



Chair : Councillor N. deBoer  
Vice Chair: Councillor D. Beffort  
Mayor A. Thompson  
Councillor J. Downey  
Councillor A. Groves  
Councillor J. Innis  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
General Manager, Strategic Initiatives: D. Arbuckle  
General Manager, Corporate Services/Town Clerk: C. deGorter  
Manger, Development (West): C. Blakely  
Deputy Clerk: A. Fusco  
Manager, Development (West): R. Hughes  
Senior Planner, Development: M. Nordstrom  
Council Committee Coordinator: E. Robert  
General Manager, Community Services: P. Tollett  
Senior Planner, Development: B. Ward

### **CALL TO ORDER**

Chair N. deBoer called the meeting to order in the Council Chamber at 7:00 p.m.

### **DISCLOSURE OF PECUNIARY INTEREST**

**Councillor J. Innis disclosed a pecuniary interest with respect to the Public Information Meeting regarding Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road and 0 Innis Lake Road Part of Lot 18, 19 and 20 Concession 1 (Albion) as the property abuts land owned by her father and uncle.**

### **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 17, 2018:**

#### **STAFF REPORT 2018-18 REGARDING MAYFIELD WEST PHASE TWO FINANCIAL UPDATE**

That Contract Number 2014-62 be amended and awarded to AMEC Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited (AMEC) for Consulting Services for the Municipal Class Environmental Assessment (EA) Study for Widening of McLaughlin Road and Construction of East-West Spine Road to carry out additional scope of work at an anticipated increased upset limit of \$427,000 (including non-refundable HST);

That a single source contract be awarded to AMEC.

That staff be authorized to enter into direct negotiation with AMEC to amend the contract award price;

That the Manager, Purchasing & Risk Management prepare an amending agreement for AMEC to complete the Municipal Class EA Study process;

That the General Manager, Community Services and Manager of Purchasing & Risk Management be authorized to sign the amending agreement;

That capital project 11-92 Mayfield West Phase 2-West be increased by an upset limit of \$450,000 (including non-refundable HST) funded by the Mayfield Station Developer Group for the amended scope of work required by AMEC (\$427,000) and for updated studies to support an urban boundary settlement expansion for Mayfield West Phase 2 Stage 2 (\$23,000) (including non-refundable HST); and

That it be noted that the Mayfield Station Developer Group are responsible for the cost of conducting these studies at an upset limit of \$ 450,000 (including non-refundable HST)

## **HERITAGE CALEDON REPORT DATED MARCH 12, 2018**

That the Heritage Caledon Report dated March 12, 2018 be received.

### **RECOMMENDATION TO AMEND DESIGNATING BY-LAW 2017-18 REGARDING 89 WALKER ROAD WEST (WARD 3)**

That the Heritage Designating By-law 2017-18 pertaining to 89 Walker Road West, be amended for the purpose of correcting the description of the property's heritage attributes pursuant to section 30.1 of the *Ontario Heritage Act* (the Act);

That staff be directed to provide notice to the property owner pursuant to requirements of the Act;

That should no notice of objection be received within the mandatory objection period, the amending by-law be brought forward to Council for adoption; and

That staff be directed to provide notice of the by-law pursuant to requirements of the Act.

### **REQUEST TO REMOVE STRUCTURE ON LISTED PROPERTY FROM HERITAGE REGISTER AT 1740 QUEEN STREET EAST, ALTON (WARD 1)**

That the listed non-designated property at 1740 Queen Street East, Alton, be removed from the Heritage Register.

## **PUBLIC MEETING**

Chair N. deBoer advised that the purpose of the public meetings is to obtain input from the public and that any concerns or appeals dealing with the proposed applications should be directed to the Legislative Services Division. He noted that any interested persons wishing further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

**Councillor J. Innis disclosed a pecuniary interest with respect to the Public Information Meeting regarding Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road and 0 Innis Lake Road Part of Lot 18, 19 and 20 Concession 1 (Albion) as the property abuts land owned by her father and uncle.**

**Councillor J. Innis left the meeting at 7:03 p.m. and did not participate in the Public Meeting.**

- 1. Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road and 0 Innis Lake Road Part of Lot 18, 19 and 20 Concession 1 (Albion).**

Chair N. deBoer confirmed with Mary Nordstrom, Senior Planner, Development, Community Services, that notification was conducted in accordance with the Planning Act.

TJ Cieciora, Design Plan Services Incorporated, Steven Wimmer, MBTW Group and Dan Ridgeway, MBTW Group provided a presentation regarding the Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road and 0 Innis Lake Road Part of Lot 18, 19 and 20 Concession 1 (Albion). Mr. Cieciora provided details regarding the proposed development including the overall design features, density of the development and the impact of the development to the southern gateway of Caledon East.

