



Planning and Development Committee Meeting Agenda

Tuesday, March 19, 2019

7:00 p.m.

Council Chamber, Town Hall

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. CONSENT AGENDA

4. PUBLIC MEETING

4.1 RZ 18-07

Application for Proposed Zoning By-law Amendment RZ 18-07 0 Highway 50 Part of Lot 23, Concession 7 (Albion) Ward 4

4.2 RZ 18-09

Application for Proposed Zoning By-law Amendment RZ 18-09 0 Humber Station Road Bolton Part Lot 11 and 12, Concession 5, Ward 4

4.3 RZ 19-01

Application for Proposed Zoning By-law Amendment RZ 19-01 Town Wide

5. DELEGATIONS

6. STAFF REPORTS

6.1 Staff Report 2019-38 Telecommunication Tower 13790 Airport Road - Shared Network Canada

7. RECOMMENDATIONS OF ADVISORY COMMITTEES

7.1 Heritage Caledon Committee Report

Heritage Caledon Committee Report dated March 11, 2019

8. NOTICES OF MOTION

9. CORRESPONDENCE

9.1 General Correspondence

9.1.1 Comment Letter concerning Places to Grow Review Zancor Homes (Bolton) Ltd.

Rosemarie Humphries, President, Humphries Planning Group Inc. dated February 22, 2019 re: Comment Letter concerning Places to Grow Review Zancor Homes (Bolton) Ltd.

9.1.2 Housing Supply Action Plan

Steve Clark, Minister, Ministry of Municipal Affairs and Housing, dated February 15, 2019 re: Housing Supply Action Plan

9.1.3 Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017

Peggy Tollett, General Manager, Community Services dated February 28, 2019 re: Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017

10. CONFIDENTIAL SESSION

11. ADJOURNMENT

12. Accessibility Accommodations

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to legislative.services@caledon.ca.



Notice of Public Meeting

Proposed Zoning By-law Amendment

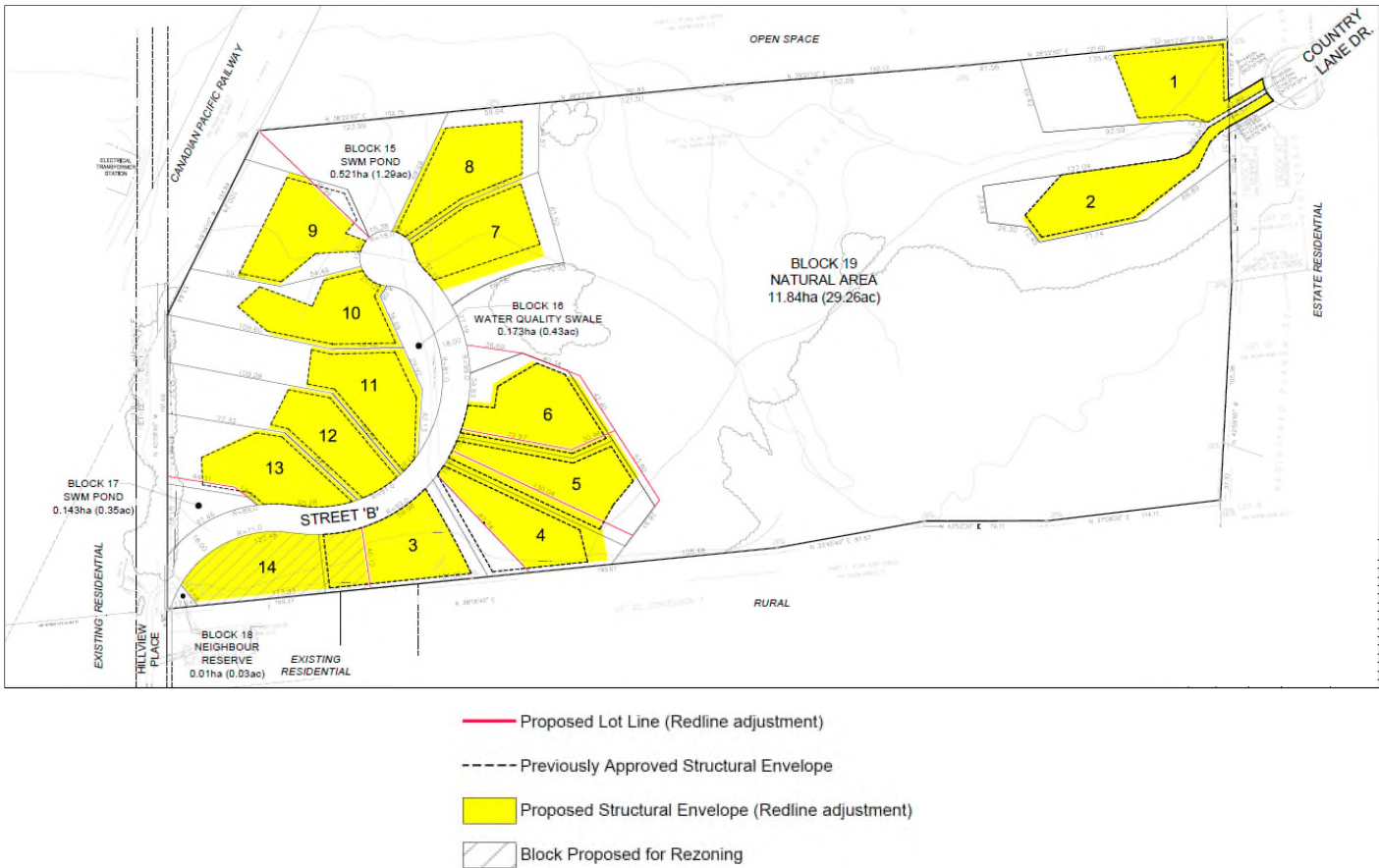
FILE NUMBER(S): RZ 18-07
Related File Number(s): 21T-81003C

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: March 19, 2019
Information Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:
Applicant: Glen Schnarr & Associates on behalf of Hillview Estates Limited
Location: 0 Highway 50 (terminus of Hillview Place)
Part of Lot 23, Concession 7 (Albion)
East Side of Highway 50, north of Old Church Road
Ward 4

PROPOSED CHANGES:
To rezone a portion of the lands identified as Block 14 on Draft Plan of Subdivision 21T-81003C from Environmental Policy Area 1 – Exception 405 (EPA1-405) to Estate Residential Exception 597 (RE-597-ORM) to permit one estate residential lot.



**The illustration is a conceptual plan for information purposes and it is subject to change.
The application is currently under review by the Town of Caledon.*

PUBLIC NOTICE

**LEAD PLANNER:**

Mary T. Nordstrom, Senior Planner, Development
905.584.2272 x. 4223
mary.nordstrom@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, and appeal rights please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

ACCESSIBILITY:

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: February 21, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: March 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Glen Schnarr & Associated on behalf of Hillview Estates Limited

File No.: RZ 18-07 (Related File: 21T-81003C)

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject lands are located at 0 Highway 50, at the terminus of Hillview Place, east side of Highway 50 and north of Old Church Road in the Palgrave Estates Residential Community. See Schedule "A" – Location Map, attached. The subject lands are approximately 20.57 ha (50.85 ac) in size and are currently vacant of any structures. The surrounding land uses include an estate residential subdivision to the east (Cedar Mills), rural residential and vacant lands to the south, rural residential and Highway 50 to the west and the CPR railway and vacant land to the north. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Oak Ridges Moraine Conservation Plan Area. The Region of Peel's Official Plan designates the lands as Estate Residential Community, Area with Special Policies (Oak Ridges Moraine) on Schedule "D" Regional Structure.

As the original Draft Plan of Subdivision (21T-81003C) was filed in 1981, prior to the Oak Ridges Moraine Conservation Act in 2001, is it subject to Section 48 of the Oak Ridges Moraine Conservation Plan ("grandfathered") and therefore considered under the policies applicable as of November 16, 2001. As such, the lands are designated Policy Area 1 as per Schedule G of the Town of Caledon Official Plan in effect as of November, 2001 and located within the Palgrave Estates Residential Community.

The property is currently zoned Estate Residential – Exception 597 – Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA 1-ORM & EPA1-405) and Rural – Oak Ridges Moraine (A2-ORM) in the Town of Caledon's Zoning By-Law 2006-50, as amended ("Zoning By-law").

Proposal Information:

On November 15, 2018, an application for Zoning By-law Amendment was submitted by Glen Schnarr & Associated on behalf of Hillview Estates Limited, which the Town deemed complete November 23, 2018.

The subject lands were approved for rezoning (RZ 08-01) and draft plan of subdivision (21T-81003C) in December, 2017. During detailed design it was determined that Block 14, originally zoned for a stormwater management block was no longer required. Accordingly, the applicant has applied for a



Public Meeting Information Report

Community Services Department - Planning & Development

rezoning of these lands from Environmental Policy Area 1 – Exception 405 (EPA1-405) to Estate Residential Exception 597 (RE-597-ORM) to permit one estate residential lot. Please see Schedule “C” – Proposed Revised Draft Plan of Subdivision, attached.

Consultation:

Notice of this application was mailed to all landowners within 120 m (393.7 ft.) of the subject lands and publicized in the Caledon Enterprise and Caledon Citizen on December 6, 2018. Signage was also installed on the Hillview Place and Country Lane Drive frontages inviting public comment.

The application has been circulated to external agencies and internal departments for review and comment. Comments received are briefly outlined below for your information:

- TRCA: The lands (Block 14) proposed for rezoning to RE-597-ORM are located outside the TRCA's Regulated Area of the Humber River Watershed and does not contain any Key Natural Heritage Features of Hydrologically Sensitive Features, as defined under the Oak Ridges Moraine Conservation Plan. The TRCA does not object to the proposed rezoning application and has provided technical comments pertaining to detailed design.
- Region of Peel: The Region has no objection to the proposed rezoning of Block 14 and has provided comments regarding noise mitigation for the proposed new lot.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as residential. Any future development would be subject to the applicable Town of Caledon development charges, Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Community Services, Engineering: Additional information is needed with respect to grading and stormwater management, including confirmation the remaining stormwater pond (Block 15) is sufficiently sized and can meet Town Standards.
- Town of Caledon, Community Services-Planning & Development, Planning & Policy: Additional information is needed to ensure the proposed Zoning By-law Standards can be met and noise requirements for Block 14 will be incorporated into the By-law; Updated hydrogeological analysis is required.

The following agencies/departments have no concerns with the application:

- Bell Canada
- Dufferin-Peel Catholic School Board
- Peel District School Board
- Ontario Provincial Police – Caledon Detachment
- Enbridge
- Town of Caledon, Finance & Infrastructure Services, Transportation
- Town of Caledon, Corporate Services, Legislative (Accessibility)
- Town of Caledon, Community Services, Fire Prevention
- Town of Caledon, Community Services, Policy & Sustainability (Urban Design, Heritage)

Comments from the following agencies/departments remain outstanding:

- MPAC



Public Meeting Information Report

Community Services Department - Planning & Development

- CPR

In accordance with the *Planning Act*, Notice of this Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject site and posted in the Caledon Enterprise and Caledon Citizen on February 21, 2019.

