TOWN OF CALEDON

Planning & Development Committee Report
Tuesday, March 22, 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 (arrived at 7:04 p.m.)
Councillor R. Mezzapelli (absent)
Councillor B. Shaughnessy

Chief Administrative Officer: M. Galloway
Deputy Clerk: L. Hall
Director of Development Approval and Planning Policy/Deputy CAO: M. Hall
Council/Committee Co-ordinator: B. Karrandjas

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 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 March 29, 2016:

That the Heritage Caledon Report dated March 14, 2016, be received.

Councillor G. McClure joined the meeting at 7:04 p.m.

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 applications are advised to sign the appropriate notification form required by the Legislative Services Section.

1. **Application for Proposed Zoning By-law Amendment, OPA 244, Bolton North Hill Commercial Area Official Plan Amendment, 14245 Regional Road 50 (Ward 4).**

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

Ms. Stephanie McVittie, on behalf of the Town, presented a Town initiated rezoning on lands described as the Bolton North Hill Commercial Area. She indicated that on June 23, 2015 the Town approved Official Plan Amendment 244 to re-designate a portion of the subject lands from Prime Agricultural Area to Bolton North Hill Commercial Area. She advised that on February 24, 2016 the Town initiated a Zoning By-law Amendment application to rezone the same portion of lands from Agricultural (A1) to General Commercial Site Specific Exception to permit commercial uses and site specific standards on the property. She indicated that there is no development proposed at this time and Site Plan Approval will be required prior to development occurring on the subject property. She provided details of the location of the subject property indicating the rezoning of the property represents approximately 3.3 ha of the total property which is approximately 5.3 ha. She further advised that the subject property is vacant and surrounded by agricultural and residential zoned properties, and St. Michael's Secondary School is located to the east of the area that is subject to the rezoning. She indicated that the subject property is designated Rural Services Centre Bolton within the Region of Peel's Official Plan and Bolton North Hill Commercial Area in the Town's Official Plan. She advised that the proposed uses are consistent with the Official Plan policies and include, among other uses, Business Office, Drive-Thru Service Facility, Financial Institution, Grocery Store, Restaurant and Retail. The proposed standards place an emphasis on encouraging walkability of the site, placing buildings along the streets, providing a buffer between the commercial uses and uses to the north and east.

PUBLIC COMMENTS

BUNNY CHALK, expressed her opposition to the proposal and inquired if the application is finalized. She requested that once the building plans are developed, that consideration be given to the façade of the proposed development. She expressed concern regarding the increase in traffic and requested that the landscape and greenspace be preserved.

ELIZABETH NICHOLSON, expressed her support for the proposal however indicated her concern with the potential for increased traffic and light pollution from the proposed development.

EVELENE CHAPMAN, expressed her support for the proposal however noted concerns regarding the site plan including, privacy and the placement of storage bins and the timing of deliveries.

ALAN YOUNG, on behalf of Wyndcliffe Developments indicated that a supermarket tenant cannot be secured until the zoning amendment has been completed. He noted that the property owner will be seeking access from Highway 50. He advised that the site plan process will address lighting and landscaping and indicated that the location of the loading docks will not impact the privacy of area properties.

Members of Council asked a number of questions and received responses from Town Staff.

WRITTEN CORRESPONDENCE – none.

This matter was recommended to Town Council for receipt at its meeting to be held on March 29, 2016.

The General Committee recommends adoption of the following recommendations:

HIGHWAY 10.

Whereas Highway 10 through the Village of Caledon is at capacity now, and there is no viable way to increase capacity through the Village on the existing highway; and

Whereas the Province of Ontario has designated growth in Peel that will increase the population and employment numbers to 1,770,000 persons and 880,000 jobs by 2031 with an additional 200,000 persons and 90,000 jobs by 2041; and has designated other significant growth in adjacent municipalities that will contribute to additional traffic demand onto Highway 10; and

Whereas as a result of growth pressures, aggregate extraction activity continues to increase within the Town of Caledon and areas north of the Town of Caledon which places additional pressure on the Highway 10 corridor; and

Whereas the planning and development of key provincial infrastructure is critical to the safe, efficient movement of people and goods, and to the health of our economy and our citizens; and

Whereas the Ministry of Transportation has commenced work to develop a long-range comprehensive, multimodal transportation plan for the Greater Golden Horseshoe;

Now therefore be it resolved, that the Council of the Town of Caledon hereby requests the Ministry of Transportation to undertake and complete a Feasibility Study for Highway 10 which considers a north/south by-pass for Caledon Village and that the Town of Caledon and Region of Peel staff work with the Ministry of Transportation to advance the Long Term Strategic Multimodal Transportation Network that can significantly improve the quality of life for all Peel residents; and

Further that a copy of this resolution be sent to the Region of Peel, Peel Goods Movement Task Force, Dufferin County, Simcoe County, Wellington County, York Region, Halton Region and the City of Toronto for information.

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

CORRESPONDENCE

MEMORANDUM TO COUNCIL FROM DEVELOPMENT APPROVAL AND PLANNING POLICY DEPARTMENT DATED MARCH 22, 2016 RE: PROPOSED EXCESS SOIL MANAGEMENT POLICY FRAMEWORK, MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE, ENVIRONMENTAL BILL OF RIGHT (EBR) #012-6065.

That the Memorandum from the Development Approval and Planning Policy Department dated March 22, 2016 regarding Proposed Excess Soil Management Policy Framework, Ministry of the Environment and Climate Change, Environmental Bill of Right (EBR) #012-6065 be referred to Staff for a Report to the Planning and Development Committee meeting for consideration.

THE CORPORATION OF THE TOWN OF AMHERSTBURG DATED MARCH 8, 2016 RE: ONTARIO MUNICIPAL BOARD JURISDICTION.

That the Town of Caledon support the Town of Aurora's resolution dated February 2, 2016 regarding Ontario Municipal Board Jurisdiction.

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 7:42 p.m.