



Planning and Development Committee Meeting Minutes

Tuesday, April 23, 2019
7:00 p.m.
Council Chamber, Town Hall

Chair: Councillor N. DeBoer
Vice Chair: Councillor L. Kiernan (joined at 7:08 p.m.)
Mayor A. Thompson
Councillor J. Downey
Councillor C. Early
Councillor J. Innis
Councillor A. Groves
Councillor T. Rosa
Chief Administrative Officer: M. Galloway
General Manager, Corporate Services/Town Clerk: C. Herd
Manager, Development – East, Community Services: C. Blakely
Manager, Development – West, Community Services: R. Hughes
Coordinator, Council Committee: J. Lavecchia
Senior Planner, Community Services: L. Lee-Yates
Community Planner, Community Services: M. Mohr
General Manager, Community Services: P. Tollett

CALL TO ORDER

Chair N. deBoer called the meeting to order in the Council Chamber at 7:02 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 April 30, 2019.

Staff Report 2019-51 To Approve the Environmental Implementation Report (EIR) and Functional Servicing Report (FSR) for Mayfield West Phase 2, Stage 1 Secondary Plan

That the Functional Servicing Report (FSR) and Environmental Implementation Report (EIR) as required by the Mayfield West Phase 2, Stage 1 Secondary Plan be approved.

That any technical adjustments be delegated to the Manager, Development or delegate.

Heritage Caledon Committee Report dated April 15, 2019

That the Heritage Caledon Committee Report dated April 15, 2019 be received.

Request for Update Regarding the Bolton Residential Expansion Study (BRES)

Whereas the Bolton Residential Expansion Study (BRES) is a land use planning process that was commenced in 2012 by the Town of Caledon to determine where to accommodate additional population growth outside of the Bolton settlement boundary;

Whereas in 2014 Town Council endorsed Option #3, an area north of King Street, west of the Canadian Pacific (CP) Rail and east of The Gore Road as the preferred growth area, following a comprehensive public process designed to implement the 2031 growth numbers assigned to the Town by the Region of Peel;

Whereas in 2014 The Town submitted its application to amend the Region of Peel Official Plan (ROPA) to expand the current Bolton Settlement Boundary on the Option #3 lands;

Whereas in 2016 Peel Regional Council considered Caledon's Regional Official Plan Amendment (ROPA) application and adopted ROPA no. 30, being an amendment to

expand the Rural Service Centre for Bolton in the Regional Official Plan in the areas identified as Option #6 and the Triangle Lands. Option #6 lands are located west of the Bolton Rural Service Centre, south of Healey Road, east of Humber Station Road and north of Mayfield Road;

Whereas new and existing members of Council will benefit from receiving the chronology and an update regarding this matter;

Now therefore be it resolved that outside legal counsel be invited to a future Planning and Development to provide Council with an update regarding the BRES file before June 2019.

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 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.

1. Application for Proposed Zoning By-law Amendment RZ 15-08 12544 Regional Road 50 Part Lot 3, Concession 6 (Albion) (Ward 5)

Chair N. deBoer confirmed with Melissa Mohr, Community Planner, Community Services, that notification was conducted in accordance with the Planning Act.

Pere Bekedermo, Intern Architect/Junior Planner, nArchitecture Inc. provided a presentation regarding the proposed application to rezone the subject lands to permit a convenience/retail store with offices at the front of the property with a motor vehicle washing establishment and a motor vehicle body shop at the rear of the site.

Chair N. deBoer thanked Mr. Bekedermo for his presentation.

PUBLIC COMMENTS – none.

WRITTEN CORRESPONDENCE – none.

A member of Council asked a question and received a response from the presenter.

This matter was recommended to Town Council for receipt at its meeting to be held on April 30, 2019.

2. Application for Proposed Zoning By-law Amendment RZ 18-06 0 Mount Pleasant Road Part Lot 27, Concession 8 (Albion) (Ward 4)

Chair N. deBoer confirmed with Leilani Lee-Yates, Senior Planner, Community Services, that notification was conducted in accordance with the Planning Act.