Next Steps:

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6. If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

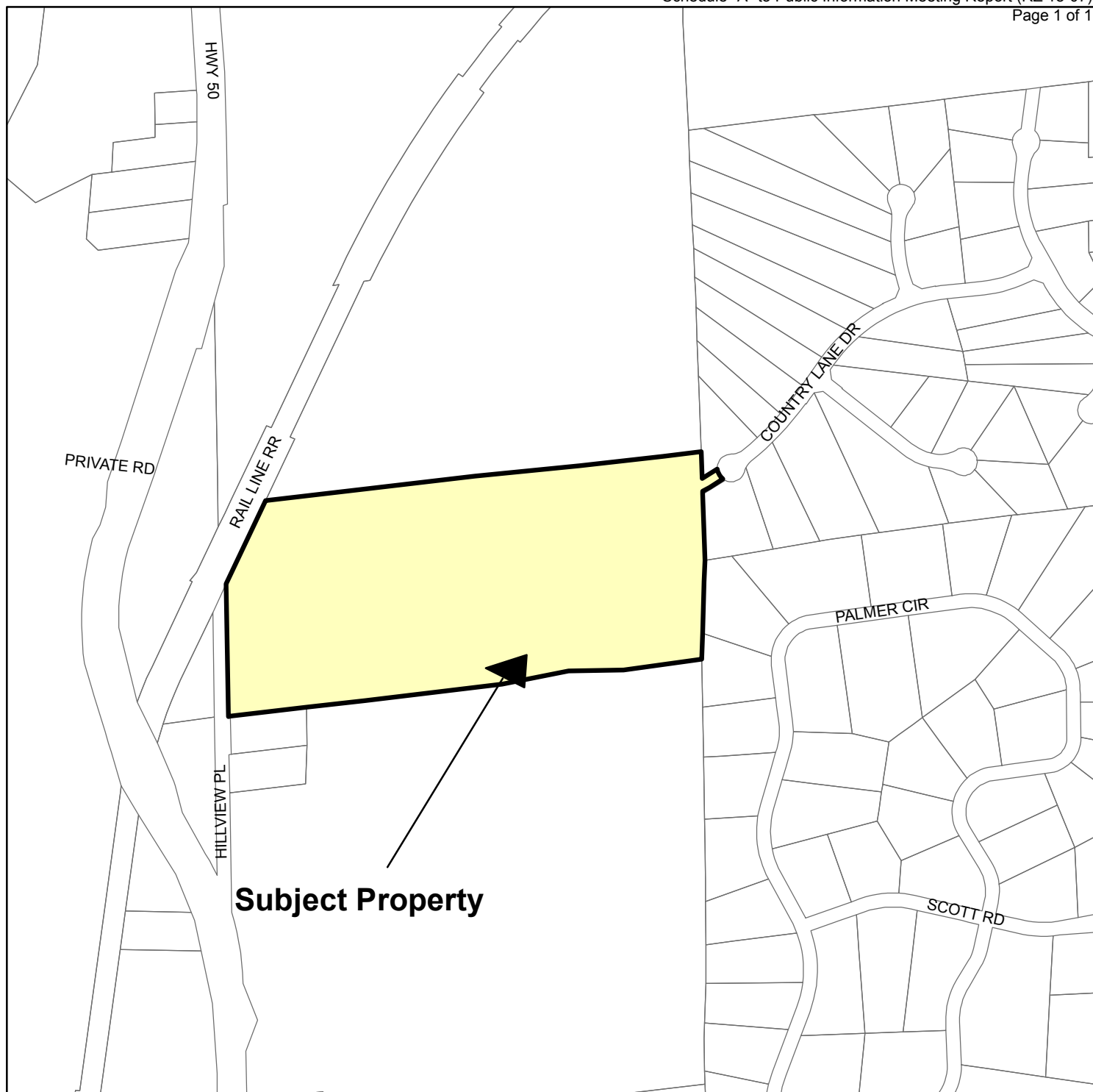
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal; and/or the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Revised Draft Plan of Subdivision



Proposed Zoning By-law Amendment

RZ 2018-0007

**Hillview Estates Limited
Glen Schnarr and Associates Inc.**

0 Highway 50
Block 14 of Draft Approved Plan 21T-81003C
Part of Lot 23, Concession 7 (ALB)

LOCATION MAP



Date: November 22, 2018

File No.: RZ 2018-0007



Subject Property

Proposed Zoning By-law Amendment Application

RZ 18-07

Hillview Estates Limited

0 Regional Road 50

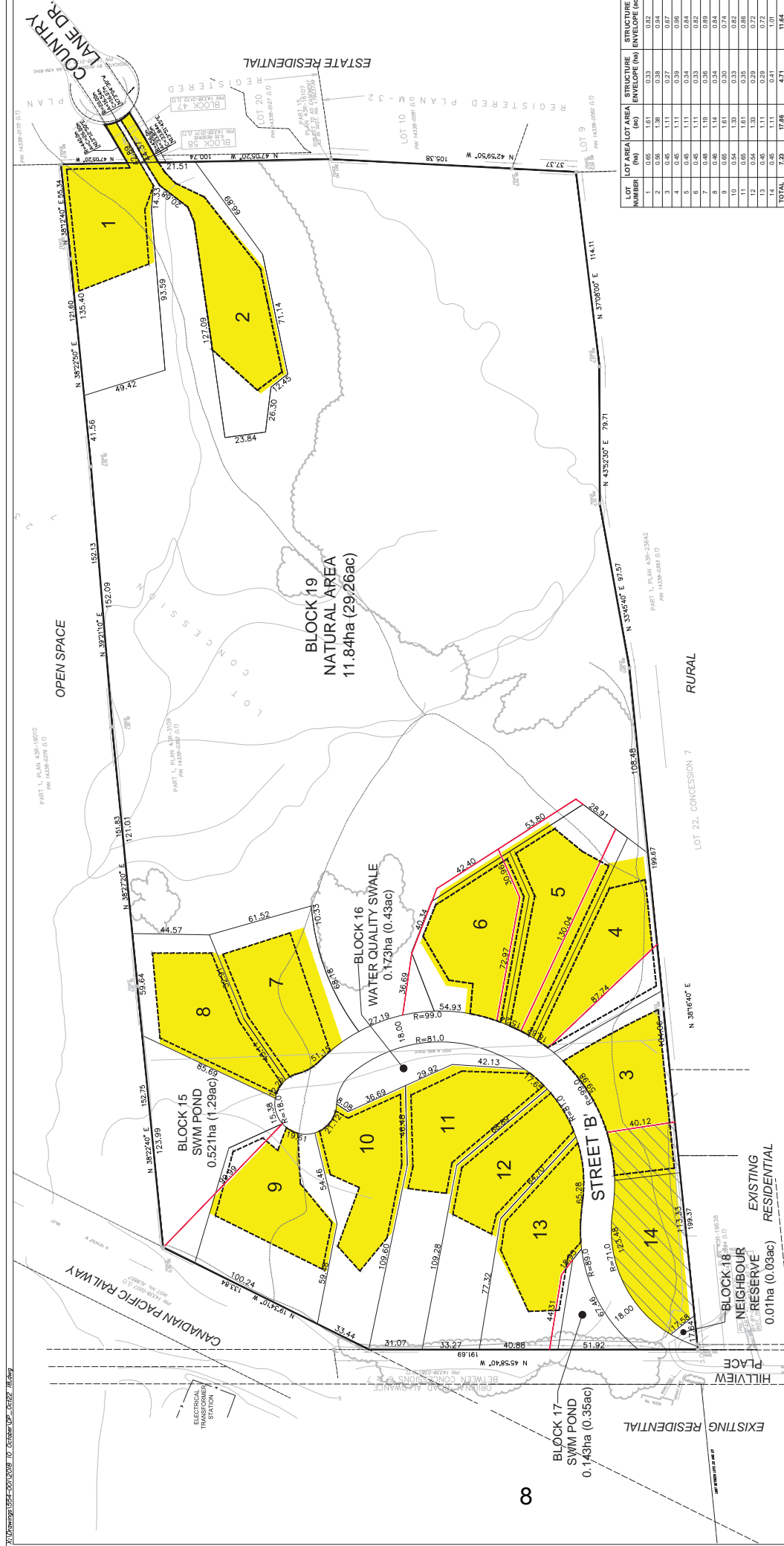
Part of Lot 23, Concession 7 (Albion)

LOCATION MAP



Date: March, 2019

File No.: RZ 18-07
Related File: 21T-81003C



NOTES
- Land Use Schedule areas reflect redlined revisions
- The structural envelopes are shown offset from the side lot lines for clarity only but should be flush with the lot lines for Lots 1, 4, 5, 8, 11-14.

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A.C.D.E.F.G.J.I.&L ARE SHOWN ON THE DRAFT AND KEY PLANS.

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

DRAFT PLAN OF SUBDIVISION
HARWOOD PROPERTY
(21T-81003C)



SIGNED: *[Signature]* DATE: *April 9/14*
ANTONIO PATRIZIO

PART OF THE SOUTH HALF OF THE WEST HALF LOT 23, CONCESSION 7 (ALBION) AND PARTS 1, 2, 3, 5.6, AND 7 OF REFERENCE PLAN 43R-37873 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: *November 15/17*
GRANT STOWELL O.L.S.
J.D. BARNES LIMITED
40 WHEELABAYOR WAY SUITE A
SCARBOROUGH, ONTARIO M1B 5K6
PHONE: (905) 875-9996
FAX: (905) 875-9996

LAND USE SCHEDULE*

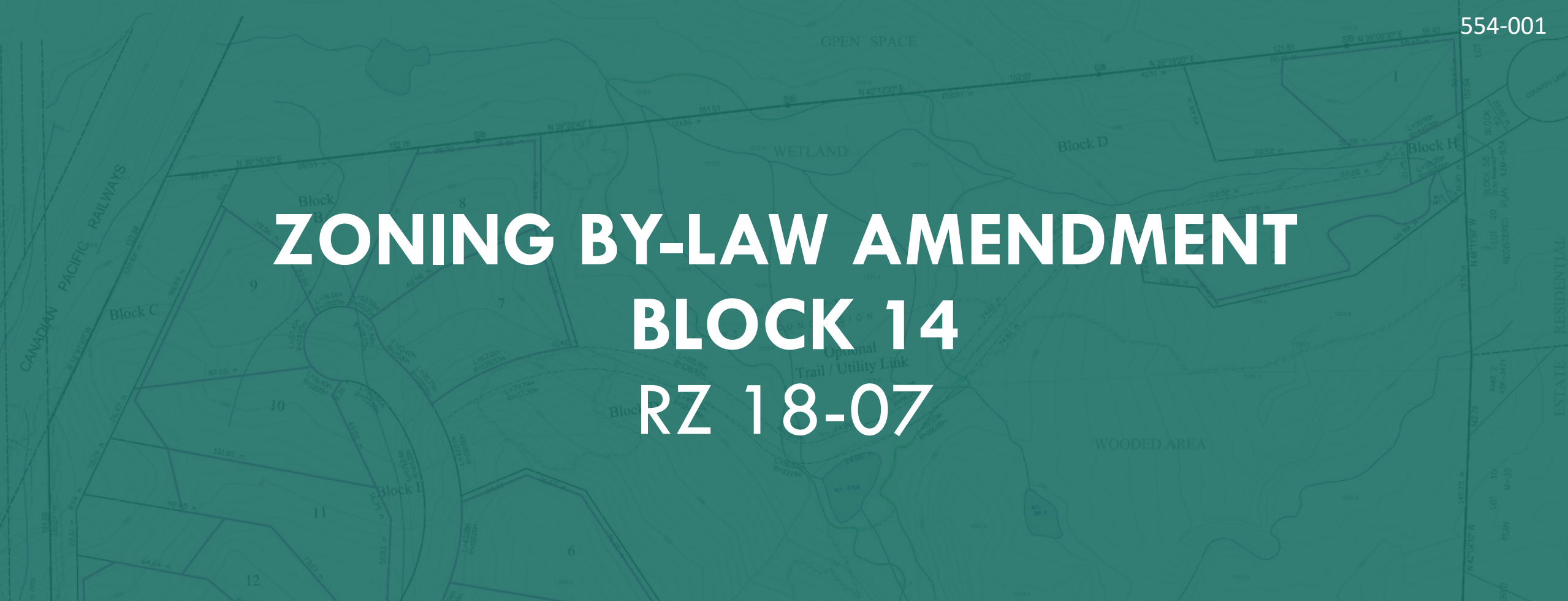
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED RESIDENTIAL	1-14	7.23	17.86	14
STORMWATER MANAGEMENT FACILITY	15-17	0.94	2.08	
NEIGHBOUR RESERVE	18	0.01	0.03	
WATER QUALITY SWALE	19	11.84	29.26	
15.0m x 0.7m (200m Length)		1.27	1.12	
TOTAL	19	20.03	50.06	14

LEGEND
- - - - - Proposed Lot Line (Redline adjustment)
- - - - - Previously Approved Structural Envelope
- - - - - Proposed Structural Envelope (Redline adjustment)
- - - - - Block Proposed for Rezoning

SCALE 1:1000
(24 x 36)
October 22, 2018
Glen Schnarr & Associates Inc.

HUNTER and ASSOCIATES
Environmental and Engineering Consultants

CSAI

A topographic map of Block 14, showing various land features and zoning boundaries. The map includes labels for 'Block A', 'Block B', 'Block C', 'Block D', 'Block E', 'Block F', 'Block G', 'Block H', 'Block I', 'Block J', 'Block K', 'Block L', 'Block M', 'Block N', 'Block O', 'Block P', 'Block Q', 'Block R', 'Block S', 'Block T', 'Block U', 'Block V', 'Block W', 'Block X', 'Block Y', 'Block Z'. It also shows 'CANADIAN PACIFIC RAILWAYS', 'OPEN SPACE', 'WETLAND', 'WOODED AREA', and 'Optional Trail / Utility Link'. The map is overlaid with a green tint and white text.

