



Mayor A. Thompson
Councillor I. Sinclair
Councillor L. Kiernan
Councillor J. Downey
Councillor C. Early
Councillor J. Innis
Councillor N. deBoer
Councillor A. Groves
Councillor T. Rosa

Acting Chief Administrative Officer: C. Herd
Manager, Legislative Services/Deputy Clerk: A. Fusco
Town Solicitor/Manager, Legal Services: A. Alyea
General Manager, Community Services: P. Tollett
Manager, Development – East: C. Blakely
Manager, Development – West: R. Hughes
Manager, Policy and Sustainability: S. Kirkwood
Senior Planner, Development: S. McVittie
Senior Policy Planner, Policy and Sustainability: K. Chawla
Manager, Business Development and Tourism: B. Roberts
Coordinator, Council Committee: T. Kobikrishna

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.

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 December 17, 2019:

Staff Report 2019-0284: 0 McLaughlin Road - expropriate or otherwise acquire lands for the construction of public roads and facilities within the Mayfield West Secondary Plan (Phase 2)

That the General Manager of Finance and Infrastructure Services and General Manager of Community Services be authorized to negotiate the acquisition of 0 McLaughlin Road, being Part of Lot 19, Concession 1 WHS (Chinguacousy), designated as Part 1 on Plan 43R-15230 (the "Lands"), required to implement the direction of the Mayfield West Secondary Plan, as described in the Memorandum attached as Schedule "A" to Staff Report 2019-0284;

That the Mayor and Clerk be authorized to execute a Development Agreement and other documentation necessarily incidental with landowners within the Secondary Plan area for the development of the Public Infrastructure Works and the acquisition of the Public Facilities, on terms to the satisfaction of the Town Solicitor and General Manager of Community Services and the General Manager of Finance and Infrastructure Services;

That the Mayor and Clerk be authorized to execute such other agreements with the landowners as required to secure funding for the acquisition, and if necessary, the expropriation of the Lands, on terms to the satisfaction of the Town Solicitor and Treasurer;

The Mayor and Clerk be authorized to execute an agreement with the Peel District School Board for the joint acquisition, development and use of a combined recreational facility and new public secondary school on terms to the satisfaction of the Town Solicitor and General Manager of Community Services;

That the Mayor and Clerk be authorized to execute all documents necessary and incidental to the acquisition of the Lands, including retainers with any required external consultants;

That the General Manager of Finance and Infrastructure Services be authorized to initiate expropriation proceedings if negotiations with the affected property owner are unsuccessful; and

That the General Manager of Finance and Infrastructure Services be authorized to serve and publish Notices of Application for Approval to Expropriate the Lands, to forward to the Chief Inquiry Officer any requests for hearing that are received, to retain external consultants as necessary to attend any hearing in support of Council's position and to report the Inquiry Officer's recommendations back to Council for its consideration.

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 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. Structure Envelope (SE) and Housekeeping Zoning By-law Amendment

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

Stephanie McVittie, Senior Planner, Development – West, provided a presentation regarding the Structure Envelope (SE) and Housekeeping Zoning By-law Amendment. She provided an overview of the structure envelopes process to date and the amendments to be made to the current structure envelope maps. Ms. McVittie highlighted housekeeping amendments to be made through the proposed Zoning By-law Amendment.

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

PUBLIC COMMENTS

Andrew Walker from GWD Planners stated that in his opinion there were discrepancies with the measurements for properties he represents. He raised concerns that the structural envelope he received at the commencement of the planning process for his property's site plan is not consistent with the current structural envelope map. He noted he will work with staff to rectify the issue.

Members of Council asked questions and received a response from staff.

WRITTEN COMMENTS – none.

2. Agricultural Zoning & Cannabis Official Plan and Zoning Updates

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

Stephanie McVittie, Senior Planner, Development – West, provided a presentation regarding the Agricultural Zoning & Cannabis Official Plan and Zoning Updates. Ms. McVittie advised that the draft by-law includes topics such as cannabis-related issues, country inns, maximum building area for agricultural use, undersized agricultural lots, parking of tractor trailers and commercial vehicles on agricultural lands, driveway widths and parking of utility, recreation vehicles, and trailers.

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

PUBLIC COMMENTS

William Boyd requested clarification regarding the parking of tractor trailers on residential properties and received a response from the presenter.

Kelly Roldo expressed concerns with the proposed official plan and zoning by-law amendments regarding cannabis. She stated she would discuss her concerns with staff.

