



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

Chief Administrative Officer: M. Galloway
Deputy Clerk: L. Hall
General Manager, Community Services: P. Tollett
Manager, Development East: C. Blakely
Manager, Development West: R. Hughes
Senior Planner, Development: M. Nordstrom
Senior Planner, Development: B. Ward
Coordinator, Council Committee: J. Welosky

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:02 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 December 20, 2016:

STAFF REPORT 2016-162 REGARDING AMENDMENTS TO HERITAGE DESIGNATING BY-LAWS FOR 1565 QUEEN STREET EAST, ALTON AND 15686 HORSESHOE HILL ROAD (WARD 1).

That the Staff Report 2016-162 regarding Amendments to Heritage Designating By-laws for 1565 Queen Street East, Alton and 15686 Horseshoe Hill Road (Ward 1), be received; and

That pursuant to the Ontario Heritage Act, notice be given to the owners of 1565 Queen Street East, Alton of the proposed amendments to by-law 90-58, being a by-law to designate properties as being of architectural and historical value under the Ontario Heritage Act; and

That pursuant to the Ontario Heritage Act, notice be given to the owners of 15686 Horseshoe Hill Road of the proposed amendments to by-law 96-31, being a by-law to designate properties as being of architectural and historical value or interest under the Ontario Heritage Act; and

That should no objections be received during the mandatory 30-day objection period following notification to the applicable property owners, a by-law be enacted for the purpose of amending By-law 90-58 and By-law 96-31.

STAFF REPORT 2016-157 REGARDING PROPOSED HERITAGE DESIGNATION FOR 89 WALKER ROAD WEST (WARD 3).

That Staff Report 2016-157 regarding Proposed Heritage Designation for 89 Walker Road West (Ward 3), be received; and

That staff be directed to proceed with the Notice of Intention to Designate for 89 Walker Road West and prepare a reference plan to identify the parcel to be designated; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 89 Walker Road West pursuant to the Ontario Heritage Act.

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 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, 20383 HURONTARIO STREET, EAST SIDE OF HURONTARIO STREET, SOUTH OF HIGHPOINT SIDEROAD (WARD 1).

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

Mr. David Capper, on behalf of White Sova Holdings Inc., provided a presentation with respect to an Application for a Proposed Official Plan Amendment and Zoning By-law Amendment, 20383 Hurontario Street, east side of Hurontario Street, south of Highpoint Sideroad. Mr. Capper advised that the area is currently supporting agricultural and rural residential uses, with some components of natural heritage systems around the property. He indicated that he believes the subject property falls within a number of provincial plan areas and designations, including the Provincial Policy Statement, the Greenbelt Plan and the Growth Plan. He advised that the property is currently zoned A2 – Agricultural, and that the property is not identified as prime agricultural lands. He indicated that the Greenbelt Plan recognizes there can be a number of uses for this type of land, including commercial and industrial uses. He advised that the proposed application seeks an official plan amendment and zoning by-law amendment to allow for a federally regulated and licensed medical marihuana production facility, which is not currently a permitted use either for rural lands or lands zoned A2 - Agricultural. He provided an overview of the proposed use of the existing buildings on the property. He further provided information on the proposed security measures for the site. He provided an overview of the operation standards for the proposed production, including nuisance mitigation, security standards and air filtration to prevent odours from escaping. He explained that the Town's regulations regarding medical marihuana facilities address large scale operations and in his opinion, the scope of the proposed application is substantially smaller and therefore a suitable use in a rural area.

PUBLIC COMMENTS

- PATRICIA MCBRIDE** expressed a number of concerns with the proposed application including the negative impact of the industrial nature of the proposed use in a rural residential neighbourhood, the noise resulting from the current and proposed use, odours resulting from the operation, and the potential negative impact on the water table for the area. She further requested that measures be taken to ensure the property maintains compliance with the Ontario Building Code.
- GARY SHAW** requested confirmation on whether or not the Town is currently in litigation with the property owner. He expressed a number of concerns with the proposed application including the negative impact of the industrial nature of the proposed use in a rural residential neighbourhood, potential for fires, the potential impact on the aquifer, the disposal and management of sewage and waste material generated, and the entrance of the property.
- SHERRY BRIOSCHI** inquired about the status of the applicant's license to produce medical marihuana and the ramifications of the potential zoning amendment if the license is not approved. She expressed concerns with the negative impact of the proposed application on the safety of the community, and requested that the Town consult with the Ontario Provincial Police regarding safety concerns, and that the information gathered form part of the staff report regarding the matter.
- MARIA MARTINO** expressed a number of concerns with the proposed application including noise, odour and the impact on the water table. She further expressed concerns with security measures and expressed that in her opinion, security infractions would occur by way of her property as it is located adjacent to the subject property.

