



Public Information Meeting Minutes
Wednesday, February 11, 2015
7:00 p.m.
Council Chamber, Town Hall

Mayor A. Thompson
Councillor D. Beffort
Councillor N. de Boer
Councillor J. Downey (Absent)
Councillor A. Groves (Absent)
Councillor J. Innis
Councillor G. McClure (Absent)
Councillor R. Mezzapelli (left at 7:24 p.m.)
Councillor B. Shaughnessy

Manager of Development – East: C. Blakely
Intermediate Planner: C. Di Benedetto
Council/Committee Co-ordinator: B. Karrandjas
Senior Development Planner: S. McVittie
Manager of Legislative Services/Deputy Clerk: D. Thompson

1. **CALL TO ORDER**

Mayor Thompson called the meeting to order in the Council Chamber at 7:01 p.m.

Mayor Thompson advised the public that any concerns or appeals dealing with the development applications should be directed to the Legislative Services Department. He noted that any interested persons wishing further notification of the staff report(s) regarding the applications were advised to sign the appropriate notification form required by the Legislative Services Department. Mayor Thompson confirmed with Stephanie McVittie, Senior Development Planner that notification was conducted in accordance with the Planning Act.

2. **PRESENTATIONS**

A. **APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW – TODD LISSO ON BEHALF OF STONEBRIDGE LAC INC., 0 George Bolton Parkway, Part Lot 3, Concession 6 (ALB), Designated as Parts 6, 7, 21, 31 & 32, Plan 43R-25176, South-West Corner of George Bolton Parkway and Highway 50 (Ward 5).**

Mr. Marc De Nardis, Gagnon & Law Urban Planners on behalf of Stonebridge LAC Inc. advised that the purpose of the public meeting was to review an application to permit the construction of a total of five industrial and commercial buildings over two phases. Mr. De Nardis discussed the content of the application indicating that the property is also the subject of a rezoning application. Mr. De Nardis reviewed the site details as well as the surrounding land uses. He provided maps illustrating the current Official Plan designation and zoning for the lands. In conclusion, Mr. De Nardis advised of the next steps with respect to the application and noted that in his professional planning opinion, the proposed development is consistent with both provincial and municipal planning policies.

PUBLIC COMMENTS

1. **SHERRY BRIOSCHI, 29 Fountainbridge Drive, Bolton** expressed support of the proposed development and suggested the applicant increase the streetscaping to blend with the existing village core design.

The presenter provided a response regarding streetscaping.

Members of Council asked questions and received responses from the presenter.

WRITTEN CORRESPONDENCE

There was no written correspondence received.

Councillor Mezzapelli left the meeting at 7:24 p.m.

B. APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW – KLM PLANNING PARTNERS ON BEHALF OF RITELAND HOLDINGS INC. – 15877 Mount Wolfe Road, Part Lot 20, Concession 10 (Albion), South-East Corner of Mount Wolfe Road and Old Church Road (Ward 4).

Mr. Robert Lavecchia, KLM Planning Partners on behalf of Riteland Holdings Inc. advised that the purpose and effect of the application is to develop a 28 lot estate residential plan of subdivision and rezone the lands to appropriate Estate Residential Exception XXX (RE-XXX), Open Space (OS) and Hazard Land (HL) zones. He discussed the content of the application indicating that the property is also the subject of a rezoning application. Mr. Lavecchia reviewed the site details as well as the surrounding land uses. He provided maps illustrating the current Official Plan designation and zoning for the lands. In conclusion, Mr. Lavecchia advised of the next steps with respect to the application and noted that in his professional planning opinion, the proposed development is consistent with both provincial and municipal planning policies.

PUBLIC COMMENTS

1. **SHERRY BRIOSCHI, 29 Fountainbridge Drive, Bolton**, requested clarification regarding how the application arrived at to the Ontario Municipal Board (OMB) Hearing stage.

The presenter and Town staff provided a response regarding the application and the appeal process.

