



Chair: Councillor N. deBoer
Vice-Chair: Councillor L. Kiernan (absent)
Mayor A. Thompson
Councillor J. Downey
Councillor C. Early
Councillor A. Groves
Councillor J. Innis (absent)
Councillor T. Rosa
Councillor I. Sinclair

Manager, Legislative Services/Interim Town Clerk: A. Fusco
General Manager, Strategic Initiatives: D. Arbuckle
Manager, Development – East, Community Services: C. Blakely
Coordinator, Council Committee: J. Lavecchia
Senior Planner, Development: L. Lee-Yates
Coordinator, Council Committee: E. Robert
General Manager, Community Services: P. Tollett

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.

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 February 19, 2019:

STAFF REPORT 2019-22 REGARDING DESIGNATED HERITAGE GRANT PROGRAM – INCLUSION OF COMMERCIAL AND INDUSTRIAL PROPERTIES

That the Designated Heritage Property Grant Program (DHPG) – Inclusion of Commercial and Industrial Properties Staff Report 2019-22 be approved;

That By-law 2017-70 be amended to include Commercial and Industrial properties designated under Part IV or Part V of the Ontario Heritage Act as properties that can apply for the Designated Heritage Property Grant Program.

STAFF REPORT 2019-19 REGARDING REQUEST TO ALLOW MINOR VARIANCE APPLICATIONS IN THE ARGO (PHASE 2) SUBDIVISION (FILE NO. 21T-12001C) AND ON THE CANCIAN CONSTRUCTION LTD. LANDS (RZ 15-05) WARD 2 AND WARD 5

That applications for minor variances within the boundary of the Argo (Phase 2) Subdivision (File No. 21T-12001C), as identified in Schedule A to Staff Report 2019-19, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the Planning Act; and

That applications for minor variances on the lands known as 53 King Street West (Cancian Construction), as identified in Schedule B to Staff Report 2019-19, be permitted prior to the second anniversary of the passing of any implementing Zoning Bylaw Amendment, pursuant to Section 45 (1.4) of the Planning Act.

STAFF REPORT 2019-18 REGARDING PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, MJJJ DEVELOPMENTS INC - ASPHALT PLANT, 12415 COLERAINE DRIVE, WARD 5

That the proposed development and By-law attached as Schedule E to Staff Report 2019-18 to amend the Town of Caledon Official Plan, Section 7.9.5 to permit an unenclosed asphalt plant on the subject lands be refused; and

That the proposed development and By-law attached as Schedule F to Staff Report 2018-19 to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the subject lands to a site-specific Prestige industrial (MP-X) Zone to permit an Asphalt plant and Accessory Open Storage Area be refused.

PUBLIC MEETING

Chair N. deBoer advised that the purpose of the public meeting 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 division. He noted that any interested persons requesting further notification regarding the proposed applications are advised to sign the appropriate notification form as required.

1. Application for Proposed Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Zoning By-law Amendment POPA 18-03, 21T-18003C, 21CDM-18001C and RZ-18-08 - 336 King Street East, Ward 5

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

Jennifer Maestre, Senior Planner, Fotenn Planning + Design provided a presentation regarding the proposed development at 336 King Street East. Ms. Maestre provided details concerning the proposed development including property location, building features and proposed site plan. She provided details related to setbacks, parking and preservation of natural features on the property. Ms. Maestre highlighted entrances and exits to the proposed developments, and details related to the process moving forward.

Chair N. deBoer thanked Ms. Maestre for her presentation.

PUBLIC COMMENTS

Jeff Smith expressed concerns with the technical studies, the planning rationale and the urban design brief. He reported that the neighboring properties are bungalows, not two-storey detached dwellings as noted in the reports and that the proposed development is in his opinion incompatible with surrounding uses. He stated that in his opinion the proposed development is an over-development for the semi-rural neighbourhood.

Sherry Brioschi questioned if the site for the proposed development was within a heritage district. Ms. Brioschi raised concerns with respect to the potential for flooding in the area, and the effects a one hundred-year storm would have. She requested more information from the Toronto and Region Conservation Authority (TRCA) with regards to flood plains. She questioned the density projections, and the impact those projections have on traffic and parking near the proposed development. Ms. Brioschi requested that an additional public be held once TRCA comments have been received.

A response was provided by the applicant and staff.

