



Council Meeting Minutes
Monday, July 6, 2009
9:04 a.m.
Council Chambers, Town Hall

Mayor M. Morrison (left at 12:45 p.m.)
D. Beffort (arrived at 9:10 a.m.)
N. deBoer (arrived at 11:10 a.m.)
G. McClure
R. Paterak (left at 12:45 p.m.)
A. Thompson
R. Whitehead
A. Groves (arrived at 9:40 a.m., left at 11:50 a.m.)

Chief Administrative Officer: D. Barnes
Director of Administration/Town Clerk: K. Landry
Deputy CAO/Director of Corporate Services/Treasurer: R. Kaufman
Chief Building Official: G. Middlebrook
Municipal Solicitor/Prosecutor: C. Grant
Property Standards Officer: T. Smith
Senior Policy Planner: O. Izirein
Senior Policy Planner: K. Kurtz
Senior Policy Planner: T. Manley
Senior Policy Planner: M. Williams
Senior Transportation Planner: K. Chawla
Manager of Policy: T. Salter
Environmental Progress Officer: J. Schembri
Economic Development Officer: B. Roberts
Director of Planning and Development: M. Hall
Acting Director of Public Works and Engineering: L. Koehle

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order at 9:04 a.m.

2. **APPROVAL OF AGENDA**

Moved by A. Thompson – Seconded by R. Paterak

403-2009

That the agenda for the July 6, 2009 Council Workshop Meeting be approved; and

That Council convene into Council Workshop.

Carried.

3. **DISCLOSURE OF PECUNIARY INTEREST**

None.

Councillor McClure assumed the role of Chair.

4. **COUNCIL WORKSHOP**

1. Peel Region Official Plan Review Update: Effect on Caledon Provincial Conformity Exercise

T. Salter advised that the purpose of this workshop is to present preliminary policy directions emerging from the Town's Provincial Policy Conformity Exercise to Council for discussion. T. Salter advised that the *Planning Act* requires municipalities to amend their Official Plans every 5 years to bring them into conformity with new provincial planning directions. The Growth Plan conformity deadline is June 16, 2009, and Caledon has requested an extension to the end of 2009. T. Salter noted that Caledon initiated its current Official Plan review in 2007 in response to the following Provincial drivers:

1. The Provincial Policy Statement 2005 (PPS 2005), which took effect on March 1, 2005;
2. Bill 135, *The Greenbelt Act*, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14, 2004;
3. Bill 51, *The Planning and Conservation Land Statute Law Amendment Act*, which received Royal Assent on October 19, 2006; and,
4. Bill 136, *The Places To Grow Act*, which received Royal Assent on June 13, 2005, and the Growth Plan for the Greater Golden Horseshoe which took effect June 16, 2006.

T. Salter advised that the Provincial Policy Conformity (PPC) Work Plan was developed through initial staff review of Provincial drivers and input from the public and Council. The Work Plan approved by Council in September 2007 identified 8 Key Topic Areas. A new Key Topic Area dealing with Housing policies is now being recommended. The Work Plan also identified 5 Guiding Principles to provide overall direction and scope to the exercise.

T. Salter advised that the preliminary policy directions outlined in this presentation have been identified based on a number of considerations, including:

- The Guiding Principles, Scope of Work and Key Topic Areas established in the Council approved PPC Work Plan.
- A detailed review of the key Provincial policy drivers.
- A detailed analysis of the current Caledon Official Plan in the context of the key Provincial policy drivers and the PPC Work Plan.
- The policy directions emerging from the Peel Region Official Plan Review (PROPR) exercise, including joint studies.
- Input received to date from Council, the public, stakeholders, agencies and other groups.

Planning staff outlined the Preliminary Policy Directions as follows:

WATER RESOURCES AND WATERSHED PLANNING

Policy Approach

- Undertake a joint review of existing watershed and subwatershed plans with the Region of Peel.
- Complete a "gap analysis" of existing Official Plan policies.
- Identify recommended policy revisions in the context of new Provincial policy directions, the watershed plan review and the gap analysis.