WRITTEN COMMENTS

Tom Dolson, President of the Peel Federation of Agriculture, provided written comments expressing concerns with the definitions outlined in the by-law amendment. He expressed additional concerns with cannabis production, parking and open storage.

Members of Council asked questions and received a response from staff.

The Committee recessed from 7:58 p.m. to 8:05 p.m.

Councillor Kiernan returned at 8:11 p.m.

PRESENTATIONS

The Planning and Development Committee adopted the required procedural motion to permit an emergency presentation to be heard by Lorraine Marchione concerning Move Bolton.

Lorraine Marchione, on behalf of Move Bolton, thanked Council for their assistance in advocating for the continuation of the Bolton Go Bus Route. She advised that Metrolinx announced they have agreed to continue services in Bolton. Ms. Marchione advised that Move Bolton would continue to advocate for better scheduling of the route.

DELEGATIONS

The Planning and Development Committee adopted the required procedural motion to permit an emergency delegation to be heard by Matthew Cory regarding Item 6.1 Staff Report 2019-0256: Greater Toronto Area West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update.

Matthew Cory expressed concern with the GTA West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update. He requested Council ask the Province to alter the proposed highway to avoid the Mayfield West area.

STAFF REPORTS

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

Staff Report 2019-0256: Greater Toronto Area West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update

That the overview of comments on the Greater Toronto Area West Transportation Corridor Route Planning and Environmental Assessment Study, outlined in staff report 2019-0256 be endorsed;

That a copy of the report be forwarded to the Ontario Ministry of Transportation, the Regions of Peel, York and Halton, and the Cities of Brampton, Mississauga and Vaughan and the Town of Halton Hills for their information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 17, 2019.

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

Staff Report 2019-0262: Proposed Official Plan Amendment and Zoning By-law Amendment; 84 Nancy Street

That the proposed application for Official Plan Amendment (RZ 19-02) to amend the Town of Caledon Official Plan, Section 5.10.4.5.2 and “Schedule C” – Bolton Land Use Plan to permit the construction of a residential condominium building on the subject lands be refused; and

That the proposed application for Zoning By-law Amendment (RZ 19-03) to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the subject lands to a site-specific Multiple Residential (RM) Zone to permit the construction of a residential condominium building on the subject lands be refused.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on December 17, 2019.

Councillor A. Groves left the meeting at 8:38 p.m. and returned at 8:39 p.m.

CORRESPONDENCE

Members of Council provided comments with respect to the Memorandum from Ohi Izirein, Senior Policy Planner, Community services regarding the Update on Preparation of a Rehabilitation Master Plan (RMP) for Aggregate Pits in the Caledon Village Area.

Members of Council asked questions and received responses from staff.

CONFIDENTIAL SESSION

Moved by: Councillor J. Innis – Seconded by: Councillor T. Rosa

That Council shall go into confidential session under Section 239 of the Municipal Act for the following purpose:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Verbal Update from Chris Barnett, Partner, Osler, Hoskin & Harcourt LLP, regarding the Bolton Residential Expansion Study (BRES)

Carried.

Planning and Development Committee resumed in Confidential Session in the Council Chamber at 8:41 p.m.

Mayor A. Thompson, Councillor I. Sinclair, Councillor J. Downey, Councillor C. Early, Councillor J. Innis, Councillor N. deBoer, Councillor L. Kiernan, Councillor A. Groves, Councillor T. Rosa, Acting Chief Administrative Officer: C. Herd, Manager, Legislative Services/Deputy Clerk: A. Fusco, General Manager, Community Services: P. Tollett and Manager, Legal Services/Town Solicitor: A. Alyea were present for this portion of the meeting.

Councillor C. Early left the meeting at 9:18 p.m. and returned at 9:20 p.m.

Councillor L. Kiernan left the meeting at 9:24 p.m. and returned at 9:28p.m.

Councillor A. Groves left the meeting at 9:42p.m. and returned at 9:44 p.m.

Planning and Development Committee resumed in Open Session at 9:47 p.m.

Chair N. deBoer stated that Committee entered into Confidential Session for the following purpose:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Verbal Update from Chris Barnett, Partner, Osler, Hoskin & Harcourt LLP, regarding the Bolton Residential Expansion Study (BRES).

Chair deBoer noted that Council provided direction to external Legal Counsel.

ADJOURNMENT

The Committee adjourned at 9:47 p.m.