



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

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
Coordinator, Council Committee: D. Lobo
General Manager, Community Services: P. Tollett
Coordinator, Council Committee: J. Welosky
Senior Planner, Development: Brandon Ward
Manager, Development West: Rob Hughes

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

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 November 29, 2016:

STAFF REPORT 2016-143 RE: PROPOSED TOWN-INITIATED ZONING BY-LAW AMENDMENT, REVIEW OF INDUSTRIAL-COMMERCIAL ZONING CONFORMITY WITH THE OFFICIAL PLAN.

That Staff Report 2016-143 regarding Proposed Town-Initiated Zoning By-law Amendment, Review of Industrial-Commercial Zoning Conformity with the Official Plan, be received; and

That the By-law attached as Schedule “A” to Staff Report 2016-143 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to modify existing zone standards, terminology and mapping as applicable, and to add new zone provisions with respect to Industrial and Commercial uses; and

That Staff Report 2016-143 be forwarded to the Region of Peel, York Region, the County of Wellington, the County of Dufferin and the County of Simcoe and all abutting municipalities for information.

STAFF REPORT 2016-136 RE: REQUEST TO DEMOLISH STRUCTURES ON A LISTED PROPERTY AND TO REMOVE THE PROPERTY FROM THE HERITAGE REGISTER – 12880 COLERAINE DRIVE (WARD 4).

That Staff Report 2016-136 regarding a Request to Demolish Structures on a Listed Property and to Remove the Property from the Heritage Register - 12880 Coleraine Drive (Ward 4), be received; and

That the property at 12880 Coleraine Drive be removed from the Heritage Register; and,

That salvage mitigation of identified architectural elements from the farmhouse be undertaken by the owner prior to demolition; and

That the farmhouse and all remaining structures on the property be demolished; and

That the property be commemorated during any future development through installation of an interpretive plaque to the satisfaction of Community Services staff.

STAFF REPORT 2016-153 RE: REQUEST TO REMOVE BARN AND DEMOLISH REMAINING STRUCTURES FROM A LISTED PROPERTY AND TO REMOVE THE PROPERTY FROM THE HERITAGE REGISTER – 12760 HURONTARIO STREET (WARD 2).

That Staff Report 2016-153 regarding a Request to Remove Barn and Demolish Remaining Structures from a Listed Property and to Remove the Property from the Heritage Register – 12760 Hurontario Street (Ward 2), be received; and

That the property at 12760 Hurontario Street be removed from the Heritage Register; and

That documentation of the site and salvage mitigation of the timber frame barn be undertaken by the owner; and

That all remaining structures be demolished; and

That the site be commemorated during any future development through installation of an interpretive historical plaque to the satisfaction of Community Services staff.

HERITAGE CALEDON MEETING REPORT.

That the Heritage Caledon Meeting Report dated October 17, 2016, be received.

HERITAGE CALEDON MEETING REPORT.

That the Heritage Caledon Meeting Report dated November 14, 2016, be received.

CONFIDENTIAL STAFF REPORT 2016-30 RE: ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE AND LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY – OPA 222 STATUS OF APPEALS.

That Confidential Staff Report 2016-30 regarding advice that is subject to solicitor-client privilege and litigation, including matters before administrative tribunals, affecting the municipality – OPA 222 Status of Appeals, be received; and

That Council direct staff to execute the Minutes of Settlement between Caledon 410 Developments Limited, The Corporation of the Town of Caledon and The Regional Municipality of Peel as attached in Schedule B to this report; and

That staff be directed to report back to Council with further Minutes of Settlement as they may become available.

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 applications 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 applications are advised to sign the appropriate notification form required by the Legislative Services Section.

1. APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 12559 CHINGUACOUSY ROAD, PART OF LOTS 19 & 20, CONCESSION 2 W.H.S. (CHINGUACOUSY), EAST SIDE OF CHINGUACOUSY ROAD, NORTH OF MAYFIELD ROAD (WARD 2).

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

Ms. Catherine McEwan, on behalf of Korsiak Urban Planning, representing Mayfield Developments Inc. (Mattamy Homes), provided a presentation with respect to an Application for a Proposed Draft Plan of Subdivision and Zoning By-law Amendment, 12559 Chinguacousy Road, Part of Lots 19 & 20, Concession 2 W.H.S. (Chinguacousy), East side of Chinguacousy Road, North of Mayfield Road (Ward 2). Ms. McEwan advised that in her opinion the plans for the subdivision conform to the Mayfield West Secondary Plan. She further advised that the property is entirely within the Mayfield West Phase Two Area, which was established under OPA 222, and is designated low density residential and environmental policy area. She indicated that the proposed application consists of a total of 232 detached dwellings, a woodlot block and roads

connecting from the east and south. She advised that the property is currently zoned Agricultural – A1 and the proposed amendment is to rezone the property to special exception, mixed density residential, open space zone, and environmental policy area 1 zone.

