



Mayor A. Thompson  
Councillor D. Beffort (Absent)  
Councillor N. de Boer (Absent)  
Councillor J. Downey  
Councillor A. Groves  
Councillor J. Innis  
Councillor G. McClure (Absent)  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy

Manager of Development: C. Blakely  
Manager of Legislative Services/Deputy Clerk: D. Thompson  
Council/Committee Co-ordinator: J. Hyde  
Director of Public Works: D. Loveridge  
Senior Development Planner: S. McVittie

## 1. CALL TO ORDER

Mayor Thompson called the meeting to order in the Council Chamber at 7:00 p.m.

Mayor Thompson advised the public that any concerns or appeals dealing with the development applications should be directed to the Legislative Services Department. He noted that any interested persons wishing further notification of the staff report(s) regarding the applications were advised to sign the appropriate notification form required by the Legislative Services Department. Mayor Thompson confirmed with Stephanie McVittie, Senior Development Planner that notification was conducted in accordance with the Planning Act.

## 2. PRESENTATIONS

- A. **Application for a Draft Plan of Subdivision, Draft Plan of Condominium and amendment to the zoning by-law – Paul A. King on behalf of Hi-Lands of Bolton Corporation, 13540 Caledon-King Townline, Part of Lot 9, Concession 8 (ALB), west side of Caledon-King Townline, south of Columbia Way, at the terminus of Crestridge Drive, Bolton (Ward 5).**

Mr. Paul King advised that the purpose of the public meeting was to permit the residential development of lands through a draft plan of subdivision creating blocks for three single detached units, a common elements condominium of 130 townhouses units and environmental lands. Mr. King reviewed the site details and the surrounding land uses. He provided maps illustrating the current Official Plan designation for zoning for the lands. In conclusion, Mr. King advised that the matter is currently before the Ontario Municipal Board and that he will continue to work with the Board and the Town to identify any issues.

### PUBLIC COMMENTS

1. **DEIDRE MORRISON-MOHAMED, 37 Crestridge Drive, Bolton** expressed concern regarding increased traffic flow on Crestridge Drive and the feasibility of the proposed emergency access route.

The presenter responded to the question of increased traffic flow.

Staff provided additional information on the potential emergency access route.

2. **JONATHAN KIRK, 50 Crestridge Drive, Bolton** expressed concern regarding Crestridge Drive being used for purposes other than emergency use and possibly being used as a thru-fare.

Staff provided a response advising that access is currently being discussed with the developer.

3. **ANDREI BELOUSSOV, 10 Crestridge Drive, Bolton** inquired how the emergency exits would be blocked to prevent public use and inquired if residents would be guaranteed Crestridge Drive would not be used by construction vehicles.

The presenter responded regarding the emergency access control.

Staff provided a response regarding construction vehicle access.

4. **SHERRY BRISCHI, 29 Fountainbridge Drive, Bolton** expressed concern regarding the lack of residential and guest parking, the access routes for emergency vehicles and the fire route from the new Bolton Fire hall.

Staff responded to the emergency access and fire route questions.

5. **LINDA WALTERHOUSE, 41 Crestridge Drive, Bolton** expressed opposition to Crestridge Drive being considered as an entrance to the development and asked how residents would be notified about other options for the emergency access.

Staff provided a response regarding the notification process.

6. **ANDREI BELOUSSOV, 10 Crestridge Drive, Bolton** expressed concern regarding traffic safety at the intersection of King and Townline and inquired how increased traffic as a result of the development will be dealt with.

Staff provided a response regarding the traffic concerns.

7. **CAT CYBULSKI, 13825 Mount Hope Road, Bolton** inquired regarding the use of Block 14 and expressed concern regarding the potential loss of trees and buffer zone of protected lands in the area. Ms. Cybulski questioned where the snow storage area would be located and asked that there be a public review for the site plan.

The presenter responded to the questions regarding the protected lands and the snow storage area.

Staff provided a response to the request for a public review of the site plan.

8. **LEE ELLIOTT, 72 Castelli Court, Bolton** expressed concern regarding the potential public use of the emergency access route, possible increased traffic flow and road safety with the additional 130 units.

Staff provided a response regarding traffic impact solutions.

9. **EVA MOLNAR, 76 Castelli Court, Bolton** expressed concern regarding the use of Crestridge Drive as a potential emergency access route and the safety of children in the area.

10. **PASQUALE TORTORICI, 44 Crestridge Drive, Bolton** expressed concern regarding the proposed emergency access route and inquired if it was necessary as the development he lives in has 150 homes and is without an emergency access route.

Staff provided a response to the emergency access question.

11. **JOE SPARACIM, 5 Crestridge Drive, Bolton** expressed concern regarding school bus safety and asked if the proposed emergency access route would be used as a bus route. Mr. Sparacim asked why the proposed development does not include all single dwelling homes.

Staff provided a response regarding the school bus routes.

The presenter provided a response regarding the decision not to include single dwelling homes.

12. **SHERRY BRIOSCHI, 29 Fountainbridge Drive, Bolton** inquired if the proposed emergency access route would be a gravel road or paved.

Staff provided a response regarding the road construction.

13. **ROSS MUNRO, 23 Crestridge Drive, Bolton** expressed opposition to using Crestridge Drive as a potential emergency access route and inquired about the maintenance of the route in the winter.

Staff provided a response regarding winter maintenance requirements.

14. **ANTONIO JORDAO, 31 Crestridge Drive, Bolton** expressed opposition to the proposed emergency access route on Crestridge Drive.

