



Mayor A. Thompson (joined remotely at 7:05 p.m.)  
Councillor I. Sinclair (remote)  
Councillor L. Kiernan (remote)  
Councillor J. Downey (remote)  
Councillor C. Early (remote)  
Councillor J. Innis (joined remotely at 7:22 p.m.)  
Councillor N. deBoer (remote)  
Councillor A. Groves (remote)  
Councillor T. Rosa (remote)

Chief Administrative Officer: C. Herd (remote)  
Director, Planning / Chief Planner: S. Kirkwood (remote)  
Deputy Clerk, Council & Committee Services: J. Lavecchia (remote)  
Coordinator, Council Committee: H. Lockyer (remote)  
Acting Manager, Development Review: S. McVittie (remote)  
Director, Building & Municipal Law Enforcement Services/CBO: M. Sraga (remote)

## **CALL TO ORDER**

Chair N. deBoer called the meeting to order at 7:02 p.m. and advised that the meeting was being held as an electronic meeting and open to the public through an audio broadcast and streamed live on the Town's website.

## **DISCLOSURE OF PECUNIARY INTEREST**

None.

**Mayor Thompson joined the meeting remotely at 7:05 p.m.**

## **CONSENT AGENDA**

**The Planning and Development Committee reports that the following matters were dealt with on the consent portion of the agenda and recommended to Town Council for consideration of adoption at its meeting to be held on April 27, 2021:**

**Staff Report 2021-0101: Proposed Zoning By-law Amendment (Temporary Use), Tarpa Construction Co. Ltd., 7904 Mayfield Road, Ward 4**

That in accordance with Section 34(17) of the *Planning Act*, no further notice is required to be provided on the proposed Zoning By-law Amendment (Temporary Use);

That the By-law attached as Schedule 'C' to Staff Report 2021-0101 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the lands to various zones in order to permit a commercial nursery with accessory open storage area for a period of three (3) years; and

That applications for minor variances for the lands as identified in Schedule 'A' to Staff Report 2021-0101 be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the *Planning Act*.

**Staff Report 2021-0091: Proposed Zoning By-law Amendment Application, Laurelpark Inc., 0 Mount Pleasant Road, Ward 4**

That in accordance with Section 34 (17) of the *Planning Act*, 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 2021-0091 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to Estate Residential - Exception 652 – Oak Ridges Moraine (RE-652-ORM), Environmental Policy Area 1 Zone – Oak Ridges Moraine (EPA1-ORM) and Environmental Policy Area 1 – Oak Ridges Moraine - Exception 630 (EPA1-ORM-630) to implement the proposed estate residential development; and

That applications for minor variances for the lands as identified in Schedule ‘A’ attached to Staff Report 2021-0091, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the *Planning Act*.

**Staff Report 2021-0155: Proposed Zoning By-law Amendment Application, Caledon Developments LP and Caledon Development General Partner Ltd. (Brookvalley), 12324 and 12502 McLaughlin Road, Ward 2**

That in accordance with Section 34(17) of the *Planning Act*, 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 2021-0155 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the lands to various zones to permit the development of a residential plan of subdivision; and

That applications for minor variances for the lands as identified in Schedule ‘A’ attached to Staff Report 2021-0155, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the *Planning Act*.

**Heritage Caledon Committee Meeting Report, dated April 5, 2021**

That the Heritage Caledon Committee Meeting Report, dated April 5, 2021, be received.

**Staff Report 2021-0154: Notice of Intention to Demolish – 13926 Chinguacousy Road (barn/driveshed)**

That the listed, non-designated property located at 13926 Chinguacousy Road remain on the Town of Caledon’s Heritage Register pursuant to section 27 of the Ontario Heritage Act; and

That the demolition of the structure (barn/driveshed), identified in Schedule A, be permitted.

### **Retention of Land by Conservation Authorities through Development Approvals**

Whereas the Town's Official Plan provides direction discouraging fragmentation of ownership of lands deemed hazardous or environmentally sensitive; and

Whereas Conservation Authorities with jurisdiction within the Town have received lands deemed hazardous or environmentally sensitive, at no cost, as a result of development approvals.

