



Planning and Development Committee Report
Tuesday, April 19, 2016
7:00 p.m.
Council Chamber, Town Hall

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 (absent)
Councillor R. Mezzapelli
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
General Manager of Corporate Services/Town Clerk: C. deGorter
Council/Committee Co-ordinator: B. Karrandjas
General Manager of Community Services: P. Moyle

CALL TO ORDER

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

DISCLOSURE OF PECUNIARY INTEREST – none stated.

The Planning and Development Committee reports that the following matter was 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 26, 2016:

That the Heritage Caledon Report dated April 11, 2016, 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 application 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 application are advised to sign the appropriate notification form required by the Legislative Services Section.

1. Application for Proposed Zoning By-law Amendment, Corbett Land Strategies on behalf of MJJJ Developments, Part of Lot 3, Concession 6 (ALB), South of George Bolton Parkway, East of Coleraine Drive (Ward 5).

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

Mr. John Corbett, President of Corbett Land Strategies, on behalf of MJJJ Developments provided a presentation regarding the Application for a Proposed Zoning By-law Amendment, for the subject property described as Part of Lot 3, Concession 6 (ALB), located south of George Bolton Parkway, East of Coleraine Drive. He advised that the proposed application is seeking an amendment to the Zoning By-law on the subject lands from Agricultural (A1) to Prestige Industrial (MP). He indicated that the amendment would permit the construction of a three storey industrial/office building, with a single storey warehouse, an accessory building and open storage area. He advised that the subject lands are located within the interior of the South Simpson Industrial Park and will have direct frontage on Simpson Road once the extension is completed. Mr. Corbett noted that the proposed application conforms to the requirements and restrictions of the prestige industrial zone. He further indicated that the proposed application is subject to full site plan approval prior to the issuance of a Building Permit. Mr. Corbett advised that the proposed application conforms to the Provincial Planning Policy Statement, 2014, the Region of Peel's Official Plan, and the Town's Official Plan. He noted that the proposed application consists of a series of low impact development design features that will minimize storm water run-off impacts. He further explained that supporting documentation and studies have been provided to support the proposed application.

PUBLIC COMMENTS – none.

Members of the Committee 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 April 26, 2016.

In accordance with the Procedural By-law delegations were permitted to be heard by Cheryl Connors and Kathleen Wilson regarding Confidential Verbal Update from Signe Leisk, Partner, Cassels Brock concerning advice that is subject to solicitor-client privilege regarding the Ministry of Natural Resources and Forestry approval of Brock Aggregates Inc. – Tottenham Pit by a majority vote.

DELEGATIONS

1. Cheryl Connors provided a delegation regarding Confidential Verbal Update from Signe Leisk, Partner, Cassels Brock concerning the Ministry of Natural Resources and Forestry approval of Brock Aggregates Inc. – Tottenham Pit. She indicated that it is her understanding that a conditional sale of the subject property has taken place and she expressed concern that a commercial fill operation may occur. Members of the Committee asked a number of questions and received responses from Town staff.

Chair N. deBoer thanked Ms. Connors for her delegation.

2. Kathleen Wilson provided a delegation regarding Confidential Verbal Update from Signe Leisk, Partner, Cassels Brock concerning the Ministry of Natural Resources and Forestry approval of Brock Aggregates Inc. – Tottenham Pit. She expressed concern that there may be an increase in traffic if the subject property becomes a commercial fill operation. Members of the Committee asked a number of questions and received responses from Town staff.

Chair N. deBoer thanked Ms. Wilson for her delegation.

CONFIDENTIAL SESSION

The Planning and Development Committee adopted the required procedural motion and resumed in Confidential Session in the Council Chamber at 7:27 p.m.

Moved by Councillor J. Downey – Seconded by Councillor Mayor Thompson

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

- Confidential Verbal Update from Signe Leisk, Partner, Cassels Brock concerning advice that is subject to solicitor-client privilege regarding the Ministry of Natural Resources and Forestry approval of Brock Aggregates Inc. – Tottenham Pit.

Carried.

Mayor A. Thompson, Councillor N. de Boer, Councillor Downey, Councillor A. Groves, Councillor J. Innis, Councillor Mezzapelli, Councillor B. Shaughnessy, Chief Administrative Officer: M. Galloway, General Manager of Corporate Services/Town Clerk: C. deGorter, General Manager of Community Services: P. Moyle, Town Solicitor: P. De Sario and Signe Leisk, Partner, Cassels Brock were present for this portion of the meeting.

Planning and Development Committee adopted the required procedural motion at 7:51 p.m. and resumed in Open Session at 7:53 p.m.

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

CONFIDENTIAL VERBAL UPDATE FROM SIGNE LEISK, PARTNER, CASSELS BROCK CONCERNING ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE REGARDING THE MINISTRY OF NATURAL RESOURCES AND FORESTRY APPROVAL OF BROCK AGGREGATES INC. – TOTTENHAM PIT.

That Council waive solicitor-client privilege between the Town and Signe Leisk, Partner, Cassels Brock concerning the legal opinion dated March 18, 2016 regarding the decision of the Ministry of Natural Resources & Forestry approval of Brock Aggregates Inc. - Tottenham Pit; and

That a copy of the legal opinion be provided, as requested.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on April 26, 2016.

Signe Leisk, Partner, Cassels Brock, provided a summary of the legal opinion concerning the decision of the Ministry of Natural Resources & Forestry approval of Brock Aggregates Inc., Tottenham Pit.

CORRESPONDENCE

Members of Committee asked a number of questions concerning items on the correspondence list and received responses from Town staff.

ADJOURNMENT

The Committee adjourned at 8:10 p.m.