



Planning and Development Committee Report
Tuesday, July 5, 2016
10:00 a.m.
Council Chamber, Town Hall

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

Chief Administrative Officer: M. Galloway
Acting Treasurer: H. Haire
Deputy Clerk: L. Hall
Co-ordinator, Council/Committee: B. Karrandjas
Economic Development Officer: B. Roberts
Interim General Manager, Community Services: P. Tollett
General Manager of Finance & Infrastructure Services/Chief Financial Officer: F. Wong

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 10:00 a.m.

DISCLOSURE OF PECUNIARY INTEREST – none.

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 July 12, 2016:

STAFF REPORT 2016-68 RE: PROPOSED MUNICIPAL NUMBERING BY-LAW.

That Staff Report 2016-68 regarding Review of Municipal Numbering By-law, be received; and

That Municipal Numbering By-law 99-46, as amended, be repealed and replaced reflecting the proposed changes contained within Staff Report 2016-068; and

That the General Manager of Community Services or designate be delegated authority to assign and install municipal numbers; and

That the Town's appointed Municipal Law Enforcement Officer(s) be delegated authority to enforce the provisions of the Municipal Numbering By-law.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meeting 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. PHASE ONE ZONING BY-LAW AMENDMENT (INDUSTRIAL/COMMERCIAL) – APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT, VARIOUS INDUSTRIAL AND COMMERCIAL LANDS WITHIN THE SETTLEMENT AREAS THROUGHOUT THE TOWN (WARDS 1 TO 5).

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

Mr. Brandon Ward, on behalf of the Town provided a presentation regarding an update to the Town's Zoning By-law Review, with respect to various industrial and commercial lands within settlement areas throughout the Town. He advised that the objective of this particular review is to streamline the development process for industrial and commercial uses and identify inconsistencies between the Official Plan and the implementing Zoning By-law. He indicated that the Town retained the services of Meridian Planning Consultants to complete the review. He provided an overview of the background report prepared by the Consultant and presented the recommendations made regarding

properties that are zoned differently from the Official Plan Designation. He provided examples of properties that are recommended to be rezoned to match the Official Plan; properties to be rezoned through a site-specific planning application and properties that are not recommended to be rezoned, due to existing exception zone previously established by a planning application process. He also highlighted examples of minor zone boundary adjustments that have been identified through the review. He further provided an overview of recommendations to address permitted uses in the Official Plan that are not permitted in the applicable zone; uses permitted in the Official Plan and subject to certain policies but not permitted in the corresponding zone, and finally, he identified recommendations to address certain uses not permitted in an Official Plan designation but permitted in the corresponding zone. He also provided information on recommendations made by the consultant with respect to permitted uses in the Official Plan in comparison to the Zoning By-law. Finally, he provided an overview of the next steps in the application process.

PUBLIC COMMENTS – none.

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

WRITTEN CORRESPONDENCE – none.

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

Council recessed from 10:37 a.m. to 10:40 a.m.

PRESENTATIONS

Haiqing Xu, Manager Policy and Sustainability, Community Services Department re: Provincial Plan Review – Preliminary Staff Comments.

Haiqing Xu, Manager Policy and Sustainability, provided a presentation regarding the Provincial Plan Review – Preliminary Staff Comments (see attached presentation). Mr. Xu provided an overview of the review process, highlighting that the review will entail the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. He provided an overview of preliminary comments from Town staff regarding the provincial plan review, and highlighted the established timelines of the review. Members of Council asked a number of questions and received responses from the Presenter.

Chair deBoer thanked Mr. Xu for his presentation.

Councillor Groves left the meeting at 11:46 a.m.

The Planning and Development Committee recommends adoption of the following recommendations:

That staff be directed to prepare a report regarding the Town's position on the Provincial Plan Review; and

That a Special Meeting of Council be scheduled for the week of August 8, 2016 for the purpose of the Provincial Plan Review.

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

The Planning and Development Committee recommends adoption of the following recommendations:

STAFF REPORT 2016-67 RE: CLASS 4 NOISE DESIGNATION, BOLTON RETIREMENT RESIDENCE, PART OF LOT 2, CONCESSION 7 (ALBION), WARD 5.

That Staff Report 2016-67 regarding Class 4 Noise Designation, Bolton Retirement Residence, Part of Lot 2, Concession 7 (Albion), Ward 5, be received; and

That the Bolton Retirement Residence lands, being Part of Lot 2, Concession 7 (Albion) be designated as a Class 4 Area pursuant to the Ministry of Environment and Climate

Change Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300).

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

The Planning and Development Committee recommends adoption of the following recommendations:

STAFF REPORT 2016-87 RE: DEMOLITION OF STRUCTURE AND REMOVAL OF 12300 COLERAINE DRIVE FROM THE HERITAGE REGISTER (WARD 4).

That Staff Report 2016-87 regarding Demolition of Structure and Removal of 12300 Coleraine Drive from the Heritage Register, Ward 4, be received; and

That demolition of the farmhouse on the listed non-designated property at 12300 Coleraine Drive be approved and the property be removed from the Heritage Register; and

That salvage of building elements and materials, as identified in the Cultural Heritage Impact Statement prepared for Coleraine Drive (Stantec, 2016), be undertaken by the owner prior to demolition of the farmhouse to the satisfaction of the Town; and

That the site be commemorated during any future development through installation of an interpretive historical plaque, and that Community Services staff be so advised.

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

The Planning and Development Committee recommends adoption of the following recommendations:

CORNERSTONE STANDARDS COUNCIL

That the Cornerstone Standards Council be invited to provide a presentation to Council regarding Voluntary Certification System for Aggregates.

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

CONFIDENTIAL SESSION

The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 11:58 a.m.

Moved by Councillor J. Innis – Seconded by Councillor G. McClure

That Planning and Development Committee shall go into closed session under Section 239 of the Municipal Act for the purpose of Confidential Report 2016-20 re: Advice that is subject to solicitor-client privilege and Litigation including matters before administrative tribunals affecting the municipality - Appeal Options for Committee of Adjustment Decision No. B001-16, 10 Larry Street, Caledon (Ward 3).

Carried.

Councillor D. Beffort, Councillor N. de Boer, Councillor J. Downey, Councillor J. Innis, Councillor R. Mezzapelli, Councillor G. McClure, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, Deputy Clerk: L. Hall, Interim General Manager, Community Services: P. Tollett, Interim Town Solicitor: J. Bang, Manager, Development - East: C. Blakely and Community Development Planner: S. McVittie were present for this portion of the meeting.

Councillor Groves joined the meeting at 12:03 p.m.

Planning and Development Committee adopted the required procedural motion at 12:26 p.m. and resumed in Open Session at 12:27 p.m.

The Planning and Development Committee recommends adoption of the following recommendations:

CONFIDENTIAL STAFF REPORT 2016-20 RE: ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE AND LITIGATION INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS AFFECTING THE MUNICIPALITY – APPEAL OPTIONS FOR COMMITTEE OF ADJUSTMENT DECISION NO. B001-16, 10 LARRY STREET, CALEDON (WARD 3).

That Confidential Staff Report 2016-20 regarding Advice that is subject to solicitor-client privilege and Litigation including matters before administrative tribunals affecting the municipality - Appeal Options for Committee of Adjustment Decision No. B001-16, 10 Larry Street, Caledon (Ward 3), be received; and

That staff be directed to proceed with Option 2B, to seek party status and provide evidence accordingly.

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

ADJOURNMENT

The Committee adjourned at 12:29 p.m.