ZONING BY-LAW AMENDMENT

BLOCK 14

RZ 18-07

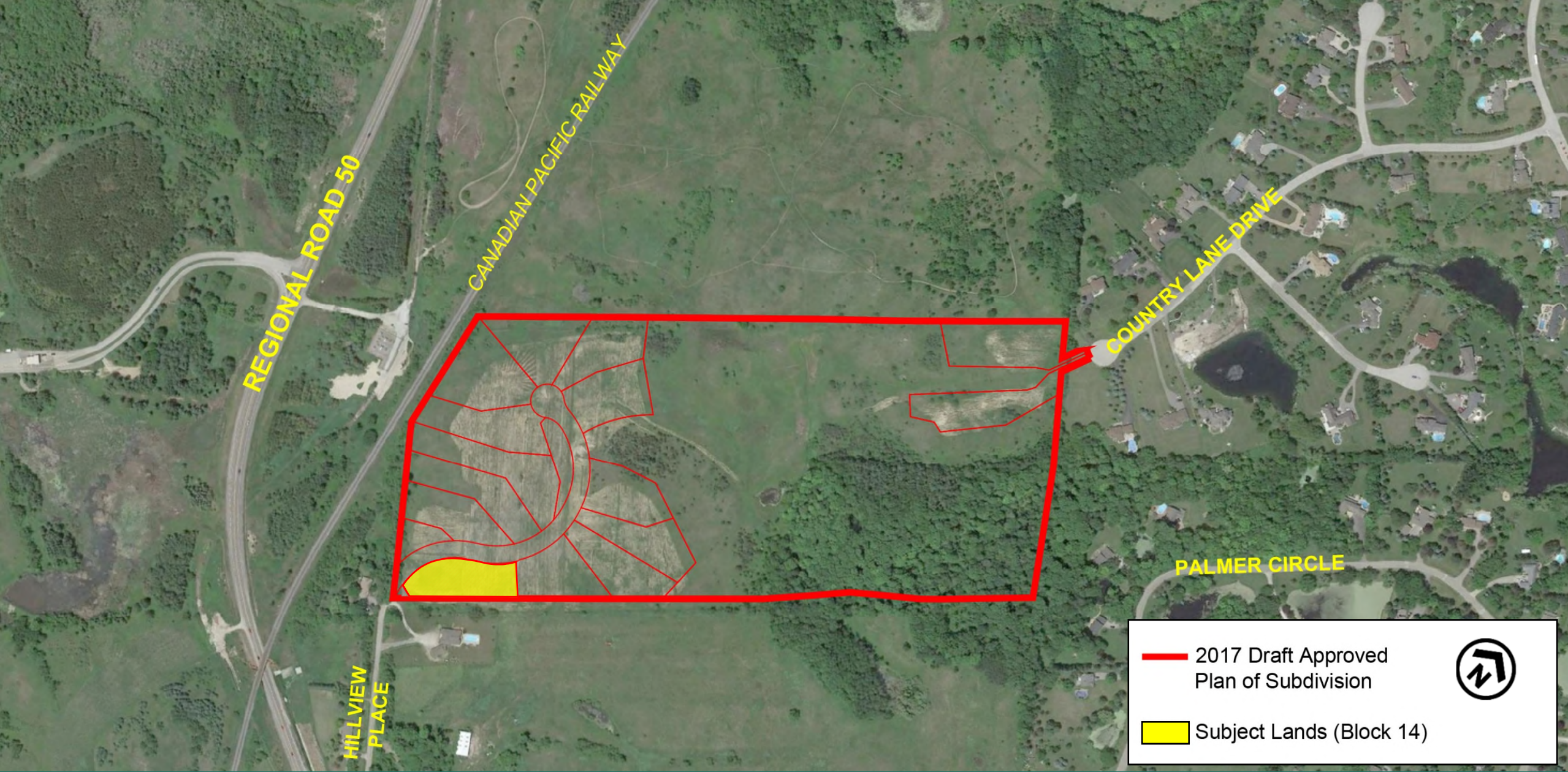
PUBLIC MEETING

HILLVIEW ESTATES LIMITED

PART OF LOT 23, CONCESSION 7, (ALBION)

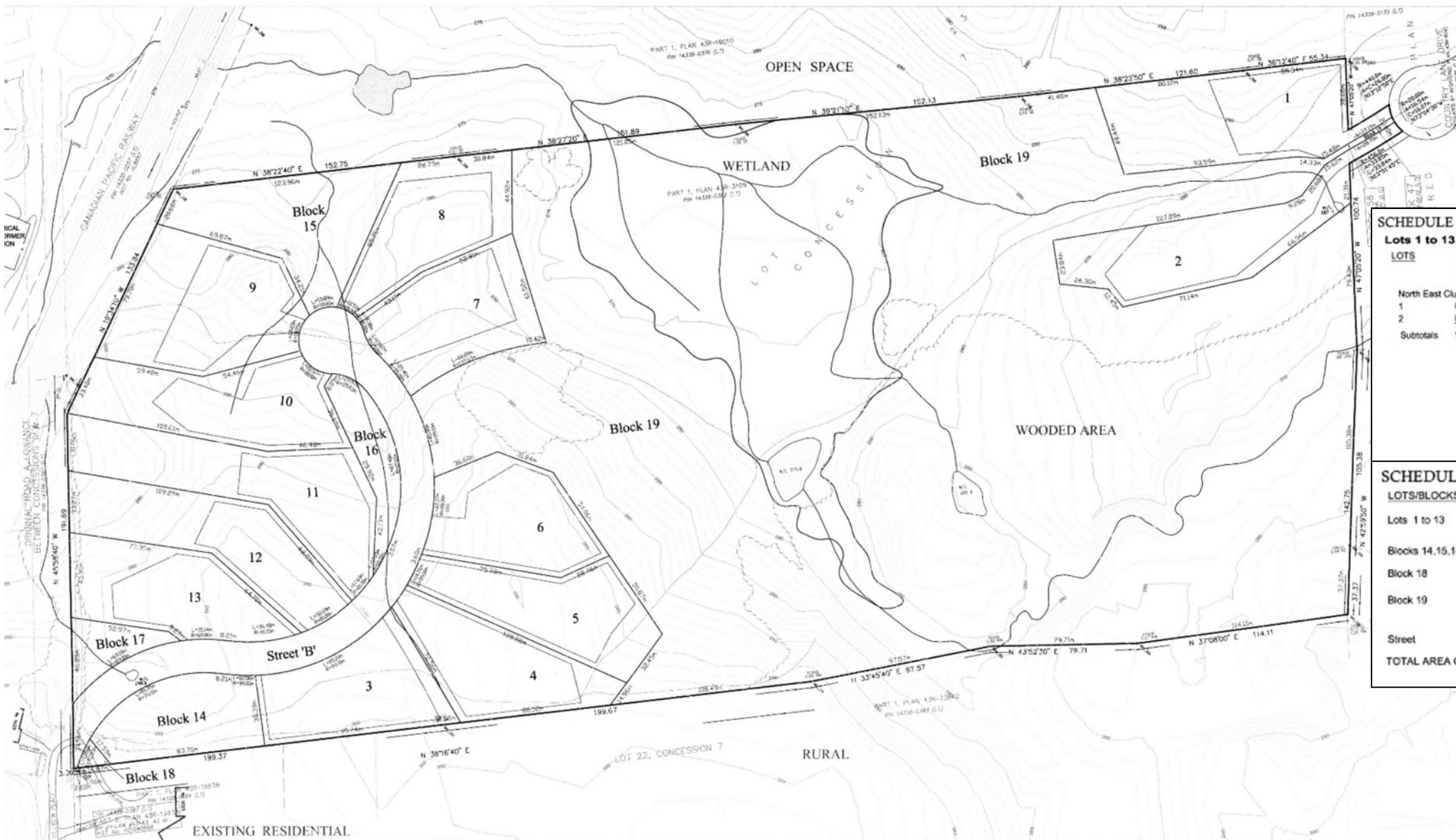
TOWN OF CALEDON/REGIONAL MUNICIPALITY OF PEEL

March 19, 2019



APPROVED DRAFT PLAN OF SUBDIVISION 21T-81003C (AERIAL)

HILLVIEW ESTATES LIMITED

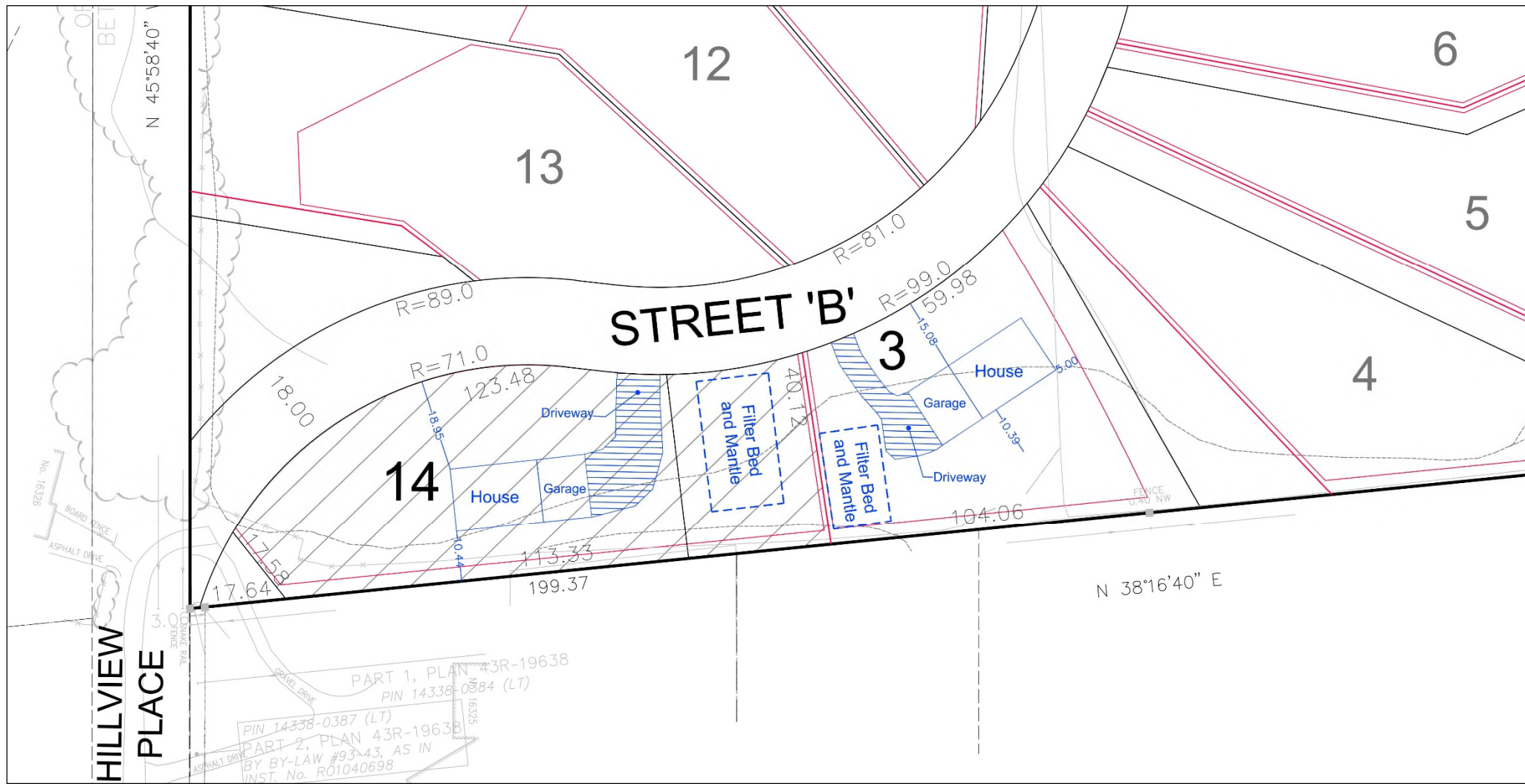


SCHEDULE of LOT/STRUCTURE ENVELOPE (SE) and BLOCK AREAS

Lots 1 to 13				Blocks	
LOTS	AREAS (ha.)		LOTS	AREAS (ha.)	
	LOT	SE		LOT	SE
North East Cluster			South West Cluster		
1	0.650	0.300	3	0.453	0.361
2	0.555	0.362	4	0.452	0.329
Subtotals	1.205	0.662	5	0.479	0.324
			6	0.450	0.325
			7	0.481	0.284
			8	0.456	0.305
			9	0.539	0.307
			10	0.541	0.294
			11	0.653	0.300
			12	0.539	0.247
			13	0.476	0.285
			Subtotals	5.619	3.361

