



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

General Manager, Finance and Infrastructure Services: F. Wong
Manager, Development East: C. Blakely
Community Planner, Development: C. Di Benedetto
Deputy Clerk: L. Hall
Manager, Development West: R. Hughes
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

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 March 7, 2017:

HERITAGE CALEDON RECOMMENDATION REGARDING THE LISTING OF 14684 REGIONAL ROAD 50 ON THE HERITAGE REGISTER.

That the property at 14684 Regional Road 50, be listed on the Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken to give effect thereto; and

That staff notify the property owners in writing of this recommendation.

HERITAGE CALEDON MEETING REPORT DATED FEBRUARY 13, 2017.

That the Heritage Caledon Meeting Report dated February 13, 2017, be received.

HERITAGE CALEDON RECOMMENDATION REGARDING ENDORSEMENT OF BILL C-323.

That the Town express support by endorsing Bill C-323 being an Act to amend the Income Tax Act to establish a tax credit for expenses related to the rehabilitation of a historic property and a tax deduction for the capital cost of property used in the course of such a rehabilitation.

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, 12130 ALBION VAUGHAN ROAD, PART LOT 1 CONCESSION 7 (ALB), EAST SIDE OF REGIONAL ROAD 50, NORTH OF MAYFIELD ROAD (WARD 5).

Chair N. deBoer confirmed with Cristina Di Benedetto, Community Planner, Development that notification was conducted in accordance with the Planning Act.

John Corbett of Corbett Land Strategies, provided a presentation regarding an application for a proposed zoning by-law amendment for the property known as 12130 Albion Vaughan Road to permit a self-storage facility. Mr. Corbett presented an overview of the proposed application which consists of a four storey building with a basement, an accessory office, and eighteen parking spaces. He advised that the subject land is currently zoned Rural Residential and the proposed application is to rezone the land to Highway Commercial Exception – XXX (CHB-XXX). He described the subject land as vacant and 1.57 acres in size, with frontage on both Regional Road 50 and Albion Vaughan Road. He explained that the subject land is part of a land holding which also contains the Bolton Toyota car dealership and existing car wash. He confirmed that the intention is to sever the subject land. He advised that the application also entails generous landscape areas and a 2.4 metre high solid wood board fence along the northerly property line and Albion Vaughan Road to provide screening and noise attenuation from the adjacent land uses. He confirmed that he believes the proposed application conforms to the Provincial Planning Policy Statement and Growth Plan, and is located within the Bolton Rural Service Centre of the Regional Official Plan. Mr. Corbett noted that several studies were submitted with the application, including but not limited to, a building and floor plan, site plan with full elevation details, a shadow study, a site lighting study, an environmental noise report, traffic impact and justification study and an urban design brief to ensure conformity with the Town's Urban Design Guidelines.

PUBLIC COMMENTS

1. **JENNIFER MAESTRE**, representative of the property owner of 12148 Albion Vaughan Road, expressed concerns with the transition and interface of the subject property in relation to her client's upcoming application for a residential development. She also expressed concerns with the height of the building being proposed.
2. **SHERRI BRIOSCHI** requested clarification regarding the square footage of the office space in relation to the size of the building, and the number of employees that will be retained. She expressed concern with the potential negative impact on the employment density targets for the area with only two to three employees retained for the proposed building.

Ms. Brioschi received responses from 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 March 7, 2017.

STAFF REPORT

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

STAFF REPORT 2017-19 REGARDING MAYFIELD WEST PHASE 2 STAGE 2 PREPARATION FOR A REGIONAL OFFICIAL PLAN AMENDMENT.

That capital project "11-92-Mayfield West Phase 2-West" be increased by an upset limit of \$150,000 (including non-refundable HST) for the preparation of a planning justification study and all additional work needed to meet the requirements of a Regional Official Plan Amendment (ROPA); and

That the funding of \$150,000 be provided by the Mayfield Station Developer Group; and

That a single source be awarded to the consulting firms as listed in Table 1 of Staff Report 2017-19 to validate the studies provided to the Town in support of the ROPA 29 application.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 7, 2017.

The Committee recessed from 7:54 p.m. to 7:59 p.m.

The Planning and Development Committee adopted a motion to suspend the rules to permit a delegation to be heard from Glen Broll regarding Staff Report 2017-19 – Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1.

DELEGATIONS

Glen Broll provided a delegation regarding Staff Report 2016-138 – Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1. He advised that he would contact Councillor Shaughnessy to further discuss the proposed application and that he would attend the March 7, 2016 Council Meeting to address questions from members of Council or the public with respect to the proposed application.

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

The Planning and Development Committee adopted a motion to suspend the rules to permit a delegation to be heard from Pete Livingston regarding Staff Report 2017-19 – Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1.

Pete Livingston provided a delegation regarding Staff Report 2016-138 – Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1. He expressed concerns that he feels the proposed golf course will negatively impact the enjoyment of his property and the natural species resident to the area. He further expressed concern that in his opinion there is a discrepancy between the zoning in the staff report and what was previously captured in OPA 234 with respect to the Oak Ridges Moraine EPA2. He requested additional time to review the staff report to determine if he has any further concerns.

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

STAFF REPORT

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

STAFF REPORT 2017-25 REGARDING PROPOSED ZONING BY-LAW AMENDMENT APPLICATION, KANEFF PROPERTIES LIMITED, PART LOTS 1 AND 2, CONCESSION 1 EHS (CALEDON), WARD 1.

That the By-law attached as Schedule B to Staff Report 2017-25 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 7, 2017.

ADJOURNMENT

The Committee adjourned at 8:22 p.m.