



Public Information Meeting Minutes  
Wednesday, February 25, 2015  
7:00 p.m.  
Council Chamber, Town Hall

Mayor A. Thompson  
Councillor D. Beffort (absent)  
Councillor N. de Boer  
Councillor J. Downey (absent)  
Councillor A. Groves  
Councillor J. Innis  
Councillor G. McClure  
Councillor R. Mezzapelli (absent)  
Councillor B. Shaughnessy

Manager of Development – East: C. Blakely  
Director of Administration/Town Clerk: C. deGorter  
Council/Committee Co-ordinator: J. Hyde  
Senior Development Planner: S. McVittie

1. **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:01 p.m.

Mayor Thompson advised the public that any concerns or appeals dealing with the development applications should be directed to the Legislative Services Department. He noted that any interested persons wishing further notification of the staff report(s) regarding the applications were advised to sign the appropriate notification form required by the Legislative Services Department. Mayor Thompson confirmed with Stephanie McVittie, Senior Development Planner that notification was conducted in accordance with the Planning Act.

2. **PRESENTATIONS**

A. **APPLICATION FOR AN AMENDMENT TO THE OFFICIAL PLAN, DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT - Paul King on behalf of Caledon Village Corp., 6600 Old Church Road, Caledon East (Ward 3).**

Mr. Paul King, Paul A. King Consultants on behalf of Caledon Village Corp., advised that the purpose of the public meeting was to review an application to re-designate and rezone the lands to permit a residential plan of subdivision consisting of 331 residential lots for single detached, linked and townhouse dwellings along with a park, stormwater management ponds and open space uses. Mr. King reviewed the site details and the surrounding land uses. He provided maps illustrating the current Official Plan designation for zoning for the lands. In conclusion, Mr. King advised that the matter is currently before the Ontario Municipal Board and that he will continue to work with the Board and the Town to identify any issues.

**PUBLIC COMMENTS**

1. **RANDY MCLEOD, 15717 Airport Road, Caledon** inquired about the reasoning behind the shift of population from one development to another. Mr. McLeod asked Council to think about how the Caledon East community will grow in the future to ensure that the properties will be developed to their full potential.

The presenter provided a response to the question regarding shifting numbers from one development to the other.

2. **DON CARDWELL, 4 Colleen Crescent, Caledon** expressed concern regarding the proposed medium density housing fitting in with Caledon's rural community and requested that Council prevent the province from allowing future medium density developments in rural communities.

3. **ED KOWAL, 48 Paisley Green Avenue, Caledon** advised that he does not support the intensification of the Caledon East community.

There were no questions from Members of Council.

**WRITTEN CORRESPONDENCE**

There was no written correspondence received.

**B. APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT – Paul King on behalf of Castles of Caledon Corp., 89 Walker Road West, Caledon East (Ward 3).**

Mr. Paul King, Paul A. King Consultants on behalf of Castles of Caledon Corp., advised that the purpose of the public meeting was to review an application to re-designate and rezone the lands to permit a residential plan of subdivision consisting of residential lots for single detached, linked dwellings as well as a park, stormwater management pond and environmental open space blocks. He provided maps illustrating the current Official Plan designation for zoning for the lands. In conclusion, Mr. King advised of the next steps with respect to this application.

**PUBLIC COMMENTS**

1. **PETE PATTERSON, 16962 Mountainview Road, Caledon** expressed concern regarding the infrastructure needs to sustain high density development. Mr. Patterson asked that Council consider a Planning Advisory Committee to comment on future developments.
2. **ED DERMELING, 17 McKinley Crescent, Caledon** expressed concern regarding the lack of green space in the development.
3. **CHRIS HARKER, 92 Walker Road, Caledon** thanked the developer for protecting the heritage building on the property. Mr. Harker expressed concern regarding the non-compliance with the Oak Ridges Moraine Plan, the increase in local traffic and the impact for residents from the construction traffic. Mr. Harker also asked that the character of the community not be compromised.
4. **RANDY MCLEOD, 15717 Airport Road, Caledon** expressed concern regarding on-street parking on the South side of Walkers Road West.
5. **DUANE HARRIS, 2 Littlebrook Lane, Caledon** expressed concern regarding he impact that the levelling of the hill will have on local ecological areas.
6. **LINDA WHITTEN, 286 Walker Road West, Caledon** inquired if an archeological study has been completed.

The presenter responded to the question of the archeological study.

7. **WAYNE NOBLE, 15867 Airport Road, Caledon** expressed concern regarding traffic impacts and suggested alternative road ways/walk ways for consideration. Mr. Noble suggested that a traffic light be installed at Walkers Road West and Airport Road to assist with the traffic flow.

The presenter responded to the comment regarding a traffic light installation.

8. **ELDER OLIVEIRA, 51 Borland Crescent, Caledon** stated that he does not feel that the proposed development is consistent with the overall vision for Caledon.
9. **KEVIN WILSON, 136 Walker Road West, Caledon** expressed concern regarding increased traffic and the lack of fencing around the stormwater management pond across the street.
10. **JEFF BROOKS, 120 Walker Road, Caledon** asked Council to carefully consider development applications to ensure the Town remains rural.
11. **ELDER OLIVEIRA, 51 Borland Crescent, Caledon** expressed concern regarding the removal of the trees across the street in order to accommodate the development and the suggested life limit of the existing trees.

The presenter responded to the question regarding the life limit of the trees.

Members of Council asked a number of questions related to the presentation and received responses.

**WRITTEN CORRESPONDENCE:**

There was no written correspondence received.

**C. APPLICATION FOR ZONING BY-LAW AMENDMENT – Weston Consulting Group Inc. on behalf of Tarpa Construction Co. Ltd., 7904 Mayfield Road (Ward 4).**

Mr. David Capper, Weston Consulting, on behalf of Tarpa Construction Co. Ltd., advised that the purpose of the public meeting was to review an application to maintain the existing dwelling as residential use, and change the use of the existing accessory buildings to operate a garden centre (with storage and retail uses) as well as a proposed privacy berm, material storage and parking, as well as a washroom trailer and holding tank. He provided maps illustrating the current Official Plan designation for zoning for the lands. In conclusion, Mr. Capper advised of the next steps with respect to this application.

**PUBLIC COMMENTS**

No one from the public came forward.

There were no questions from Members of Council.

**WRITTEN CORRESPONDENCE:**

There was no written correspondence received.

**3. ADJOURNMENT**

The meeting adjourned at 8:42 p.m.

---

Allan Thompson, Mayor

---

Carey deGorter, Clerk