - Fall 2024

That the proposed Designated Heritage Property Grant Program recipients listed in Schedule A to Staff Report 2024-0542, be approved.

November 4, 2024 Heritage Caledon Committee Meeting Report

That the November 4, 2024 Heritage Caledon Committee Meeting Report be approved as presented.

Staff Report 2024-0329: Application to Demolish Barn and Outbuildings - 12304 Heart Lake Road, Ward 2

That the application to demolish the barn and outbuildings and remove mature trees at 12304 Heart Lake Road, for which a Notice of Intention to Designate has been issued, be consented to subject to the following conditions:

- 1) That prior to demolition, measured elevations of the barn be provided, to the satisfaction of Heritage staff;
- 2) That the barn be dismantled in accordance with the Documentation and Salvage Plan set out in Schedule B of Staff Report 2024-0329;
- 3) That Heritage staff be notified in writing by the Owner or Agent once the salvage work has been completed; and
- 4) That the trees not be removed until such time as the Owner receives approval from Landscape staff.

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

Staff Report 2024-0586: Notice of Intention to Designate - 15717 Airport Road

That a Notice of Intention to Designate the property at 15717 Airport 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 15717 Airport 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.

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.

Staff Report 2024-0589: Notice of Intention to Designate - 12466 Mississauga Road, Ward 2

Motion of Deferral:

Moved by: Councillor L. Kiernan **Seconded by:** Councillor C. Early

Whereas the listed, non-designated property at 12466 Mississauga Road has been determined by Town Heritage staff to have Significant Cultural Heritage Value; and

Whereas at their meeting on November 4, 2024, Heritage Caledon supported staff's recommendation that a Notice of Intention to Designate be issued for the property; and

Whereas the property is within the subject lands of the Proposed Official Plan Amendment application known as the Alloa Secondary Plan; and

Whereas the property was, as a result, subject to designation timelines under the Ontario Heritage Act; and

Whereas on November 11th, the owners of the property at 12466 Mississauga Road entered into a Designation Timeline Extension Agreement with the Town to extend the timeline for the issuance of a Notice of Intention to Designate the property to January 1, 2027;

Therefore be it resolved that Staff Report 2024-0589: Notice of Intention to Designate – 12466 Mississauga Road, Ward 2 be deferred to no later than the final Council meeting in 2026.

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.

Staff Report 2024-0585: Notice of Intention to Designate 1500 Mayfield Road, Ward 2

Motion of Deferral:

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

Whereas the listed, non-designated property at 1500 Mayfield Road has been determined by Town Heritage staff to have Significant Cultural Heritage Value; and

Whereas at their meeting on November 4, 2024, Heritage Caledon supported staff's recommendation that a Notice of Intention to Designate be issued for the property; and Whereas the property is within the subject lands of the Proposed Official Plan Amendment application known as the Alloa Secondary Plan; and

Whereas the property was, as a result, subject to designation timelines under the Ontario Heritage Act; and

Whereas the owners of the property at 1500 Mayfield Road have indicated their intention to enter into a Designation Timeline Extension Agreement with the Town to extend the timeline for the issuance of a Notice of Intention to Designate the property to January 1, 2027;

Whereas Heritage staff will advise members of Council upon execution of the Designation Timeline Extension Agreement for 1500 Mayfield Road.

Therefore be it resolved that, subject to the Designation Timeline Extension Agreement being entered into by November 26, 2024, Staff Report 2024-0585: Notice of Intention to Designate – 1500 Mayfield Road, Ward 2 be deferred to no later than the final Council meeting in 2026.

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.

7. DELEGATIONS

Growth Management and Phasing Plan

Adam Fischer, Keyur Shah and Sean-Michael Stephen, Watson & Associates Ltd. provided a presentation on the Growth Management and Phasing Plan with the aid of a slide deck. They provided information on the implications and impacts of the plan and the effect of growth on the Town of Caledon.

7.1 Stephen Armstrong, Armstrong Planning & Project Management, regarding agenda item 9.2 Growth Management and Phasing Plan and item 9.3 Proposed Official Plan Amendment and Zoning By-law Amendment

Stephen Armstrong, spoke to agenda item 9.2 Growth Management and Phasing Plan. He discussed the infrastructure on Dixie Road to support urbanization.

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

7.2 Jack Wong, Malone Given Parsons Ltd, regarding agenda item 9.2 Growth Management and Phasing Plan

Jack Wong, delegated to agenda item 9.2 Growth Management and Phasing Plan. Jack discussed including the proposed lands in phase one of the Official Plan.

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

7.3 Nick Wood, regarding agenda item 9.2 Growth Management and Phasing Plan

Nick Wood, Corbett Land Strategies, spoke to agenda item 9.2 Growth Management and Phasing Plan. He discussed 14297 Mount Hope Road and 14695 The Gore Road and the Official Plan and Proposed Growth Phasing for the properties. He discussed including the properties in Phase 1 to accommodate immediate growth.

