TOWN OF CALEDON

Planning and Development Committee Meeting Report
Tuesday, August 29, 2017
7:00 p.m.
Council Chamber, Town Hall

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

Chief Administrative Officer: M. Galloway
Town Clerk: C. deGorter
Planner, Intermediate: C. Di Benedetto
Manager, Policy & Sustainability: S. Kirkwood
Coordinator, Council Committee: D. Lobo
General Manager, Community Services: P. Tollett

## CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:15 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 September 12, 2017:**

### STAFF REPORT 2017-95 REGARDING PROPOSED RENEWAL OF THE TEMPORARY USE ZONING BY-LAW – 12891 HURONTARIO STREET

That the By-law attached as Schedule "B" to Staff Report 2017-95 be enacted to amend Zoning By-law 2006-50, as amended to renew the existing Temporary Use Zoning Bylaw for the property known as 12891 Hurontario Street for an additional three (3) years.

### STAFF REPORT 2017-89 NIAGARA ESCARPEMENT PLAN AMENDMENTS UPDATE

That Staff Report 2017-89 regarding updates on the Caledon-specific amendments to the Niagara Escarpment Plan be received by the Ministry of Natural Resources and Forestry;

That the Ministry of Natural Resources and Forestry approval of the Niagara Escarpment Plan Urban Amendments (UA) 51 (Terra Cotta) and UA 54 (Inglewood) be endorsed;

That the Minister of Natural Resources and Forestry be requested to amend the Niagara Escarpment Plan (2017) Map 4 to reflect the approval of Niagara Escarpment Plan Amendments UA 51 and UA 54;

That the Ministry of Natural Resources and Forestry be requested to amend R.R.O. 1990 Re. 826: DESIGNATION OF AREA OF DEVELOPMENT CONTROL pursuant to the Niagara Escarpment Planning and Development Act, R.S.O. 1990c. to reflect the approval of Niagara Escarpment Plan Amendments UA 51 and UA 54; and

That a copy of Staff Report 2017-89 be forwarded to the Region of Peel, the Niagara Escarpment Commission and the Ministry of Natural Resources and Forestry for information.

### HERITAGE CALEDON REPORT DATED JUNE 12, 2017

That the Heritage Caledon Meeting Report dated June 12, 2017, be received.

### HERITAGE CALEDON REPORT DATED JULY 10, 2017

That the Heritage Caledon Meeting Report dated July 10, 2017, be received.

**RECOMMENDATIONS FROM HERITAGE CALEDON REGARDING THE FEASABILITY OF THE FUTURE DISPOSITION OF CALEDON EAST ORANGE LODGE**

That staff be directed to further investigate the feasibility of the future disposition of Caledon East Orange Lodge with respect to a multi-use structure for parks and recreation programming on town hall campus and a proposed youth centre in Caledon East, and report back on October 16, 2017.

**ZONING BY-LAW AMENDMENT APPLICATION ERIN PIT APPLICATION**

Whereas James Dick Construction Limited has submitted a Zoning By-law Amendment application to facilitate a proposed gravel pit known as the Erin Pit Expansion (Caledon Side) for the subject lands described as Part of Lots 11 to 13, Concession 6 W.H.S. (Caledon);

Whereas the effects of this proposed gravel pit may be felt beyond the notification area mandated by the Planning Act, being 120 metres from the subject lands; and

Whereas the Town of Caledon Official Plan mineral resource policies define areas of influence from licenced pit and quarry operations being distances of 300 metres and 500 metres, respectively;

Therefore be it resolved that Planning staff be directed to notify all residents within 500 metres of the subject lands of the dates and times of any future meetings required by the Planning Act.

**REVIEW OF PROCESSES AND POLICIES FOR SMALL BUSINESSES**

Whereas throughout the Town of Caledon there are a number of vacant buildings and properties primarily in the Villages and Hamlets that are unique with economic potential;

Whereas the current processes and policies for small businesses can be prohibitive:

Whereas it would be beneficial to review the current processes and policies to streamline the way for small businesses to occupy existing buildings in an efficient and affordable manner;

Now therefore be it resolved that staff be directed to investigate and provide recommendations in order to facilitate and streamline the various planning, building, economic development etc. processes to facilitate small business enterprises in the Town of Caledon and report back on an interim basis to Council by November 28, 2017.

**CONFIDENTIAL STAFF REPORT 2017-17 REGARDING ADVICE THAT IS SUBJECT TO SOLICITOR- CLIENT PRIVILEGE AND LITIGATION OR POTENTIAL LITIGATION INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE TOWN – APPEAL OPTIONS FOR OMB APPEALS OF OPA 247 AND BL-2016-083, 53 KING STREET WEST, BOLTON (WARD 5)**

That staff be directed to consent to the proposed settlement and to attend the OMB appeal to conclude settlement arrangements; and

That the Mayor and Town Clerk be authorized to execute minutes of settlement and such further settlement documentation as may be required to implement a settlement of the OMB appeal. That Staff be directed to attend the Ontario Municipal Board in support of the proposed settlement.

**The Committee recessed from 7:22 p.m. to 7:39 p.m.**

**Councillors B. Shaughnessy, Councillor R. Mezzapelli, and Councillor G. McClure returned at 7:41 p.m.**

## DELEGATION

**The General Committee adopted the required procedural motion to waive the Procedural By-law permit a delegation.**

Robert Baffo, Resident, Town of Caledon provided a delegation on behalf of the parents of the students that attend Pope John Paul Elementary School. Mr. Baffo indicated that in his opinion, the public consultation process was not properly followed. He stated his opposition to the proposed telecommunication tower and requested that another consultation session b held with residents and parents of the students.

Members of Council asked a number of questions and received responses.

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

**The General Committee recommends adoption of the following motion:**

**PUBLIC INFORMATION CENTRE FOR PROPOSED TELECOMMUNICATION FACILITY**

Whereas Rogers Communications Inc. filed an application with the Town for the construction of a proposed telecommunication facility located at the Caledon Centre for Recreation and Wellness/Albion Bolton District Park (14111 Regional Road 50);

Whereas the Town of Caledon has a protocol for establishing telecommunication facilities;

Whereas the Town's protocol requires a Public Information Centre, notice in the local newspapers, signage to be installed at the property, notice on the Town's website and written notification to all neighbouring land owners within 500 metres of the base of the proposed tower;

Whereas Rogers Communications Inc. has fulfilled all of these requirements; and

Whereas a number of residents have requested further consultation;

Now therefore be it resolved that Rogers Communications Inc. be requested to host an additional Public Information Centre regarding the construction of the proposed telecommunication facility located at the Caledon Centre for Recreation and Wellness/Albion Bolton District Park (14111 Regional Road 50).

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 12, 2017.**

**The Committee recessed from 7:59 p.m. to 8:01 p.m.**

## STAFF REPORTS

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

**STAFF REPORT 2017-76 ADDENDA TO THE COUNCIL APPROVED COMMUNITY DESIGN PLAN AND TRANSPORTATION MASTER PLAN FOR MAYFIELD WEST PHASE TWO SECONDARY PLAN (OPA 222)**

That the modifications to the "Community Design Plan" dated July 2017 prepared by Nak Design and the "Transportation Master Plan" dated July 2017 prepared by Paradigm attached as Schedules A and B to Staff Report 2017-76 be approved.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 12, 2017.**

**Councillor Groves left the meeting from 8:08 p.m. to 8:11 p.m.**

## ADJOURNMENT

The Committee adjourned at 8:12 p.m.