TOWN OF CALEDON

Planning and Development Committee Meeting Report
Tuesday, May 1, 2018
7:00 p.m.
Council Chamber, Town Hall

Chair : Councillor N. deBoer
Vice Chair: Councillor D. Beffort
Mayor A. Thompson
Councillor J. Downey
Councillor A. Groves
Councillor J. Innis
Councillor G. McClure (left at 10 :55 p.m.)
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
Deputy Clerk: A. Fusco
Manager, Development (West): R. Hughes
Senior Planner, Policy: O. Izirein
Manager, Policy & Sustainability: S. Kirkwood
Council Committee Coordinator: E. Robert
General Manager, Community Services: P. Tollett
Senior Planner, Development: B. Ward

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:02 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Innis disclosed a pecuniary interest with respect to the Notice of Motion re: Public Meeting for the proposed Triple Crown Development, 15717 Airport Road as the property abuts land owned by her father and uncle.

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 May 15, 2018:

HERITAGE CALEDON REPORT DATED APRIL 9, 2018

That the Heritage Caledon Report dated April 9, 2018 be received.

PROPOSED HERITAGE DESIGNATION FOR MOFFAT SCHOOLHOUSE 6500 PATTERSON SIDE ROAD (WARD 4)

That staff be directed to proceed with the Notice of Intention to Designate for 6500 Patterson Sideroad; 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 6500 Patterson Sideroad pursuant to section 29 (4) of the Ontario Heritage Act.

PROPOSED HERITAGE DESIGNATION OF THE WILSON FARMHOUSE 12701 HURONTARIO STREET (WARD 2)

That staff be directed to proceed with the Notice of Intention to Designate the Wilson Farmhouse property shown on Lot 44 of Draft Plan of Subdivision 21T-12001C;

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 the Wilson Farmhouse property pursuant to section 29 (4) of the Ontario Heritage Act; and,

That the designating by-law be registered on title to the property following registration of the Plan of Subdivision**.**

BUILT HERITAGE RESOURCE INVENTORY

That staff prepare a work plan outlining the methodology to bring forward the remaining non-designated properties identified in the Built Heritage Resource Inventory for listing on the Town's Heritage Register, under section 27 (1.2) of the Ontario Heritage Act;

That within the work plan priority be given to properties that are highly significant and/or within established settlement areas; 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.

1. **Application for Proposed Official Plan and Zoning By-law Amendments POPA 17-03 and RZ 17-14 55 John Street Part of Lot 23, Concession 4 W.H.S (Caledon).**

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

   David Capper, Glen Schnarr and Associates Inc. and Andrea Schererm, Hicks Design Studio provided a presentation regarding the Application for Proposed Official Plan and Zoning By-law Amendments POPA 17-03 and RZ 17-14 55 John Street Part of Lot 23, Concession 4 W.H.S (Caledon). Mr. Capper provided details regarding the design and purpose of the application. He provided details regarding, specific zoning requirements, parking and traffic patterns within the new design. Ms. Schererm provided details relating to the architectural features of the application including scale and general footprint. In addition, she provided further details pertaining to landscaping, elevation and servicing.

   Chair deBoer thanked Mr. Capper and Ms. Schererm for their presentation.

   PUBLIC COMMENTS

   Sherry Brioschi expressed her support of the application and provided comments related to low impact and passive recreation opportunities on the subject property. Ms. Brioschi inquired about the existing tennis courts and their function within the proposed design.

   A response was provided by the presenter.

   Eric Williams expressed concerns related to potential noise pollution and its impact on the surrounding community. Mr. Williams referenced an agreement dated October 27, 1975 in relation to his concerns. In addition, Mr. Williams provided comments pertaining to water quality.

   Ian Sinclair provided comments related to servicing, traffic and parking issues in relation to the proposed application. In addition Mr. Sinclair inquired about stormwater storage. He cited concerns related to zoning and historical boundary and expansion issues. Mr. Sinclair requested that further information be provided in relation to the application.

   A response was provided by the presenter.

   WRITTEN CORRESPONDENCE – none.

Members of Council asked a number of questions and received responses from Mr. Capper.

This matter was recommended to Town Council for receipt at its meeting to be held on May 15, 2018.

Councillor A. Groves left the meeting at 7:28 p.m. and returned at 7:35 p.m.

Council recessed from 8:07 p.m. to 8:13 p.m.

