



Planning & Development Committee Report  
Tuesday, March 8, 2016  
10:00 a.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  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway  
Director of Administration/Town Clerk: C. deGorter  
Acting Director of Corporate Services: H. Haire  
Director of Development Approval and Planning Policy/Deputy CAO: M. Hall  
Director of Parks & Recreation: L. Johnston  
Council/Committee Co-ordinator: B. Karrandjas  
Manager of Communications: B. Lee  
Manager of Economic Development: N. Lingard  
Deputy Fire Chief: M. Wallace  
Acting Director of Public Works: F. Wong

### **CALL TO ORDER**

Chair N. deBoer called the meeting to order in the Council Chamber at 10:05 a.m.

### **DISCLOSURE OF PECUNIARY INTEREST**

- (i) **Councillor J. Downey disclosed a pecuniary interest with respect to Confidential Session item DP-2016-16 re: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and litigation including matters before administrative tribunals affecting the municipality - OMB hearing (Appeal of COA Decision No. B 004-16) as the Applicant is a relative.**
- (ii) **Councillor G. McClure disclosed a pecuniary interest with respect to Confidential Session item DP-2016-16 re: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and litigation including matters before administrative tribunals affecting the municipality - OMB hearing (Appeal of COA Decision No. B 004-16) as the Applicant is a family member.**

**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 March 29, 2016:**

**DP-2016-14 RE: SIX VILLAGES COMMUNITY IMPROVEMENT PLAN (ALTON, CALEDON VILLAGE, CHELTENHAM, INGLEWOOD, MONO MILLS AND PALGRAVE), TOWN OF CALEDON.**

That Report DP-2016-14 regarding Council adoption of the Six Villages Community improvement Plan be received; and

That a By-law be enacted to designate the Community Improvement Project Areas as outlined in Schedule "A" of Report DP-2016-14; and

That a By-law be enacted to adopt the Six Villages Community Improvement Plan as outlined on Schedule "B" of Report DP-2016-14, representing a strategy for revitalizing each of the Town's six Villages; and

That a By-law be enacted to delegate authority to the Treasurer or designate to sign all Community Improvement Plan Financial Incentive Agreements.

**DP-2016-03 RE: PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS, NORTHSTAR INVESTMENTS INC., 12738, 12728 AND 12654 KENNEDY ROAD, WARD: 2.**

That Report DP-2016-03 regarding Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications, Northstar Investments Inc., for 12738, 12728 and 12654 Kennedy Road, Ward 2, be received; and

That the street tree planting for the subject development be located within the public boulevard; and

That a By-law be enacted to rezone the subject lands from the Agricultural (A1) zone to Mixed Density Residential Exception 553 (RMD-553), Mixed Density Residential Exception 456 (RMD-456), Institutional (I) and Open Space (OS) zones; and

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

**DP-2016-09 RE: PROPOSED HERITAGE DESIGNATION FOR 17258 OLD MAIN STREET, BELFOUNTAIN (WARD 1), 17211 OLD MAIN STREET, BELFOUNTAIN (WARD 1) AND 7936 FINNERTY SIDEROAD (WARD 4).**

That Report DP-2016-09 regarding Proposed Heritage Designation of 17258 Old Main Street, Belfountain (Ward 1), 17211 Old Main Street, Belfountain (Ward 1), and 7936 Finnerty Sideroad (Ward 4) be received; and

That staff be directed to proceed with the Notices of Intention to Designate for 17258 Old Main Street, Belfountain, 17211 Old Main Street, Belfountain, and 7936 Finnerty Sideroad; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notices of Intention to Designate, by-laws be enacted for the purpose of designating 17258 Old Main Street, Belfountain, 17211 Old Main Street, Belfountain, and 7936 Finnerty Sideroad pursuant to the Ontario Heritage Act.

**DP-2016-15 RE: PROPOSED REMOVAL OF BLOCK FROM A PLAN OF SUBDIVISION, BLOCK 79, PLAN 43M-1196, TOWN OF CALEDON, WARD 1.**

That Report DP-2016-15 regarding Proposed Removal of Block From a Plan of Subdivision, Block 79, Plan 43M-1196 adjoining 3264 Charleston Sideroad, Ward 1 be received; and

That a by-law be enacted to deem Block 79, Plan 43M-1196 not to be on a registered plan of subdivision.

**PRESENTATION**

1. Nick McDonald, Meridian Planning provided a presentation regarding the Whitebelt Visioning Exercise (see attached presentation). Members of the Committee had a number of questions and received responses from the presenter.