5. **GUS DIXON** expressed concern that the proposed zoning by-law amendment and stated that he felt the proposed application could potentially apply in the future to the adjacent property owned by the applicant and lead to a larger operation.
6. **DANIEL RAPOSO** expressed concerns with the potential increase in traffic and the impact of the infrastructure as a result. He also expressed concerns regarding the disposal of fertilizers and chemicals and requested that information be provided on how such items will be handled. He requested clarification on the hours of operation for the proposed facility and expressed concerns with an operation that operates 24 hours a day.
7. **THOMAS ALDER** expressed concern with the potential odour resulting from the proposed use and inquired about the measures that will be used to address the concern.

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

WRITTEN CORRESPONDENCE

1. Correspondence from Gary Shaw received December 13, 2016.

This matter was recommended to Town Council for receipt at its meeting to be held on December 20, 2016.

Councillor B. Shaughnessy left from 8:13 p.m. to 8:19 p.m.

2. **APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, 13576 AND 13584 COLERAINE DRIVE, EAST SIDE OF JACK KENNY COURT, SOUTH OF HARVEST MOON DRIVE (WARD 4).**

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

Mr. Paul King, on behalf of Peter Halmos and 1361605 Ontario Limited, provided a presentation with respect to an Application for Proposed a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, 13576 and 13584 Coleraine Drive, east side of Jack Kenny Court, south of Harvest Moon Drive. Mr. King provided an overview of the proposed development which consists of seven single detached dwellings units to complete the Jack Kenny Court subdivision. He provided information about the proposed official plan amendment to re-designate the subject property from environmental policy area to low density residential. He indicated that a component of the property is owned by the Town of Caledon and advised that the applicant intends to negotiate with the Town for the purchase of those lands. He advised that the second aspect of the application is to rezone the property from agricultural and environmental policy area to residential. Mr. King advised that the application is also seeking certain exceptions to the standard residential zoning with respect to lot size, frontage, setbacks and building area. He confirmed that a noise assessment study and environmental impact study have been submitted to the Town.

PUBLIC COMMENTS

1. **SHERRY BRIOSCHI** inquired if a noise attenuation wall will be installed to mitigate noise resulting from Coleraine Drive. She requested information on the use and intention of the gap between two of the proposed lots, and asked if the lots could turn into greenspace if the Region of Peel requires the land for encroachment purposes.

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 December 20, 2016

The Planning and Development recommends adoption of the following recommendations:

STAFF REPORT 2016-152 REGARDING PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS, 2366125 ONTARIO INC. (BEAVERHALL HOMES), 0 MOUNT PLEASANT ROAD, PART OF LOTS 26 AND 27, CONCESSION 9 ALB (WARD 4).

That Staff Report 2016-152 regarding Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications, 2366125 Ontario Inc. (Beaverhall Homes), 0 Mount Pleasant Road, Part of Lots 26 and 27, Concession 9 (ALB), Ward 4, be received; and

That the Draft Plan of Subdivision attached as Schedule “B” to Staff Report 2016-152 be approved to permit the creation of a 42 lot estate residential subdivision with internal roads, walkway block and stormwater management blocks; and

That the By-law attached as Schedule “C” to Staff Report 2016-152 be enacted to rezone the subject lands from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 –Oak Ridges Moraine (EPA2-ORM) to Estate Residential-Exception 585 (RE-585), Environmental Policy Area 1 – Exception 576 (EPA1-576) and Environmental Policy Area 1 –Exception 405 (EPA1-405)” Zones; and

That, in the event of an appeal under the Planning Act, the General Manager, Community Services be authorized to use dispute resolution techniques to attempt to resolve the appeal in accordance with the Planning Act as amended by Bill 73.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

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

STAFF REPORT 2016-166 REGARDING BILL 39 – AGGREGATE RESOURCES AND MINING MODERNIZATION ACT, 2016: TOWN COMMENTS.

That Staff Report 2016-166 regarding Bill 39 - Aggregate Resources and Mining Modernization Act, 2016: Town Comments, be received; and

That the Ministry of Natural Resources and Forestry be requested to include the Town of Caledon in all future consultations related to Bill 39, its regulations and implementing documents; and

That Staff Report 2016-166 be submitted to the Ministry of Natural Resources and Forestry as the Town’s comments regarding Bill 39 - Aggregate Resources and Mining Modernization Act, 2016; and

That a copy of Staff Report 2016-166 be provided to the Region of Peel, Credit Valley Conservation Authority, Toronto Region Conservation Authority, Nottawasaga Valley Conservation Authority, Lake Simcoe Region Conservation Authority and the Niagara Escarpment Commission for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

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

STAFF REPORT 2016-167 REGARDING GREATER TORONTO & HAMILTON AREA MAYORS’ & CHAIRS SUMMIT.