2. Application for Proposed Plan of Subdivision and Zoning By-law Amendment 21T-17008 and RZ 17-13 12461 McLaughlin Road Parts of Lot 19 and 20 Concession 1 W.H.S. (Chinguacousy).

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

Robert Walters, PMG Planning Consultants provided a presentation regarding the Application for Proposed Plan of Subdivision and Zoning By-law Amendment 21T-17008 and RZ 17-13 12461 McLaughlin Road Parts of Lot 19 and 20 Concession 1 W.H.S. (Chinguacousy). Mr. Walters provided details related to the size, location and design of the proposed development. He also discussed density requirements, pedestrian links and buffers related to the existing railway.

Chair deBoer thanked Mr. Walters for his presentation.

PUBLIC COMMENTS

Ian Sinclair raised concerns related to the existing railway and its potential impact on the proposed development.

A response was provided by the presenter.

Al Tupper provided comments related to the extension of municipal services to the surrounding area. He expressed interest in extending services to a private school in the immediate area.

WRITTEN CORRESPONDENCE – none.

Members of Council asked a number of questions and received responses from staff and Mr. Walters.

This matter was recommended to Town Council for receipt at its meeting to be held on May 15, 2018.

Councillor A. Groves returned to the meeting at 8:14 p.m.

Councillor D. Beffort returned to the meeting at 8:15 p.m.

Councillor B. Shaughnessy returned to the meeting at 8:17 p.m.

3. Proposed Official Plan Amendment POPA 16-02 – Town Wide.

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

Amanda Smith, Canadian Urban Institute, provided a presentation regarding the Proposed Official Plan Amendment POPA 16-02 – Town Wide. Ms. Smith provided details regarding the general purpose of an excess soil policy. Ms. Smith provided contextual information specific to Caledon in relation ground water, and the existing legislative protections related to the natural environment. She discussed challenges related to transportation and infrastructure, as well as highlighting critical next steps within the process.

Chair deBoer thanked Ms. Smith for her presentation.

PUBLIC COMMENTS

Stephen Reave expressed concerns related to definitions related to scale and the impact on agricultural operators. Mr. Reave provided comments regarding the process and selection of the consultant.

A response was provided by the presenter.

Robert Shapton cited concerns related to the consistency of soils subject being tested at sites. In addition, Mr. Shapton noted he felt there was a lack of comprehensive testing and oversight required. He expressed further concerns with the temporary storage of soil within the Town. He stated his concerns regarding fees and the impacts the transportation may have on local infrastructure.

Ian McLaurin provided several examples of past issues pertaining to toxic materials present in excess soil within the province, discussing the related expenses and resulting lawsuits. Mr. McLaurin expressed concerns related to oversight and impacts on ground water. He made reference to additional resources related to excess soil policies.

Greg Sweetnam provided comments related to the logistics of excess soil transportation and the legitimacy of clean excess soil. Mr. Sweetnam expressed his concerns with the current regulations related to testing. He provided additional comments related to the proposed fees and noted that the fees should cover any impacts the hauling of excess soil may have.

Thomas Wilson expressed his support of the proposed excess soil policy, citing successful projects related to his property. He expressed his support of current Town polices related to testing. Mr. Wilson noted his support for competitive regulations in order to attract potential vendors to the Town.

Tejas Aivalli expressed concerns related to hauling routes within the proposed excess soil policy. Mr. Aivalli expressed support for an evidence based policy in relation to excess soil.

Ian Sinclair provided several comments related to the proposed excess soil policy. Mr. Sinclair provided details related to the history, purpose, liability, and land use issues related to the proposed excess soil policy. He cited several concerns related to volume and composition of excess soil, the impacts to ground source water, conservation authorities, and scale of sites that use excess soil. Mr. Sinclair provided further details related to legislative requirements, including citing several sections of the Municipal Act and the Planning Act. Mr. Sinclair suggested the Town keep a record of the sites that use excess soil, as well as requiring an archeological survey prior to any soil being deposited on lands within the Town.

Cheryl Connors expressed several concerns related to noise, vibration, truck volume and their impacts on human health. Ms. Connors detailed that in her opinion the report as a result of the community meeting related to excess soil did not accurately reflect the opinions of the public and questioned why further public consultation did not occur. Ms. Connors expressed her opposition to proposed haul routes, large scale commercial fill areas and the lack of oversight related to excess soil testing.

