



Public Information Meeting Minutes  
Wednesday, October 21, 2015  
7:00 p.m.  
Council Chamber, Town Hall

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

Deputy Clerk: L. Hall  
Senior Development Planner: M. Nordstrom  
Senior Development Planner: B. Ward

1. **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:02 p.m.

Mayor Thompson advised that the purpose of the meeting is to obtain input from the public and 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.

2. **PRESENTATIONS**

A. **Application for Proposed Draft Plan of Condominium, Mattamy (Southfields) Limited, Abigail Crescent, Block 125, Plan 43M-1978, North side of Fawnridge Road, east of Learmont Avenue (Ward 2).**

Mayor Thompson confirmed with Brandon Ward, Senior Development Planner that notification was conducted in accordance with the Planning Act.

Mr. Peter Maleganovski on behalf of Mattamy (Southfields) Limited presented the location details of Block 125 of registered Plan 43M-1978, being located in the eastern portion of Mayfield West, with frontage on Fawnridge Road, located between Learmont Avenue and Bonnienglen Farm Boulevard. He advised that Site Plan Approval was granted on August 17, 2015, and as a result, the Plan of Condominium application was filed in early August 2015. He advised that the Site Plan consists of 56 townhouses and that the units are consistent with what Monarch and Mattamy have built in the Mayfield West Development. Finally, he advised that the Plan also includes common-elements, such as a 7.8 metre wide laneway at Abigail Crescent, a 1.5 metre wide sidewalk, three visitor parking areas, common areas that contain walkways, benches a gate structure and a mailbox component.

**PUBLIC COMMENTS**

None.

No questions from Members of Council.

**WRITTEN CORRESPONDENCE**

None.

B. **Application for Proposed Draft Plan of Subdivision & Zoning By-law Amendment, 0 Mount Pleasant Road, Part of Lots 26 & 27, Concession 9 (ALB), East side of Mount Pleasant Road, South of Highway 9 (Ward 4).**

Mayor Thompson confirmed with Mary Nordstrom, Senior Development Planner that notification was conducted in accordance with the Planning Act.

Mr. Jim Kennedy, KLM Planning Partners Inc. on behalf of 2366125 Ontario Inc. (Beaverhall Homes) presented the location details of the site as being located on the north side of the Caledon Rail Trail, east side of Mount Pleasant Road, north of the Canadian Pacific Railway and south of Highway 9. He advised that the lands are located in Policy Area 3 and part of Policy Area 4 at the southwest edge of the proposed development. He further indicated that the proposed development consists of 42 estate lots, four blocks for reforestation, a stream corridor, a retention basin and streets

approximating 4 hectares. Finally, he outlined that the related Zoning By-law Amendment application is to rezone the subject lands from Rural (A2)-ORM to Estate Residential Exception X (RE-X) to permit the development, with natural areas to be protected.

#### **PUBLIC COMMENTS**

1. **JOHN KURI, 17196 Mount Wolfe Road**, requested a further explanation regarding the buffer zone, reforestation and what is planned along the border of the subject property and the property to the east. He raised concerns over the runoff from the development area onto existing properties.
2. **CHERYL CONNORS, 16851 Mount Wolfe Road**, made reference to the land use compatibility section of the Provincial Policy Statement and inquired why residential developments are being built near railroad tracks where noise pollution and possible derailment would be a concern.
3. **RICHARD ALLISON, 16627 Mount Wolfe Road**, inquired if the proposed development will consist of wells and septic tanks.
4. **JOSIE SIMONE, 37 Mabee Drive**, requested clarification as to whether the proposed development would be on wells or Town water.

Town staff and the presenter provided responses to the inquiries.

Members of Council asked a number of questions and received responses from Town Staff and the presenter.

#### **WRITTEN CORRESPONDENCE**

None.

#### **C. Proposed Official Plan Amendment, 16793 Mount Wolfe Road, Part Lot 24, Concession 10 (ALB), East Side of Mount Wolfe Road, South of Hunsden Sideroad (Ward 4).**

Mayor Thompson confirmed with Mary Nordstrom, Senior Development Planner that notification was conducted in accordance with the Planning Act.

Mr. Jim Kennedy, KLM Planning Partners Inc. on behalf of Jean Pella advised the purpose of the application is to permit a site specific amendment to the policies of the Official Plan to permit servicing of a future estate residential development through private wells and septic systems rather than a municipal water servicing and private septic systems. He advised that the lands are located on Mount Wolfe Road and are part of Policy Areas 2, 3 and 4.

#### **PUBLIC COMMENTS**

1. **SHANNON LENORMAND, 25 Mabee Drive**, indicated that she was advised that the sensitive aquifer in the area could not handle any more wells and inquired as to the date of the hydrological report.
2. **RICHARD ALLISON, 16627 Mount Wolfe Road**, expressed concerns with the water table and requested clarification on whether or not the study performed takes into account other factors such as the aggregate pit, and surrounding area, and not just the isolated area.
3. **WILLOW STETTLER, 10764 Halls Lake Sideroad**, advised that she resides below the current Blackhorse subdivision, and over the years has replaced her well twice along with other treatment mechanisms. She noted that she believes the water quality deteriorates as more and more development occurs.
4. **JANET MANNING, 16777 Mount Wolfe Road**, expressed concerns with the water and with amending the Official Plan to accommodate the application.
5. **CHERYL CONNORS, 16851 Mount Wolfe Road**, asked a number of questions concerning population allocation designated for Palgrave Estate Residential; whether or not the Town is ahead or behind the projected population allocation and if there is a formal mechanism in place to manage growth in an area reliant on septic systems and wells. She inquired about the aquifer and if the applicant has specific knowledge of the vulnerability of the aquifer within the Oak Ridges Moraine Conservation Plan. She advised that she believes the quantity and quality of water along with the water pressure have been compromised as a result of development in the area. Ms. Connors further inquired which wells were tested and whether or not the records

could be accessed. Finally, she inquired if the Region of Peel supports the application.

6. **MARK ROGER, 35 Mabee Drive**, raised concerns with water and if the Pit and other elements were taken into consideration when completing the study. He further questioned why the Official Plan Amendment speaks to municipal water and not wells, and inquired if the application is a cost savings effort at the risk of current and future property owners in the area.
7. **ADRIAN KLEYWEGT, 10261 Highway 9**, expressed support for the area residents regarding concerns over water quality and quantity in the area. He expressed concern that the Town would be setting a negative precedence if the application was supported.
8. **CHERYL CONNORS, 16851 Mount Wolfe Road**, read an e-mail provided to her by the late Richard Whitehead in 2013, indicating he would not support any changes to the ground water system.

Town staff and the presented provided responses to the inquiries.

Members of Council asked a number of questions and received responses from Town Staff and the presenter.

#### **WRITTEN CORRESPONDENCE**

None.

#### 3. **ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

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Allan Thompson, Mayor

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Laura Hall, Deputy Clerk