



Public Information Meeting Minutes  
Wednesday, December 9, 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 (Absent)  
Councillor J. Innis (Absent)  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Manager of Development – East: C. Blakely  
Deputy Clerk: L. Hall  
Council/Committee Coordinator: B. Karrandjas  
Community Development Planner: S. McVittie  
Senior Development Planner: M. Nordstrom

1. **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:08 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 plans should be directed to the Legislative Services Department. He noted that any interested persons wishing further notification of the staff report(s) regarding the plans were advised to sign the appropriate notification form required by the Legislative Services Department.

2. **PRESENTATIONS**

A. **Application for Proposed Official Plan and Zoning By-law Amendments, Cancian Construction, 53 King Street West, Bolton, Lots 4 and Lot 56, Block 4, Plan BOL-7 North-East Corner of King Street West and Temperance Street, Bolton (Ward 5).**

Mayor Thompson confirmed with Stephanie McVittie, Community Development Planner that notification was conducted in accordance with the Planning Act.

Ms. Rosemarie Humphries, Humphries Planning Group Inc. on behalf of Cancian Construction presented an overview of the location details of the site being 53 King Street West at the north-east corner of King Street West and Temperance Street. She further provided information on the various properties surrounding the property and presented the site plan details, outlining the entranceway, parking area, building floorplan and landscape specifics. She indicated that the applicant has been working with the Town's Heritage Resource staff to maintain compliance with heritage guidelines. Finally, she indicated that the Official Plan designates the property as General - Commercial and the applicant is applying for an amendment to allow for residential use on the ground level of the proposed building. Additionally, the property is zoned Core Commercial in the Town's Zoning By-law and the applicant is seeking an amendment to allow for full residential use on the subject property.

**PUBLIC COMMENTS** – none.

A Member of Council asked a question and received a response from Town Staff.

**WRITTEN CORRESPONDENCE** – none.

Council recessed from 7:20 p.m. to 7:24 p.m.

B. **Application for Proposed Draft Plan of Subdivision & Zoning By-law Amendment, Harwood Structures Corporation, 0 Regional Road 50 Part of Lot 23, Concession 7 (ALB) East Side of Regional Road 50, North of Old Church Road at the Terminus of Hillview Place (Ward 4).**

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

Ms. Karen Bennett, Glen Schnarr and Associates on behalf of Harwood Structures Corporation presented information regarding background details of the proposal. She indicated that the property is approximately 50 acres in size and is located on Regional Road 50, north of Old Church Road at the terminus of Hillview Place. Ms. Bennett

provided an overview of the site context, draft plan of subdivision overlay and existing road conditions. She indicated that the proposed estate subdivision will consist of thirteen (13) estate lots, developed in two clusters (identified as east and west), serviced through municipal water (Palgrave water supply) and all lots will consist of individual septic systems. There are wetland features that have been identified on the property and buffers have been applied to protect the identified areas. She further indicated that proposed trails have been included as part of the application, limiting access to protected areas. She also indicated that a detailed environmental report was completed and as result there were no critical species observed, with the exception of Bobolink (bird). She expressed that the applicant is consulting with the Ministry of Natural Resources to ensure the identified species is protected. She outlined concerns raised from a residents meeting, specifically safety concerns resulting from vehicles making left and right turns into Hillview Place. Finally, recommendations from various agencies regarding noise concerns are being addressed through the process.

### **PUBLIC COMMENTS**

1. **ROBIN PEYER, 58 Palmer Circle**, expressed concern that the development will detract from Caledon's designation as the "greenest community". He further stressed concern that in his opinion the proposed development will negatively impact the various species on the subject property.
2. **JOHN CHEESMAN, 16322 Hillview Place**, advised that he is not opposed to the development, but indicated safety concerns with the intersection located at Hillview Place and Highway 50. He further raised concern with possible drainage issues which may result from the development. He also expressed concern with the safety of children during construction and would like some reassurance that the proposed septic systems will not affect the quality/quantity of well water of the properties in the area.

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

### **WRITTEN CORRESPONDENCE**

1. Tom and Linda Kennedy dated December 6, 2015 re: Proposed estate residential draft plan of subdivision, (21T-81003C) part of lot 23, Concession 7 Albion, north end of Hillview Place, east of Regional Road 50.
2. Dale St. Clair dated December 8, 2015 re: Proposed draft plan of subdivision and rezoning, file 21T-95027C and RZ 95-11.
3. GSP Group dated December 9, 2015 re: Draft Plan of Subdivision and Zoning By-law Amendment, File Numbers 21T-81003C and RZ 08-01.

### **3. ADJOURNMENT**

The meeting adjourned at 8:10 p.m.

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Allan Thompson, Mayor

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Laura Hall, Deputy Clerk