Chair deBoer thanked Mr. Cieciora for his presentation.

## **PUBLIC COMMENTS**

Mira Budd expressed concerns with the proposed laneway housing lot sizes. She questioned if the proposed development is meeting the density standards of the Caledon East Secondary Plan. She indicated that she feels the proposed development does not have a 'small town feel'. Ms. Budd requested that the proposed park location be relocated and assessable by the trail system.

A response was provided by the presenter.

Dale St. Clair expressed concern with the impact the proposed developments may have on the Towns tax ratio. He indicated that he has concerns related to the potential environmental concerns the proposed development may have. Mr. St. Clair raised issues related to density and potential basement apartments. He question if the Fire Department had reviewed the proposed development application. He requested that Council postpone their decision regarding the proposed development until further review.

Ken Graydon raised concerns with respect to the Town owned land piece of land shown in the proposed development. He recommended that the land be considered for senior housing. He requested members of Council to make seniors housing a priority.

Wayne Noble provided a synopsis regarding the adoption of the Caledon East Secondary Plan in the 1990s. He indicated that this proposed development is an integral part of completing the trail system within Caledon East. Mr. Noble expressed support for the proposed development and requested that Council maintain the trails for active transportation and public. He expressed concerns related to the number of parking spaces within the proposed development. Mr. Noble noted that he supports the placement of the park in the center of the proposed development. He requested that the developer modify the conceptual drawings and ensure home buyers sign agreements acknowledging the location of the proposed sidewalks.

Sherry Brioschi provided comments regarding inconsistencies she noted with respect to the size and number of houses within the proposed development. She noted that no similar development has occurred within Bolton within the past fifteen years. Ms. Brioschi stated her disagreement with the density of the proposed development, highlighting the potential impact on health and its relation to the Town of Caledon Official Plan. She indicated she is in opposition to the proposed central park within the development, stating she believed that several smaller parks would be more beneficial for the community. Ms. Brioschi requested that a second Public Information Meeting be held to update the public on the final design of the proposed development. She raised concerns related to cycling safety within the proposed development.

A response was provided by the presenter.

Derek Clark raised concerns related to truck traffic and congestion within Caledon East, and specifically with regards to Airport Road. In addition, Mr. Clark expressed his concern with the proposed wrought iron fence, and its effectiveness in noise reduction for the proposed development. He raised concerns with the overall safety related to traffic within Caledon East.

A response was provided by the presenter.

John Rutter raised concerns with the pace of residential development in Caledon. Mr. Rutter compared the rate of residential development with that of municipalities surrounding Caledon. Mr. Rutter highlighted the potential environmental impacts of the proposed development within Caledon. In addition, he indicated that he felt seniors housing within Caledon is an issue, and that the proposed development does not sufficiently address the concern. Mr. Rutter requested that Council postpone the development for the purposes of further study, and for the impacts of the Housing Study to be realized.

Peter Anger requested that a larger buffer be constructed between the existing residential properties and the proposed new development. Mr. Anger provided comments related to drainage and wildlife present on the current property, and the potential impacts of the proposed new development. He commented on the potential impacts of increased density on existing infrastructure.

Sharron Stewart expressed concerns with regards to density for the proposed new development and its impacts on the community. Ms. Stewart discussed the design of the proposed new development and inquired if the design was final. She raised questions related to the proposed expansion lands related to the proposed development.

A response was provided by the presenter.

Brian Repic stated that he has been in communication with Town staff and the developer in the past. Mr. Repic indicated that he felt more trails and interconnectivity would be beneficial for Caledon East and the proposed new development. He raised concerns with regards to drainage, traffic noise, congestion and safety on Airport road, and the potential implications of the proposed development. Mr. Repic inquired about improvements to existing infrastructure in the area.

Doug Everet provided comments regarding a buffer zone between the existing residential area and the proposed new development. He inquired if the property in question would be cleaned up prior to development. In addition, Mr. Everet raised concerns with regards to the through traffic from the proposed development into the existing neighborhoods along Old Church Road.

Sherry Brioschi raised several additional questions related to total population build-out for the proposed development, and the total adjusted population for Caledon East including the new development. Ms. Brioschi inquired further about the impacts of all Caledon East development on infrastructure including drainage, schools and traffic.