Preliminary Policy Directions

- No preliminary policy directions developed to date.
- As noted at the June 10, 2009 PPC "Resources Bundle" Council Workshop, Town and Regional staff are recommending that this topic be separated from the PPC work plan and undertaken as a stand alone review.
- Staff to report back to Council in Fall 2009 on recommended work plan and timelines for this topic.

AGRICULTURE AND RURAL POLICY

Policy Approach

- Current Caledon Official Plan policies (as amended by Official Plan Amendment 179) requires only limited modifications to conform to new provincial policy directions.
- No revisions required to address proposed policies contained in Draft Regional Official Plan Amendment 21.

Preliminary Policy Directions

- Promote and protect all types, sizes and intensities of agricultural uses and normal farm practices within Prime Agricultural Areas.
- Review minimum lot size for agricultural operations (may need to be increased to 100 acres).
- Permissions for farm retirement lots, farm splits, research institutes may need to be eliminated.
- Limitations to be included regarding re-designation opportunities in the Prime Agricultural Area.
- Housekeeping revisions to the Agricultural and Rural Area land use designations on the OP Schedules needed to reflect EPA refinements approved through OPA 206 (environmental zoning by-law exercise).

It was indicated that consideration needs to be given to the following:

- near urban agriculture requires flexibility or farms will not survive
- research institutes should not be eliminated
- a guiding principle statement should be included to provide the ability for farms to evolve into something else, ie: Matson's Farm
- consider value added industries that support the agriculture industry
- the retention of farm retirement lots
- no minimum lot size for agricultural operations

HOUSING

M. Williams, Senior Policy Planner, divided the Housing Lands Preliminary Policy Directions into 4 sub-topics as follows:

1. Diverse Housing Types, Densities and Tenure

Policy Approach

- Enhance existing and develop new policies to address diverse housing types, densities and tenure and to be consistent with Provincial and Regional policy directions.

Preliminary Policy Directions

- Promote and encourage diverse housing types, densities and tenure as a means to support sustainable, compact, equitable, and accessible housing for the current and future needs of residents.
- Review the applicability of rental demolition and rental conversion policies as a means to protect the current supply of rental tenure for Caledon.

2. Housing Targets

Proposed Approach

- Develop new policies to address housing targets established for tenure and affordability so as to be consistent with the Provincial Policy and Regional directives.

Preliminary Policy Directions

- Endeavour to participate, monitor and evaluate with the Region of Peel in its development of the Regional Housing Strategy and in determining appropriate housing targets for Caledon.
- Define new housing terms including, but not limited, to affordable housing, affordable rental housing, affordable ownership housing, market rental and ownership housing, and special needs housing.

3. Appropriate Alternative Development Standards/Incentives

Policy Approach

- Explore the use of appropriate alternative development standards and incentives to be consistent with the Provincial and Regional policy directives.

Preliminary Policy Directions

- Explore the use of alternative development standards with the goal of increasing affordable housing supply and promote diversity of housing types, densities and tenure.
- Endeavour to consider financial incentives, bonusing and inclusionary zoning as means to encourage affordable housing.

4. Affordable and Special Needs Housing

Policy Approach

- Create new policies to address the provision of affordable and special needs housing.
- Continue to recognize the Region of Peel's current leadership role in the provision of special needs housing.

Preliminary Policy Directions

- Work with the Regional and Provincial government to develop a long term approach toward encouraging creation of affordable and special needs housing.
- Endeavour to encourage Provincial and Regional efforts in providing long term affordable housing, viable financial incentives and alternative development standards.

