



Chair: Councillor N. deBoer  
Vice Chair: Councillor D. Beffort  
Mayor A. Thompson  
Councillor J. Downey  
Councillor A. Groves (arrived at 7:04 p.m.)  
Councillor J. Innis (absent)  
Councillor G. McClure  
Councillor R. Mezzapelli  
Councillor B. Shaughnessy (arrived at 7:04 p.m.)

General Manager, Corporate Services/Town Clerk: C. deGorter  
Manager, Development (East): C. Blakely  
Community Planner: M. Bialy  
Manager, Policy & Sustainability: S. Kirkwood  
Senior Planner, Development: M. Nordstrom  
Coordinator, Council Committee: E. Robert  
General Manager, Community Services: P. Tollett  
Senior Planner, Development: B. Ward

### **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 July 10, 2018:**

**STAFF REPORT 2018-84 REGARDING PROPOSED ZONING BY-LAW AMENDMENT, 1544216 ONTARIO LTD., 12700 REGIONAL ROAD 50, WARD 5**

That the By-law attached as Schedule B to Staff Report 2018-84 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from General Commercial Exception 515 (C-515) to permit a Medical Centre.

**STAFF REPORT 2018-83 REGARDING PROPOSED ZONING BY-LAW AMENDMENT TO REMOVE A HOLDING ("H") SYMBOL, 2079618 ONTARIO INC., PART OF LOTS 1, CONCESSION 6 (ALBION) DESIGNATED AS PART 4 ON PLAN 43R-32249**

That the By-law attached as Schedule B to Staff Report 2018-83 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to remove a site-specific Holding Symbol ("H11") from the subject lands which will permit the intended development of industrial-related uses.

**STAFF REPORT 2018-77 REGARDING PROPOSED ROGERS COMMUNICATIONS TELECOMMUNICATIONS TOWER, 18501 MISSISSAUGA ROAD, WARD 2**

That the Town of Caledon provide concurrence for the proposed Rogers Signum Wireless Telecommunications Tower, 18501 Mississauga Road, to Innovation, Science and Economic Development Canada, and that the application be endorsed subject to the conditions as outlined in Table 1 of Staff Report 2018-77.

**STAFF REPORT 2018-76 REGARDING PROPOSED ZONING BY-LAW AMENDMENT: MAYFIELD WEST PHASE 2 STAGE 1, COMMUNITY-WIDE ZONING FRAMEWORK, WARD 2**

That the draft Zoning By-law Amendment attached as Schedule C to Staff Report 2018-76 be enacted to amend the zone standards as they would apply to Draft Plan of Subdivisions within Mayfield West Phase 2 Stage 1, under files listed on Table 1 of Staff Report 2018-76, to permit residential and mixed-use development; and

That applications for minor variances within the boundary of Mayfield West Phase 2 Stage 1, as identified in Schedule A to Staff Report 2018-76, 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.

**STAFF REPORT 2018-75 REGARDING PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS, WARD 3**

That the By-law attached as Schedule B to Staff Report 2018-75 be enacted to adopt Official Plan Amendment Number 251 to redesignate the subject lands from Special Study Area A to Medium Density Residential, Rural and Environmental Policy Area to permit a 21-unit single-detached residential condominium development accessed by McKee Drive South, one single residential dwelling lot accessed from McKee Drive North and to protect environmental lands; and

That the By-law attached as Schedule C to Staff Report 2018-75 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

**STAFF REPORT 2018-65 REGARDING MAYFIELD WEST PHASE 2, STAGE 2 INITIATE LOCAL OFFICIAL PLAN AMENDMENT PROCESS**

That staff initiate and prepare a Local Official Plan Amendment process for the Mayfield West Phase 2, Stage 2 (MW2-S2) lands;

That capital project 11-92 Mayfield West Phase 2-West be increased by an upset limit of \$300,000 (including non-refundable HST) funded by the Mayfield Station Developer Group for the amended scope of work to support the Local Official Plan Amendment;

That it be noted that the Mayfield Station Developer Group are responsible for the cost of conducting these studies at an upset limit of \$300,000 (including non-refundable HST); and

That a copy of this report be sent to the Region of Peel, City of Brampton, Toronto and Region Conservation, Credit Valley Conservation and Mayfield Station Developer Group.

**HERITAGE CALEDON REPORT DATED JUNE 11, 2018**

That the Heritage Caledon Report dated June 11, 2018 be received.

**REQUEST TO DEMOLISH A STRUCTURE ON A HERITAGE LISTED PROPERTY - 19721 MAIN STREET, ALTON (WARD 1)**

That the owner's request to demolish and replace the rear addition of the house on the heritage listed property at 19721 Main Street, Alton, be supported.

**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 POPA 17-04, Palgrave Estate Residential Community, Ward 4**

Chair N. deBoer confirmed with Margherita Bialy, Community Planner, Community Services, that notification was conducted in accordance with the Planning Act.

Bobby Gauthier, WSP provided a presentation regarding the Application for Proposed Official Plan Amendment POPA 17-04, Palgrave Estate Residential Community, Ward 4. Mr. Gauthier provided an overview of the project including details related to the study area, background on the process, and the current status. He indicated that the previous open houses were received positively. Mr. Gauthier highlighted several key policy items within the report including housing clusters, density and growth considerations.

