



Planning and Development Committee Report
Tuesday, April 5, 2016
7:00 p.m.
Council Chamber, Town Hall

Chair : Councillor N. deBoer
Vice Chair: Councillor D. Beffort
Mayor A. Thompson
Councillor J. Downey
Councillor A. Groves
Councillor J. Innis (absent)
Councillor G. McClure (left at 8 :49 p.m.)
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
General Manager of Corporate Services/Town Clerk: C. deGorter
Deputy Clerk: L. Hall
Executive Director of Strategic Initiatives: L. Johnston
Council/Committee Co-ordinator: B. Karrandjas
General Manager of Community Services: P. Moyle

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:01 p.m.

DISCLOSURE OF PECUNIARY INTEREST – none stated.

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 application should be directed to the Legislative Services Section. He noted that any interested persons wishing further notification of the staff report(s) regarding the proposed application are advised to sign the appropriate notification form required by the Legislative Services Section.

1. Application for Proposed Official Plan and Zoning By-law Amendment, Lafarge Canada Inc., 18251 McLaren Road (Ward 1).

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

Mr. Brian Zeman, Planner from MHBC Planning Urban Design and Landscape Architecture, on behalf of Lafarge Canada Inc. provided a presentation regarding the Application for Proposed Official Plan and Zoning By-law Amendment for Lafarge Canada Inc. located at 18251 McLaren Road. He provided background information on the proposed application to extract aggregate resources from approximately 33 hectares of the 40 hectare area. He provided an overview of surrounding properties in close proximity to the subject property. He indicated that the Region of Peel's Official Plan and the Town's Official Plan designates the property as a High Potential Mineral Aggregate Resource Area. He specified that the Region permits the Town to further refine the identified area for aggregate protection. At this time, Mr. Zeman indicated that the proposed application is supportive of the Town's Official Plan, subject to the completion of a number of studies and policy requirements. He provided details of the proposed application and rehabilitation plans of the protection of natural areas and features identified on surrounding properties. He further explained current and proposed Official Plan and Zoning provisions applicable to the subject property.

PUBLIC COMMENTS

IAN SINCLAIR, expressed concerns regarding the proposed application and stressed that consideration be given regarding the potential negative impacts of the operation on surrounding properties. He indicated that additional studies be required as part of the proposed application to determine the social and compatible land use impacts of the application.

DAVE IRWIN, a representative of the Green Lake Cottage Community, advised that members of the Community have met with Lafarge representatives regarding the proposed application. Mr. Irwin expressed that he is hopeful a satisfactory resolution to identified issues will be achieved.

ROBERT SHAPTON, inquired about the life expectancy of the pit and inquired if market studies and conditions have been completed. He noted that he believes the studies should be a requirement of the proposed application. He further inquired how many pits owned and operated by the applicant have been completed within the expected timeframes. Mr. Shapton further expressed concern with the potential negative impacts of the proposed application and operation on the property values of surrounding properties, and inquired if property value guarantees could be provided.

SHERRY BRIOSCHI, expressed concerns regarding the proposed application and inquired how the conditions and requirements subject to the application will be monitored. Ms. Brioschi received a response from Town Staff.

JOEL HALBERT, advised that there are currently three residences (with the potential for more) within the community that are occupied all year round.

WENDY TURNER, expressed concern about the notification of the application. She expressed concern with pit operations in the area. She noted that she believes pit operations may result in negative social impacts, decrease in property values and a lack of adequate rehabilitation.

THERESA NADO, expressed concern with the proposed hours of operation (six days a week) of the proposed operation. Ms. Nado received a response from the Presenter.

DAVID SYLVESTER, expressed concern about the notification of the application and suggested the operation be limited to seven years. He further expressed concerns regarding the proposed application and inquired about the selection process of the peer reviews. Mr. Sylvester received a response from Town Staff and the Presenter.

NANCY JACOBI, invited members of Council to visit the Green Lake Cottage Community.

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

WRITTEN CORRESPONDENCE

1. Michael and Joann Brown dated March 18, 2016.

This matter was recommended to Town Council for receipt at its meeting to be held on April 12, 2016.

The Committee recessed from 8:49 p.m. to 8:53 p.m.

Councillor G. McClure left the meeting at 8:49 p.m.

In accordance with the Procedural By-law Council a delegation was permitted to be heard by Glen Broll, Glen Schnarr & Associates regarding Staff Report DP-2016-18 re: Coleraine West Employment Area: Official Plan Amendment 243 by a majority vote.

DELEGATIONS

1. Glen Broll, Glen Schnarr & Associates on behalf of Ontari Holdings Ltd. provided a delegation in support of staff report DP-2016-18 - Coleraine West Employment Area: Official Plan Amendment 243.

Chair N. deBoer thanked Mr. Broll for his delegation.

The Planning Committee recommends adoption of the following recommendations:

DP-2016-18 re: Coleraine West Employment Area: Official Plan Amendment 243.

That Report DP-2016-18 regarding the Coleraine West Employment Area: Official Plan Amendment 243 be received; and

That a by-law be enacted to adopt Official Plan Amendment 243 to re-designate lands within the Coleraine West Employment Area from Prime Agricultural Area to General Industrial and Prestige Industrial and to refine the Environmental Policy Area designation; and

That copies of Report DP-2016-18 be forwarded to the Region of Peel, the City of Brampton and the Toronto Region Conservation Authority.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 12, 2016.

CORRESPONDENCE

TORONTO AND REGION CONSERVATION (TRCA) RE: BOLTON CAMP REDEVELOPMENT PROJECT

That the Toronto and Region Conservation Authority be invited to provide a presentation to Council regarding current activities and future plans concerning the Bolton Camp Redevelopment Project.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 12, 2016.

ADJOURNMENT

The Committee adjourned at 9:06 p.m.