Mark Jacobs, Planner, The Biglieri Group. provided a presentation regarding the proposed application to rezone the subject lands to permit the creation of an 8-lot estate residential subdivision accessed by a new road and serviced by municipal water and private septic services.

Chair N. deBoer thanked Mr. Jacobs for his presentation.

PUBLIC COMMENTS – none.

WRITTEN CORRESPONDENCE – none.

A member of Council asked a question and received a response from the presenter.

This matter was recommended to Town Council for receipt at its meeting to be held on April 30, 2019.

STAFF REPORTS

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

Staff Report 2019-36 Proposed Town-Wide Zoning By-law Amendment to Permit Cannabis Production Facilities

That, in accordance with Section 34(17) of the *Planning Act*, no further notice is required to be provided on the proposed By-law; and,

That the By-law attached as Schedule “A” to Staff Report 36-2019 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to permit and regulate cannabis production facilities in Prestige Industrial (MP) and Service Industrial (MS) zones within the Town of Caledon, by deleting, adding and amending definitions and general provisions to reflect new legislation and requirements and changing the permitted use in the A2-595 zone to permit a cannabis production facility rather than a medical marihuana production facility.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 30, 2019.

NOTICES OF MOTION

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

Reduction in Engineering Securities for Industrial and Commercial Development

Whereas the entire Town of Caledon is subject to Site Plan Control, in accordance with the provisions of By-law 2013-086; and

Whereas through the approval of site plan applications, the Town receives securities to ensure works are undertaken on the lands as per the approved plans in accordance with applicable town standards and requirements, and to ensure development occurs in a timely manner; and

Whereas the Town’s Site Plan Manual requires for Industrial and Commercial developments the receipt of 100% Engineering Securities, determined through cost estimates as provided by the applicant and independent of any municipal works; and

That staff report back with options to reduce the requirement for Landscape and Engineering Securities for Commercial and Industrial developments by May 2019.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 30, 2019.

CONFIDENTIAL SESSION

Moved by: Councillor A. Groves – Seconded by: Councillor J. Downey

That Council shall go into confidential session under Section 239 of the Municipal Act for the following purpose:

Confidential Staff Report 2019-16 Litigation including matters before administrative tribunals, affecting the municipality – 17923 Shaws Creek, Pinkney House Proposed Settlement – Heritage Designation

Carried.

Planning and Development Committee resumed in Confidential Session in the Council Chamber at 7:46 p.m.

Councillor N. deBoer, Councillor J. Downey, Councillor C. Early, Councillor A. Groves, Councillor L. Kiernan, Councillor T. Rosa, Councillor I. Sinclair, Councillor J. Innis, Chief Administrative Officer: M. Galloway, General Manager, Corporate Services/Town Clerk: C. Herd, General Manager, Community Services: P. Tollett were present for this portion of the meeting.

Planning and Development Committee adopted the required procedural motion and resumed in Open Session at 7:56 p.m.

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

That the Mayor and Town Clerk be authorized to execute a Heritage Conservation Agreement for 17923 Shaws Creek Road (the Pinkney Property) and such other documentation as may be necessary in accordance with the terms outlined in Confidential Staff Report 2019-16 in the event of a settlement of the appeal to the Conservation Review Board (CRB Case No. 1620) of the Notice of Intent to Designate the Pinkney Property by Lafarge Canada Inc. ("Lafarge") (the "Appeal");

That in the event a settlement of the Appeal, staff bring forward a designating by-law in accordance with the terms outlined in Confidential Staff Report 2019-16;

That in the event a settlement is not reached, staff be directed to attend the CRB in support of Council's position to designate the Pinkney Property for the reasons set out in Staff Report 2016-98 and on the instructions of the Manager, Policy and Sustainability.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 30, 2019.

ADJOURNMENT

The Committee adjourned at 7:58 p.m.