



Planning and Development Committee Meeting Report
Tuesday, September 17, 2019
7:00 p.m.
Council Chambers, Town Hall

Mayor: A. Thompson
Councillor: I. Sinclair
Councillor: L. Kiernan (Absent)
Councillor: J. Downey
Councillor: C. Early
Councillor: J. Innis
Councillor: N. deBoer
Councillor: A. Groves (Absent)
Councillor: T. Rosa

Acting Chief Administrative Officer: Carey Herd
Manager, Legislative and Information Services/Deputy Clerk: A. Fusco
Manager, Development – East: C. Blakely
Manager, Development – West: R. Hughes
Assistant Town Solicitor: A. Vandervoort
Manager, Policy and Sustainability: S. Kirkwood
Coordinator, Council Committee: J. Lavecchia
Coordinator, Council Committee: T. Kobikrishna
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

Councillor J. Innis disclosed a pecuniary interest with respect to the Public Information Meeting regarding Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 16-06 and POPA 17-01 15717 and 15505 Airport Road as her father and uncle own lands adjacent to the proposed application.

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 the meeting to be held on September 24, 2019.

Staff Report 2019-0131: Proposed Official Plan and Zoning By-law Amendment Applications, Millcroft Inn, 55 John Street, Alton, Ward 1

That the By-law attached as Schedule “D” to Staff Report 2019-0131 be enacted to adopt Official Plan Amendment No. 254 to redesignate a portion of the subject lands from Environmental Policy Area and Rural Lands to Rural Economic Development Area to permit a hotel, conference centre and restaurant on the lands; and,

That, in accordance with Section 34(17) of the *Planning Act*, no further notice is required to be provided on the proposed Zoning By-law Amendment; and,

That the By-law attached as Schedule “E” to Staff Report 2019-0131 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, as per Table 1 of Staff Report 2019-0131 to permit a hotel including spa, cabins, conference facilities, and associated accessory uses; and,

That applications for minor variances for the lands as identified in Schedule ‘A’ attached to Staff Report 2019-0131, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the *Planning Act*.

Heritage Caledon Committee Report

That the Heritage Caledon Committee Report dated September 9, 2019, be received.

Committee Report 2019-0151: Listing BHRI Properties in Belfountain, Cheltenham and Caledon East

That the 87 properties identified on Schedule A to Committee Report 2019-0151 be listed on the Town's Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken by staff to give effect thereto.

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

Councillor J. Innis disclosed a pecuniary interest with respect to the Public Information Meeting regarding Application for Proposed Draft Plan of Subdivision and Zoning By-law Amendment and Official Plan Amendment, 21T-17004C, RZ 17-06 and POPA 17-01 15717 and 15505 Airport Road as her father and uncle own lands adjacent to the proposed application. She left the meeting at 7:04 p.m.

1. Application for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment 21T-17004C, RZ 17-06 and POPA 17-01 15717 and 15505 Airport Road (Ward 3)

Chair N. deBoer confirmed with Casey Blakely, Manager, Development - East, that notification was conducted in accordance with the Planning Act.

TJ Ciercura, Planner and Principal at Design Plan Services Inc, and Steve Wimmer, Principal at the MBTW Group provided a presentation regarding the Application for Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, municipally known as 15717 and 15505 Airport Road. Mr. Ceircura highlighted the changes from the previous application and what the current proposal includes. Mr. Wimmer provided additional details regarding the proposed applications.

Chair N. deBoer thanked Mr. Ciercura and Mr. Wimmer for their presentation.

PUBLIC COMMENTS

Dorothy Mazeau suggested replacing the proposed town houses that front onto Airport Road with duplexes.

Dale St. Clair expressed concerns with accessibility of the proposed lane ways and offered a number of solutions. He suggested adding employment lands to the proposed plan.

Julia Vengroff raised questions pertaining to the number of parking spaces that would be permitted within the development for the townhouses and the proposed high-density block. She requested further information from the developers regarding a number of items contained within the proposed development and sought clarification about the approval process.

Mira Budd raised questions with respect to the intent of the high-density block and if the developer intends on selling or building the block. She enquired whether there have been discussions to sell the block to another developer.

Sherry Brioschi expressed concerns with the stormwater management pond location and requested updated comments from the Region of Peel. She raised additional concerns regarding cyclist safety and asked whether bike lanes would be included within the proposed subdivision.

Roy Selinger raised concerns with the density of the proposed development and the number of units being proposed. He stated that he believes high density in the area may have an impact on local traffic.

Cheryl Robb asked the developers if there was a landscape plan for the townhouses and if the proposed development will include rental properties. She expressed concerns about the use of a roundabout or stop lights at Airport Road and its impact to safety in the area.