**15. PASQUALE TORTORICI, 44 Crestridge Drive, Bolton** inquired if curbs on Crestridge Drive would need to be shaved down if used as a potential emergency access route.

**16. DEIRDRE MORRISON-MOHAMED, 37 Crestridge Drive, Bolton** requested an additional Public Information Meeting to address some of the unanswered questions.

Staff provided a response.

**17. LUCY NICOARA, 33 Crestridge Drive, Bolton** expressed opposition to the opening of Crestridge Drive as a potential emergency access route.

**18. ANDREI BELOUSSOV, 10 Crestridge Drive, Bolton** inquired why staff deems necessary to add an emergency access route now when the area has not had one previously.

Staff provided a response to the delegation.

Members of Council asked a number of questions and received responses from the presenter.

Mayor Thompson opened the floor for additional questions from the public.

**19. COLIN FETTER, 5 Kingsgate Place, Bolton** expressed concern regarding the possible bus routes and child safety.

Staff provided a response to the delegation.

**20. GEORGE STURIK, 59 Crestridge Drive, Bolton** expressed concern regarding pedestrian and traffic safety with the additional entrances.

Staff provided a response to the delegation.

**21. CAT CYBULSKI, 13825 Mount Hope Road, Bolton** inquired if any single family homes would be considered within this development and questioned why this development is strictly condominium. Ms. Cybulski requested that a covenant be placed on portion of the lot to prevent the developer from removing or damaging trees located in Block 14.

The presenter responded to the question regarding the condominium development.

Staff responded to the question regarding the covenant.

**22. EVA MOLNAR, 76 Castelli Court, Bolton** inquired if an additional playground would be added given that there is minimal greenspace.

The presenter provided a response to the delegation.

**23. LEE ELLIOTT, 72 Castelli Court, Bolton** inquired where the services for the development would be located and asked if surrounding homes will experience decreased water pressure and increased sewage back up.

The presenter provided a response to the delegation.

**Council recessed from 8:30 p.m. until 8:43 p.m.**

**B. Application for an amendment to the zoning by-law – Paul A. King on behalf of HarvestOne Centre Inc., 13656 Coleraine Drive, Part of Lot 9, Concession 5 (ALB), north-west corner of Harvest Moon Drive and Coleraine Drive, Bolton (Ward 4).**

Mr. Paul King advised that the purpose of the public meeting was to develop a two-storey eight (8) unit commercial building with commercial (retail) uses on the ground floor and office space on the second floor. The applicant is proposing access to both Harvest Moon Drive and Coleraine Drive as well as associated amenity space, parking and landscaping. Mr. King reviewed the site details and the surrounding land uses. He provided maps illustrating the current Official Plan designation for zoning for the lands. In conclusion, Mr. King advised that the matter is currently before the Ontario Municipal Board and that he will continue to work with the Board and the Town to identify any issues.

### PUBLIC COMMENTS

1. **SHERRY BRIOSCHI, 29 Fountainbridge Drive, Bolton** expressed concern regarding the new development and had questions as to when the Official Plan was amended to include the commercial site.

The presenter provided a response on the Official Plan amendment.

2. **NATALINA SALATINO, 17 Harvest Moon Drive, Bolton** expressed concern with the increase in traffic on Harvest Moon Drive and asked if any traffic calming measures would be considered. Ms. Salatino also inquired about the potential noise increase should patios be added to potential restaurants.

Staff provided a response to the question around traffic calming measures.

3. **MURRAY STEWART, 4 Bateman Lane, Bolton** expressed concern over potential easements and privacy fencing options. Mr. Stewart also inquired about the snow clearing area.

4. **COLLEEN MUISE, 53 Frank Johnston Street, Bolton** expressed concern over traffic on Coleraine Road and Harvest Moon Drive. Ms. Muise inquired why a plaza would be developed in an area with traffic concerns when there are many other vacant land areas within the Town.

5. **STUART CURTIS, 13 Frank Johnston Street, Bolton** expressed concern with the traffic on Harvest Moon Drive and the street being used as a thru-street.

6. **SHERRY BRIOSCHI, 29 Fountainbridge Drive, Bolton** expressed further concerns regarding traffic.

7. **MURRAY STEWART, 4 Bateman Lane, Bolton** expressed concern regarding the reciprocal easement being overlooked between the two properties and stated that it should be noted as a legal easement.

8. **APRIL WHITE, 11 Cedar Grove Road, Bolton** expressed concern with the Coleraine Road entrance being used as a right of access once the barriers have been removed and inquired about the potential businesses within the plaza.

The presenter provided a response to the right of access usage and the proposed business types within the development.

9. **MADDALENA SALATINO, 17 Harvest Moon Drive, Bolton** expressed concern over parking and noise enforcement.

The presenter provided a response to the delegation.

10. **THOMAS MOLDLA, 14 Harvest Moon Drive, Bolton** inquired how Bolton has become so developed and raised concern regarding increased traffic. Mr. Moldla expressed opposition to the development.

11. **MURRAY STEWART, 4 Bateman Lane, Bolton** expressed concern regarding garbage collection.

12. **CARLOS KILGOUR, 105 Harvest Moon Drive, Bolton** raised concern regarding parking.

The presenter provided a response to the delegation.

Staff provided a response to the delegation.

Members of Council asked a number of questions and received responses from the presenter.

### 3. ADJOURNMENT

The meeting adjourned at 9:32 p.m.

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Allan Thompson, Mayor

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Debbie Thompson, Deputy Clerk