



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 (arrived at 7 :09 p.m.)
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
Town Clerk: C. deGorter
Manager, Development East: C. Blakely
Manager, Development West: R. Hughes
Senior Planner, Development: M. Nordstrom
Town Solicitor: K. Stavrakos
General Manager, Community Services: P. Tollett
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 7:01 p.m.

DISCLOSURE OF PECUNIARY INTEREST – none

CONSENT AGENDA

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 April 4, 2017:

STAFF REPORT 2017-38 REGARDING PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS, FLATO PALGRAVE MANSIONS INC., 0 MOUNT PLEASANT ROAD, PART OF LOTS 25, CONCESSION 9 ALB (WARD 4).

That the General Manager, Community Services and Manager of Development be authorized to approve the Draft Plan of Subdivision attached as Schedule "B" to Staff Report 2017-38 to permit the creation of a 8-lot estate residential subdivision with internal roads, future road reserve and two stormwater management blocks; and

That the By-law attached as Schedule "C" to Staff Report 2017-38 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

STAFF REPORT 2017-18 REGARDING PROPOSED HERITAGE DESIGNATION FOR 715 BUSH STREET (WARD 1).

That staff be directed to proceed with the Notice of Intention to Designate for 715 Bush Street; 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 715 Bush Street pursuant to the Ontario Heritage Act.

Councillor McClure arrived at 7:09 p.m.

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 regarding the proposed application are advised to sign the appropriate notification form required by the Legislative Services Section.

1. APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT, 200 PINE AVENUE, NORTH SIDE OF PINE AVENUE, WEST OF MOUNT HOPE ROAD AND EAST OF HIGHWAY 50, PART LOT 27, CONCESSIONS 6 AND 7 (ALB) (WARD 4).

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

Chad John-Baptiste of the MMM Group provided a presentation regarding an application for a proposed zoning by-law amendment for the property known as 200 Pine Avenue to bring expired variances into the Zoning By-law and to permit additional agricultural, commercial and institutional uses. He mentioned that in October 2012, minor variances were permitted to allow renovation of existing facilities for the Pan Am Games. He advised that site visits and consultation meetings were conducted with the Town in 2015, and that a number of studies were completed for the property, including traffic studies, stormwater management studies, and dust mitigation studies to confirm the proposed uses will be supported by the site. Mr. John-Baptiste noted that the western portions of the land are owned by the Toronto and Region Conservation Authority (TRCA), the eastern portion is privately held by Equestrian Management Group (EMG), and the site operations are conducted with agreements from the TRCA and Town of Caledon. He confirmed that no new buildings or construction are proposed as part of the process, and that the proposed new uses include a farmer's market, a business office, parking lots, and a veterinary hospital. He advised that a Ministry of Environment noise study was conducted and noise was found to be below acceptable levels, and that tree plantings could also occur to reduce noise further. He mentioned that there are several areas that the TRCA has requested be zoned in the environmental protection category.

PUBLIC COMMENTS

1. **IAN SINCLAIR**, expressed concerns with the noise study conducted for the subject property. He stated that he believed the facility and its activities may impact the enjoyment of the surrounding area. He requested that the various studies conducted by the applicant be made available for public viewing. He suggested that a full Official Plan Amendment be completed, as in his opinion, these variances are not minor in nature.

Mr. Sinclair received responses from the applicant and staff.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.

2. APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 2256 MAYFIELD ROAD, PART OF LOT 18, CONCESSION 2 W.H.S. (CHINGUACOUSY), NORTH SIDE OF MAYFIELD ROAD, WEST OF MCLAUGHLIN ROAD, EAST OF CHINGUACOUSY ROAD (WARD 2).

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

Jennifer Maestre of KLM Planning Partners Inc., provided a presentation regarding an application for a proposed draft plan of subdivision and zoning by-law amendment for the property known as 2256 Mayfield Road. Ms. Maestre provided an overview of the location of the subject property, including the current use and zoning of the property and the properties within the general area. She advised that the proposal consists of 168 detached dwelling units with frontages ranging from 9.15m to 13.7., 25 part lots to be combined with the subdivision to the east, a Greenway corridor block, a buffer block for a woodlot, a road widening block and an east-west collector roadway, on approximately 10 hectares of land. She indicated that the proposed application is seeking an R-1 Residential zoning designation, with a small Environmental Policy Area designation. She confirmed that the lands are currently designated Agricultural, requiring the zoning amendment to facilitate residential use.

