



Chair : Councillor N. deBoer
Vice Chair: Councillor D. Beffort (absent)
Mayor A. Thompson
Councillor J. Downey
Councillor A. Groves
Councillor J. Innis
Councillor G. McClure
Councillor R. Mezzapelli
Councillor B. Shaughnessy (left the meeting at 7:35 p.m.)

Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. deGorter
General Manager, Community Services: P. Tollett
Manager, Development West: R. Hughes
Senior Planner, Development: B. Ward
Coordinator, Council Committee: J. Welosky

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:03 p.m.

DISCLOSURE OF PECUNIARY INTEREST – none

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 February 7, 2017:

STAFF REPORT 2017-13 REGARDING REQUEST FOR AN ADDITIONAL MEETING CONCERNING THE MAYFIELD WEST PHASE 2 SECONDARY PLAN UPDATE.

That Staff Report 2017-13 regarding a Request for an Additional Meeting Concerning the Mayfield West Phase 2 Secondary Plan be received.

STAFF REPORT 2017-3 REGARDING PROPOSED STREET NAMES FOR HALLS LAKE ESTATES SUBDIVISION (WARD 4).

That Staff Report 2017-3 regarding Proposed Street Names for Halls Lake Estates Subdivision (Ward 4) be received.

HERITAGE CALEDON MEETING REPORT.

That the Heritage Caledon Meeting Report dated December 12, 2016, be received.

HERITAGE CALEDON MEETING REPORT.

That the Heritage Caledon Meeting Report dated January 16, 2017, be received.

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 Section. He noted that any interested persons wishing further notification of the staff report(s) regarding the proposed applications are advised to sign the appropriate notification form required by the Legislative Services Section.

- 1. APPLICATION FOR PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, 2412 AND 2068 MAYFIELD ROAD, PART OF LOT 18, CONCESSION 2 W.H.S. (CHINGUACOUSY), WEST SIDE OF MCLAUGHLIN ROAD, NORTH SIDE OF MAYFIELD ROAD, EAST OF CHINGUACOUSY ROAD (WARD 2).**

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

Jonathan Henderson of Glen Schnarr & Associates Inc. on behalf of The Laurier Group, provided a presentation regarding an application for a proposed official plan amendment and zoning by-law amendment for the property known as 2412 and 2068 Mayfield Road,

to accommodate a proposed draft plan of subdivision. Mr. Henderson provided an overview of the location of the subject property, including the current use and zoning of the property and the properties within the general area. He indicated that the proposed application is seeking to accommodate residential, institutional, open spaces and natural heritage uses. He confirmed that the proposed application conforms to the Mayfield West Phase 2 policies and permitted uses. He advised that the proposal consists of 206 detached lots, 40 semi-detached lots, 90 rear-lane townhouse lots and 17 dual frontage townhouse lots. In addition, he advised that the proposal also includes space to accommodate two elementary schools, two community parks, natural heritage land, a trail network and a storm water management pond and associated landscaping. He provided an update on the status of the proposal, indicating that the proposed population distribution recommended for the subject property aligns with the intent of the Draft Development Staging and Sequencing Plan.

PUBLIC COMMENTS

1. **SHERRI BRIOSCHI** requested clarification on whether or not the application is seeking a boundary expansion and if the provisions of ROPA 29 apply to the proposed application. She further requested clarification on whether or not the proposed application is in close proximity to the GTA West Corridor. Ms. Brioschi received responses from the presenter.
2. **JOHN RUTTER** expressed concern with the lack of high density residential included in the proposed application. He requested that the Town consider incorporating high density developments in future applications. Mr. Rutter received a response from the presenter.

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

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on February 7, 2017.

STAFF REPORTS

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

STAFF REPORT 2017-6 REGARDING COMMITTEE OF ADJUSTMENT DECISION APPEAL POLICY.

That Staff Report 2017-6 regarding Committee of Adjustment Decision Appeal Policy be referred back to staff to provide statistical information concerning the number of appeals impacted and to establish criteria for decisions for when matters are referred to Council; and

That placeholder appeals be filed for any appeals filed for Ontario Municipal Board matters where both of the following conditions are met:

- a) the Committee of Adjustment decision conflicts with staff recommendations; and
- b) there are no other appellants;

That following the filing of placeholder appeals, staff shall report back to Council for direction until such time as an appeal policy is in place.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 7, 2017.

Councillor Shaughnessy left the meeting at 7:35 p.m.

RECOMMENDATIONS OF ADVISORY COMMITTEES

HERITAGE CALEDON RECOMMENDATION REGARDING THE LISTING OF VARIOUS PROPERTIES ON THE HERITAGE REGISTER.

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

That the properties at 14291 Regional Road 50, 14328 Regional Road 50, 14475 Regional Road 50, 14865 Regional Road 50, 14684 Regional Road 50, 7601 King Street, 7640 King Street, 13957 The Gore Road, 14098 The Gore Road, 14258 The Gore Road, 14275 The Gore Road, and 14436 Humber Station Road be listed on the Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken to give effect thereto; and

That staff notify the property owners in writing of this recommendation.

That the decision to list the property known as 14684 Regional Road 50 to the Heritage Register be deferred to the next Planning and Development Committee Meeting.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 7, 2017.

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

HERITAGE CALEDON RECOMMENDATION REGARDING A REQUEST FOR ADDITIONAL FUNDS FOR PARTICIPATION IN THE 2017 ONTARIO HERITAGE CONFERENCE.

That in addition to the current 2017 Heritage Caledon Budget, staff be directed to look at the feasibility of funding 2 members to attend the 2017 Ontario Heritage Conference held in Ottawa from June 8-10.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on February 7, 2017.

CORRESPONDENCE

The Planning and Development Committee adopted a motion to refer the letter from the Ministry of Housing regarding the changes contained in the Promoting Housing Act, 2016 to staff for a staff report regarding the impacts on the Town's Zoning By-law.

ADJOURNMENT

The Committee adjourned at 7:40 p.m.