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

**The Committee recessed from 11:03 a.m. to 11:13 a.m.**

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

**DP-2016-04 RE: BOLTON RESIDENTIAL EXPANSION STUDY (BRES) UPDATE.**

That Report DP-2016-04 regarding Bolton Residential Expansion Study (BRES) Update be received; and

That staff be directed to prepare the Terms of Reference and commence the Municipal Class Environmental Assessment (EA) as part of the BRES Secondary Plan to identify the most preferred road network solution, including the crossing of the CP Rail, based on the recommendations of the approved Bolton Transportation Master Plan; and

That staff be directed to hire a consultant to undertake the Municipal Class EA on a competitive bidding process in accordance with the Town's Purchasing By-law and based on the \$80,000 approved for BRES in the 2016 budget with additional money for the Municipal Class EA to be part of a future BRES budget request; and

That amendments to existing contract awards to consultants to carry out BRES studies, including studies that are yet to be started (which are outlined in Table 1 of Report DP-2016-04) be approved; and

That staff be directed to consolidate the \$180,000 budget for capital project 16-156 – Grade Separation and Bolton Residential Expansion Study with the main Bolton Residential Expansion Study capital project 14-051 for ease of invoice processing and administration; and

That “Macville” be endorsed as the official name for the proposed growth area on the west side of the CP rail line; and

That a copy of the Report DP-2016-04 be forwarded to the Region of Peel.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2016.**

**DP-2016-10 RE: MAYFIELD WEST PHASE 2 – COMMUNITY DESIGN PLAN.**

That Report DP-2016-10 regarding the Mayfield West Phase 2 Community Design Plan be received; and

That the Mayfield West Phase 2 Community Design Plan, attached as Schedule B to DP-2016-10 be approved; and

That Report DP-2016-10 be forwarded to the Region of Peel, City of Brampton, Toronto and Region Conservation Authority, Credit Valley Conservation, Peel District School Board, Dufferin-Peel Catholic District School Board and the Orangeville Railway Development Corporation.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2016.**

**DP-2016-12 RE: MAYFIELD WEST PHASE 2 – TRANSPORTATION MASTER PLAN.**

That Report DP-2016-12 regarding the Mayfield West Phase 2 – Transportation Master Plan be received; and

That the Mayfield West Phase 2 - Transportation Master Plan attached as Schedule “A” to Report DP-2016-12 be approved; and

That staff be directed to issue a Notice of Study Completion to initiate a 30-day public review period in accordance with the requirements of the Municipal Class Environmental Assessment (EA); and

That Staff be directed to initiate and complete a Municipal Class EA Study based on the recommendations contained in the Mayfield West Phase 2 – Transportation Master Plan, attached as Schedule A to this report; and

That the Ontario Ministry of Transportation (MTO) be requested to collaborate with the Town to expedite the east-west Spine Road connection/Highway 410 interchange modifications at Hurontario Street; and

That capital project 11-92 – Mayfield West Phase 2 – be increased by an upset limit of \$410,000 (Including non-refundable HST) for the Municipal Class EA Studies and relevant consulting works to be completed by the Town and funded by the Mayfield Station Developer Group; and

That the Mayor and Clerk be authorized to enter into and sign a further amendment to the Funding Agreement with the Mayfield Station Developer Group dated March 4, 2008 for the Mayfield West Phase 2 Secondary Plan with respect to the scope of work and the total budget allocated to this project; and

That a copy of the Report DP-2016-12 with the Council resolution be forwarded to the Ontario Ministry of Transportation, Region of Peel, the City of Brampton, Toronto Region Conservation Authority and Orangeville Railway Development Corporation, for information.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2016.**

**DP-2016-13 RE: REVIEW OF ADVISORY PANEL REPORT REGARDING CO-ORDINATED REVIEW OF PROVINCIAL PLANS.**

That Report DP-2016-13 regarding Staff Review of the Advisory Panel Report on Co-ordinated Review of Provincial Plans be received; and

That the Province of Ontario through MMAH be requested to further consider the Town's concerns in its review of the four Provincial plans as identified in Table 1 of this report with detailed comments on each recommendation in Schedule A; and

That Report DP-2016-13 be forwarded to the Ministry of Municipal Affairs and Housing, Region of Peel, and Cities of Brampton and Mississauga for their information.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2016.**

**CONFIDENTIAL SESSION**

**The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 11:58 a.m.**

Moved by Councillor J. Innis – Seconded by Councillor R. Mezzapelli

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

- Confidential Report DP-2016-16 regarding Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and litigation including matters before administrative tribunals affecting the municipality - OMB hearing (Appeal of COA Decision No. B 004-16).

Carried.

**Councillor J. Downey and Councillor G. McClure left the Council Chamber at 11:58 a.m. They did not participate in the debate or vote on this matter.**

**Mayor A. Thompson, Councillor D. Beffort, Councillor N. de Boer, Councillor A. Groves, Councillor J. Innis, Councillor Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, Director of Administration/Town Clerk: C. deGorter, Director of Development Approval & Planning Policy: M. Hall, Town Solicitor: P. De Sario and Manager of Development – West: R. Hughes were present for this portion of the meeting.**

**Council adopted the required procedural motion at 12:28 p.m. and resumed in Open Session at 12:29 p.m.**

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

**DP-2016-16 RE: ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE AND LITIGATION INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS AFFECTING THE MUNICIPALITY - OMB HEARING (APPEAL OF COA DECISION NO. B 004-16).**

That Confidential Report DP-2016-16 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose and litigation including matters before administrative tribunals affecting the municipality – OMB Hearing (Appeal of CofA Decision No. B004-16), be received; and

That staff be directed to appeal the Committee of Adjustment decision B 004-16, 13471 Heart Lake Road to the Ontario Municipal Board.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on March 29, 2016.**

**ADJOURNMENT**

The Committee adjourned at 12:33 p.m.