Cheryl Connors stated that in her opinion the proposed development appears out of place with the surrounding area. Ms. Connors expressed concerns that if the proposed development were approved, this would set a precedent for other properties in the area. She cited environmental concerns and the impact that global warming will have on flooding in the area of the proposed development. Ms. Connors stated that the water table should be protected for future generations.

Gino Bifulchi submitted opposition in writing nothing technical issues with the application. He raised concerns related to the limited visitors parking within the proposed development.

Verona Teskey expressed concerns related to traffic and parking surrounding the proposed development. Ms. Teskey stated that flooding occurs in the area surrounding the site of the proposed development. She questioned if the proposed development meets the required space for emergency vehicles to access the site.

Jeanne Huzingh questioned if a traffic light would be placed on King Street East in the area of the proposed development, expressing concerns related to traffic volumes and sightlines. Ms. Huizingh questioned if this development was

Planning and Development Committee Meeting Report
Tuesday, February 13, 2019
Page 3 of 4

approved, if other properties in the area could be subject to the same zoning applications and the effect this would have on the surrounding community.

John Middleton raised concerns related to traffic, density and the surrounding environment. He stated that the natural features of the proposed development site be preserved and maintained. Mr. Middleton expressed concerns with the height of the proposed development, indicating this could negatively impact the sightlines of the surrounding homes.

Kim Seipt requested that an additional public meeting be held to address the concerns stated.

Domenic Maggi expressed concerns related to overflow parking and its effects on the surrounding side streets, as well as the danger it poses to those crossing the street. Mr. Maggi expressed concern that if the proposed development is approved, it will set a dangerous precedent in the area that in his opinion will attract more development.

Dmytro Basmat provided comments related to the sensitive environmental lands in the area. Ms. Basmat expressed concerns with density and the impact the proposed development will have on the surrounding areas market value. He stated that the additional traffic onto King Street East will prolong commutes for those in the area.

Patrick Cadreux stated his opposition to the proposed development citing traffic and parking concerns and the impact the additional vehicles will have on the surrounding area.

WRITTEN CORRESPONDENCE – none.

Members of Council asked several questions and received responses from staff and Ms. Maestre.

This matter was recommended to Town Council for receipt at its meeting to be held on February 19, 2019.

The Committee recessed from 7:55 p.m. to 7:57 p.m.

Moved by Mayor A. Thompson seconded by Councillor A. Groves

That Section 8.9.1 of the Procedural By-law be waved to permit an emergency delegation from Jennifer Meader concerning Staff Report 2019-18 regarding Proposed Official Plan Amendment and Zoning By-law Amendment, MJJJ Developments Inc. – Asphalt Plant, 12415 Coleraine Drive, Ward 5.

Carried.

DELEGATIONS

Jennifer Meader of Turkstra Mazza Associates provided a delegation with respect to Staff Report 2019-18 regarding Proposed Official Plan Amendment and Zoning By-law Amendment, MJJJ Developments Inc – Asphalt Plant, 12415 Coleraine Drive, Ward 5. Ms. Meader advised the Committee that in her opinion the delegation process was procedurally disappointing. Ms. Meader requested the Committee defer the decision and stated that the applicant should be afforded an appropriate amount of time to provide comment and clarification to the Staff Report. She stated she is confident in the application and advised the Committee that in her opinion this project is a state of the art facility that took into consideration other developments in the area. The Staff Report indicated concerns with respect to the application and Ms. Meader identified that these concerns are taken out of context and expressed that her client be provided the right to provide comment. She requested the matter be deferred at least one month.

Members of Council asked questions and received responses from the delegate.

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

CORRESPONDENCE

Members of Council provided comments with respect to the correspondence item Memorandum from Bailey Loverock, Community Planer, Community Services dated February 12, 2019

Planning and Development Committee Meeting Report

Tuesday, February 13, 2019

Page 4 of 4

regarding Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, and Memorandum from Marisa Williams, Senior Policy Planner, Community Services dated February 12, 2019 regarding Increasing Housing Supply in Ontario. The correspondence from Steve Jacques, Director, Regional Planning and Growth Management Division, Region of Peel dated January 24, 2019 regarding Response to Increasing Housing Supply in Ontario Consultation was discussed.

Members of Council asked questions and received responses from staff.

ADJOURNMENT

The Committee adjourned at 8:26 p.m.