Cheryl Connors raised concerns related to the Oak Ridges Moraine (ORM) and its sustainability related to the proposed development. Ms. Connors inquired about the position of the proposed new development in relation to the ORM. She highlighted that she believes the increase in density will place more strain on the ORM and affect drainage. She noted that in her opinion the proposed development does not adhere to the Caledon East Secondary Plan.

Kate Hepworth raised questions related to emergency response resources and if response time had been considered as part of the planning process. She highlighted that she feels the increase in population would place strain on medical facilities in the area.

Dale St.Clair provided further comments with regards to tax ratios within the Town of Caledon. He stated in his opinion there is a need to diversify the tax base within the Town.

Nicole Sponchia raised concerns related to safety along Airport Road in relation to the proposed development. She stated that a redesign to increase safety features would be beneficial for the community. She expressed her dissatisfaction with the proposed design of the subdivision and provided suggestions to increase safety.

A response was provided by the presenter.

Tina Noach recommended that the proposed development reduce the density rather than increase it to improve the quality of life for Caledon East residents. In addition, she proposed a buffer or 'greenbelt' surrounding the community. Ms. Noach expressed her desire for the Town to not sell the adjacent lands to developers, and to maintain its current condition. She indicated that the proposed development would place excess strain on the water supply for the rest of Caledon East and questioned if the information being provided to the public was the most current.

A response was provided by the presenter.

Louis Scornavacca provided comments related to traffic congestion and flow in and around the proposed new development. In addition, he highlighted the need for more parks within the proposed new development.

Terry Merkley requested a more fulsome plan be released to the public in order to provide additional details. She questioned the additional lands that could be developed in the future, and the overall density of the proposed development. Ms. Merkley raised questions related to storm water and the potential impacts if the land is not able to be developed. In addition, she expressed her disappointment with the lack of creativity

related to the proposal. Ms. Merkley requested that another Public Information Meeting be held to address the concerns raised tonight.

Mira Budd further requested Council ensure that a representative from the Region of Peel was present at the next potential PIM related to this matter to clarify the Region's position on various issues. She provided additional comments related to education needs within Caledon East.

Nicole Sponchia provided additional comments related to the proposed location of the park and size of homes in the area. She requested clarification related to traffic lights and calming features in the area. Ms. Sponchia provided comments with regards to parking within the proposed development.

Bob Shapton discussed demographic issues within the Town of Caledon, stating that he feels seniors housing should be a priority for the Town, and that this should be reflected within the proposed development.

**WRITTEN CORRESPONDENCE** – none.

Members of Council asked a number of questions and received responses from staff and Mr. Cieciora.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 17, 2018.**

**Councillor D. Beffort left the meeting at 8:33 p.m. and returned at 8:41 p.m.**

**Councillor G. McClure left the meeting at 8:47 p.m. and returned at 8:49 p.m.**

**Councillor J. Downey left the meeting at 9:25 p.m. and returned at 9:27 p.m.**

**Council recessed from 9:52 p.m. to 10:01 p.m.**

**Councillor Innis returned to the meeting at 10:01 p.m.**

**2. Application for Proposed Zoning By-law Amendment, RZ 17-02 17869 Winston Churchill Boulevard and 17702 Shaws Creek Road Part of Lots 11 to 13 Concession 6 W.H.S. (Caledon)**

Chair N. deBoer confirmed with Brandon Ward, Senior Planner, Community Services, that notification was conducted in accordance with the Planning Act.

Greg Sweetnam, Vice President, James Dick Construction and James Parkin, MHBC Planning Urban Design and Landscape Architecture provided a presentation regarding the Application for Proposed Zoning By-law Amendment, RZ 17-02 17869 Winston Churchill Boulevard and 17702 Shaws Creek Road Part of Lots 11 to 13 Concession 6 W.H.S. (Caledon). Mr. Sweetnam and Mr. Parkin provided details related to the proposed aggregate pit, specifically related to scope, timeframes and history of the area in question. They discussed applicable legislative requirements and reviews conducted with other stakeholders.

Chair deBoer thanked Mr. Sweetnam and Mr. Parkin for their presentation.

**The Committee adopted the required procedural motion to extend the meeting an additional hour beyond the hour of 11 p.m.**

**PUBLIC COMMENTS**

Dale St. Clair disagreed with the overall approach to the proposed application. Mr. St. Clair raised concerns with regards to trucking routes and berms on Shaw's Creek Road. Mr. St. Clair inquired if additional levies may be applied to the license if it is mined below the water table.

Casey Hogan raised concerns with the language used to describe the application. He requested that additional buffer areas and trees be established in addition to what has been outlined on the proposed plan. Mr. Hogan raised concerns related to property values in the surrounding area. In addition, he inquired about the current status of rehabilitation to unused extraction pits.

