



Planning and Development Committee Report
Tuesday, June 21, 2016
7:00 p.m.
Council Chamber, Town Hall

Chair : Councillor N. deBoer
Vice Chair: Councillor D. Beffort
Mayor A. Thompson
Councillor J. Downey (absent)
Councillor A. Groves
Councillor J. Innis
Councillor G. McClure (absent)
Councillor R. Mezzapelli
Councillor B. Shaughnessy (absent)

Chief Administrative Officer: M. Galloway
Deputy Clerk: L. Hall
Co-ordinator, Council/Committee: B. Karrandjas
Executive Director, Strategic Initiatives: L. Johnston
Interim General Manager of Community Services: P. Moyle
Interim General Manager, Community Services: P. Tollett

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.

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 June 28, 2016:

STAFF REPORT 2016-49 RE: RECOMMENDATIONS FOR ALLOCATION OF DESIGNATED HERITAGE PROPERTY GRANT FUNDING FOR 2016.

That Staff Report 2016-49 regarding Recommendations for Allocation of Designated Heritage Property Grant Funding for 2016, be received, and

That the recommended Designated Heritage Property Grant Program recipients listed in Schedule A of Staff Report 2016-49 be approved; and

That \$50,000.00 from the Policy & Sustainability, Community Services 2016 Operating Budget be dispersed to the recipients as outlined in Schedule A of Staff Report 2016-49 for the purposes of the Grant Program.

STAFF REPORT 2016-75 RE: PROPOSED REZONING APPLICATION, CORBETT LAND STRATEGIES ON BEHALF OF MJJJ DEVELOPMENTS, 59 SIMPSON ROAD, WARD 5.

That Staff Report 2016-75 regarding Proposed Zoning By-law Amendment, Corbett Land Strategies on behalf of MJJJ Developments, 59 Simpson Road, Ward 5, be received; and

That a By-law be enacted to rezone the subject lands from Agricultural (A1) to Prestige Industrial Exception – 578 (MP-578).

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

- 1. COLERAINE WEST EMPLOYMENT AREA ZONING BY-LAW UPDATE – APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT, WEST SIDE OF COLERAINE DRIVE, MAYFIELD ROAD TO HEALEY ROAD, PART LOTS 1 TO 5, CONCESSION 5 (ALB), (WARD 4).**

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

Ms. Mary Nordstrom, on behalf of the Town provided a presentation regarding an update to the Coleraine West Employment Area Zoning By-law, with respect to an Application for a Proposed Zoning By-law Amendment to lands described as Part Lots 1 to 5, Concession 5 (ALB). She advised that on April 12, 2016, the Town approved OPA 243 which re-designated the subject lands from Prime Agricultural Area to Prestige Industrial and General Industrial and refined the Environmental Policy Area designation. She noted that OPA 243 is now in full force and effect. She advised that on May 20, 2016 the Town circulated a Zoning By-law Amendment to rezone the same lands from Agricultural, Small Agricultural Holding and Environmental Policy Area 2 to Prestige Industrial Exception, General Industrial Exception and Environmental Policy Area 1 to permit industrial uses and site specific standards. She noted that there is no development proposed at this time and site plan approval will be required prior to development occurring on site. She provided an overview of the location of the lands subject to the application, and the existing uses of the lands and surrounding properties. She provided information on the applicable policies and advised that the proposed uses are consistent with the Official Plan and largely reflect existing industrial use permissions to the east of the subject lands. Ms. Nordstrom provided an overview of the exceptions that would apply to the prestige industrial zone, general industrial zone and enhanced screening requirements. She further provided an overview of the comments received from the public and external stakeholders.

PUBLIC COMMENTS

1. **KIM SEIPT** requested clarification on the impact of the Ministerial Zoning Order on the proposed zoning by-law amendment. Ms. Seipt received responses from Town staff.

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

WRITTEN CORRESPONDENCE

1. Zelinka Priamo Ltd. dated June 21, 2016.

This matter was recommended to Town Council for receipt at its meeting to be held on June 28, 2016.