It was indicated that consideration needs to be given to the following:

- whether or not to include statements regarding affordable housing or other matters because it works in Peel but not necessarily Caledon
- housing provisions for all stages of life specifically a variety of accommodations to meet the needs of seniors

SUSTAINABILITY

O. Izirein, Senior Policy Planner, outlined the preliminary policy directions and advised that the term Sustainability is not used in the current Official Plan (OP) but its principles are interwoven in various sections of the Caledon OP. Planning staff explained the need to create a new OP section to discuss Sustainability to make it a more explicit policy theme as well as enhance the

incorporation of Sustainability principles throughout the OP, to adopt and incorporate the principles of sustainability for land development related OP policies, to work with the Region and other stakeholders on various sustainability initiatives (e.g. healthy community), and to add new definitions for Sustainability and the various sub-topics.

O. Izirein divided the Sustainability Lands Preliminary Policy Directions into 7 sub-topics as follows:

1. Alternative and Renewable Energy

Policy Approach

- Develop new OP policies to promote use of alternative and renewable Energy Systems.

Preliminary Policy Directions

- Encourage and promote compact development, mixed- use development, building standards, transportation systems and urban design that significantly reduce the overall need for energy.
- Promote a culture of conservation.
- Promote the development of appropriate alternative and renewable energy system (such as wind, hydro, district energy).

2. Air Quality

Policy Approach

- Develop new policies and strengthen existing policies to address Air Quality.

Preliminary Policy Directions

- Encourage/promote built forms and transportation systems to reduce emissions.
- Recognize the positive contributions of healthy natural systems to Air Quality benefits.
- Manage and enhance existing natural systems to optimize Air Quality.
- Work with the Region to develop tools for assessing Air Quality.

3. Climate Change

Policy Approach

- Current OP does not specifically address climate change.
- Develop explicit local adaptation and mitigation policies in response to Climate Change.

Preliminary Policy Directions

- Encourage/promote built forms and transportation systems to reduce emissions (mitigation policies).
- Recognize the positive contributions of healthy natural systems.
- Work with the Region to promote public infrastructure that can be adaptive to the effect of climate change.
- Develop local mitigation and adaptation policies to respond to the effects of Climate Change.

4. Conservation of Water and Energy

Policy Approach

- Current OP policies are progressive with regard to water conservation.
- Develop new explicit policies on energy conservation.
- Enhance and strengthen existing policies on water conservation.

Preliminary Policy Directions

- Promote LID standards. Encourage/promote built forms that will minimize the percentage of impervious surface, reduce overall demand for water, improve water capture and storage.
- Recognize the positive contributions of healthy natural systems.
- Continue to work with Region and Conservation Authorities to implement integrated watershed planning and practices.
- Promote landscaping conducive to local climate, requiring minimal irrigation.

5. Adaptive Environmental Management

Policy Approach

- Ecosystem based planning approach in current OP highlights the importance of the natural environment in Caledon.
- Enhance existing policies related to AEM .

- Adopt AEM principles as guiding policies in newer Secondary Plan Areas.
- Provide definition of AEM.

Preliminary Policy Directions

- Utilize AEM policies as an evaluation tool for measuring progress towards sustainability.
- Implement AEM for major development proposals such as Mayfield West project.

6. Sustainable Indicators and Monitoring

Policy Approach

- Current OP contains a number of policies related to monitoring but weak on identifying indicators to measure the success of policies being monitored.
- Work with Province and Region to develop indicators and incorporate monitoring policies in the OP.

Preliminary Policy Directions

- Adopt policies to assist in monitoring the effects of land use policies (e.g. sustainable indices and checklist).
- Adopt policies to determine whether sustainable principles are being achieved.
- Work with Region to develop sustainable indicators to determine if land use policies are achieving sustainability principles.

7. Sustainable Development Patterns and Urban Design

Policy Approach

- Current growth management and settlement policies are progressive.
- New provincial and regional directions provide a new basis for adoption of urban design policies in local OP.
- Strengthen and enhance current OP policies to develop explicit policies to achieve sustainable development pattern and urban design.
- Work with Province and Region to develop indicators and incorporate monitoring policies in the OP.