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

7.4 Alan Axworthy, regarding agenda item 9.2 Growth Management and Phasing Plan

Alan Axworthy delegated to agenda item 9.2 Growth Management and Phasing Plan and discussed the costs associated and suggestions to address the deficit. He discussed the financial impact assessment and forecast for the ten-year period.

Sean-Michael Stephen, Watson & Associates Ltd. responded to questions of Committee.

7.5 Debbe Crandall, regarding agenda item 8.1 Growth Management and Phasing Plan and 9.2 Growth Management and Phasing Plan

Debbe Crandall spoke to agenda items 8.1 Growth Management and Phasing Plan and 9.2 Growth Management and Phasing Plan. She inquired about concerns with the process and consultation with the public.

E. Lucic, Commissioner of Planning and Development/Chief Planner and R. Cummings, Commissioner of Finance/Chief Financial Officer, responded to questions of Committee.

7.6 Nicola Ross, regarding agenda item 8.1 Growth Management and Phasing Plan and 9.2 Growth Management and Phasing Plan

Nicola Ross delegated to agenda item 8.1 Growth Management and Phasing Plan and 9.2 Growth Management and Phasing Plan. She discussed concerns about the pace of growth, impact on property taxes and itemized related questions on these matters.

E. Lucic, Commissioner of Planning and Development/Chief Planner and R. Cummings, Commissioner of Finance/Chief Financial Officer, responded to questions of Committee.

7.7 Kathleen Wilson, regarding agenda item 9.4 Staff Report 2024-0610: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson, 10249 Hunsden Sideroad, Ward 4

Kathleen Wilson spoke to agenda item 9.4 Staff Report 2024-0610: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson, 10249 Hunsden Sideroad, Ward 4. She discussed the rezoning of the environmentally protected lands to allow for development.

7.8 Sherry Brioschi, regarding agenda item 9.2 Growth Management and Phasing Plan

Sherry Brioschi delegated to agenda item 8.2 Growth Management and Phasing Plan. She discussed the fiscal plan, long-term planning, and thanked staff for outlining a thorough plan.

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

Stephen Armstrong, Armstrong Planning & Project Management, regarding agenda item 9.2 Growth Management and Phasing Plan and item 9.3 Proposed Official Plan Amendment and Zoning By-law Amendment

Stephen Armstrong concluded his item 7.1 delegation regarding agenda item 9.3 Proposed Official Plan Amendment and Zoning By-law Amendment.

Councillor L. Kiernan left the meeting at 5:15 p.m.

Council recessed at 5:15 p.m. and returned at 5:37 p.m.

8. PRESENTATIONS

8.1 Growth Management and Phasing Plan

Dealt with earlier in the meeting.

9. STAFF REPORTS

9.1 Staff Report 2024-0542: Designated Heritage Property Grant Program - Fall 2024

This item was dealt with under the Consent Agenda.

9.2 Staff Report 2024-0588: Growth Management and Phasing Plan

Moved by: Councillor D. Sheen

Seconded by: Councillor C. Early

That the Growth Management and Phasing Plan attached as Schedule A to this report, be received as amended to include the following lands:

1. 12861 Dixie Road

That lands outlined in the Addendum Report and attached as Schedule B to this report, as amended, be received and implemented as part of Phase 1 of the Town's Growth Management and Phasing Plan;

That staff bring forward an Amendment to the Future Caledon Official Plan in 2025 to implement the Growth Management and Phasing Plan, to be amended as discussed;

That staff be directed to develop a community engagement plan with respect to this matter for Council's consideration and approval;

That a copy of the report, as amended, be sent to the Region of Peel and the Minister of Municipal Affairs and Housing.

Amending Motion:

Moved by: Councillor N. de Boer

Seconded by: Councillor D. Sheen

That the motion be amended to add direction to staff to develop a community engagement plan with respect to this matter for Council's consideration and approval.

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.

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

Main Motion:

Moved by: Councillor D. Sheen

Seconded by: Councillor C. Early

That the Growth Management and Phasing Plan attached as Schedule A and B to this report, be received as amended to include the following lands in Phase 1:

1. 12861 Dixie Road

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.

Moved by: Councillor D. Sheen

Seconded by: Councillor C. Early

That the Growth Management and Phasing Plan attached as Schedule A to this report, be received;

That lands outlined in the Addendum Report attached as Schedule B to this report, be received and implemented as part of Phase 1 of the Town's Growth Management and Phasing Plan;

That staff bring forward an Amendment to the Future Caledon Official Plan in 2025 to implement the Growth Management and Phasing Plan;

That a copy of this report be sent to the Region of Peel and the Minister of Municipal Affairs and Housing.

