



Chair: Councillor N. deBoer
Vice Chair: Councillor D. Beffort
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
General Manager, Corporate Services/Town Clerk: C. deGorter
Deputy Clerk: A. Fusco
Senior Planner, Development: M. Nordstrom
Council Committee Coordinator: E. Robert
General Manager, Community Services: P. Tollett

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:06 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 June 5, 2018:

STAFF REPORT 2018-68 REGARDING PROPOSED ZONING BY-LAW AMENDMENT, NORTHWEST HOLDINGS LTD., 20-24 SIMONA DRIVE, WARD 5

That the By-law attached as Schedule "B" to Staff Report 2018-68 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from Bolton Highway Commercial (CHB) to Bolton Highway Commercial Exception 609 (CHB-609) to permit a Day Nursery and other additional Industrial/Commercial-related uses.

STAFF REPORT 2018-63 REGARDING PROPOSED ZONING BY-LAW AMENDMENT APPLICATION BRENTWOOD DEVELOPMENT CORPORATION BLOCK 114, 43M-2042, 12782 KENNEDY ROAD, WARD 2, FILE NO.: RZ 17-07

That the By-law attached as Schedule "B" to Report 2018-63 be enacted to rezone the subject lands from Mixed Density Residential Exception (RMD-456) Zone to Townhouse Residential (RT-606), (RT-607) and (RT-608) Exception Zones to permit townhouse development.

STAFF REPORT 2018-60 REGARDING PROPOSED ROGERS COMMUNICATIONS TELECOMMUNICATION TOWER, 12016 CHINGUACOUSY ROAD PART OF LOT 18 CONCESSION 3 WHS, WARD 2, FILE NO.: SPA 14-43T

That the Town of Caledon provide concurrence for the proposed Rogers Communications Telecommunications Town, 12016 Chinguacousy Road, to Innovation, Science and Economic Development Canada, and the application be endorsed subject to the following conditions:

- a) The applicant must construct the Tower in accordance with the following drawings:
 - i. Topographic Plan and Site Layout Design, prepared by Sexton McKay, dated October 22, 2013;
 - ii. Tree Protection Plan LP-1, prepared by Davey Resource Group, dated December 11, 2015
- b) The applicant must execute a Letter of Understanding to the satisfaction of the Town and provide payment of all required fees and securities.

STAFF REPORT 2018-66 REGARDING REQUEST TO ALLOW MINOR VARIANCE APPLICATIONS IN THE COLERAINE WEST EMPLOYMENT AREA

That application for minor variances with the Coleraine West Employment Area as identified in Schedule "A" attached to Staff Report 2018-66 prior to the second anniversary of the passing of By-law 2016-99 dated November 29, 2018 be permitted, pursuant to section 45 (1.4) of the *Planning Act*.

HERITAGE CALEDON REPORT DATED MAY 14, 2018

That the Heritage Caledon Report dated May 14, 2018, be received.

PROPOSED HERITAGE DESIGNATION OF GIFFEN FARMHOUSE, 12461 MCLAUGHLIN ROAD (WARD 2)

That staff be directed to proceed with the Notice of Intention to Designate the Giffen Farmhouse property at 12461 McLaughlin Road, and prepare a reference plan to identify the parcel to be designated;

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 Giffen Farmhouse property pursuant to section 29 (4) of the Ontario Heritage Act;

That the designating by-law be registered on title to the property; and

That staff be directed to work with the Region of Peel housing staff to explore occupancy options for the property at 12461 McLaughlin Road prior to the completion of the development phase of the associated plan of subdivision

Councillor A. Groves left the meeting at 7:10 p.m. and returned at 7:14 p.m.

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 Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment 21T-17005C, RZ 17-08 and POPA 17-02 16114 Airport Road Part of Lot 4, Concession 6 (EHS)

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

Bruce McCall-Richmond, Glen Schnarr and Associates Inc. provided a presentation regarding the Application for Proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment 21T-17005C, RZ 17-08 and POPA 17-02 16114 Airport Road Part of Lot 4, Concession 6 (EHS). Mr. McCall-Richmond provided an overview of the property and the proposed development, including a description of the property, approved usage and overall design of the commercial and residential units. Mr. McCall-Richmond provided details related to parking, entrances and exits to the proposed development and descriptions of the various buildings within the development.

Chair deBoer thanked Mr. McCall-Richmond for his presentation.

PUBLIC COMMENTS

Diane Delaney indicated she was representing the Friends and Neighbors of Allison's Grove, and provided a historical outline of the property including its use, ownership and naming. Ms. Delaney outlined the historical significance related to the entire property and its importance to the community. She stated that she believes the property acts as a gateway for the surrounding community, and inquired about alternative uses. She expressed concerns related to trees being

removed as a result of the proposed development and indicated that she feels the trees are important to the identity of the community, and requested that they be preserved.

Doug Demerling provided comments related to the fence on the north end of the property, identified possible drainage issues, and the current state of the property. He raised concerns related to the proposed design of the residential units, and the entrances to the proposed development.

Rob Kilfoyle inquired about the use and design of the proposed commercial units.

A response was provided by the presenter.

Doug Demerling provided additional comments related to the proposed developments overall footprint on the property and expressed the need for senior-friendly designs for the proposed residential units.

WRITTEN CORRESPONDENCE – none.

Members of Council asked a number of questions and received responses from staff and Mr. McCall-Richmond.

This matter was recommended to Town Council for receipt at its meeting to be held on June 5, 2018.

Councillor D. Beffort left the meeting at 7:40 p.m. and returned at 7:45 p.m.

STAFF REPORTS

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

STAFF REPORT 2018-58 REGARDING PROPOSED ZONING BY-LAW AMENDMENT TO REMOVE A HOLDING (“H”) SYMBOL, KANEFF PROPERTIES LIMITED, PART LOTS 1 AND 2, CONCESSION 1 EHS (CALEDON), WARD 1

That the By-law attached as Schedule “C” to Staff Report 2018-58 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to remove a site-specific Holding Symbol (“H21”) from the subject lands which will permit the intended development of a golf course, associated tourism accommodations (hotel) and related uses.

That the developer be requested to host an Open House to the area residents once site approval is granted prior to work being conducted on the site.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 5, 2018.

CORRESPONDENCE – none.

ADJOURNMENT

The Committee adjourned at 8:10 p.m.