SCHEDULE of LAND USE

LOTS/BLOCKS	DESCRIPTION	UNITS	AREA(ha.)
Lots 1 to 13	RESIDENTIAL (SINGLE DETACHED DWELLING)	13	6.824
Blocks 14,15,16,17	STORMWATER MANAGEMENT		1.160
Block 18	NEIGHBOUR RESERVE		0.014
Block 19	KEY NATURAL HERITAGE FEATURE WITH MINIMUM VEGETATION PROTECTION ZONE		11.925
Street	'B'		0.707
TOTAL AREA OF SUBDIVISION			20.631



- Proposed Lot Line (Redline adjustment)
- Proposed Structural Envelope (Redline adjustment)
- Block Proposed for Rezoning

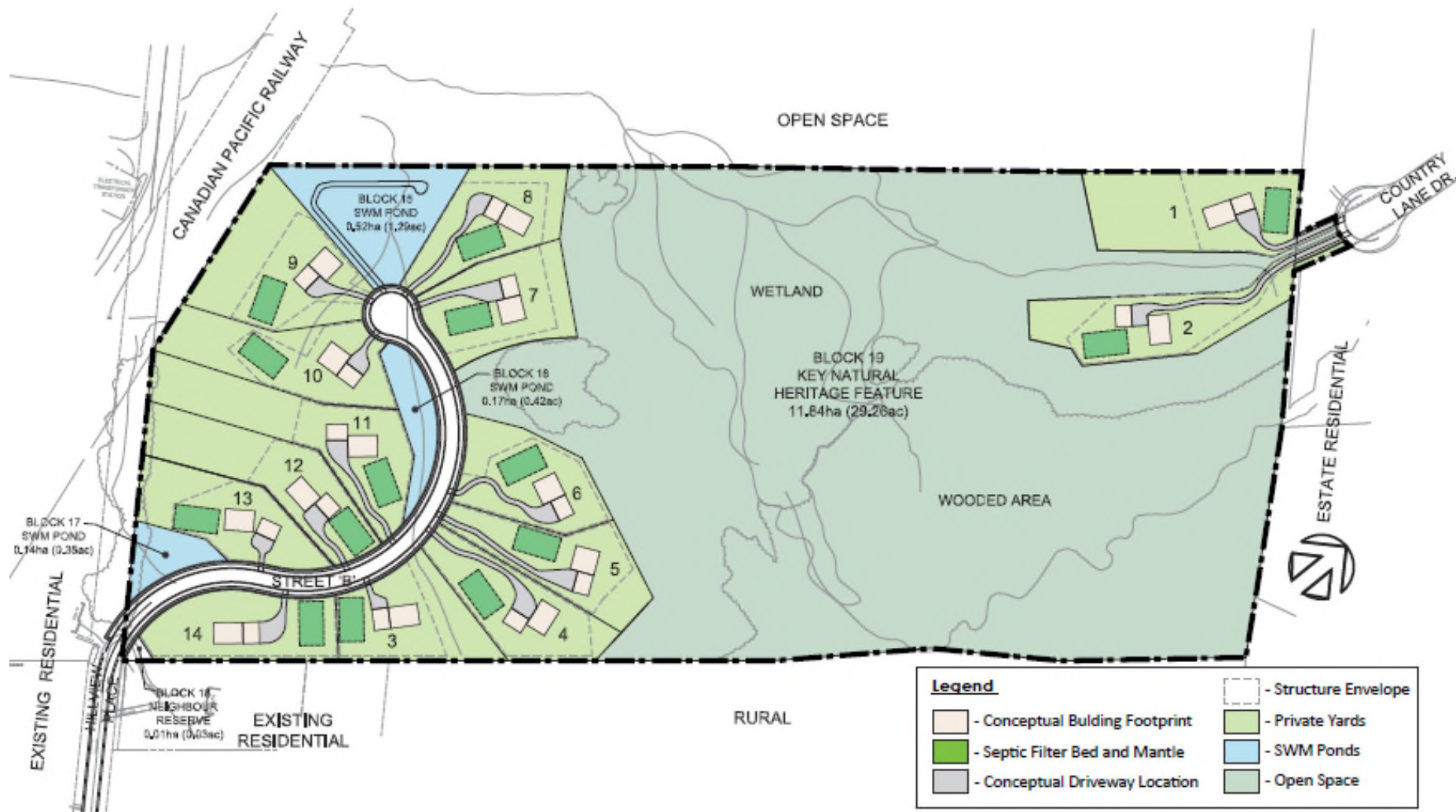
PROPOSED REZONING BLOCK 14 / PROPOSED LOT LAYOUTS — LOTS 3 & 14

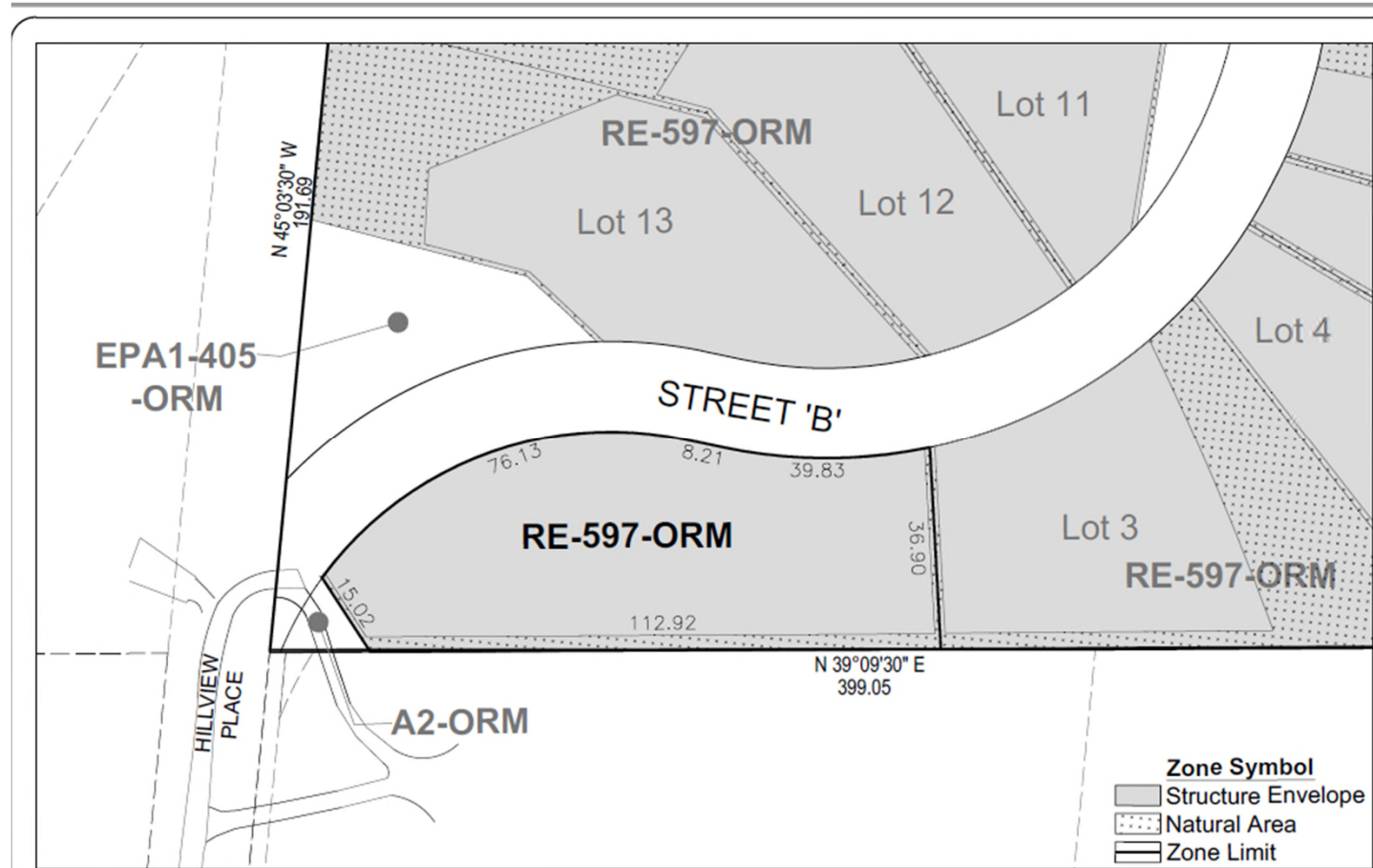
HILLVIEW ESTATES LIMITED

12



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





THANK YOU



Notice of Public Meeting

Zoning By-law Amendment

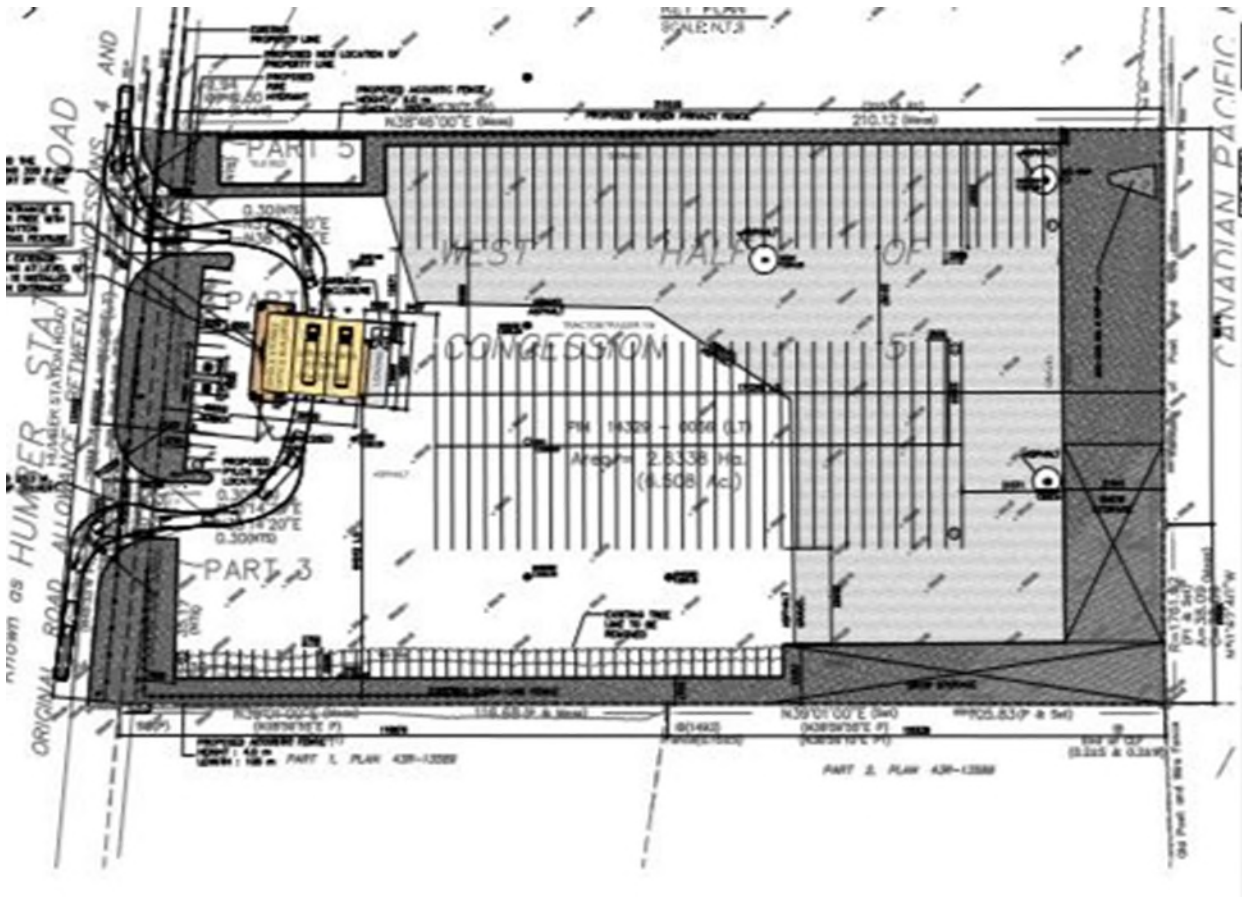
FILE NUMBER(S): RZ 18-09.
Related File Number(s): SPA 18-090

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: March 19, 2019
Information Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:
Applicant: Gagnon Walker Domes Ltd. on behalf of Satwant Deol
Location: 0 Humber Station Road, Bolton
Part Lot 11 and 12, Concession 5 (Albion)
East side of Humber Station Road, north of King Street
Ward 4

PROPOSED CHANGES:
Gagnon Walker Domes Ltd. has applied for a **Zoning By-law Amendment** to develop this site for a single storey, transportation depot that includes a truck repair facility on site. The building includes an office fronting onto Humber Station Road with truck bays in the building for the truck repair facility and associated outdoor transportation trailer parking behind the building. A **Site Plan Control** application has also been submitted to facilitate the development.



