TOWN OF CALEDON

Planning and Development Committee Meeting Report
Tuesday, June 6, 2017
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 (absent)
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Town Clerk: C. deGorter
Manager, Development East: C. Blakely
Planner, Intermediate: C. Di Benedetto
Manager, Development West: R. Hughes
Coordinator, Council Committee: D. Lobo
Planner, Community Development: M. Mohr
Senior Planner, Development: M. Nordstrom
Town Solicitor: K. Stavrakos
General Manager, Community Services: P. Tollett
Senior Planner, Development West: B. Ward

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:01 p.m.

DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Downey disclosed a pecuniary interest with respect to Confidential Staff Report 2017-15 re: Advice subject to solicitor-client privilege, including communications necessary for that purpose – Appeal Options for Committee of Adjustment Decision No. B 004-016, 13471 Heart Lake Road (Ward 2) because the applicant is her father-in-law.

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 20, 2017:

STAFF REPORT 2017-82 REGARDING ZONING BY-LAW AMENDMENT – ACCESS PROPERTY DEVELOPMENT

That the By-law attached as Schedule "B" to Staff Report 82/2017 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from Rural Residential (RR), Bolton Highway Commercial Exception 185 (CHB-185) and Commercial 6 Exception 803 (C-6-E(803)) to Bolton Highway Commercial Exception 594 (CHB-594) to permit a Public Self-Storage Warehouse;

That no further notice or public meeting be required for the above referenced Zoning Bylaw, pursuant to Section 34(17) of the *Planning Act*, R.S.O. C.P. 13, as amended.

STAFF REPORT 2017-48 REGARDING PROPOSED TEMPORARY USE BY-LAW, TARPA CONSTRUCTION, PART OF LOT 1, CONCESSION 4 (ALB) DESCRIBED AS 7904 MAYFIELD ROAD (WARD 4)

That the By-law attached as Schedule 'B' to Staff Report 2017-48 be enacted to rezone the lands from the Agricultural (A1) and Environmental Policy Area (EPA2) Zone to the Agricultural-Temporary X (A1-TX) Zone, Environmental Policy Area 2 (EPA2) Zone and (EPA1) zone to permit a commercial nursery on site for a temporary time period of three (3) years.

STAFF REPORT 2017-49 REGARDING PROPOSED TEMPORARY USE BY-LAW APPLICATION, TOLIAS LANDSCAPING, PART OF LOT 5, CONCESSION 2 (ALB), 6809 HEALEY ROAD (WARD 4)

That the By-law attached as Schedule B to Staff Report 2017-49 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the subject lands from the Small Agricultural Holdings (A3) and Environmental Policy Area 2 (EPA2) to the Small Agricultural Holdings-Temporary X (A3-TX) zone and Environmental Policy Area 1 (EPA1) Zone to temporarily permit a landscape contractors facility for a period of three (3) years.

DELEGATIONS

Neil Davis, Counsel for White Sova, Glenn Schnarr & Associates, provided a delegation concerning Staff Report 2017-85 regarding a proposed official plan amendment and zoning by-law amendment to permit a medical marijuana production facility on the subject lands. Mr. Davis requested that Council support the staff recommendation to add a site specific policy and rezone the subject lands to permit a medical marijuana facility in addition to other rural uses permitted. He outlined the applications and documentation submitted by the applicant, particularly the hydrogeological assessment and preliminary sewage system design, and results from the reviews conducted.

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

Keith Garbutt, President, Peel Federation of Agriculture (PFA), provided a delegation concerning Staff Report 2017-85 regarding a proposed official plan amendment and zoning by-law amendment to permit a medical marijuana production facility on the subject lands. Mr. Garbutt stated that the PFA considers legal growing of medical marijuana to be a crop and would like the option for farmers to produce medical marijuana. He requested that members of Council support the staff recommendation.

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

Ryan Guetter, Vice President, Weston Consulting, provided a delegation on behalf of Wyndcliffe Developments Inc. concerning Staff Report 2017-79 regarding Proposed Town-Initiated Zoning By-law Amendment, Bolton North Hill Commercial Area. Mr. Guetter described the prior work with OPA and temporary use by-law application. Mr. Guetter expressed support for the staff recommendation and that from his perspective, the staff report and traffic analysis address concerns that were raised at the public hearing.

A Member of Council asked two questions of Mr. Guetter and received responses.

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

Chair N. deBoer noted that the delegation by Maurice Luchich has been withdrawn.

The Planning and Development Committee adopted the required procedural motion to waive the Procedural By-law permit an additional delegation.

Kevin Bechard, Senior Associate, Weston Consulting provided a delegation on behalf of Dhillon Business Centre concerning Staff Report 2017-83 regarding a proposed temporary use by-law extension for the Dhillon Business Centre. Mr. Bechard described the transfer operation run from the facility, application for extension of the existing temporary use by-law, and requested that Council provide the by-law extension.