2. **BRIONY GLASSCO**, co-owner of Halls Lake and adjoining lands, expressed concern regarding the appeal process relating to the application. Ms. Glassco indicated that Halls Lake is a kettle lake and as such is a very important resource. Ms. Glassco inquired if King Township was advised of the application. She expressed concern regarding environmental and wildlife impact. Ms. Glassco inquired how she can participate in the OMB hearing and noted that she received notice of the public meeting one week ago.

Town staff provided a response regarding notification of the development application, public meeting and Ontario Municipal Board hearing.

3. **RUFUS GLASSCO, 16540 12th Concession, Schomberg**, co-owner of Halls Lake and adjoining lands, noted the conservation easements granted on his property and expressed concern regarding the impact upon the local wildlife. Mr. Glassco inquired about the timing of this application and impacts of the Oak Ridges Moraine Act and the Greenbelt Plan. Mr. Glassco stated that altering access to his property, Halls Lake is prohibited but trespassing issues are still occurring. Mr. Glassco expressed concern regarding the name of the proposed subdivision as he believes there is no direct connection to Halls Lake. Mr. Glassco expressed concern regarding the potential environmental and drainage impacts and affects to Halls Lake. Mr. Glassco inquired if studies were conducted regarding the ecological aspect of the land. Mr. Glassco indicated that he did not receive notification of the upcoming OMB hearing and noted that he would like to retain legal counsel to attend same. Mr. Glassco advised that he would like to submit concerns in writing and inquired as to the timelines.

The presenter provided a response regarding studies that have been completed and submitted to the Town.

Town staff provided a response regarding the OMB pre-hearing procedures and inquired concerning public participation.

4. **SUSAN WALMER, Oak Ridges Moraine Land Trust representative**, expressed concern regarding the impacts the proposed subdivision may have on local lands and native species. Ms. Walmer noted that she did not receive notification regarding the public meeting or OMB Prehearing. (see attached presentation)
5. **DEBBE CRANDALL, 10200 Old Church Road, Caledon** commented on the initial application date of the subdivision application and inquired if the application was deemed transitional under the Planning Act.

The presenter and Town staff provided a response regarding the “transitional application”, how studies have been reviewed and updated as well as the external agencies that were included during the review/comment stages.

6. **TYLER GLASSCO, 16350 12th Concession, Schomberg** inquired what amount of money will be generated for the Town when the proposed subdivision is complete. Mr. Glassco requested clarification regarding the drainage into the wetlands and requested consideration be given to retaining and preserving the lands.

The presenter provided a response regarding the on-site controls proposed to manage run-off on-street and individual lot grading/drainage.

7. **RUFUS GLASSCO** indicated on the aerial photo where he believes the natural drainage occurs into both the Humber River and Halls Lake.
8. **CHERYL CONNORS, 16851 Mount Wolfe Road, Caledon** expressed concern regarding the lack of information being provided to the public by the proponent. Ms. Connors noted that she believes there may be an impact to the neighbouring well water as she feels there are existing well problems in the Blackhorse subdivision area. Ms. Connors inquired if a hydrogeological study was completed.

The presenter provided a response regarding well water concerns.

9. **BRIONY GLASSCO** requested the Town communicate with King Township concerning the issues mentioned at the Public Information Meeting.
10. **JOHN CAMPBELL, 15975 Mount Wolfe Road, Caledon** advised that he purchased land 4½ years ago and was advised at that time that no development would be taking place on the neighbouring property. Mr. Campbell inquired what the open space will be used for in the proposed development and who will be responsible for it.

The presenter provided a response regarding the future ownership of the lands.

11. **CHERYL CONNORS** requested clarification regarding ownership of adjoining lands and possible future road access to King Road.

The presenter provided a response clarifying ownership and access.

Members of Council asked a number of questions related to the presentation and received responses.

Written Correspondence:

There was no written correspondence received.

3. **ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

Allan Thompson, Mayor

Debbie Thompson, Deputy Clerk