**The illustration is a conceptual plan for information purposes and it is subject to change. The application is currently under review by the Town of Caledon.*

**LEAD PLANNER:**

Melissa Mohr, Community Planner, Development
905.584.2272 x. 4024
melissa.mohr@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

APPEAL PROCEDURE:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

HOW TO STAY INFORMED:

If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

ACCESSIBILITY:

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: February 21, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: March 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Gagnon Walker Domes Ltd. on behalf of Satwant Deol

File No.: RZ 18-09

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council and to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. A Planning Report may be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject lands are located at 0 Humber Station Road in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 2.64 ha (6.52 ac) in size and are currently vacant agricultural lands. The applicant has proposed to rezone these lands to facilitate the subject proposal. The surrounding land uses are vacant rural lands to the north, employment uses to the south, rural lands to the east and rural residential land uses to the west. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as Rural Service Centre. The Town's Official Plan designates the lands as Dry Industrial on Schedule C – Bolton Land Use Plan. The subject lands are zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

Proposal Information:

An Application for a Zoning By-law Amendment was submitted by Gagnon Walker Domes Ltd. to the Town and deemed complete on January 7, 2019.

The applicants have applied for a **Zoning By-law Amendment** to develop this site for a single storey, transportation depot that includes a truck repair facility on site. The building includes an office fronting onto Humber Station Road with truck bays in the building for the truck repair facility and associated outdoor transportation trailer parking behind the building. A **Site Plan Control** application has also been submitted to facilitate the development.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on January 17, 2019 and signage posted on the property.

The subject applications were circulated to external agencies and internal departments for review. A summary of the technical comments received to date include, but are not limited to the following:



Public Meeting Information Report

Community Services Department - Planning & Development

- Town of Caledon, Community Services, Policy & Sustainability: The subject lands are directly across the street from Option 3 within the BRES study area. In addition, the subject lands are indicated as the future Bolton Go station location. A private transportation depot is incompatible with the future residential land use.
- Metrolinx: the subject lands fall entirely within the preferred location of the proposed Bolton Go Station as per the Regional Transportation Plan approved by the Metrolinx Board of Directors on March 8, 2018. The application should consider the potential impact of a future station and the Bolton Commuter Rail Feasibility Study for the site.
- Canadian Pacific Railway (CPR): CPR does not have any concern with the setback of the building. The CPR has concerns with respect to pedestrian trespass and safety issues because of trespass. It is recommended that a 1.83-metre-high chain link fence be constructed and maintained along the common property line of the Railway and the development by the developer at his expense. Any proposed alterations to the existing drainage pattern affecting railway property including but not limited to acceleration of surface runoff must receive prior concurrence from the Railway and be substantiated by a drainage report. In this case, CPR requires that the stormwater management plan be reviewed by our service providers before we provide final clearance. We request that the applicant be advised to contact CPR directly for submission guidelines.
- Toronto and Region Conservation Authority (TRCA): The application is premature in nature pending the applicant address comments related to the stormwater management scheme proposed, the plant material proposed, and the compensation scheme proposed through the Environmental Impact Study. The TRCA has concerns with the Erosion and Sediment Controls proposed on site.
- Town of Caledon, Community Services, Development Engineering: The grading, servicing, Stormwater Management and erosion and sediment controls proposed do not meet Town standards. More specifically, the applicant has not provided quality controls on site.
- Town of Caledon, Community Services, Open Space Design (Landscape): The landscape scheme proposed does not meet Town Design standards in terms of quantity and quality of plant material.
- Town of Caledon, Community Services, Urban Design: The development proposal does not reference the Town Wide Design Guidelines and is inconsistent with the direction of the Town Wide Design Guidelines regarding build form, materials and colours proposed. Urban Design staff request a strong building presence along the street. Additional attention to urban design has been requested from a streetscape and surrounding built form context.
- Development Planning: based on technical comments provided to date, a resubmission is required to further assess the application.

The following agencies/departments have no concerns with the application:



Public Meeting Information Report

Community Services Department - Planning & Development

- Ontario Provincial Police (Caledon Detachment)
- Rogers Communications Canada Inc.
- Town of Caledon, Community Services, Policy & Sustainability, Heritage
- Enbridge

Comments from the following agencies/departments remain outstanding:

- Region of Peel
- MPAC

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on February 21, 2019 and posted on the Town's website.

Next Steps:

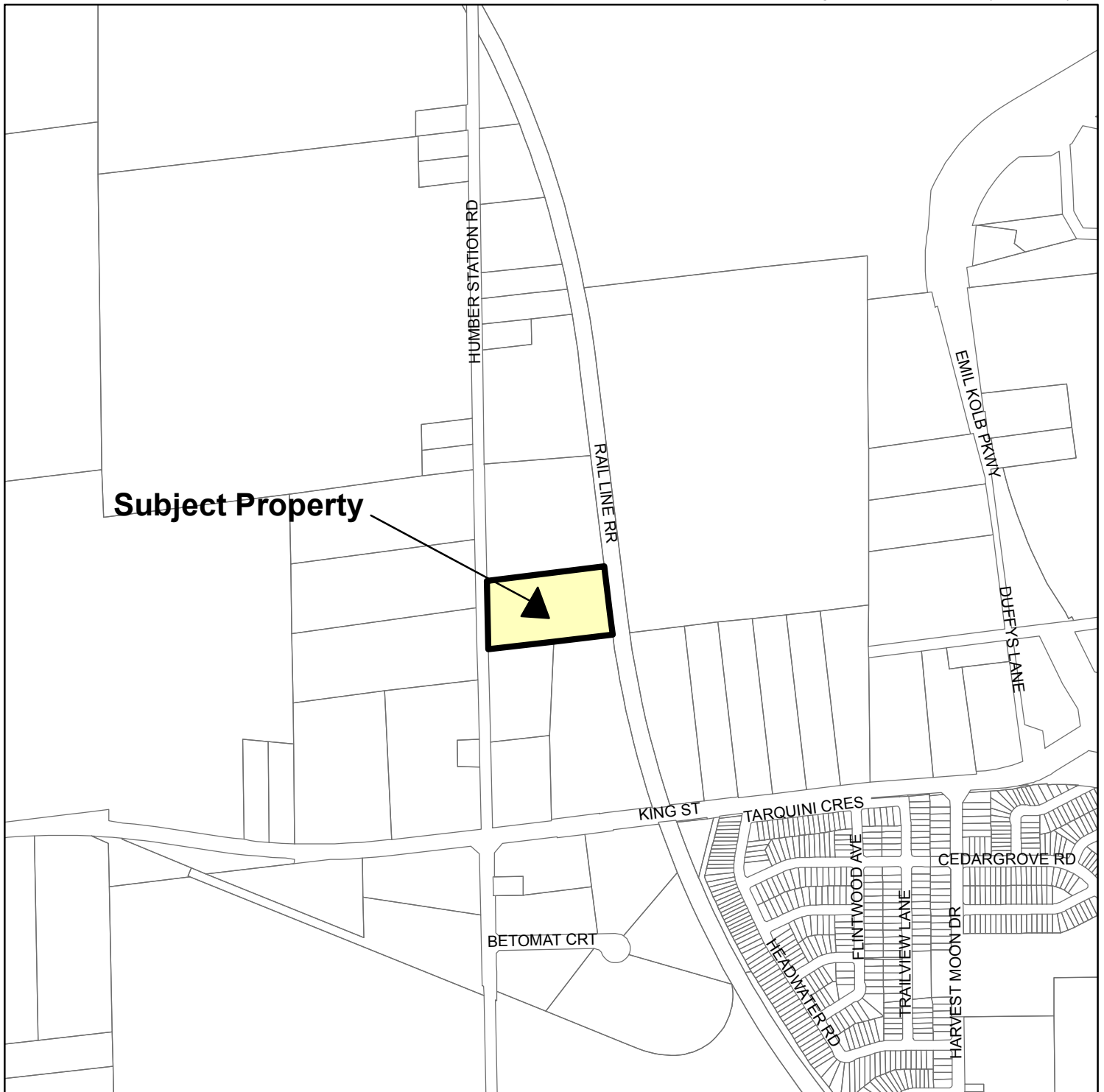
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of the appeals before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Melissa Mohr, Community Development Planner at 905-584-2272 ext. 4024 or Melissa.mohr@caledon.ca

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph



Zoning By-law Amendment

RZ 2018-0009

Gagnon Walker Domes Ltd.

0 Humber Station Road

West Half of Lot 11 & 12, Concession 5 (ALB)

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LOCATION MAP



Date: March 19, 2019

File No.: RZ 2018-0009



Zoning By-law Amendment
RZ 2018-0009
Gagnon Walker Domes Ltd.

LOCATION MAP



Date: March 19, 2019

File No.: RZ 2018-0009

0 Humber Station Road

West Half of Lot 11 & 12, Concession 5 (ALB)
 22

**Proposed Zoning By-law Amendment
'0' Humber Station Road
Part of West Half of Lot 11, Concession 5
Town of Caledon
Town File: RZ 18-09**

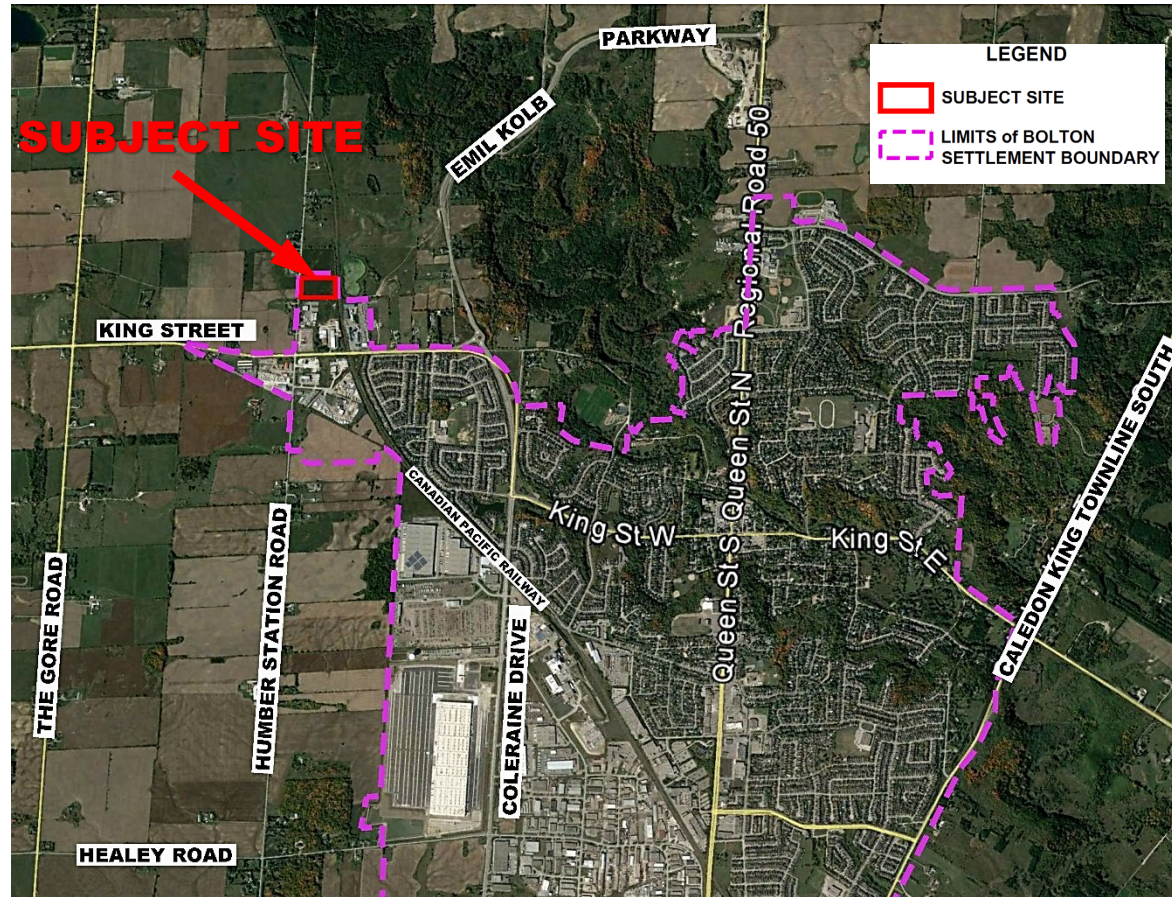


SUBJECT SITE



- **Legal Description:** Part of West Half of Lot 11, Concession 5, Town of Caledon
- **Site Area:** 2.64 ha. (6.53 ac.)
- **Depth:** 215.47 m. (706.92 ft.)
- **Frontage:** 121.89 m. (399.90 ft.) (Along Humber Station Road)

SURROUNDING AREA



- **NORTH:** Agricultural;
- **SOUTH:** Tractor Trailer Terminal and Assorted Industrial Employment;
- **EAST:** Industrial, Agricultural and the Bolton Settlement Area; and
- **WEST:** Rural Residential and Agricultural.