Now therefore be it resolved that the Town's legal staff prepare a Memorandum setting out the legislative authority for Conservation Authorities to receive lands at no cost as a result of development approvals; and

Further that the Memorandum be brought to Council in 2021.

### **Drive Through Retail Service**

Whereas Town of Caledon Council, on January 28, 2020, declared a Climate Change Emergency;

Whereas the Town has developed a Community Climate Change Action Plan for the Town of Caledon 2020-2050 containing steps to reduce the production of greenhouse gasses;

Whereas the Provincial Policy Statements 2020 [PPS] policy; Energy Conservation, Air Quality and Climate Change directs, "1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate...";

Whereas the Town has a strong By-law NO. BL-2014-078 intended to reduce to unnecessary production of carbon by sitting gasoline and diesel vehicles, Section 3. (1) No person shall cause or permit a vehicle to idle for more than two (2) minutes total in a sixty (60) minute period in an outdoor environment;

Whereas the business model of various retail service operations involves the cueing of vehicles at drive through windows for many minutes, contrary to the PPS, the clear policy of the Town to raise awareness about the danger of Climate Change, Town actions to reduce activities contributing to climate change and passed an anti-idling By-law under the Municipal Act;

Whereas the Municipal Act, 2001, R.S.O. 2001, c. 25, as amended, authorizes the Council of a local municipality to pass by-laws and make regulations for the health, safety and wellbeing of the persons;

Whereas in 2012 the Town of Caledon Council adopted new policies and enacted an implementing bylaw that restricted the location, configuration and imposed design criteria and site plan control for drive through facilities;

Whereas it has been nearly a decade since the policy framework and implementation criteria has been comprehensively reviewed and in light of the declared Climate Change Emergency it is time to review this matter again;

Now therefore, be it resolved that staff be directed to review the current Official Plan policies and Zoning Bylaw provisions as part of the comprehensive review of these documents and bring forward a recommendation report to Council for their consideration and review.

**Confidential Staff Report 2021-0126: Litigation affecting the municipality, including matters before administrative tribunals – 15 Rowley Drive (LPAT Appeal PL200345) (Ward 4)**

That staff be authorized to proceed as directed in Confidential Staff Report 2021-0126; and

That the Mayor and Clerk be authorized to execute any settlement forms or agreements on behalf of the Town in respect of the litigation as set out in Confidential Staff Report 2021-0126.

**Confidential Staff Report 2021-0132: Litigation affecting the municipality, including matters before administrative tribunals – 17180 Highway 50 (LPAT Appeal PL200245) (Ward 4)**

That staff be authorized to proceed as directed in Confidential Staff Report 2021-0132; and

That the Mayor and Clerk be authorized to execute any settlement forms or agreements on behalf of the Town in respect of the litigation as set out in Confidential Staff Report 2021-0132.

**DELEGATIONS**

Moved by: Mayor A. Thompson - Seconded by: Councillor J. Downey

That the Procedural By-law be waived to permit the following delegations:

- Kate Hepworth, regarding staff report 2021-0113
- Kelly Roldo, regarding staff report 2021-0073
- Susan Pettes, regarding staff report 2021-0073
- Anthony Sciarra, regarding staff report 2021-0073; and
- Susan Leslie, regarding staff report 2021-0073.

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

<b>Recorded Vote</b>	<b>YES</b>	<b>NO</b>	<b>CONFLICT</b>	<b>ABSENT</b>
Mayor A. Thompson	X			
Councillor I. Sinclair	X			
Councillor L. Kiernan	X			
Councillor J. Downey	X			
Councillor C. Early	X			
Councillor J. Innis				X
Councillor N. deBoer	X			
Councillor A. Groves	X			
Councillor T. Rosa	X			
<b>Total</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>1</b>

Carried.

Veronica Madonna, Architect, SVMA Design + Architecture, provided a delegation on behalf of the property owners of 32 Connaught Crescent in regard to Staff Report 2021-0174: Notice of Intention to Demolish – 32 Connaught Crescent (dwelling and detached garage). Ms. Madonna provided a brief history of the property and the methodology used to determine the cultural heritage value of the dwelling and detached garage located on the property. She requested that Council approve the recommendation in the staff report to permit demolition of the dwelling and detached garage.