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

STAFF REPORTS

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

STAFF REPORT 2017-51 REGARDING PROPOSED HERITAGE DESIGNATION FOR MACK'S PARK (10 CREDIT STREET) (WARD 1)

That staff be directed to proceed with the Notice of Intention to Designate 10 Credit Street (also known as Mack's Park, Belfountain Conservation Area) and prepare a reference plan to identify the parcel to be designated; 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 Mack's Park pursuant to the *Ontario Heritage Act*.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

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

STAFF REPORT 2017-79 REGARDING PROPOSED TOWN-INITIATED ZONING BY-LAW AMENDMENT, BOLTON NORTH HILL COMMERCIAL AREA, 14245 REGIONAL ROAD 50 (WARD 4)

That Staff Report 2017-79 regarding Proposed Town-Initiated Zoning By-law Amendment, Bolton North Hill Commercial Area, 14245 Regional Road 50, Ward 4, be received.

That the By-law attached as Schedule "B" to Staff Report 79/2017 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from Agricultural (A1) to General Commercial - Exception 577 (C-577) to permit future commercial development.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

Councillor D. Beffort left from 7:32 p.m. to 7:35 p.m.

The Committee recessed from 7:36 p.m. to 7:48 p.m.

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

STAFF REPORT 2017-83 REGARDING PROPOSED TEMPORARY USE BY-LAW EXTENSION, DHILLON BUSINESS CENTRE, PART OF LOT 26, CONCESSION 6 EHS (CALEDON), 13790 AIRPORT ROAD (WARD 2)

That Temporary Use Zoning By-law Amendment Application RZ 14-05 to permit the storage of trucks, trailers and transport containers on the subject lands for a temporary period, be granted subject to a satisfactory site plan that addresses the following:

a) access arrangements and land dedication satisfactory to the Region of Peel;
b) landscape works including appropriate vegetative screens and berms and site lighting, as applicable; and
c) storm water management and grading works.

That a site plan agreement be entered into which ensures the lands are returned to a satisfactory agricultural condition upon the expiration of the temporary use by-law.

That the satisfactory site plan agreement be entered into in six months.

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This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

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

STAFF REPORT 2017-85 REGARDING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS WHITE SOVA HOLDINGS INC., PART OF LOT 25, CONCESSION 1 EHS (CALEDON), 20383 HURONTARIO STREET (WARD 1) FILE NO: POPA 16-01 & RZ 16-10

That the By-law attached as Schedule 'C' to Staff Report 2017-85 be enacted to adopt Official Plan Amendment Number 248 to add a site-specific policy to the Rural Lands designation to permit a medical marijuana production facility on the subject lands.

That the By-law attached as Schedule "D" to Staff Report 2017-85 be enacted to rezone the subject lands from Rural (A2) to Rural Exception 595 (A2-595) to permit a medical marijuana production facility in addition to the range of permitted uses in the Rural (A2) zone on the subject lands.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

CORRESPONDENCE

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

That the Caledon Area Families for Inclusion be invited to provide a presentation to Council concerning Caledon Housing Initiative.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

Councillor J. Downey left the meeting at 8:41 p.m.

CONFIDENTIAL SESSION

The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 8:42 p.m.

Moved by Mayor A. Thompson – Seconded by Councillor J. Innis

That Planning and Development Committee shall go into confidential session under Section 239 of the Municipal Act for the purpose of:

Confidential Staff Report 2017-15 re: Advice subject to solicitor-client privilege, including communications necessary for that purpose – Appeal Options for Committee of Adjustment Decision No. B 004-016, 13471 Heart Lake Road (Ward 2)

Carried.

Mayor A. Thompson, Councillor D. Beffort, Councillor N. deBoer, Councillor A. Groves, Councillor J. Innis, Councillor R. Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, General Manager, Corporate Services/Town Clerk: C. deGorter, General Manager, Community Services: P. Tollett, Town Solicitor: K. Stavrakos; Manager, Development West: R. Hughes were present for this portion of the meeting.

Planning and Development Committee adopted the required procedural motion at 9:56 p.m. and resumed in Open Session at 9:57 p.m.

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

CONFIDENTIAL STAFF REPORT 2017-15 RE: ADVICE SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE – APPEAL OPTIONS FOR COMMITTEE OF ADJUSTMENT DECISION NO. B 004-016, 13471 HEART LAKE ROAD (WARD 2)

That Confidential Staff Report 2017-15 regarding advice that is subject to solicitor-client privilege and litigation including matters before administrative tribunals affecting the municipality - Appeal for Committee of Adjustment Decision No. B 004-16, Caledon (Ward 2), be received;

That staff be directed to consent to the proposed settlement and to attend the OMB appeal to conclude settlement arrangements, in accordance with the settlement particulars as identified in the memorandum from Cassels Brock dated May 18, 2017; 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.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 20, 2017.

ADJOURNMENT

The Committee adjourned at 9:59 p.m.