AMENDMENT APPLICATION

List of Plans, Reports/Studies Filed:

- Planning Justification Report
- Urban Design Brief
- Site Plan
- Elevations
- Roof Plan and Floor Plan
- Landscape Plan, Landscape Cost Estimate and Landscape Architect's Letter of Conformance
- Functional Servicing/Stormwater Management Report
- Site Servicing and Grading Plans
- Erosion and Sediment Control Plans
- Engineer's Letter of Conformance and Engineers Cost Estimate
- Tree Inventory and Preservation Plan Report and Plan
- Geotechnical Investigation
- Hydrogeological Assessment
- Stage 1-2 Archaeological Assessment and MTCS Letter
- Noise Impact Feasibility Study
- Traffic Impact Study
- Environmental Impact Study
- Boundary Survey
- Draft R-Plan
- Ontario Building Code Matrix

DEVELOPMENT PROPOSAL

'Tractor Trailer Transportation Facility/Yard and Truck Repair'

SITE STATISTICS

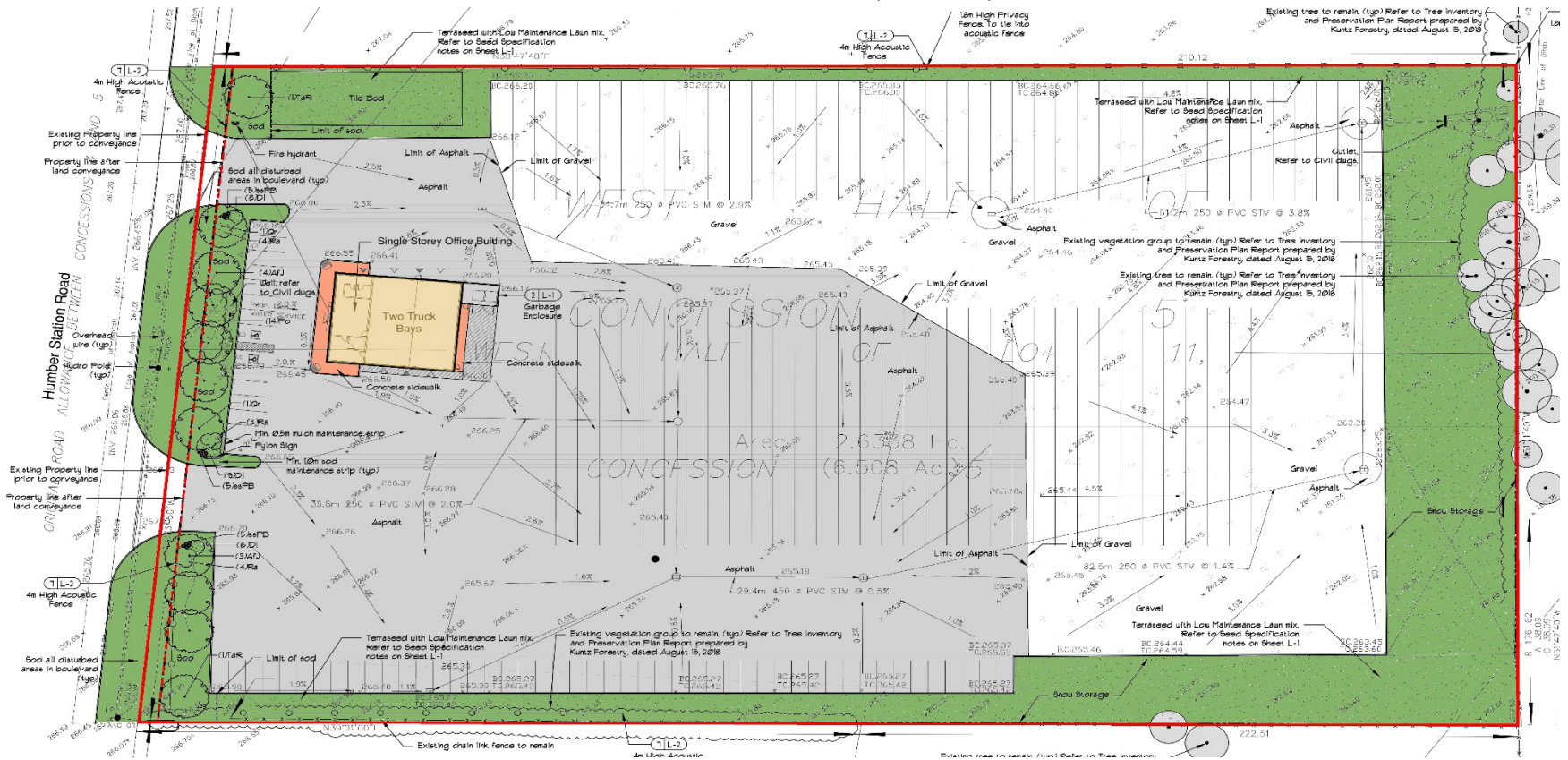
Total Site Area	2.63 ha. (6.50 ac.)
Proposed Office	100 m2 (3,186 ft2)
Proposed Truck Repair Centre	237 m2 (3,972 ft2)
Total GFA	337 m2 (3,627 ft2)

Parking Required

Automobile Parking 4 spaces

Parking Provided

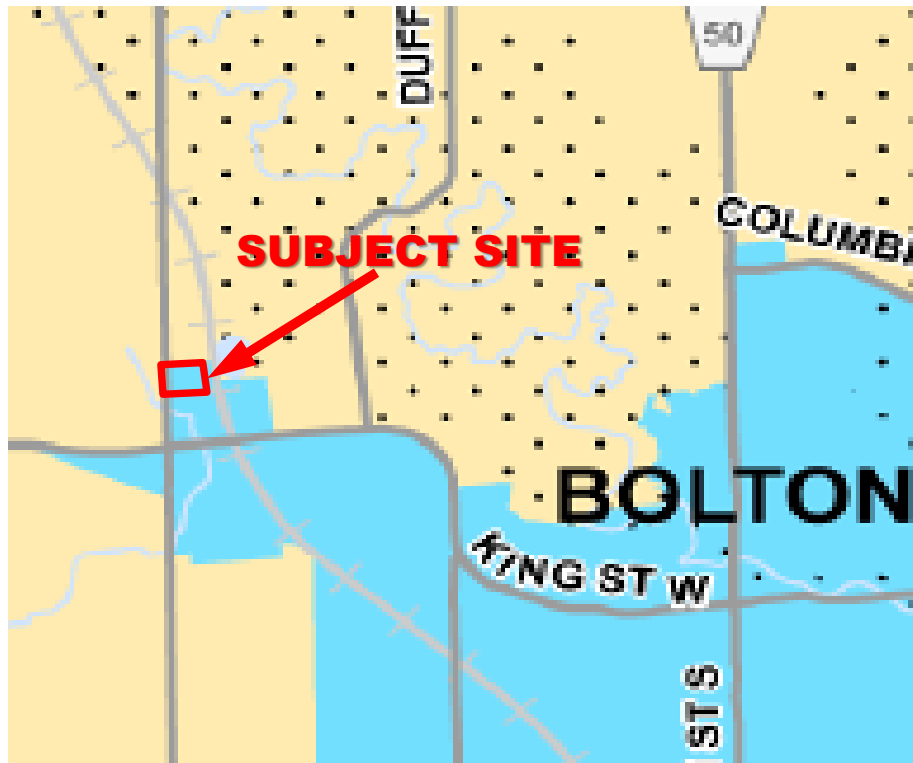
Automobile Parking 61 spaces
Tractor/Trailer Parking 105 Spaces



REGION of PEEL OFFICIAL PLAN

LAND USE DESIGNATIONS

Extract from Region of Peel Official Plan
 Schedule D – Regional Structure



 Rural Service Centre

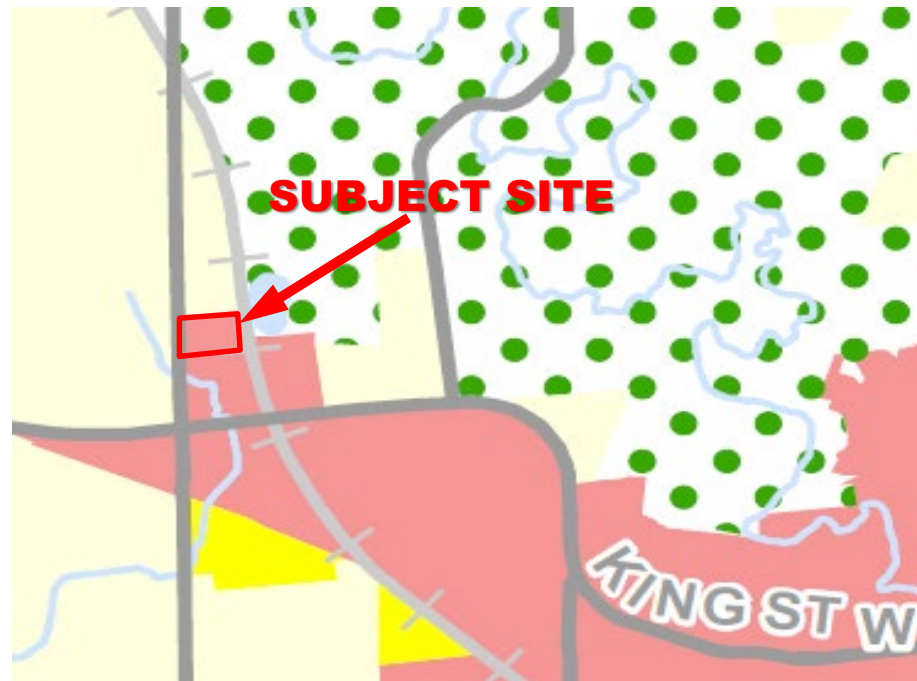
Permitted Uses:


- A range and mix of residential, commercial, recreational and institutional land uses and community services.


REGION of PEEL OFFICIAL PLAN

LAND USE DESIGNATIONS (Continued)

Extract from Region of Peel Official Plan
 Schedule D4 – The Growth Plan Policies in Peel



 Built-up Area

 Designated Greenfield Area

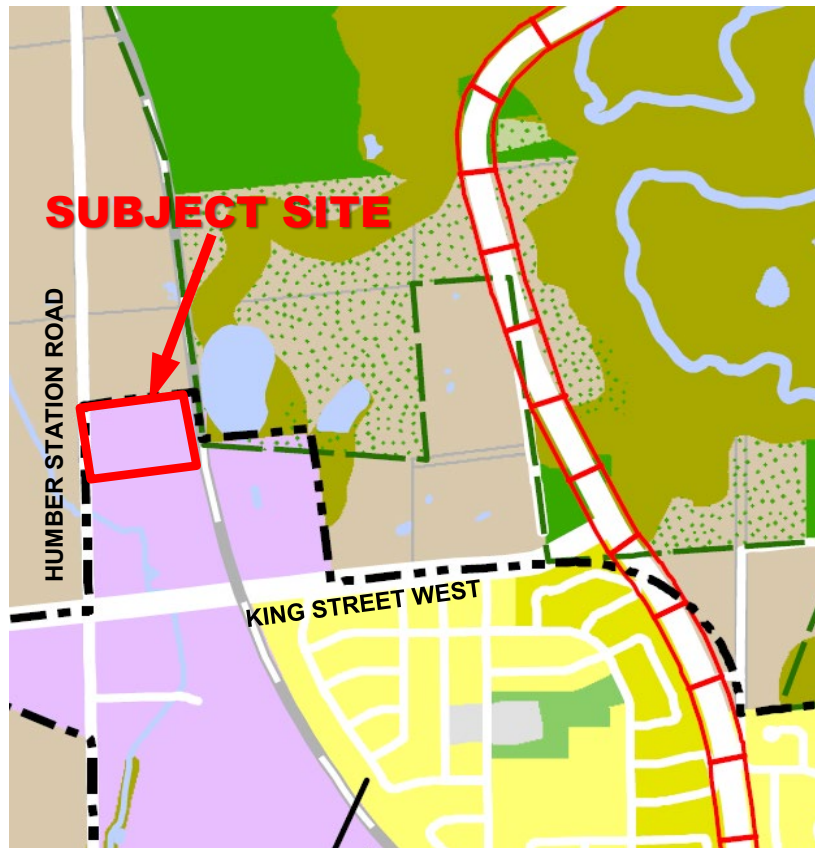
It is the policy of the Region of Peel Official Plan to optimize the use of the existing land supply of the Region by directing a significant portion of growth to the '*Built-Up Areas*' through intensification.