WRITTEN CORRESPONDENCE – none.

Members of Council asked a number of questions and received responses from staff and Ms. Smith.

This matter was recommended to Town Council for receipt at its meeting to be held on May 15, 2018.

Councillor A. Groves left the meeting at 9:08 p.m. and returned at 9:12 p.m.

Councillor D. Beffort left the meeting at 9:41 p.m. and returned at 10:01 p.m.

Councillor G. McClure left the meeting at 9:42 p.m. and returned at 9:45 p.m.

Councillor R. Mezzapelli left the meeting at 9:50 p.m. and returned at 9:53 p.m.

Councillor J. Downey left the meeting at 10:14 p.m. and returned at 10:16 p.m.

Councillor J. Downey left the meeting at 10:21 p.m. and returned at 10:23 p.m.

STAFF REPORTS

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

STAFF REPORT 2018-45 REGARDING RECOMMENDATIONS FOR ALLOCATION OF DESIGNATED HERITAGE PROPERTY GRANT FUNDING FOR 2018

That the recommended Designated Heritage Property Grant Program recipients listed in Schedule A of Staff Report 2018-45 be approved; and

That the budget shortfall of $1,824 be funded from the Heritage Property Reserve Fund.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 15, 2018.

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

STAFF REPORT 2018-48 REGARDING PROVINCIAL AND REGIONAL PLANNING INITIATIVES AND IMPLICATIONS ON LAND USE PLANNING IN CALEDON

That staff be directed to provide comments on the draft guidance document as posted on the Ontario Environmental Registry (013-2359) entitled *The Municipal Comprehensive Review Process* to the Province of Ontario and Region of Peel;

That staff be directed to prepare a response to the Ministry of Transportation regarding the Northwest GTA Corridor Identification Study;

That staff be directed to work with the Region of Peel and local area municipalities to ensure the Town's long term transportation and related infrastructure needs of the Town are identified as part of the Province's Northwest GTA Corridor Identification Study process and;

That a copy of Staff Report 2018-48 be forwarded to the Region of Peel and local area municipalities of the City of Brampton and City of Mississauga

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 15, 2018.

NOTICE OF MOTION

Councillor J. Innis disclosed a pecuniary interest with respect to the Notice of Motion re: Public Meeting for the proposed Triple Crown Development, 15717 Airport Road as the property abuts land owned by her father and uncle.

Councillor J. Innis left the meeting at 10:38 p.m. and did not participate in the discussion or vote with respect to the Notice of Motion.

PUBLIC MEETING FOR THE PROPOSED TRIPLE CROWN DEVELOPMENT, 15717 AIRPORT ROAD (Councillor Shaughnessy)

That the Town of Caledon provide a second public meeting for Triple Crown Development, 15717 Airport Road in Caledon East;

That the second public meeting be scheduled in 2019 subject to a substantial change in their submission; and

That all questions asked at the Triple Crown Development, 15717 Airport Road in Caledon East public meeting on April 3, 2017 be answered in a separate document on the Town of Caledon website.

This matter was recommended to Town Council for receipt at its meeting to be held on May 15, 2018.

Councillor G. McClure left the meeting at 10:55 p.m. and did not return.

The Committee adopted the required procedural motion to extend the meeting an additional hour beyond the hour of 11:00 p.m.

Councillor J. Innis returned to the meeting at 11:04 p.m.

CORRESPONDENCE

Members of Council provided comments concerning the correspondence item from Pam Jackson, Resident, and Town of Caledon dated April 24, 2018 re: Niagara Escarpment Commission, Housing and Family Farm.

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

> **SECOND DWELLING UNITS FOR FARM HELP ON AGRICULTURAL PROPERTIES WITHIN THE NIAGARA ESCARPMENT PLAN AREA**
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> That the Town's support of a second dwelling for farm help on agricultural properties within the Niagara Escarpment Plan area, within the jurisdiction of the Town of Caledon, be circulated via correspondence to the Niagara Escarpment Commission and the other area municipalities within the Niagara Escarpment Plan area; and
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> That the correspondence be circulated to the Peel Federation of Agriculture, Ontario Federation of Agriculture, Ontario Soil and Crop Improvement Association, National Farmers Union, Christian Farmers Federation and Golden Horseshoe Food and Farming Alliance.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on May 15, 2018.

ADJOURNMENT

The Committee adjourned at 11:05 p.m.