Cheryl Connors expressed concerns with the proposed development's impact on the environment and the Oak Ridges Moraine. She noted that she believes traffic and parking around the proposed park would provide a safety concern. She enquired if there would be a traffic study conducted regarding the impact the development may have on Airport Road. Ms. Connors enquired if the proposed development conforms with the Caledon East Secondary Plan.

Wayne Noble requested that the proposed trail connections be paved and lit to allow for winter maintenance. He suggested that paved trails would encourage more pedestrian traffic producing less traffic on Airport Road. In addition, Mr. Noble suggested traffic-flow improvements on Mountcrest Road and that proposed sidewalks be shown on maps so property owners are aware the property contains a sidewalk.

John Rutter enquired about when the population factor per dwelling was last reviewed. He stated he believed the population factor was not accurate and expressed concern about parking, stating that the projected number of cars per unit is unrealistic. He expressed concern with the high-density block and the purpose of the proposed building. Mr. Rutter noted he preferred the roundabout.

Julia Vengroff sought clarification regarding points of access from the subdivision and whether there would be a connection from Mountcrest Road to Airport Road. She asked how many external connections there are for the proposed development

Wayne Everitt sought clarification regarding the sensitive land transition and whether the existing trees would remain. He asked why the third entrance from Mountcrest Road was being maintained.

Wayne Noble suggested that the stormwater management pond include a paved, lit path around the perimeter.

Sherry Brioschi raised safety concerns regarding truck traffic on Airport Road as a result of the proposed single lane roundabout.

Dale St. Clair reiterated the need for industrial and commercial development within the proposed development.

Stan Cameron expressed concern about the population increase resulting from the proposed development and its impact on the population in the adjacent school. He suggested that the Applicant address the safety of children and their caregivers crossing Airport Road.

Kate Hepworth sought clarification whether an Emergency Medical Services (EMS) requirement for added population was submitted with the proposed plan. She stated she believes EMS access to the proposed development be a priority.

Julia Vengroff sought clarification regarding the size of the developable land. She requested that land zoned for businesses and offices be included in the proposed development.

WRITTEN COMMENTS – none

A Member of Council asked questions and received responses from staff, Mr. Ceircura and Mr. Wimmer.

The Committee recessed from 9:19 p.m. to 9:28 p.m.

Councillor J. Innis returned to the meeting at 9:29 p.m.

2. Application for Draft Plan of Condominium 21CDM-19001C (Kennedy Trails)

Chair N. deBoer confirmed with Rob Hughes, Manager, Development - West, that notification was conducted in accordance with the Planning Act.

Tom Baskerville, Vice President, Development from Brentwood Development provided a presentation regarding the Draft Plan of Condominium 21CDM-19001C.

Chair N. deBoer thanked T. Baskerville for his presentation.

PUBLIC COMMENTS – none.

WRITTEN COMMENTS – none.

STAFF REPORTS

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

Staff Report 2019-0112: Comments regarding Proposed Regulations related to Bill 108 - More Homes and More Choices Act, 2019

That the overview of comments regarding proposed Bill 108: More Homes and More Choices Act, 2019, outlined in Staff Report 2019-0112 be endorsed;

That a copy of Staff Report 2019-0112 be forwarded to the Region of Peel and the Ministry of Municipal Affairs and Housing.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 24, 2019.

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

Staff Report 2019-0133: Provincial Policy Statement Review Proposed Policies - July 2019

That the overview of comments on the proposed changes to the new Provincial Policy Statement outlined in Staff Report 2019-0133 be endorsed;

That a copy of Staff Report 2019-0133 be provided to the Region of Peel and the Ministry of Municipal Affairs and Housing.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 24, 2019.

CORRESPONDENCE

Members of Council provided comments with respect to the Memorandum from Margherita Bialy, Community Planner, regarding Preservation of Rural Community Character and Infill Policy Review Update.

Members of Council asked questions and received responses from staff.

Members of Council provided comments with respect to the Memorandum from Ohi Izirein, Senior Policy Planner, regarding Update: Preparation of a Model Rehabilitation Master Plan (RMP) for the Town of Caledon.

Members of Council provided comments with respect to the Memorandum from Margherita Bialy, Community Planner, regarding Palgrave Estates Residential Community Policy Review.

Members of Council asked questions and received responses from staff.

Jennifer Stephens, Project Manager, Toronto Region Conservation Authority, provided an explanation regarding the proposed policy amendments identified in the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan and Credit Valley Assessment Report and responded to the concerns expressed by a Member of Council.

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

Notification of Public Consultation on Section 34 Amendment - CTC Source Protection Plan

That the proposed policy amendments, identified in the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan and Credit Valley Assessment Report dated September 3, 2019, be endorsed.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on September 24, 2019.

ADJOURNMENT

The Committee adjourned at 10:34 p.m.