In accordance with the Growth Plan, a significant portion of new growth shall be directed to '*Built-Up Areas*'. Municipalities shall promote compact urban form, intensification and redevelopment.

TOWN of CALEDON OFFICIAL PLAN

LAND USE DESIGNATIONS

Extract from Town of Caledon Official Plan
Schedule C – Bolton Land Use Plan



Dry Industrial

Permitted Uses:

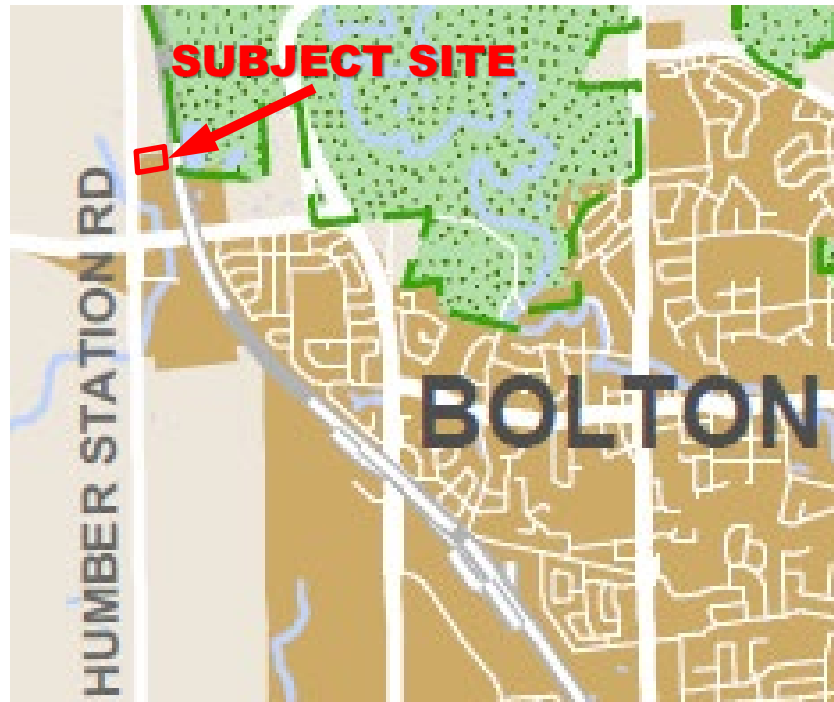
- Manufacturing, fabricating, printing, processing, and packaging operations;
- Warehousing and wholesale operations;
- Transportation terminals;
- Contractor's yard, auctioneer's facility;
- Open Storage;
- Public uses and utilities; and
- Automotive.

	Prime Agricultural Area		Special Provisions
	Rural Lands		Open Space Policy Area
	Low Density Residential		Environmental Policy Area
	Medium Density Residential		Boundary of Greenbelt Plan Area
	High Density Residential		Oak Ridges Moraine Conservation Plan Area
	Special Residential		2021 Settlement Boundary
	General Industrial		100 Year Floodline Limit
	Dry Industrial		Regional Floodline Limit
	Prestige Industrial		Special Policy Area Boundary
	Policy Area - Industrial		Site Specific Area
	Bolton Highway 50 Commercial Area		Bolton Arterial Road Network
	Bolton South Hill Commercial Area		Regional Road
	Bolton North Hill Commercial Area		Local Road
	Rural Uses		Railway
	Institutional		

TOWN of CALEDON OFFICIAL PLAN

LAND USE DESIGNATIONS (Continued)

Extract from Town of Caledon Official Plan
Schedule S – The Greenbelt in Caledon



Rural Service Centre

Permitted Uses:

- A wide range of residential, commercial, employment, recreational, institutional, and other uses and community services.

Greenbelt Designations

- Greenbelt Plan Area
- Greenbelt Plan Protected Countryside Designation
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Agricultural and Rural Area of the Growth Plan
- Mayfield West Study Area Boundary
- Coulterville Special Study Area
- Palgrave Estate Residential Community
- Lake Simcoe Protection Plan Area

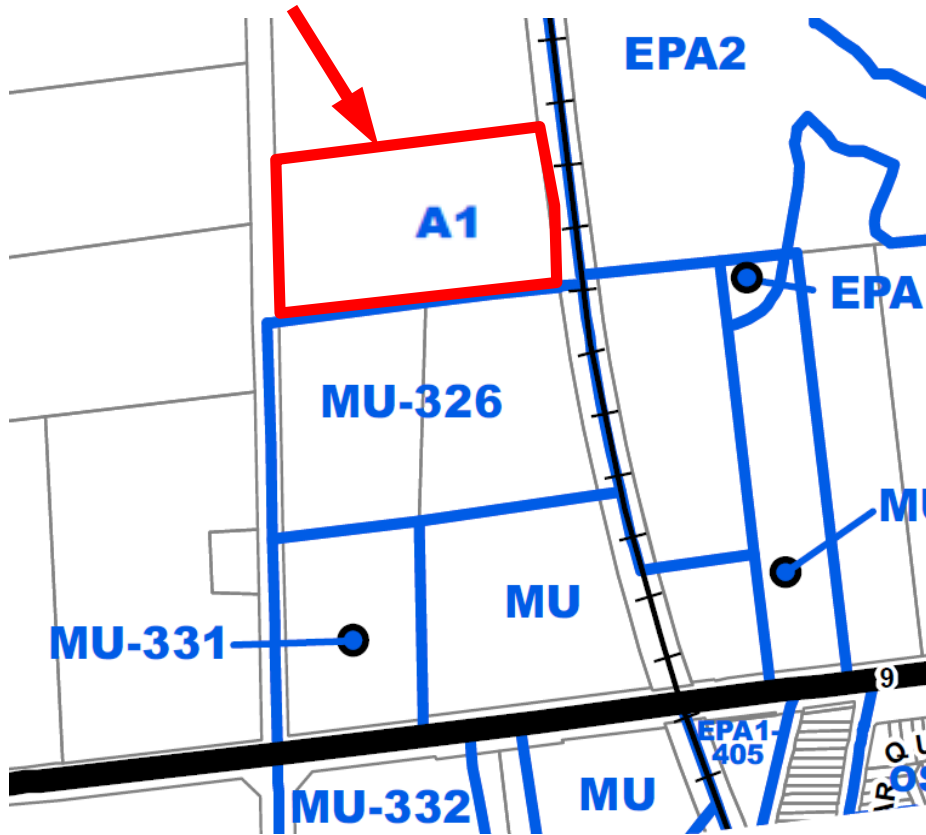


- Rural Service Centre
- Village
- Hamlet
- Industrial/Commercial Centre
- Provincial Road
- Regional Road
- Local Road
- Railway

TOWN of CALEDON ZONING BY-LAW

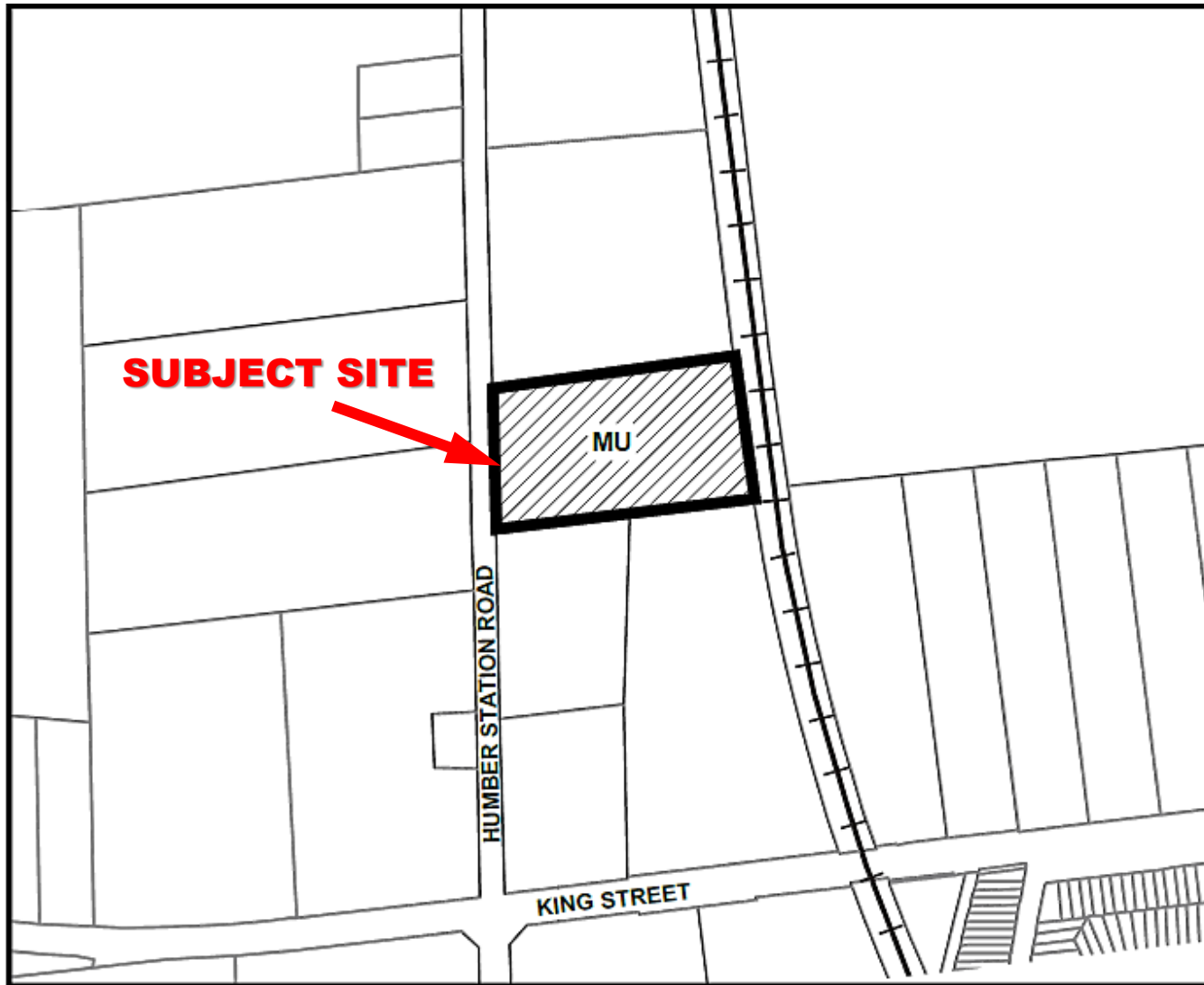
“Agriculture (A1)”

SUBJECT SITE



- **Permitted Uses Agricultural (A1) Zone:**
 - Agricultural-related Commercial Use;
 - Agricultural-related Industrial Use;
 - Agri-Tourism Use;
 - Apartment, Accessory;
 - Bunkhouse, Accessory;
 - Dwelling, Accessory;
 - Dwelling, Detached;
 - Farm;
 - Farm-based Alcohol Production Facility;
 - Farm Equipment Storage Building;
 - Farm Produce Outlet, Accessory;
 - Gasoline Pump Island, Accessory;
 - Home Occupation;
 - Livestock Facility;
 - Nursery, Horticultural;
 - On Farm Diversified Use;
 - Open Storage, Accessory; and
 - Produce Storage Building.


PROPOSED ZONING BY-LAW AMENDMENT



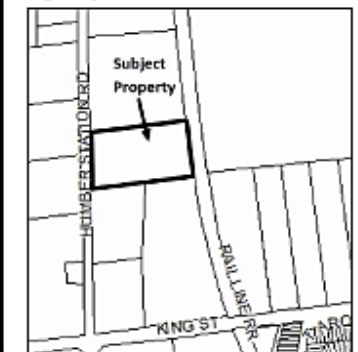
Schedule A By-law 2018-XXX

0 Humber Station Road
West Half of Lot 11, Concession 5
Town of Caledon

Legend

 Lands Subject to Rezoning
from Agricultural (A1) to
Unserviced Industrial (MU)

Key Map



Date: November 23, 2018
File: RZ _____
GWD File: PN 2370

21 Queen Street East
Suite 500
Brampton, ON
L6Y 3P1
P (905) 736-5790

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Suite 310
Markham, ON
L3R 9M3
P (905) 477-6226

THANK YOU



Notice of Application and Public Meeting Proposed Town-Wide Zoning By-law Amendment

FILE NUMBER(S): RZ 19-01

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: March 19, 2019
Information Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:

Applicant: The Corporation of the Town of Caledon

Location: Applies to all lands within the limits of the Town of Caledon

PROPOSED CHANGES:

To amend Zoning By-law 2006-50 to permit cannabis production facilities in the same manner as currently permitted medical marihuana production facilities, including deleting and amending definitions and general provisions to reflect new legislation and requirements. This change will also include changing the permitted use in the A2-595 zone to permit a cannabis production facility rather than a medical marihuana production facility.