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	6	2		1

Carried.

9.3 Staff Report 2024-0618: Growth Management and Phasing Plan

B. Bielski, Manager, Development responded to a question of Committee.

Moved by: Councillor C. Napoli **Seconded by:** Councillor N. de Boer

That the By-law attached as Schedule “B” to Staff Report 2024-0618 be enacted to adopt Official Plan Amendment No.279 to expand the Mayfield West Rural Service Centre,

include the lands in the Mayfield West Secondary Plan with policy amendments and redesignate the subject lands from Prime Agricultural Area and Environmental Policy Area to General Industrial Area, Environmental Policy Area and Special Policy Area D to permit the development of industrial land uses,

That the By-law attached as Schedule “C” to Staff Report 2024-0618 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Serviced Industrial Exception 712 (MS-712), Serviced Industrial Exception 712 Holding Symbol 51 (MS-712-H51), Serviced Industrial Exception 713 (MS-713), Serviced Industrial Exception 713 Holding Symbol 51 (MS-713-H51), Environmental Policy Area 1 Exception 405 (EPA1-405), Environmental Policy Area 1 Exception 405 Holding Symbol H51 (EPA1-405-H51), Environmental Policy Area 1 (EPA1) and Environmental Policy Area 1 Holding Symbol H51 (EPA1) to permit site specific uses and standards, and to define the limits of the Environmental Policy Area 1 Zone (EPA1); and,

That no further notice is required to be provided on the proposed Official Plan Amendment.

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.

9.4 Staff Report 2024-0610: Proposed Zoning By-law Amendment Application, Glen Schnarr and Associates Inc. on behalf of Suzanne Wilson, 10249 Hunsden Sideroad, Ward 4

T. Bal, Senior Planner, Development and Design responded to questions of Committee.

Moved by: Councillor N. de Boer **Seconded by:** Councillor C. Napoli

That no further notice is required to be provided on the proposed Zoning By-law Amendment;

That the By-law attached as Schedule 'C' to Staff Report 2024-0610 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands from Rural -Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to Rural Estate - Exception 714 (RE-714), Environmental Policy Area 1 –Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Open Space - Oak Ridges Moraine (OS-ORM) to permit the development of an estate residential subdivision.

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.

10. RECOMMENDATIONS OF ADVISORY COMMITTEES

10.1 November 4, 2024 Heritage Caledon Committee Meeting Report

This item was dealt with under the Consent Agenda.

10.2 Staff Report 2024-0329: Application to Demolish Barn and Outbuildings - 12304 Heart Lake Road, Ward 2

This item was dealt with under the Consent Agenda.

10.3 Staff Report 2024-0589: Notice of Intention to Designate - 12466 Mississauga Road, Ward 2

This item was dealt with earlier in the meeting.

10.4 Staff Report 2024-0585: Notice of Intention to Designate 1500 Mayfield Road, Ward 2

This item was dealt with earlier in the meeting.

10.5 Staff Report 2024-0586: Notice of Intention to Designate - 15717 Airport Road

This item was dealt with under the Consent Agenda.

11. NOTICES OF MOTION

12. CORRESPONDENCE

12.1 Mayfield Road

12.2 Request to Include 14297 Mount Hope Road in Phase 1 of the GMPP

12.3 Request to Include 14695 The Gore Road in Phase 1 of the GMPP

12.4 Growth Management and Phasing Plan- 12861 Dixie Road

12.5 Proposed Official Plan Amendment and Zoning By-law Amendment

12.6 Growth Management and Phasing Plan- 10370 Heart Lake Road

12.7 Written Comments from Jack Wong regarding agenda item 9.2 Growth Management and Phasing Plan

12.8 Written Comments from Michaela Abatecola regarding agenda item 9.2 Growth Management and Phasing Plan

12.9 Letter Opposing Bill 212 Regarding 413 Construction

Councillor T. Rosa left the meeting at 6:15 p.m.

13. CLOSED SESSION

Moved by: Councillor C. Napoli **Seconded by:** Councillor D. Maskell

That Council shall go into Closed Session Pursuant to Section 239(2)(f) of the Municipal Act, 2001, as amended as the subject matter pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

- Staff Report 2024-0622: Mayfield West Phase 2 Community Ubiquitous Wi-Fi

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	7			2

Carried.

Council convened in closed session at 6:16 p.m. and reconvened in open session at 6:29 p.m.

13.1 Closed Session Staff Report 2024-0622: Mayfield West Phase 2 Community Ubiquitous Wi-Fi

Moved by: Councillor C. Early **Seconded by:** Councillor D. Maskell

That staff be directed to proceed with Option 1 as outlined in Closed Session Staff Report 2024-0622.

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	7			2

Carried.

14. ADJOURNMENT

Committee adjourned at 6:30 p.m.