PUBLIC COMMENTS

1. **SHERRI BRIOSCHI**, inquired if the proposed subdivision plan includes cycling lanes and connections to other trail systems. She indicated that in her opinion the Town should also ensure safety and mobility plans are considered for the intended cycling lanes due to the width of the main roads.

Ms. Brioschi received responses from the applicant and staff.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.

3. **APPLICATION FOR PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 2650 MAYFIELD ROAD, PART OF LOT 18, CONCESSION 1 W.H.S. (CHINGUACOUSY), NORTH SIDE OF MAYFIELD ROAD, EAST OF MCLAUGHLIN ROAD (WARD 2).**

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

Jennifer Maestre of KLM Planning Partners Inc., provided a presentation regarding an application for a proposed draft plan of subdivision and zoning by-law amendment for the property known as 2650 Mayfield Road. Ms. Maestre provided an overview of the location of the subject property, including the current use and zoning of the property. She advised that the proposal consists of 197 detached dwelling units with frontages ranging from 9.15m to 13.7m, a block for the preservation of the woodlot with an adjacent park block, a Greenway corridor block, a buffer block, a stormwater management block and a road widening block on approximately 18.3 hectares of land. She mentioned that there are proposed trail connections through the Greenway Corridor block that will connect to Mayfield road and the multi-use trail that is intended along Mayfield road. She indicated that the proposed application is seeking an R-1 Residential zoning designation, an Environmental Policy Area zone and an Environmental Protection Area 1 Exception. She confirmed that the lands are currently designated Agricultural, requiring the zoning amendment to facilitate residential use.

PUBLIC COMMENTS

1. **SHERRI BRIOSCHI**, indicated that in her opinion the Town should ensure safety and mobility plans are considered for the intended cycling lanes due to the width of the main roads and connected trails.

Ms. Brioschi received responses from the applicant and staff.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on April 4, 2017.

At the call of the Chair, and with consent from the members present, the order of business was altered to consider the correspondence item as listed on the Agenda.

CORRESPONDENCE

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

That the petition be referred to Planning staff to be considered as part of the Intensification Study.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.

The Committee recessed from 8:04 p.m. to 8:14 p.m.

STAFF REPORTS

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

STAFF REPORT 2017-7 REGARDING FORMATION OF A WORKING GROUP ON AGGREGATE AND RELATED MATTERS.

That staff be directed to form a working group regarding aggregate and related matters.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.

CONFIDENTIAL SESSION

The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 8:56 p.m.

Moved by Councillor A. Groves – Seconded by Councillor R. Mezzapelli

That General Committee shall go into confidential session under Section 239 of the Municipal Act for the purpose of:

Confidential Staff Report 2017-4 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. A 056/16, 0 Queen Street, Alton (Ward 1).

Confidential Staff Report 2017-5 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. A 042/16, 26 Wright Crescent, Caledon (Ward 5).

Carried.

Mayor A. Thompson, Councillor N. deBoer, Councillor J. Downey, Councillor A. Groves, Councillor G. McClure, Councillor R. Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, General Manager, Corporate Services/Town Clerk: C. deGorter, Manager, Development East: C. Blakely, Manager, Development West: R. Hughes, Town Solicitor: K. Stavrakos, and General Manager, Community Services: P. Tollett were present for this portion of the meeting.

Councillor McClure left the meeting from 9:09 p.m. to 9:11 p.m.

Planning and Development Committee adopted the required procedural motion and resumed in Open Session at 9:22 p.m.

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

CONFIDENTIAL STAFF REPORT 2017-4 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. A 056/16, 0 QUEEN STREET, ALTON (WARD 1).

That staff be directed to proceed with Option 1, and attend the OMB appeal to support the defence of the Owner's application.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.

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

CONFIDENTIAL STAFF REPORT 2017-5 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. A 042/16, 26 WRIGHT CRESCENT, CALEDON (WARD 5).

That staff be directed to proceed with Option 1, and attend the OMB appeal to support the defence of the COA decision.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 4, 2017.

ADJOURNMENT

The Committee adjourned at 9:23 p.m.