DELEGATIONS

1. Cheryl Connors provided a delegation regarding Staff Report 2016-76 regarding "Proposal for an Interim Control By-law on all lands zoned "Extractive Industrial", certain lands within the Niagara Escarpment (NEP), and lands licensed under the Aggregate Resources Act (ARA) to permit aggregate extraction, to facilitate a study on commercial fill operations". She expressed concern with the enforcement of the proposed by-law and requested that additional public consultation be completed regarding fill operations. Members of Council asked a number of questions and received responses from the delegate and Town staff.

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

In accordance with the Procedural By-law a delegation was permitted to be heard by Kathleen Wilson regarding Staff Report 2016-76.

2. Kathleen Wilson provided a delegation regarding Staff Report 2016-76 regarding "Proposal for an Interim Control By-law on all lands zoned "Extractive Industrial", certain lands within the Niagara Escarpment (NEP), and lands licensed under the Aggregate Resources Act (ARA) to permit aggregate extraction, to facilitate a study on commercial fill operations". She expressed concern with the enforcement of the proposed by-law and the location and source of the fill material. She requested that the policy include additional testing requirements and the Oak Ridges Moraine legislation. She further requested that additional public consultation be completed regarding fill operations. Members of Council asked a number of questions and received responses from the delegate and Town staff.

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

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

STAFF REPORT 2016-76 RE: PROPOSAL FOR AN INTERIM CONTROL BY-LAW ON ALL LANDS ZONED “EXTRACTIVE INDUSTRIAL”, CERTAIN LANDS WITHIN THE NIAGARA ESCARPMENT (NEP), AND LANDS LICENSED UNDER THE AGGREGATE RESOURCES ACT (ARA) TO PERMIT AGGREGATE EXTRACTION, TO FACILITATE A STUDY ON COMMERCIAL FILL OPERATIONS.

That Staff Report 2016-76 regarding “Proposal for an Interim Control By-law on all lands zoned “Extractive Industrial”, certain lands within the Niagara Escarpment (NEP), and lands licensed under the Aggregate Resources Act (ARA) to permit aggregate extraction, to facilitate a study on commercial fill operations”, be received; and

That staff be directed to initiate a land use study on commercial fill operations to be completed within the period of the Interim Control By-law; and

That the Interim Control By-law (attached as Schedule A of Staff Report 2016-76) be enacted for a period of one year to prohibit commercial fill operations within all lands zoned “Extractive Industrial”, certain lands within the NEP, and certain areas licensed under the Aggregate Resources Act to permit aggregate extraction; and

That a copy of Staff Report 2016-76 be forwarded to the Niagara Escarpment Commission and the Ministry of Natural Resources and Forestry for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 28, 2016.

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

HERITAGE CALEDON REPORT.

That the Heritage Caledon Report dated June 13, 2016 be received.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 28, 2016.

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

PROPOSED HERITAGE CONSERVATION DISTRICT PLAN FOR ALTON VILLAGE.

That the recommendation to direct staff to prepare a report regarding the feasibility of pursuing a Heritage Conservation District Plan for Alton Village be referred back to Heritage Caledon to consider including Heritage Conservation District Plans for Belfountain Village and Silver Creek Heritage Landscape.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 28, 2016.

In accordance with Part 7 of the Town’s Procedural By-law, the Committee adopted a motion to introduce a matter without notice regarding a Notice of Motion concerning the Peel Regional Governance, with a 2/3rd vote.

PEEL REGIONAL GOVERNANCE

Whereas Peel Regional Council is considering recommendations from the Governance Review Task Force at their meeting on June 23rd 2016; and

Whereas; Option 2 of the recommendations recognizes the need for greater representation for Brampton; and

Whereas; Option 2 provides for Mississauga to maintain 50% of seats on Regional Council; and

Whereas; Option 2 preserves effective representation for Caledon; and

Whereas; Option 2 is a reasonable compromise that meets many of each of the municipalities collective interests

Now therefore be it resolved, that Option 2 as outlined in the Region of Peel's report dated June 23, 2016 regarding Recommendations Arising from the Governance Review Task Force be supported; and

That a copy of this motion be forwarded to the Region of Peel for information.

This matter was recommended to Town Council for consideration of adoption at its meeting to be held on June 28, 2016.

ADJOURNMENT

The Committee adjourned at 8:32 p.m.