A response was provided by the presenter.

Cheryl Connors disagreed with the terminology related to the proposed pit. Ms. Connors raised concerns related to health and air quality issues that arise with the extraction of materials. She questioned the proposed hours of operation of the proposed pit, particularly proposed weekend hours.

Dale St. Clair raised concerns related to new legislation and minimum space between residential areas and extraction pits.

Ian Sinclair cited concerns related to the language used to describe the proposed new pit. He discussed potential drainage issues related to the proposed tunnel that would be used to process aggregate. Mr. Sinclair highlighted several land use and provincial policy statements related to aggregate extraction within the Province of Ontario. In addition, Mr. Sinclair provided comments regarding the proposed berms and buffer zones surrounding the proposed pit.

A response was provided by the presenter.

**WRITTEN CORRESPONDENCE** – none.

Members of Council asked a number of questions and received responses from Mr. Sweetnam and Mr. Parkin.

**Councillor Groves left the meeting at 11:13 p.m. and returned at 11:19 p.m.**

**Councillor Mezzapelli left the meeting at 11:14 p.m. and returned at 11:16 p.m.**

**The Committee recessed from 11:25 p.m. to 11:33 p.m.**

**This matter was recommended to Town Council for receipt at its meeting to be held on April 17, 2018.**

**The Committee adopted the required procedural motion to extend the meeting an additional hour beyond the hour of 12 p.m.**

**3. Application for Proposed Zoning By-law Amendment, RZ 17-05 50 Ann Street Lots 53 and 62 and Part of Lots 25, 61 and 63 (Ward 5).**

Chair N. deBoer confirmed with Mary Nordstrom, Senior Planner, Development, Community Services, that notification was conducted in accordance with the Planning Act.

Pete Schut, Brookfield Residential and Rob Rowbotham, One Space Unlimited provided a presentation regarding the Application for Proposed Zoning By-law Amendment, RZ 17-05 50 Ann Street Lots 53 and 62 and Part of Lots 25,61 and 63 (Ward 5).

Mr. Schut and Mr. Rowbotham provided details regarding the proposed development including timelines, environmental considerations, comparative use and the design of the building. In addition, the presenters discussed flood plain considerations.

Chair deBoer thanked Mr. Schut and Mr. Rowbotham for their presentation.

**PUBLIC COMMENTS**

Phil Davies discussed issues related to flooding and drainage in Bolton near the proposed development. Mr. Davies raised concerns related to erosion and its effect on the surrounding built environment due to the flooding of the Humber river. He stated that he was in disagreement with the location and design of the proposed development. Mr. Davies provided Committee with pictures as well as a petition.

Maurice Walker expressed concerns with the location of the proposed building and its proximity to his residence. He asked for consideration of the senior population needs within the vicinity of the proposed development. Mr. Walker questioned the hours of operation.

Sherry Brioschi stated her support for the proposed development. She raised concerns related to zoning, safety and traffic in the area of the proposed development. She provided comments related to flooding within the area.

**WRITTEN CORRESPONDENCE** – none.

Members of Council asked a number of questions and received responses from staff, Mr. Schut and Mr. Rowbotham.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 17, 2018.**

**4. Application for Proposed Zoning By-law Amendment, RZ 16-14 8186 King Street Part of Lot 11 Concession 5 (Albion).**

Chair N. deBoer confirmed with Casey Blakely Manager, Development (East), Community Services, that notification was conducted in accordance with the Planning Act.

Robert Lavecchia, KLM Planning, provided a presentation regarding the Application for Proposed Zoning By-law Amendment, RZ 16-14 8186 King Street Part of Lot 11 Concession 5 (Albion). Mr. Lavecchia provided an overview of the subject lands and site plan.

Chair deBoer thanked Mr. Lavecchia for his presentation.

**PUBLIC COMMENTS** – none.

**WRITTEN CORRESPONDENCE** – none.

**This matter was recommended to Town Council for receipt at its meeting to be held on April 17, 2018.**

**CORRESPONDENCE**

Members of Council provided comments concerning the correspondence items Memorandum to Council from Marisa Williams, Senior Planner, Community Services, dated April 3, 2018 regarding Town of Caledon Housing Study and Memorandum to Council from Bailey Loverock, Intermediate Policy Planner, Community Services, dated April 3, 2018 regarding Agricultural System Mapping and implementation Procedures in Ontario's Greater Golden Horseshoe.

**Councillor G. McClure left the meeting at 12:41 a.m. and did not return.**

**ADJOURNMENT**

The Committee adjourned at 12:44 a.m.