



Planning & Development Committee Report  
Tuesday, February 16, 2016  
7:00 p.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 (arrived at 7:04 p.m.)  
Councillor G. McClure  
Councillor R. Mezzapelli  
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  
Director of Corporate Services/Chief Financial Officer: F. Wong

### **CALL TO ORDER**

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

Chair N. deBoer advised that Confidential Session Item DP-2016-07 regarding an OMB hearing on March 17th (Historic Alton Trust appeal of COA Decision No. A 25-15) was withdrawn. He further advised that a delegation has been added from Mike McGarrell and Cheryl Connors on behalf of Protect Caledon regarding correspondence from the Ministry of Natural Resources and Forestry dated January 26, 2016 - Aggregates Resources Act for Brock Aggregates Tottenham Pit.

### **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:**

The Heritage Caledon Report dated February 8, 2016 was received.

**This matter was recommended to Town Council for receipt at its meeting to be held on March 1, 2016.**

**Councillor J. Innis arrived at 7:04 p.m.**

### **DELEGATIONS**

1. Mike McGarrell and Cheryl Connors on behalf of Protect Caledon provided a delegation regarding correspondence from the Ministry of Natural Resources and Forestry dated January 26, 2016 - Aggregates Resources Act for Brock Aggregates Tottenham Pit.

Chair N. deBoer thanked Mr. McGarrell and Ms. Connors for their delegation.

### **PUBLIC MEETINGS**

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 Draft Plan of Subdivision and Zoning By-law Amendment, Flato Palgrave Mansions Inc., 0 Mount Pleasant Road, Part of West Half of Lot 25, Concession 9 (ALB), East Side of Mount Pleasant Road, North of Old Church Road, Caledon (Ward 4).**

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

Mr. Andrew Walker of Gagnon & Law Urban Planners Ltd. on behalf of Flato Palgrave Mansions Inc. presented an overview of the Application details of the subject property described as Part of West Half Lot 25, Concession 9, identified as 0 Mount Pleasant Road. He advised that the subject property is located on the east side of Mount Pleasant Road, south of Hunsden Sideroad. He indicated that the applicant has filed an application for a proposed draft plan of subdivision and is seeking an amendment to the Zoning By-law to develop the subject property with eight (8) single detached estate residential dwellings, along with two Storm Water Management Pond blocks and a local road access point. Mr. Walker advised that the property is approximately

31.68 acres in size and contains frontage on Mount Pleasant Road of about 1250 feet. The property is currently vacant and situated in the Palgrave Estate Community and Oak Ridges Moraine Conservation Plan Area, surrounded by vacant agricultural land and rural lots with single detached residential dwelling units. He advised that Flato Mansions purchased the property in 2013 and filed the draft plan and zoning by-law amendment applications on September 11, 2014, with a final resubmission on October 7, 2015. He provided further details regarding the proposed lot size range and indicated each lot will be accessed via an internal street network and serviced by municipal water and individual on-site sewage (septic) disposal systems. He provided an overview of the plans, reports and studies that were conducted and completed as part of the application process. He confirmed that the application conforms to the Regional Official Plan and the Town's Official Plan and therefore an amendment is not required. He indicated the subject property is currently zoned Rural Area (Oak Ridges Moraine – A2-ORM) and Environmental Policy Area 2 (Oak Ridges Moraine – EPA 2-ORM). He advised that the applicant is proposing to rezone the property to Estate Residential Exception XXX (RE-X(AAA)-ORM), Environmental Policy Area 1 (EPA1-ORM) and Environmental Policy Area 1 Exception 403 (EPA1-403-ORM). He indicated the exceptions are being sought to establish site specific zone standards for minimum lot area and frontage, minimum interior side yard, natural area restrictions, maximum building areas and height and structural envelope setback description. Finally, he indicated the zoning designations are proposed to cover the Storm Water Management Pond blocks and open space buffer areas.

**PUBLIC COMMENTS** – none.

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

**WRITTEN CORRESPONDENCE**

1. Correspondence from John Robinson dated February 16, 2016.
2. **Application for Proposed Draft Plan of Condominium, Brentwood Development Corporation (Valleyview Condominium), 0 Dougall Avenue, Block 116, Plan 43M-1960, North side of Dougall Avenue, west of Old Kennedy Road, Caledon (Ward 2).**

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

Mr. Tom Baskerville of Brentwood Development Corporation (Valleyview Condominium) presented an overview of the location details of the subject property described as 0 Dougall Avenue, located in the Southfields Community, across from the village storm pond and west of the commercial unit currently under construction. He presented the approved site plan that consists of a development proposal of a 77 unit common elements condominium townhome plan (17 three storey reverse fronting townhomes facing Dougall Avenue, 38 three storey back to back townhomes and 22 conventional townhomes), with common elements consisting of a common lane, visitors parking, amenity area and private maintenance easements. He advised that the purpose of the application is with respect to the approval of the condominium and the creation of a condominium corporation and rules of ownership, budget and reserve fund studies and municipal access details. He provided information on specific unique design details of the proposal. He provided a project status update, indicating that site servicing will commence this spring and that half of the units have been sold. He outlined the next steps of the project and indicated that all outstanding conditions will be completed by January 2017.

**PUBLIC COMMENTS** – none.

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

**WRITTEN CORRESPONDENCE** – none.

**These matters were recommended to Town Council for receipt at its meeting to be held on March 1, 2016.**

**DP-2016-08 RE: SIX VILLAGES COMMUNITY IMPROVEMENT PLAN (ALTON, CALEDON VILLAGE, CHELTENHAM, INGLEWOOD, MONO MILLS AND PALGRAVE) TOWN OF CALEDON.**

That DP-2016-08 regarding Six Villages Community Improvement Plan (Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave) be referred back to Staff for further review of the proposed Financial Incentive Areas for each of the six villages.

**MINISTRY OF NATURAL RESOURCES AND FORESTRY DATED JANUARY 26, 2016 –  
AGGREGATES RESOURCES ACT FOR BROCK AGGREGATES TOTTENHAM PIT.**

That the letter received by the Ministry of Natural Resources and Forestry dated January 26, 2016 regarding the approval of a site plan amendment (SPA) under the Aggregate Resources Act (ARA) for Brock Aggregates Tottenham Pit in the Town of Caledon be referred to Staff for review and a Report be brought back to a Planning and Development Committee meeting for consideration.

**ADJOURNMENT**

The Committee adjourned at 8:12 p.m.

DRAFT