**With the consensus of the Committee, the order of items on the Agenda was amended to discuss Staff Report 2021-0174: Notice of Intention to Demolish – 32 Connaught Crescent (dwelling and detached garage) following the delegation.**

**The Planning and Development Committee recommends adoption of the following recommendation:**

**Staff Report 2021-0174: Notice of Intention to Demolish – 32 Connaught Crescent (dwelling and detached garage)**

That the listed, non-designated property located at 32 Connaught Crescent, be removed from the Town of Caledon Heritage Register pursuant to section 27 of the *Ontario Heritage Act*; and

That the demolition of the dwelling and detached garage on the property, be permitted.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 27, 2021.**

**Councillor Innis joined the meeting remotely at 7:22 p.m.**

Kathleen Wilson, provided a delegation regarding Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide. Ms. Wilson expressed concerns regarding the proposed by-law amendment specifically item 13 outlined in Schedule D of the staff report as it relates to stormwater management. She stated that the proposed amendment poses a risk to the safety of existing

ground water supply and should align with the Oak Ridges Moraine Conservation Plan. Ms. Wilson requested that the proposed amendment be delayed until the Resilient Caledon Community Climate Change Action Plan has been implemented. Ms. Wilson submitted written comments in addition to providing her delegation.

Kelly Roldo, provided a delegation regarding Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide. Ms. Roldo expressed concerns with the proposed Official Plan Amendment and Zoning By-law amendment in relation to the standards and provisions for cannabis-related uses and hemp-related uses in agricultural and rural areas. Ms. Roldo submitted written comments in addition to providing her delegation.

Anthony Sciarra, provided a delegation regarding Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide Mr. Sciarra sought clarification regarding the requirement for a 300 metre setback for cannabis-related uses and hemp-related uses in agricultural and rural areas.

**Councillor Downey left the meeting at 7:37 p.m.**

Susan Leslie, provided a delegation regarding Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide. Ms. Leslie expressed her support for the proposed amendments noting a balance for property owners and existing land use of cannabis production in Caledon. Ms. Leslie submitted written comments in addition to providing her delegation.

Michael and Susan Pettes, provided a delegation regarding Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide. Mr. Pettes expressed their support for the proposed amendments. In addition Mr. Pettes noted that he is opposed to the exemption request submitted by Ms. Roldo.

**In addition to the above delegations, written comments were submitted by Kathleen Wilson, Kelly Roldo and Christa Losberg with respect to Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide and therefore forms part of the public record.**

**With the consensus of the Committee, the order of items on the Agenda was amended to discuss Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide following the delegation.**

Members of Committee asked several questions in relation to the delegations and the staff report and received a response from Ms. McVittie, Ms. Kirkwood and Mr. McDonald.

**The Planning and Development Committee recommends adoption of the following recommendation:**

**Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide**

That the By-law attached as Schedule “A” to Staff Report 2021-0073 be enacted to adopt Official Plan Amendment No. 263 to include policies related to cannabis and industrial hemp-related uses in the agricultural and rural area;

That, in accordance with Section 34(17) of the *Planning Act*, no further notice is required to be provided on the proposed Zoning By-law Amendment;

That the By-law attached as Schedule “B” to Staff Report 2021-0073 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to repeal By-law 2019-27 and to amend cannabis and industrial hemp definitions, permissions and standards within the Prestige Industrial (MP) and Serviced Industrial (MS) zones;

That the By-law attached as Schedule “C” to Staff Report 2021-0073 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to introduce cannabis and industrial hemp definitions, permissions and standards within the Agricultural and Rural Zones identified in Section 10 of Comprehensive Zoning By-law 2006-50, as amended;

That the By-law attached as Schedule “D” to Staff Report 2021-0073 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to amend and introduce permissions and standards relating to country inns, building area on agricultural lots, undersized agricultural lots and general housekeeping matters;

That applications for minor variances for all lands subject to Comprehensive Zoning By-law 2006-50, as amended, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the *Planning Act*; and

That the By-law attached as Schedule “F” to Staff Report 2021-0073 be enacted to amend the Site Plan Control By-law 2013-086 to require Site Plan Control of indoor cannabis and industrial hemp related uses and permit Site Plan Control to be imposed through decisions of the Committee of Adjustment.