Preliminary Policy Directions

- Promote innovative and sustainable development patterns to create compact communities in established nodes, making efficient use of existing transportation network, natural areas and features.
- Promote complete communities with easy access to housing, employment and recreation (walking, cycling, within a well connected trail network).
- Promote energy efficiency in the planning of communities. Orientation of development to make use of passive solar energy, use of natural vegetation.

SIGNIFICANT WOODLANDS/WILDLIFE HABITAT

T. Salter advised that the Town will undertake a technical study jointly with the Region of Peel to review current best practices, guidance documents, legislation, policies, and scientific research and recommend science-based criteria for defining and identifying significant woodlands and significant wildlife habitat. The Town will also consider the outcomes of PROPR and directions to area municipal Official Plans, and will review the Caledon Official Plan to determine the need for revisions to address the findings and recommendations of the technical study, Provincial policies and PROPR.

1. Significant Woodlands

Preliminary Policy Directions

- Current Caledon Official Plan policies regarding woodlands are quite progressive:
 - "significant" woodlands are identified as "Woodland Core Areas" and protected through the Environmental Policy Area (EPA) designation
 - "Other Woodlands" are subject to performance measures which promote sound forest management practices and only allow development that will not result in negative impacts
- Current criteria for defining Woodland Core Areas and Other Woodlands should be revised to respond to the technical study.
- Revisions to the OP Schedules may or may not be necessary; could rely on more detailed studies to refine mapping in future.

2. Significant Wildlife Habitat

Preliminary Policy Directions

- Current Official Plan does not include policies regarding "Significant Wildlife Habitat", as required by the PPS and Greenbelt Plan, except within the Oak Ridges Moraine Conservation Plan Area (as established through OPA 186).

- Inclusion of SWH policies and criteria into OP is necessary.
- Criteria for defining SWH should be based on the technical study.
- Inclusion of SWH into EPA and establishing related performance measures would be consistent with OPA 186 approach).
- Mapping and designating SWH on the OP Schedules not recommended; rely on more detailed studies.

T. Salter advised that the general preliminary policy directions will be to work with the Region through PROPR to establish Region-wide policies and programs to facilitate and encourage private land stewardship and investigate incentives and other tools to recognize the value of ecological goods and services.

It was indicated that consideration needs to be given to providing financial incentives/grants for the preservation of woodlots.

GREENBELT PLAN CONFORMITY

T. Salter advised that the Town will adopt an approach similar to the Oak Ridges Moraine Conservation Plan conformity amendment, and incorporate Greenbelt specific policies in one main section in the OP, and revise other sections as necessary. The current Official Plan largely meets the intent of the Greenbelt Plan by managing growth and limiting urban expansions, promoting agriculture and compatible rural economic development, protecting and stewarding natural features and ecosystems, and wise use and management of natural resources. Planning staff noted that a schedule will be included in the Official Plan identifying the Greenbelt Plan Area, the Protected Countryside designation and the Natural Heritage System (NHS).

- Natural System Policies
 - include Natural Heritage System specific policies that are not addressed in the current Official Plan, including the prescribed vegetation protection zones (setbacks from features)
 - not proposing to refine the Natural Heritage System mapping
 - include Key Natural Heritage Features and Key Hydrologic Features within current EPA designation; not proposing to revise current EPA mapping – rely on EPA as refined through the Environmental Zoning By-law exercise
- Agriculture
 - existing policies largely conform
 - may only be allowed to permit temporary second dwellings for farm help
- Rural
 - existing policies largely conform
 - consistency of Rural Economic Development (RED) zone policies to be confirmed
- Non-renewable Resources
 - current aggregate resource management policies (as established through OPA 161) deemed to conform in accordance with Section 4.3.2.9 of the Greenbelt Plan
 - new policies may be considered to address rehabilitation directions
- Recreation
 - current OP approach to Intensive and Non-intensive Recreational uses generally consistent; new policies may be needed to address specific directions (e.g. vegetation enhancement and water conservation plans)
 - incorporate Town's interpretation that major recreation uses, including related structures, may be considered within the vegetation protection zones, subject to a "no negative impact" test and appropriate set backs established on a site-specific basis
- Infrastructure
 - greenbelt-specific infrastructure policies will need to be incorporated, e.g. minimizing encroachments into the NHS, limitations on Great Lake based services, partial servicing, stormwater management
- Settlement Areas
 - specific policies will need to be incorporated, e.g. allowing modest, compatible growth, settlement boundary expansions (criteria, timing, restrictions)
- Lot Creation
 - specific restrictions to be incorporated regarding Key Natural Heritage Features and Key Hydrologic Features and associated Vegetation Protection Zones
- Miscellaneous
 - need to review Section 3.1.4.16 (the so-called "Beacon Hall" Exemption) with respect to Greenbelt conformity