That Report 2016-167 regarding the Greater Toronto & Hamilton Area Mayors’ and Chairs Summit, be received; and

That the Report attached as Schedule B to Staff Report 2016-167 regarding the Government of Ontario’s Co-ordinated Land Use Planning Review including the Proposed Growth Plan for the Greater Golden Horseshoe and the Proposed Greenbelt Plan, be endorsed.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

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

STAFF REPORT 2016-158 REGARDING PROVINCIAL REVIEW OF THE ONTARIO MUNICIPAL BOARD: TOWN COMMENTS.

That Staff Report 2016-158 regarding Provincial Review of the Ontario Municipal Board: Town Comments, be received; and

That Staff Report 2016-158 be submitted to the Province of Ontario as the Town's comments on the Provincial Review of the Ontario Municipal Board; and

That a copy of Staff Report 2016-158 be provided to the Region of Peel, the City of Brampton, the City of Mississauga, and Sylvia Jones, MPP Dufferin-Caledon for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

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

MAYFIELD WEST PHASE 2 SECONDARY PLAN

Whereas the Town of Caledon Official Plan directs future growth to Bolton and Mayfield West with Mayfield West to grow faster than Bolton until they become similar in size; and

Whereas Mayfield West Phase 2 Secondary Plan General Terms of Reference was endorsed by Council on June 10, 2008 to strategically identify a location in Mayfield West for growth for the planning period from 2021 to 2031; and

Whereas a preferred scenario for the Mayfield West Phase 2 Secondary Plan was endorsed by Council on August 10, 2010 that includes lands south of the Etobicoke Creek, west of Highway 10, north of Mayfield Road, and east of Chinguacousy Road; and

Whereas the Mayfield West Phase 2 Secondary Plan has always targeted at building a compact and complete community that far exceeds the Greenfield density target set by the Province; and

Whereas the Mayfield West Phase 2 Secondary Plan was forced to split into two parts with only the east side, approximately 206 hectares of developable land, approved to proceed under ROPA 29 in order to achieve Region-wide intensification and Greenfield density targets; and

Whereas the province has since adjusted its 2031 growth forecasts with an increase of 130,000 persons and 10,000 jobs for Peel Region, and Peel Region has not made its adjustments accordingly; and

Whereas the subject land is entirely inside the area in Peel Region Official Plan (section 5.4.3.2.7 and Schedule D) that is designated for future growth; and

Whereas most studies required to amend Peel Region's Official Plan for a settlement area boundary expansions have been completed through Mayfield West Phase 2 Secondary Plan on the basis of compact and complete community building; and

Whereas all required Regional servicing capacities, including road, water and sewer, have been either in place or planned to be in place in the next two years to support a complete community building in Mayfield West Phase 2;

Now therefore be it resolved that the Region of Peel be requested to amend its Official Plan to bring the remaining area of the Town of Caledon Mayfield West Phase 2 Secondary Plan into settlement area; and

Further that staff be directed to review, validate and update, where needed, all the studies that have been completed in the area to meet the requirements of Peel Region Official Plan for a settlement area boundary expansion; and

Further that staff be directed to prepare a new Planning Justification Study Report, as well as other studies that may be deemed necessary by Peel Region Official Plan, to support the Regional Official Plan Amendment; and

Further that staff be directed to continue to work with staff from the Region of Peel and the Mayfield West Phase 2 Landowners Group to expedite the planning process.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

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

COMPREHENSIVE ZONING BY-LAW REVIEW

Whereas the Town of Caledon is undergoing a comprehensive update on the Zoning By-law; and

Whereas the current zoning provisions regarding decks, accessory structures, air conditioning and heat pumps within medium to high density residential zones are too restrictive; and

Whereas the uses permitted by the Zoning By-law for mixed use development in the Southfields Village Centre are not consistent for all lands; and

Whereas residents are appearing before the Committee of Adjustment for relief from the Zoning By-law;

Now therefore be it resolved that the next phase of the Zoning By-law Review focus on zone standards relating to decks, accessory structures, air conditioning and heat pumps in medium to high density residential zone areas;

That staff re-evaluate the permitted uses contained within the zoning provisions for mixed use development in the Southfields Village Centre and all live-work units in areas of medium to high density throughout the municipality to consider expanding the permitted uses; and

That the sign by-law be amended to permit hanging signs on live-work units.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 20, 2016.

Councillor A. Groves left from 9:39 p.m. to 9:55 p.m.

Councillor G. McClure left from 9:45 p.m. to 9:46 p.m.

ADDITIONAL MEETING REQUEST CONCERNING MAYFIELD WEST DEVELOPMENT

That the Notice of Motion regarding an additional meeting request concerning Mayfield West development be referred back to staff to provide a staff report with meeting options.

Councillor J. Downey left the meeting at 9:56 p.m.

ADJOURNMENT

The Committee adjourned at 10:00 p.m.