



Chair: Councillor N. deBoer
Vice-Chair: Councillor L. Kiernan
Mayor A. Thompson
Councillor J. Downey
Councillor C. Early
Councillor A. Groves
Councillor J. Innis
Councillor T. Rosa
Councillor I. Sinclair

Chief Administrative Officer: M. Galloway
Manager, Legislative Services/Interim Town Clerk: A. Fusco
Manager, Policy and Sustainability: S. Kirkwood
Coordinator, Council Committee: J. Lavecchia
Coordinator, Council Committee: E. Robert
General Manager, Community Services: P. Tollett

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:00 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 January 22, 2019:

STAFF REPORT 2019-13 REGARDING PROPOSED AIRPORT ZONING REGULATION, BRAMPTON FLYING CLUB, 13691 MCLAUGHLIN ROAD, WARD 2

That the Mayor and Clerk be authorized to enter into the necessary agreements with the Federal Government to initiate the process of Airport Zoning Regulation;

That staff be directed to receive and process the request for Airport Zoning Regulation for the Brampton-Caledon Airport, including public consultation and report back to Council; and

That the applicant/owner be directed to pay an application fee consistent with the application type of a Minor Zoning By-law Amendment Application within the Town's current Fee By-law, prior to initiation of the process.

HERITAGE CALEDON REPORT DATED SEPTEMBER 10, 2018

That the Heritage Caledon report dated September 10, 2018 be received.

HERITAGE CALEDON REPORT DATED NOVEMBER 12, 2018

That the Heritage Caledon report dated November 12, 2018 be received.

NOTICE OF INTENTION TO DESIGNATE FOR 17070 HORSESHOE HILL ROAD

That Staff be directed to proceed with the Notice of Intention to Designate for 17070 Horseshoe Hill Road; 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 17070 Horseshoe Hill Road pursuant to the Ontario Heritage Act.

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 applications should be directed to the Legislative Services division. He noted that any interested persons requesting further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

1. Application for Proposed Official Plan Amendment and Zoning By-law Amendment Applications POPA 19-02 and RZ 18-04 12415 Coleraine Road Ward 5

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

Paul Lowes, Principle, SGL Planning and Design Inc, provided a presentation regarding the application for Proposed Official Plan Amendment and Zoning By-law Amendment Applications POPA 19-02 and RZ 18-04 for 12415 Coleraine Road, Ward 5. Mr. Lowes provided an overview of the proposed project, including potential truck volumes, site layout, production capacity, required setbacks and noise associated with the application.

PUBLIC COMMENTS

Herbert Loano expressed concerns related to tenant occupancy in the surrounding area, stating that tenants at properties he owns have expressed concern with the potential affects the proposed asphalt site may have on their businesses. Mr. Loano provided comments on traffic in the area.

Louis Guadagnini questioned the operation times, setback regulations and comparative data from other similar operations in the Greater Toronto Area in relation to noise and production quotas.

A response was provided by the presenter.

Antonio Carbri expressed concerns associated with air quality, impact on the surrounding residential housing values, and traffic in Bolton. Mr. Carbri highlighted the impact of the potential operation on the community. He questioned the overall value of the operation for Caledon.

A response was provided by the presenter.

Ruth Wheelwright expressed concern over the loss of Prestige Industrial Land in the area. Ms. Wheelwright stated that in her opinion the application was in the wrong location, and the site be left available for development more suited the surrounding area.

Tonya Origlieri, representing Mars Canada, expressed concern with the potential impact the proposed asphalt site may have on the production of their products at adjacent properties. Ms. Origlieri stated that the release of toxic fumes could affect packaging materials, products and the health of consumers of their products.

Sara Valente stated her objection to the proposed asphalt site, citing environmental concerns. Ms. Valente highlighted that Caledon is perceived as a green community and questioned how the proposed project fit into that vision.

Arun Goel and Surjit Sandlea raised concerns with dust, air, noise pollution and its potential impact on children in the area. They questioned the potential impacts on housing values and agriculture in the area, and the potential impacts on surrounding businesses. Mr. Goel and Mr. Sandlea stated that the land is zoned as Prestige Industrial and in their opinion the zoning should be maintained.

Rodrigo Crovati stated his objections to the potential asphalt plant, citing the existing volume of truck in the area associated with other businesses. Mr. Crovati questioned if the surrounding roads would be expanded to accommodate the potential additional truck traffic.

Joe Grogan expressed his opposition to the proposed asphalt plant. Mr. Grogan raised concerns related to the planning process, and questioned the impact that Public Meetings have on the planning process. He stated his opposition to the truck traffic projections.

Bruce McCall-Richmond representing Glen Schnarr and Associates and Jonathan Rogdoer of Zelinka Priamo Ltd. stated their objections, and the objections of those they represent to the proposed application. They expressed concerns for the precedent it would set in the area if the application were to be approved. They expressed support in maintaining the land as Prestige Industrial zoning.

Domenic Maggi raised questions regarding the supporting studies associated with noise, air pollution, and environmental assessments and their objectivity. He expressed concerns and the number of jobs the potential facility would create.

A response was provided by the presenter.