It was noted that the same consideration regarding farm retirement lots should be addressed in this section.

TRANSPORTATION AND SERVICING

K. Chawla, Senior Transportation Planner, indicated that the policy approach will include the following:

- Preamble and objectives to highlight “multi-modal transportation system” approach consisting of all aspects.
- Continue to embrace/amend existing OP policies and incorporate new policies as appropriate.
- Refinements to current OP policies to reflect appropriate “integration with land use planning”.
- Planned transportation system should play a major role in shaping form, character and growth of the town.
- Coordinated/collaborative approach to work with the Province, Region, area municipalities and affected jurisdictions.
- Appropriate consideration to environmental factors and aesthetic quality in design and construction.

K. Chawla divided the Transportation and Servicing Lands Preliminary Policy Directions into 9 sub-topics as follows:

1. Highways and Road Network

- Continue to advocate extension of Highway 427 transportation corridor (Major Mackenzie Drive and beyond).
- Expedite GTA West Transportation Corridor Study and undertake appropriate measures to protect the corridor.
- Integration of GTA West Corridor with linkages through Highway 427, 410 and the proposed N-S Corridor.
- Strategic Infrastructure Study Area.
- Participate in joint transportation planning studies/initiatives.
- Enhance and strengthen existing policies dealing with hierarchy, functionality, rights of way widths, road planning, and traffic circulation which enhance the overall efficiency of the road network.

2. Public Transit System

- Define future role of Hurontario Corridor.
- Expanded role of Region to address Caledon transit needs.
- Explore partnership/collaboration for provision of transit to Mayfield West/Bolton community.
- Explore possibility for potential Orangeville Rail line to satisfy transportation demand.
- Expanded GO Bus Service.
- GO Rail service to Bolton.
- Identification and protecting site for locating GO Station.
- Role of Accessible Transportation Services for persons with disability.

3. Transportation Demand and System Management

- Work with the Region and other jurisdictions on TDM initiatives (Carpool, Emergency Ride home, Cycling, Walking etc.).
- Continue to support Brampton-Caledon Smart Commute initiatives.
- TSM measures which optimize the existing transportation infrastructure.

4. Trucking and Goods Movement

- Work with Region/Metrolinx/Province and other jurisdictions to formulate goods movement strategic network (address Caledon’s concerns of through traffic).
- Encourage goods movement through Rail Corridors.
- Supportive land use for efficient movement of goods.
- Work with appropriate jurisdictions for acquisition of comprehensive freight data.

5. Airports

- Enhanced recognition for role and function of Brampton Flying Club Airport.
- Policies to address the compatibility of adjacent land uses.
- Incorporate policy direction to study the role and function including economic development potential.

6. Parking Management

- Support carpool lots at strategic locations to integrate with GO Transit and major Highway interchanges.
- Work with the Region and other jurisdictions for devising Carpool Lot Strategy.

7. Cycling and Pedestrian Facilities

- Review and strengthen existing OP Policies.
- Encourage use of cycling and walking to develop network.
- Network to serve utilitarian and recreational needs.
- Improve accessibility and efficiency of transportation system.
- Participate in Regional initiatives towards active transportation.

