



Public Information Meeting Minutes
Wednesday, June 17, 2015
7:00 p.m.
Council Chamber, Town Hall

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

Manager of Development - West: R. Hughes
Council/Committee Co-ordinator: B. Karrandjas
Manager of Legislative Services/Deputy Clerk: D. Thompson
Senior Development Planner: B. Ward

1. **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:00 p.m.

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

2. **PRESENTATIONS**

A. **Application for an amendment to the zoning by-law – Monarch Corporation on behalf of Moscorp VII Developments Inc., 12551 Old Kennedy Road, Part Lot 20, Concession 2 EHS, east side of Old Kennedy Road, south of Dougall Avenue (Ward 2).**

Mr. John Stevens, Stevens Consulting on behalf of Moscorp VII Developments Inc. advised that the purpose of the public meeting is to obtain input from the public regarding the application to re-zone the property from Agricultural (A1) to Village Core Commercial (CCV) and has submitted a red line revision application for the draft plan of subdivision 21-10002C to include this property within that plan of subdivision which will enable the lands to be integrated within the Mayfield West commercial centre. The purpose and effect of these applications is to integrate the property into the Mayfield West Village Centre area to allow the lands to be developed for village commercial purposes in conjunction with the adjacent property at the southwest corner of Dougall Avenue and Kennedy Road.

PUBLIC COMMENTS

No comments from the public.

A Member of Council asked a question and received a response from the presenter.

WRITTEN CORRESPONDENCE

There was no written correspondence received.

B. Application for an amendment to the zoning by-law – Glen Schnarr & Associates Inc. on behalf of Kaneff Properties Limited, 15656 Kennedy Road, 3456 Old Base Line Road and 0 Hurontario Street, north west corner of Kennedy Road and Old Base Line Road, east of Hurontario Street (Highway 10), Part Lots 1, 2 and 3, Concession 1 (Caledon) (Ward 1).

Mr. Glen Broll, Glen Schnarr & Associates advised that the purpose of the public meeting is to obtain input from the public regarding the application to amend Zoning By-laws 2006-50 and 87-250 to re-zone the subject lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Open Space with Exceptions (OS-XXX), Agricultural with Exceptions (A1-XXX) and Environmental Policy Area 2 (EPA2) to permit the development of an 18-hole public golf course and associated tourism-related accommodations. The purpose and effect of the application is to permit an 18-hole public golf course and associated accessory uses including a clubhouse, maintenance building, practice area, parking and stormwater management facilities as well as tourism-related accommodations.

PUBLIC COMMENTS

1. **TIM FORESTER, 15858 Kennedy Road**, expressed concerned regarding the zoning issue now that Oak Ridges Moraine Zoning By-law Amendment 2008-50 is in effect which would not permit a golf course to be located on these lands. Mr. Forester received responses from staff and the presenter.
2. **MARLENE McCLURE, 4073 Olde Base Line Road**, inquired as to what steps are being undertaken to protect the ground water and requested that the applicant work with the agricultural community to minimize the impact. She also noted her concern regarding the use of herbicides and pesticides on the property and requested clarification as to what regulations are in place pertaining to golf courses. Ms. McClure received a response from the presenter.
3. **DENISE STEEVES, 4035 Olde Base Line Road**, inquired if other regions allow golf courses within the Oak Ridges Moraine. Ms. Stevens suggested that a 100 room hotel will put a lot of pressure on the water source and also noted that due to traffic concerns the entrance would be better suited off of Kennedy Road as opposed to Old Base Line Road. Ms. Stevens received a response from the presenter.
4. **PETE LIVINGSTON, 15667 Hurontario Street**, expressed concern with the taking of water to run this operation. Mr. Livingston received a response from the presenter.
5. **ERVIN HARVEY, 3383 Old Base Line Road**, expressed concerned regarding the water source and suggested the entrance not be located on Olde Base Line Road as it is a safety issue. Mr. Harvey received a response from the presenter.
6. **RANDY McLEOD, 15717 Airport Road**, President of Peel Federation of Agriculture, expressed concern regarding the MDS calculations and suggested that abutting land owners may face issues in the future due to conflicting land uses.

7. **IAN SINCLAIR, 16795 McLaughlin Road**, requested clarification regarding the various zoning by-laws affecting the property, the status of the Oak Ridges Moraine Plan and the source of water for the golf course. Mr. Sinclair also suggested that staff review the technical studies as they are not current. Mr. Sinclair received a response from the presenter.

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

8. **RANDY McLEOD, 15717 Airport Road**, suggested that if the property owner to the west of the proposed golf course chose to rebuild his barn, he would need to comply with today's standards. Mr. McLeod received a response from the presenter.
9. **IAN SINCLAIR, 16795 McLaughlin Road**, requested that Council and staff keep the public informed as to the status of this application.
10. **PETE LIVINGSTON, 15667 Hurontario Street**, advised that he had been advised by staff that if he chooses to rebuild a barn where MDS did not apply originally, MDS2 would now apply.

WRITTEN CORRESPONDENCE

There was no written correspondence received.

3. ADJOURNMENT

The meeting adjourned at 8:38 p.m.

Allan Thompson, Mayor

Debbie Thompson, Deputy Clerk