That Item 13 of Schedule “D” be amended as follows:

Section 4.29 Public Uses is amended by adding the following uses in the list of public uses in alphabetical order:

- *A Stormwater Management Facility, approved by the appropriate approval authority and where applicable, the Conservation Authority*
- *A Storm Sewer System, approved by the appropriate approval authority and where applicable, the Conservation Authority*

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 27, 2021.**

Kate Hepworth, provided a delegation regarding Staff Report 2021-0113: Proposed Town Initiated Zoning By-law Amendment Application Pertaining to Driveway Widths, Trailer Parking on Residential Lots, Transportation Depots, Contractor's Facilities, Open Storage and Truck and Trailer Parking, Town Wide. Ms. Hepworth expressed concerns with respect to the proposed size restrictions for recreational trailer parking on residential lots. She requested that the section regarding recreational trailers be removed from the by-law amendment and that additional public consultation be completed.

**In addition to the above delegation, written comments were submitted by Val Burke with respect to Staff Report 2021-0113: Proposed Town Initiated Zoning By-law Amendment Application Pertaining to Driveway Widths, Trailer Parking on Residential Lots, Transportation Depots, Contractor's Facilities, Open Storage and Truck and Trailer Parking, Town Wide and therefore forms part of the public record.**

**Councillor Downey rejoined the meeting remotely at 8:27 p.m.**

**With the consensus of the Committee, the order of items on the Agenda was amended to discuss Staff Report 2021-0113: Proposed Town Initiated Zoning By-law Amendment Application Pertaining to Driveway Widths, Trailer Parking on Residential Lots, Transportation Depots, Contractor's Facilities, Open Storage and Truck and Trailer Parking, Town Wide following the delegation.**

Members of Committee asked several questions in relation to the delegation and the staff report and received a response from Ms. McVittie and Mr. Sraga.

**Staff Report 2021-0113: Proposed Town Initiated Zoning By-law Amendment Application Pertaining to Driveway Widths, Trailer Parking on Residential Lots, Transportation Depots, Contractor's Facilities, Open Storage and Truck and Trailer Parking, Town Wide**

That Staff Report 2021-0113: Proposed Town Initiated Zoning By-law Amendment Application Pertaining to Driveway Widths, Trailer Parking on Residential Lots, Transportation Depots, Contractor's Facilities, Open Storage and Truck and Trailer Parking, Town Wide, be referred back to staff to further consider changes regarding the parking and storing of utility trailers, tourist trailers, or tourist vehicles and the weight of a commercial motor vehicle.



Written comments were submitted by Matt Bedernjak with respect to Staff Report 2021-0091: Proposed Zoning By-law Amendment Application, Laurelpark Inc., 0 Mount Pleasant Road, Ward 4 which was approved on consent, and therefore forms part of the public record.

## **CORRESPONDENCE**

The Planning and Development Committee recommends adoption of the following recommendation:

### **Kitchener City Council - Review and Reconsideration of Timelines within the *Planning Act***

That the Town of Caledon support the request from Kitchener City Council and urge the Province of Ontario to review and reconsider the current timelines established for review of Planning Act applications before an appeal is permitted to the Local Planning Appeals Tribunal and to return to the timelines that were in effect under Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017; and

That a copy of this resolution be sent to the Ontario Minister of Municipal Affairs and Housing, to the local MP and MPP, to the Federation of Canadian Municipalities, to the Association of Municipalities Ontario and to the City of Kitchener.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 27, 2021.**

The Planning and Development Committee recommends adoption of the following recommendation:

### **Landowners Group - Macville applications (Option 3 Lands – Bolton Residential Expansion Study (BRES))**

That the Request to Present from the representative of the Landowners Group, regarding Bolton Residential Expansion Study (BRES) be approved.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 27, 2021.**

## **ADJOURNMENT**

The Committee adjourned at 9:21 p.m.