PUBLIC COMMENTS

1. **WAYNE NOBLE** inquired if the proposed subdivision plan includes cycling lanes and connections to other trail systems. Mr. Noble received responses from Town staff.
2. **DOMINGOS DA CRUZ** inquired if the new development will have an impact to property taxes on the surrounding properties. Mr. Da Cruz received a response from Town staff.
3. **JOHN RUTTER** inquired if high density development, particularly high rise apartments and condominiums were being included in the proposed application in order to meet the density targets. He indicated that he does not support urban sprawl. He further inquired if the Town will be developing high rise apartments and condominiums as part of future growth plans. Mr. Rutter received responses from Town Staff and the presenter.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on November 29, 2016.

2. **APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 0 MCLAUGHLIN ROAD AND 12324 MCLAUGHLIN ROAD, PART OF LOTS 19 & 20, CONCESSION 2 W.H.S. (CHINGUACOUSY), WEST SIDE OF MCLAUGHLIN ROAD, NORTH OF MAYFIELD ROAD (WARD 2).**

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

Mr. Don Given, on behalf of Malone Given Parsons Limited, representing Caledon Developments #2 LP, provided a presentation with respect to an Application for a Proposed Draft Plan of Subdivision and Zoning By-law Amendment, 0 McLaughlin Road and 12324 McLaughlin Road, Part of Lots 19 & 20, Concession 2 W.H.S. (Chinguacousy), West side of McLaughlin Road, North of Mayfield Road (Ward 2). Mr. Given provided an overview of the portion of the property that is being considered for this particular application. He indicated the proposed application consists of 750 units, with a mixture of unit types which will include single family dwellings, stacked townhouses, townhouses and live work units. He advised that the proposed plan of subdivision is in close proximity to the spine road which is valuable for future transportation opportunities. He further indicated that the proposed development is also in close proximity to the commercial enterprise area. He confirmed that the natural heritage features on the property will be preserved and the road allowance has been designed to accommodate cycling lanes.

PUBLIC COMMENTS

1. **WAYNE NOBLE** inquired if the proposed subdivision plans includes cycling lanes. Mr. Noble received responses from Town staff and the presenter.
2. **SHERRI BRIOSCHI** indicated that in her opinion the Town should also ensure safety plans are considered for the intended cycling lanes.
3. **JOHN RUTTER** inquired if the Mayfield West Phase 2 Plans include a recreation centre and aquatics facility. Mr. Rutter received responses from Town staff.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on November 29, 2016

Council recessed from 7:33 p.m. to 7:42 p.m.

DELEGATIONS

1. Cheryl Connors provided a delegation regarding Staff Report 2016-145 re: Bill 39 – Aggregate Resources and Mining Modernization Act, 2016: Town Comments. She expressed disappointment with the substance of the comments being submitted by the Town. She indicated that she feels the comments do not address a number of important factors associated with aggregate establishments, including air quality, municipal oversight and the impact on neighbourhoods surrounding aggregate pits. She further requested information on the status of the formation of an Aggregate Advisory Committee. Members of Council asked a number of questions and received responses from the delegate and Town staff.

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

The Planning and Development recommends adoption of the following recommendations:

STAFF REPORT 2016-145 RE: BILL 39 – AGGREGATE RESOURCES AND MINING MODERNIZATION ACT, 2016: TOWN COMMENTS.

That Staff Report 2016-145 regarding Bill 39 – Aggregate Resources and Mining Modernization Act, 2016: Town Comments, be referred back to staff for further consideration.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on November 29, 2016.

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

STAFF REPORT 2016-137 RE: GREATER TORONTO AREA WEST TRANSPORTATION CORRIDOR ENVIRONMENTAL ASSESSMENT STUDY – ADVISORY PANEL REVIEW.

That Staff Report 2016-137 regarding Greater Toronto Area West Transportation Corridor Environmental Assessment Study – Advisory Panel Review, be received; and

That the Ontario Minister of Transportation be requested to resume and complete the Greater Toronto Area West Transportation Corridor Environmental Assessment Study; and

That a copy of Staff Report 2016-137 be forwarded to the Advisory Panel as the Town's response; as well as the Ontario Minister of Transportation, Sylvia Jones, MPP Dufferin-Caledon, the Region of Peel, York Region and Halton Region, the City of Mississauga, the City of Brampton, the City of Vaughan and the Town of Halton Hills for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on November 29, 2016.

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

That the correspondence received from Calder Engineering Ltd. concerning the street names be referred to staff for a report.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on November 29, 2016.

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

That David Irwin on behalf of Green Lake Property Owners Association be invited to provide a presentation to Council concerning Limbeer Pit; and

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on November 29, 2016.

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

That Quinto Annibale, Loopstra Nixon LLP and Jim Firth, CF Crozier & Associates on behalf of Bolton North Hill Landowners Group, be invited to provide a presentation to Council concerning Preferred Settlement Expansion Options for Bolton and the Related Regional Official Plan Amendment.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on November 29, 2016.

ADJOURNMENT

The Committee adjourned at 8:34 p.m.