8. Schedules

- Region has advised that Schedules will form a separate amendment to be released in early 2010.
- Town staff is examining if textual policies and schedules can form the part of LOPA or Town needs to adopt the similar approach as Region.

9. Servicing

Policy Approach

- Consider the implications of growth allocations and density/intensification targets on water and wastewater servicing, "soft" services such as parks, and private service providers such as telecommunications and hydro.

Preliminary Policy Directions

- Water and wastewater servicing implications being reviewed by the Region as part of PROPR.
- Other Town initiatives addressing implications of population forecasts on Town provided "soft" services (e.g. Parks and Recreation Master Plan, Fire Master Plan, DC By-law Updates);
- Town working with Region to address strategic utility needs.

It was noted that urbanization should not face onto Mayfield Road, but internally. It was also indicated that Town staff should follow-up and communicate directly with both the Planning and Public Works staff at the Region regarding Transportation and Servicing.

It was indicated that consideration needs to be given to:

- showing conceptually the Bram West parkway in our plans
- the Brampton Flying Club airport and its role

GROWTH MANAGEMENT AND EMPLOYMENT LANDS

K. Kurtz, Senior Policy Planner, divided the Growth Management and Employment Lands Preliminary Policy Directions into 9 sub-topics as follows:

1. Population and Employment Forecasts

- OPA 203 will have to be adjusted to conform with the Region's forecasts, resulting in changes to the town-wide forecasts and allocations to communities.
- Update the policies in Chapter 4 to incorporate the 2031 planning horizon.
- Refer to Provincial Growth Plan and resulting Regional allocations as the basis for the Town-wide forecasts.

2. Intensification

- The total population forecasts for Caledon in ROPA 24 Table 3 meet the intensification targets. Need to ensure that sufficient population is allocated to the built-up area in Caledon to accommodate intensification requirements.
- The current OP does not specifically encourage intensification. The general policies for Settlements indicate conditions for permitting intensification and some existing designations and policies in Bolton anticipate intensification, particularly in the Core and South Hill Commercial area.
- Need for general policies that recognize and address the Growth Plan and Region of Peel requirements for intensification.
- Develop an Intensification Strategy and policies that will:
 - Include policies to encourage, facilitate and promote intensification
 - Identify intensification areas and associated policies

- Identify the appropriate type and scale of development in intensification areas
- Identify density targets in intensification areas
- Identify the built boundary

3. Greenfield Density Target

- This is a Regional target and will have to be monitored and achieved on a Regional basis.
- Need for new general OP policies introducing the Growth Plan and Regional density target and policies to ensure that the minimum density target can be achieved by 2031.
- Need to introduce mechanisms and strategies for ensuring that, overall, the Greenfield areas meet the density target.
- Need to demonstrate that settlement expansions will contribute to the achievement of the minimum density target by 2031.
- Achievement of the target will require planning for higher density in Greenfield areas.
- Develop new policies to require minimum densities in new Greenfield areas.
- Identify higher density areas within Greenfield areas.

4. Settlement Expansions

- New policies setting out additional conditions for a settlement expansion including:
 - requirements for a municipal comprehensive review
 - the need to demonstrate that opportunities to accommodate the allocated growth through intensification or in the designated Greenfield area are not sufficient
 - the need for settlement boundary expansions not to compromise the achievement of the intensification and Greenfield density targets
- Policies requiring an analysis of the ability to accommodate growth through intensification or in the designated Greenfield Area and an analysis demonstrating that the proposed expansion will not adversely affect the achievement of the intensification and density targets.

5. Settlement Study Areas

- Current OP identifies a Study Area only for Mayfield West - identify Study Areas for Bolton and Tullamore.
- Policies indicating that long term population and employment growth will be directed to the three Study Areas.
- Indicate that the function of Tullamore will be reviewed and outline a process for doing so.
- Outline the requirements for settlement expansions within the Study Areas including a municipal comprehensive review.

