

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee
Regular Meeting – November 16, 2020
City File Number – OZS-2020-0024

Members Present

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor M. Palleschi - Wards 2 and 6
Regional Councillor G. Dhillon - Wards 9 and 10
City Councillor D. Whillans - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10

Staff Present

D. Barrick, Chief Administrative Officer
R. Forward, Commissioner Planning and Development Services
A. Parsons, Director, Planning, Building and Economic Development
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development
J. Humble, Manager, Planning, Building and Economic Development
S. Ganesh, Manager, Planning, Building and Economic Development
D. VanderBerg, Manager, Planning, Building and Economic Development
M. Gervais, Policy Planner, Planning, Building and Economic Development
C. Caruso, Central Area Planner, Planning, Building and Economic Development
S. Dykstra, Development Planner, Planning, Building and Economic Development
K. Freeman, Development Planner, Planning, Building and Economic Development
K. Henderson, Development Planner, Planning, Building and Economic Development
H. Katyal, Development Planner, Planning, Building and Economic Development
J. Lee, Development Planner, Planning, Building and Economic Development
M. Michniak, Development Planner, Planning, Building and Economic Development
S. Akhtar, City Solicitor
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Members of the Public

Rick Ainsley, Caledon resident

At the meeting of the Planning and Development Committee held on November 16, 2020 this application was item 5.5 on the meeting agenda.

Mark Michniak, Development Planner, Planning, Building & Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land uses designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, one (1) member of the public made representation before the Committee on this application.

The following issues were raised by the Public at the statutory public meeting and through correspondence received for this application:

Issue:

The proposed use will cause pollution and ground water contamination.

Response:

Toronto and Region Conservation Authority (TRCA) staff have reviewed the proposed development. They had no concerns with the proposed development adjacent to a headwater drainage feature and no objection to the application.

Staff have reviewed the proposed temporary use and is of the opinion that the temporary use does not adversely affect surrounding uses.

Staff note that if approved the proposed development will be required to go through site plan approval.

Issue:

Operation of the facility will generate noise that will have negative impacts on surrounding residents.

Response:

The Noise Feasibility Study submitted with this application found that under a typical operational scenario the proposed use can comply with Ministry of Environment, Conservation and Parks criteria at the nearest facades of the existing residential buildings with the proposed mitigation measures.

The development proposal includes a berm along Mayfield Road and on the east side along the property line shared with the existing residential use.

Issue:

Operation of the facility will generate traffic that will have negative impacts on surrounding residents.

Response:

While it is anticipated that the proposed development will introduce new vehicular trips to the area, the Transportation Study submitted with this application notes that Mayfield Road is a major arterial road and it is expected that trucks can adequately access the site.