



Planning and Development Committee Report
Tuesday, October 4, 2016
10:00 a.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
Councillor R. Mezzapelli (absent)
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
Acting Treasurer: H. Haire
Deputy Clerk: L. Hall
Executive Director, Strategic Initiatives: L. Johnston
Executive Director, Human Resources: J. Porter
General Manager, Community Services: P. Tollett
Co-ordinator, Council Committee: J. Welosky
General Manager, Finance and Infrastructure Services/Chief Financial Officer: F. Wong

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 10:11 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 October 11, 2016:

HERITAGE CALEDON MEETING REPORT.

That the Heritage Caledon Meeting Report dated September 12, 2016, be received.

HERITAGE CALEDON CONFIDENTIAL MEETING REPORT.

That the Heritage Caledon Confidential Meeting Report dated September 12, 2016, be received.

DELEGATIONS

Kim Seipt provided a delegation regarding the Notice of Motion concerning a Request to Amend a Ministerial Zoning Order – Coleraine Drive. She expressed her concern with the process regarding the zoning of the lands and requested clarification about a previous motion on the matter that was determined to be beyond the jurisdiction of the Committee. Members of Council asked a number of questions and received responses from the delegate and staff.

Chair N. deBoer thanked Ms. Seipt for her delegation.

In accordance with the Procedural By-law a delegation was permitted to be heard by Glen Broll regarding Staff Report 2016-81.

Glen Broll, on behalf of Glen Schnarr & Associates, provided a delegation regarding Staff Report 2016-81 re: Proposed Town-Initiated Zoning By-law Amendment, Coleraine West Employment Area, West Side of Coleraine Drive between Mayfield Road and Healey Road (Ward 4). He acknowledged that he represents several clients that own property within the Coleraine West Employment Area and expressed his support of the recommendations within the staff report. Members of Council asked a number of questions and received responses from the delegate and staff.

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

The Committee recessed from 11:09 a.m. to 11:15 a.m.

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

STAFF REPORT 2016-81 RE: PROPOSED TOWN-INITIATED ZONING BY-LAW AMENDMENT, COLERAINE WEST EMPLOYMENT AREA, WEST SIDE OF COLERAINE DRIVE BETWEEN MAYFIELD ROAD AND HEALEY ROAD (WARD 4).

That Staff Report 2016-81 regarding Proposed Town-Initiated Zoning By-law Amendment, Coleraine West Employment Area, West side of Coleraine Drive between Mayfield Road and Healey Road, Ward 4, be received; and

That the By-law attached as Schedule "A" to Staff Report 2016-81 be enacted to rezone the subject lands from Agricultural (A1), Small Agricultural Holding (A3) and Environmental Policy Area 2 (EPA-2) to Serviced Industrial – Exception 579 (MS-579), Prestige Industrial – Exception 580 (MP-580), Environmental Policy Area 1 (EPA 1) and Environmental Policy Area 1 – Exception 405 (EPA1-405).

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

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

STAFF REPORT 2016-118 RE: PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS, HUMPHRIES PLANNING GROUP INC. ON BEHALF OF CANCIAN CONSTRUCTION LIMITED, 53 KING STREET WEST, BOLTON, WARD 5.

That Staff Report 2016-118 regarding Proposed Official Plan Amendment and Zoning By-law Amendment Applications, Humphries Planning Group Inc. on behalf of Cancian Construction Limited, 53 King Street West, Bolton, Ward 5, be received; and

That the Official Plan Amendment attached as Schedule "A" to Staff Report 2016-118 be enacted to adopt Official Plan Amendment Number 247 to permit residential uses on the ground floor of a building on the subject lands; and

That the By-law attached as Schedule "B" to Staff Report 2016-118 be enacted to rezone the subject lands from Core Commercial (CC) to Core Commercial – Exception 581 (CC-581) to permit various uses, site specific standards and to reduce the required number of parking spaces subject to the payment of cash-in-lieu of parking; and

That the Mayor and Clerk execute an agreement and all necessary documents for the purpose of the payment of \$7,500.00 for the cash-in-lieu of parking requirement.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

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

STAFF REPORT 2016-126 RE: BILL 73 AND CHANGES TO THE PLANNING ACT.

That Report 2016-126 regarding Bill 73 and changes to the *Planning Act* be received; and

That staff be requested to provide a presentation at a future Council meeting regarding Bill 73.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

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

WHITE SOVA HOLDINGS INC.

Whereas White Sova Holdings Inc. has submitted Official Plan and Zoning By-law amendment applications to facilitate the commercial growing of marijuana at 20383 Hurontario Street; and

Whereas the effects of this commercial marijuana facility may be of interest to residents beyond the notification area mandated by the Planning Act, being 120 metres from the subject lands; and

Whereas the greater distances between neighbours in the rural areas of Caledon must be taken into consideration;

Therefore be it resolved that Planning staff be authorized to notify all residents within 750 metres of the subject lands for all matters pertaining to the subject applications as required by the Planning Act on any future notification.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

The Committee recessed from 12:38 p.m. to 1:11 p.m.

REQUEST TO AMEND A MINISTERIAL ZONING ORDER – COLERAINE DRIVE.

Councillor McClure joined the meeting at 1:15 p.m.

The Committee recessed from 1:58 p.m. to 2:12 p.m.

CONFIDENTIAL SESSION

The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 2:18 p.m.

Moved by Mayor A. Thompson – Seconded by Councillor J. Downey

That Planning and Development Committee shall go into confidential session under Section 239 of the Municipal Act for the purpose of advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Notice of Motion re: Request to Amend a Ministerial Zoning Order – Coleraine Drive; and Confidential Memorandum to Council from Peggy Tollett re: Reconsideration of Ministerial Zoning Order – Coleraine Drive.

Carried.

Mayor A. Thompson, Councillor D. Beffort, Councillor N. deBoer, Councillor J. Downey, Councillor A. Groves, Councillor G. McClure, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, General Manager of Corporate Services/Town Clerk: C. deGorter, General Manager of Community Services: P. Tollett and Chris Barnett, Partner, DLA Piper were present for this portion of the meeting.

Planning and Development Committee adopted the required procedural motion at 2:30 p.m. and resumed in Open Session at 2:31 p.m.

The Planning and Development Committee discussed this matter and resulted in no further action.

The Planning and Development recommends adoption of the following recommendation:

REQUEST TO PRESENT FROM THE HILLS OF HEADWATERS.

That Michele Harris of the Hills of Headwaters be invited to a Council Meeting to provide a presentation regarding an annual update on Headwaters Tourism.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

The Planning and Development recommends adoption of the following recommendation:

REQUEST TO DELEGATE FROM RENATA GORENC.

That Renata Gorenc be invited to a Council meeting to provide a presentation regarding the St. Nicholas Busing Issue.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on October 11, 2016.

ADJOURNMENT

The Committee adjourned at 2:34 p.m.