Gale Colton questioned the potential impacts on air quality. She raised questions regarding the noise barriers and landscaping surrounding the proposed facility, and the validity of the information provided. Ms. Colton expressed concern for the pre-existing trees on the site.

A response was provided by the presenter.

Sherry Brioschi expressed concern with the process related to site plan approval, stating there is a lack of public input in the process. Ms. Brioschi questioned the potential financial benefit and revenue generated from the application. She highlighted that additional employment lands are required elsewhere.

Lynda Archibald expressed her support in maintaining the Prestige Industrial zoning designation. Ms. Archibald raised concerns with the application regarding employment ratios, provincial regulations and industry standards, and the planning justifications provided by the applicant. She stated that the potential facility may preclude or hinder further expansion.

Sonya Perzia raised questions with respect to the benefits of the application to the surrounding community and truck volumes in comparative facilities.

A response was provided by the presenter.

John Paton expressed concerns related to the surrounding environment including product run off, fumes from trucks and the production of asphalt. Mr. Paton raised questions with respect to the costs associated with surrounding infrastructure. He stated that in his opinion the zoning should not be altered.

A response was provided by the presenter.

Angela Panacci expressed concerns related to the surrounding environment, citing spills, air quality concerns and questioned if comparative data was available from similar operations. Ms. Panacci highlighted the potential impacts on sensitive receptors from air contaminates.

Rob Mezzapelli expressed his opposition to the application and noted the community opposition to the application. He expressed concerns with respect to noise, truck and congestion, employment, future development in the area, traffic impacts and height of materials on the proposed site.

A response was provided by the presenter.

Cheryl Connors, representing the Canadian Network for Respiratory Care, raised concerns related to air quality and impacts on health that the potential facility could produce. Ms. Connors cited several articles. She stated that real-time air monitoring should be a requirement.

John Bosco highlighted in his opinion the impact the potential application would have on the surrounding housing values, and reported that local investment may be impacted by the development of an asphalt facility.

A response was provided by the presenter.

Anthony Zambito questioned the regulations surrounding the proximity to schools, citing that a school is in close proximity to the proposed site.

A response was provided by the presenter.

Darlana Kiser stated her opposition to the proposed development. Ms. Kiser raised questions with respect to if the facility would be operational in the evening.

A response was provided by the presenter.

Karma Guindon expressed concerns related to the supporting documentation submitted by the applicant. Ms. Guindon questioned the impacts on local housing prices and air quality impacts.

A response as provided by the presenter.

WRITTEN CORRESPONDENCE – none.

Members of Council asked several questions and received responses from staff and Mr. Lowe.

This matter was recommended to Town Council for receipt at its meeting to be held on January 22, 2019.

Councillor C. Early left the meeting at 8:52 p.m. and returned at 8:56 p.m.

Councillor J. Innis left the meeting at 9:05 p.m. and returned at 9:08 p.m.

The Planning and Development Committee recessed at 9:17 p.m. and resumed at 9:30 p.m.

Councillor L. Kiernan returned at 9:31 p.m.

DELEGATIONS

Judy Mabee, Resident, Town of Caledon provided a delegation concerning Notice of Motion from Councillor Sinclair regarding Bill 66.

Ms. Mabee stated her concerns related to Bill 66, citing that in her opinion it threatens sensitive farmland, the Greenbelt and forests within the Town of Caledon. Ms. Mabee specifically expressed her opposition to Schedule 10 of Bill 66. She stated that several other municipalities have passed similar motions in opposition to Bill 66. Ms. Mabee expressed her support for the Notice of Motion concerning Bill 66.

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

Cheryl Connors, Resident, Town of Caledon provided a delegation concerning Notice of Motion from Councillor Sinclair regarding Bill 66.

Ms. Connors provided information concerning Bill 66 and its potential impacts on the Town of Caledon. Ms. Connors raised concerns related to source water protection and sensitive farmland. She stated that in her opinion Bill 66 was for big business and not for residents in the affected communities. Ms. Connors expressed her support for the Notice of Motion concerning Bill 66.

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

NOTICE OF MOTION

NOTICE OF MOTION REGARDING BILL 66

That the Notice of Motion regarding Bill 66 be referred back to staff; and

That prior to the third reading a report be brought back to Council.

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

NOTICE OF MOTION REGARDING EQUESTRIAN DEFINITIONS

Whereas there is a substantial equestrian industry in the Town of Caledon;

And whereas there are no definition in the Town of Caledon zoning By-law 2006-50, as amended, dealing with the various land uses and accessory uses associated with the keeping, raising, training and teaching concerning horses;

Now therefore be it resolved that Staff be directed to formulate appropriate zoning definitions for Equestrian Facility, Arena, Stable, Riding Ring, Exercise Ring, Riding Trail, Trailer Storage, Riding School and any other relevant term associated with an equestrian facility; and

That the definitions be presented to Council at a June 2019 meeting.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on January 22, 2019.

The Planning and Development Committee recessed at 10:31 p.m. and resumed at 10:35 p.m.

Councillor J. Innis left the meeting at 10:50 p.m. and did not return.

CORRESPONDENCE – none.

ADJOURNMENT

The Committee adjourned at 11:00 p.m.