6. Strategic Infrastructure Study Area (SISA)

- Identify the conceptual SISA on the Official Plan Schedules.
- Introduce policies indicating that the SISA is conceptual and will be more precisely defined based on the outcome of the GTA-West EA.
- Work with the Province and Region to further define the location of the conceptual SISA and implement measures to protect lands within the conceptual SISA.
- Only consider approving land uses within the SISA that would not predetermine or preclude the outcome of the GTA-West EA.
- Indicate that land uses permitted within the Prime Agricultural Area will continue to be permitted.

7. Complete Form and Complete Communities

- Tri-nodal strategy in the OP is based on developing Caledon as a whole as a complete community.
- Directions regarding compact, transit-supportive communities to be added to Goals, Principles and Strategic Directions and Settlements policies.
- Incorporate policies to develop complete communities: diverse mix of land uses, range and mix of employment and housing types, high quality public open space, easy access to retail and services.

8. Employment Lands Supply

- The Town does not have sufficient employment land for 2031 needs. The Town's employment land needs on Figure 15 of the Region of Peel differ somewhat from the Town's Employment Land Needs Study.

- Objectives to provide employment land to meet forecasts and provide a diversity of employment land.
- Objectives to ensure that employment land densities contribute to the achievement of the Greenfield density target.
- Adjustments to land needs calculation and distribution among the three Settlement Study Areas.

9. Employment Land Protection

- Objectives to protect employment land.
- Requirements for conversion including a municipal comprehensive review, demonstration of need and that the land is not needed for employment purposes.

10. Location of Office, High Density Employment

- Business/Office Parks are currently encouraged in Prestige Industrial areas, in areas with exposure to major highways, at intersection of major roads/highways and at gateways into the Town.
- Large scale office permitted in the Bolton Highway 50 Commercial Area.
- Identify nodes and corridors appropriate for office and high density employment in planning Greenfield areas in settlements.
- Direct large scale office development to areas served by transit.

11. Uses in Employment Areas

- Current OP policies regarding uses in Employment Areas are in conformity with the Growth Plan and Regional OP.
- More explicitly prohibit major retail in Employment Areas.

12. Employment Lands and Transportation Facilities

- Identify the conceptual Strategic Infrastructure Study Area (SISA) and introduce policies regarding the study of the SISA for potential employment land needs.
- Protect the SISA for infrastructure and employment uses where appropriate.
- Review employment land needs and ability to fulfill the needs in proximity to the SISA.

K. Kurtz also reviewed the Population and Employment Forecasts/Current Municipal Forecasts.

It was indicated that the Palgrave Estate Area needs to be recognized differently in relation to the intensification targets. Further it was expressed that the 50 units per hectare will be problematic in the end. Concern was expressed about further intensification occurring beyond 2021 within the Bolton Urban boundary.


T. Salter advised that staff will review the comments from Workshop #1 over the next several weeks and develop a preliminary draft PPC conformity amendment.

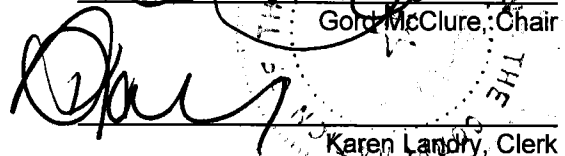
The next steps are:

- August 4, 2009: PPC Council Workshop # 2 - preliminary draft PPC Local Official Plan Amendments (LOPA's) to be presented for review and comments.
- September 1, 2009: Draft PPC LOPA's submitted to Council for receipt and release to the public for formal consultation purposes.
- Subject to Council authorization, commence formal public consultation on draft PPC LOPA's:
- September 29, 2009 (Statutory Open House)
- October 21, 2009 (Statutory Public Meeting)
- December 8, 2009: target date for adoption of LOPA's.

5. ADJOURNMENT

On verbal motion moved by Councillor Beffort and seconded by Councillor Thompson, Council adjourned at 1:05 p.m.


Gordon McClure, Chair


Karen Landry, Clerk