Chair N. deBoer thanked Mr. Gauthier for his presentation.

## **PUBLIC COMMENTS**

Bobby Bhoola expressed concerns related to servicing within the Palgrave Estate Residential Community. He questioned if new water lines would be extended to existing developments and if the surrounding environment would impact water quality in the area.

Dale St. Clair expressed that in his opinion a reduction in the size of the estate lots is required. He raised concerns related to density, the size of the homes being constructed and land conservation. Mr. St. Clair provided comments related to the need for natural windbreaks and better landscaping in the area.

Debbe Crandall provided a brief history of the Palgrave Estate Residential Community and stated that in her opinion, the policy fails to capture the true nature of the area. She provided comments related to the development of small-scale agriculture, diversity of vocation and climate change. Ms. Crandall expressed her support for increased diversity within the policy area. She stated that in her opinion, climate change considerations, and additional details should be included within the policy report. Ms. Crandall highlighted that in her opinion some developments within the policy area do not reflect the rural character of the area. She stated that from her perspective, the vectors for success should include quality of life and local environmental issues.

A response was provided by the presenter.

Cheryl Connors stated that she was disappointed in the process thus far concerning the proposed policy, citing lack of public input, discussion and clarity within the report. She noted in her opinion the report is incomplete. Ms. Connors raised concerns related to secondary dwellings, the concentration of septic systems, cluster developments, light pollution, minimum distance separation in the area, and lack of recreation facilities. She questioned the accuracy of the maps related to the proposed policy and how lands are zoned. Ms. Connors requested more time and consultation related to the proposed policy.

A response was provided by the presenter.

Dale St. Clair provided additional comments, citing that in his opinion estate homes are a thing of the past and that development properties should be limited to farm lot dimensions. He stated that the proposed policy should support the tourism industry.

Kathleen Wilson expressed that, in her opinion, the proposed policy requires more time. She stated that she found the report difficult to read, and suggested simpler language. Ms. Wilson raised concerns related to the lack of infrastructure upgrades in the area, specifically fibre for high-speed internet. She noted that there are no recreational facilities in the area for young families. Ms. Wilson commented on the lack of beautification surrounding the entrances to the area.

A response was provided by the presenter.

Sarah Dolamare expressed concerns with the proposed policy, stating that the policy excludes small-scale commercial uses that are appropriate and in keeping with the rural landscape. She provided comments related to healthy communities, traffic calming features and issues with speed in and around the policy area. Ms. Dolamare supported stronger language within the policy related to sightlines and rural identity.

Angie Strzalka expressed concerns with the notification process related to proposed policy changes, and that more time is required to discuss the proposed policy. She stated that in her opinion additional consideration is required with respect to cluster homes, infrastructure and the size of developments permitted.

Sarah Dolamare provided additional comments with respect to the local wildlife and environment.

Dale St. Clair expressed support for LED lighting in the Town of Caledon.

Peter Dittmar expressed concern related to the condition of local roads in the Palgrave area.

John Rutter expressed support for allowing small-scale agricultural commercial stores in the policy area. Mr. Rutter proposed that climate change should be a consideration in the proposed policy.

**WRITTEN CORRESPONDENCE** – none.

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

**This matter was recommended to Town Council for receipt at its meeting to be held on July 10, 2018.**

**Mayor A. Thompson left the meeting at 7:05 p.m. and returned at 7:08 p.m.**

**Councillor A. Groves left the meeting at 8:16 p.m. and returned at 8:18 p.m.**

**The Committee recessed from 8:52 p.m. to 8:59 p.m.**

**STAFF REPORTS**

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

**STAFF REPORT 2018-73 REGARDING PROPOSED ZONING BY-LAW AMENDMENT, CAMBIUM FARMS LTD., PROPOSED WEDDING VENUE EXPANSION, 81 CHARLESTON SIDEROAD, WARD 1**

That the By-law attached as Schedule C to Staff Report 2018-73 be enacted to amend the zone standards within the site-specific Agricultural Exception 564 (A1-564) Zone to permit the proposed expansion of Cambium Farms Ltd municipally known as 81 Charleston Sideroad.

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on July 10, 2018.**

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

**STAFF REPORT 2018-82 REGARDING PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS, VILLALAGO RESIDENCES INC., 9023 5TH SIDEROAD, WARD 5**

That the By-law attached as Schedule B to Staff Report 2018-82 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to implement the proposed development;

That applications for minor variances for the lands as identified in Schedule A attached to Staff Report 2018-82, 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 the north portion of Block 5 identified as Blocks 9 and 12 on the Conceptual Site Plan attached as Schedule D, be designated as a Class 4 Area pursuant to the Ministry of Environment and Climate Change Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300).

**This matter was recommended to Town Council for consideration of adoption at its meeting to be held on July 10, 2018.**

**Councillor G. McClure returned to the meeting at 9:01 p.m.**

**CORRESPONDENCE**

Members of Council provided comments with respect to the correspondence item from Paula Strachan, Senior Planner, Development/Urban Designer, Community Services dated June 26, 2018 regarding Prequalification of the Town's Control Architect Services. Staff provided a response.

**ADJOURNMENT**

The Committee adjourned at 9:21 p.m.