LEAD PLANNER:

Stephanie McVittie, Senior Development Planner
905.584.2272 x. 4253
stephanie.mcvittie@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

APPEAL PROCEDURE:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

HOW TO STAY INFORMED:

If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

ACCESSIBILITY:

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: February 13, 2019

Public Meeting Information Report

Community Services Department – Planning & Development

Public Meeting: March 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: The Corporation of the Town of Caledon

File No.: RZ 19-01

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for the public to provide comments concerning the proposed Town-wide amendment.

Staff and Council will not make a recommendation or decision on the proposed Zoning By-law Amendment at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The proposed Town initiated Zoning By-law Amendment (RZ 19-01) applies to all properties Town-wide which are zoned by Comprehensive Zoning By-law 2006-50, as amended.

Proposal Information:

At the June 26, 2018 Committee of the Whole General meeting, staff provided a Report to Council (Staff Report 2018-54) which set out recommendations to prepare the Town for the legalization of recreational cannabis. As a resolution of Council, staff was directed to conduct a Zoning By-law review to investigate if adjustments to the by-law are necessary as a result of the updated cannabis regulations. On December 11, 2018, staff provided a memo to Council indicating that as a result of the new Federal legislative changes, interest received from proponents wishing to grow and establish recreational cannabis production facilities as well as the lack of provisions within the By-law, there is a need to consider amending the Zoning By-law to include provisions to regulate these uses.

The Town of Caledon has initiated a Town-wide Zoning By-law Amendment (RZ 19-01) to permit cannabis production facilities in the same manner as currently permitted medical marihuana production facilities. The amendment includes deleting and amending definitions, general provisions and other provisions of the by-law to reflect new legislation and requirements. The proposed amendment will also expand the permissions for the one site-specific zone (A2-595) to permit a cannabis production facility.

The by-law does not consider any regulations relating to cannabis retail stores.

The proposed changes are contained within Schedule 'A' – Draft Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was posted on the Town's website and placed in the Caledon Enterprise, Brampton Guardian, Erin Advocate, Georgetown Independent and Orangeville Banner on or before February 28, 2019.



Public Meeting Information Report

Community Services Department – Planning & Development

The subject application was most recently circulated to external agencies and internal departments for review and comment on February 13, 2019.

The following agencies and departments have no concerns with the proposed by-law:

- Town of Caledon: Heritage and Urban Design
- Credit Valley Conservation, Toronto and Region Conservation Authority
- Dufferin-Peel Catholic District School Board
- County of Dufferin

Finance has indicated that as part of the 2019 DC Background Study, the treatment of cannabis and controlled substance buildings is being considered to ensure consistency.

Comments from the following agencies and departments remain outstanding at this time:

- Town of Caledon: Accessibility, Building, Facilities, Engineering, Economic Development, Finance, Fire, Legal Services, Open Space and Design (Landscape), Regulatory Services, Transportation, Zoning
- Region of Peel, Niagara Escarpment Commission
- Peel District School Board
- Ontario Provincial Police – Caledon Detachment
- Ministry of Transportation
- Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority
- Township of Adjala-Tosorontio, City of Brampton, Township of East Garafraxa, Town of Erin, Town of Mono, Town of New Tecumseth, Town of Orangeville, Simcoe County, City of Vaughan, County of Wellington, York Region
- Bell Canada, Canada Post, Enbridge, GO Transit, Hydro One, Municipal Property Assessment Corp., Rogers Communications, Canadian Pacific Railway

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Stephanie McVittie, Senior Development Planner at 905-584-2272 x. 4253 or stephanie.mcvittie@caledon.ca.

Attachments:

- Schedule A: Draft Zoning By-law Amendment



THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to reflect changes to the Cannabis Act and permit cannabis production facilities.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to implement recent amendments to the Cannabis Act to permit cannabis production facilities within the Town of Caledon, Regional Municipality of Peel.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following definitions are deleted from Section 3, Definitions:

Cannabis
Marihuana
Medical Marihuana Production Facility

2. The following definitions are added to Section 3, Definitions in alphabetical order:

Cannabis means the substance as defined in the Cannabis Act, as amended.

Cannabis Production Facility means a *building* or portion thereof used for growing, producing, packaging, testing, destroying, storing or distribution of *Cannabis* and authorized by a license issued by the federal Minister of Health, pursuant to the Cannabis Act, as amended. For purposes of clarification, no part of this *use*, whether accessory or not, may be located outside.

3. All references to “*Medical Marihuana Production Facility*” throughout the By-law are deleted and replaced with “*Cannabis Production Facility*”.
4. Section 4.20.1 is amended to replace “current and valid production license issued by Health Canada” with “current and valid license issued by the federal Minister of Health”.
5. Section 4.20.2 is amended to replace “erection of a residential or institution use” with “erection of a residential or institutional use”.
6. Section 4.20.7 is amended to replace “Marihuana for Medical Purposes Regulations, SOR/2013-119.” with “Cannabis Act, as amended.”
7. The following rows are added to Table 8.1 in Section 8, Industrial Zones:

	ZONES					
USE	MP	MS	MU	MA	MX	MD
<i>Cannabis Production Facility</i>	✓ (3)	✓ (3)				

8. The following text is added as a Footnote for Table 8.1:

(3) Must comply with Section 4.20 Cannabis Production Facility.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], 2019.

Allan Thompson, Mayor

Carey deGorter, Clerk

DRAFT

Public Meeting

Cannabis Production Facilities

File No.: RZ 19-01

Tuesday, March 19, 2019

Community Services



Current Zoning By-law Permissions

- Through RZ 13-15, Zoning By-law 2006-50 was amended to permit Medical Marihuana Production Facilities in the Prestige Industrial (MP) and Serviced Industrial (MS) zones, subject to provisions which:
 - Require appropriate licensing be in place
 - Address separation distances from various uses (i.e. schools, daycares)
 - Require Site Plan Approval
 - Prohibit signage/advertisement and accessory open storage
- Where a Medical Marihuana Production Facility is proposed in any other zone, a site specific Zoning By-law Amendment (and possibly an Official Plan Amendment) would be required.
- There has only been one site-specific amendment proposed and approved (White Sova located at 20383 Hurontario Street), which is now zoned A2-595.
- The Town's By-law does not permit Cannabis Production Facilities, as now defined by Federal legislation

Cannabis Act

- The Federal Cannabis Act and its Regulations provide the framework for legal access to cannabis and regulate its production, distribution and sale. The Act and Regulations apply to both recreational and medical cannabis.
- A person is required to obtain a license issued by Health Canada for the legal production of cannabis.
- The following licenses are issued by Health Canada:
 - Standard Cultivation (grow cannabis on large scale)
 - Micro-Cultivation (grow cannabis on small scale, < 200 m²)
 - Nursery (grow cannabis plants and seeds)
 - Standard Processing (make products on a large scale)
 - Micro-Processing (make procedures on a small scale, using <600 kg dried cannabis/year)
 - Sale for Medical Purposes (previously known as medical marihuana)
 - Analytical Testing (testing of cannabis)
 - Research (research and development with cannabis)

Community Services



Cannabis Production Facilities

- Cannabis Production Facilities are interpreted by the Town as an Industrial land use, similar in nature to the currently permitted Medical Marihuana Production Facilities.
- Licenses holders may (depending on license type) permit:
 - Cultivation (including licenses for micro and standard cultivation or nursery)
 - Processing (including licenses for micro and standard cultivation)
 - Sale for medical purposes
 - Analytical testing
 - Research
 - Related activities such as possession, transportation, storage, destruction and research and development are also permitted

Effect of Proposal

- To permit Cannabis Production Facilities in the same manner that currently defined Medical Marihuana Production Facilities are permitted
- Replace “Medical Marihuana Production Facility” with “Cannabis Production Facility” throughout the By-law (including site specific zone A2-595)
- Delete the definition of “Marihuana” from the By-law
- Amend the definition of “Cannabis” and “Cannabis Production Facility” to reflect new legislation

Community Services



Staff Report 2019-38

Meeting Date: Tuesday, March 19, 2019

Subject: Telecommunication Tower 13790 Airport Road - Shared Network Canada

Submitted By: Elaine Leung, Community Planner, Community Services

RECOMMENDATION

That the Town of Caledon provide concurrence for the proposed Shared Network Canada telecommunications tower, for 13790 Airport Road to Innovation, Science and Economic Development Canada, and the application be endorsed subject to the following conditions:

- a) The applicant must construct the Tower in accordance with the following drawings:
 - i. Topographic Plan and Site Layout Design, prepared by J.D Barnes, dated April 4, 2018;
 - ii. Grading, Drainage, Erosion & Sediment Control Plan, prepared by J.D Barnes, revised April 4, 2018;
- b) The applicant executes a Letter of Undertaking to the satisfaction of the Town and provides payment of all required fees and securities, as applicable.

REPORT HIGHLIGHTS

- The application was filed by Shared Network Canada on October 23, 2017 for a telecommunications tower at 13790 Airport Road. The proposal is for a 70 m self-supporting lattice design tower, intended to replace an existing Rogers Communication tower at 13069 Airport Rd.
- A Public Information Centre was conducted by the applicant on March 22, 2018 at the Mayfield Recreation Complex in Mayfield West.
- Staff reviewed the proposal and is of the opinion that the application is consistent with Provincial, Regional and local planning documents, and meets the Town's Telecommunication Protocol for Establishing Telecommunication Facilities. Accordingly, staff recommend concurrence of the application subject to the applicant constructing the Tower as per the drawings outlined in this report; an executed Letter of Undertaking; and payment of all required fees and securities, as applicable.

DISCUSSION

The Town of Caledon received a telecommunications site plan on October 23, 2017, which was deemed complete on January 3, 2018, for a proposed telecommunications tower at 13790 Airport Road (see Schedules A and B). The proposal is for a 70 m self-supporting lattice design tower, intended to replace an existing Rogers Communication tower at 13069 Airport Rd., to the south. The new tower will improve cellular coverage in

the area and have the ability to accommodate shared infrastructure for other carriers. The original submission proposed the tower to be located towards the rear of the property, approximately 400 m from Airport Rd. Concerns however were raised by the Toronto Region Conservation Authority (TRCA) noting the proposed location of the tower on a slope, and requested the applicant to relocate the tower at least 10 m from the top of bank. As a result, the applicant relocated the proposed tower to the other side of the property, approximately 85 m from Airport Rd.

Public consultation occurred twice for the proposed tower. The first public consultation involved a sign posted on the property (fronting on Airport Rd.), a public notice mailed to properties within a 500 m radius of the base of the tower, two newspaper ads, and a public open house on March 22, 2018. Due to the revised change in the location of the tower, a new public notice was mailed to residents on June 15, 2018. Staff note that this would have encompassed an increased number of properties who would have been notified of the proposed tower.

The means of how the applicant complied with the Town's Telecommunication Protocol is contained in Schedule "C."

The Region of Peel Official Plan, Town of Caledon Official Plan, Comprehensive Zoning By-law 2006-50, as amended, as well as the Town of Caledon's Telecommunication Protocol was reviewed in consideration of this application.

Region of Peel Official Plan:

The subject property is located within the Rural System designation, as identified on Schedule "D", Regional Structure. The Region of Peel has advised that they have no objection to the proposed telecommunication facility.

Town of Caledon Official Plan:

The front portion of the front of the subject property is located within the Dry Industrial designation, on Schedule 'T' Sandhill Land Use Plan, while the remainder of the property is designated as Prime Agricultural Area and Environmental Policy Area, on Schedule 'A' in the Town's Official Plan. The tower is proposed in the Dry Industrial designation. Section 5.15 contains policies with respect to Public Uses which note that Public utilities that provide services to the general community shall be permitted in all areas. The proposed application is in keeping with these policies.

Comprehensive Zoning By-law 2006-50, as amended

The subject property is zoned Unserviced Industrial Exception (MU-508), Agriculture (A1) and Environmental Policy Area 2 (EPA2) in Comprehensive Zoning By-law 2006-50, as amended. The tower is proposed in the MU-508 zone. As per Section 4.17 of the Zoning By-law, nothing in the By-law shall prevent the use of land or prevent the installation and maintenance of a telephone or other supply or communication line or structure clearly ancillary to the foregoing provided that the location of such has been approved by the Corporation. The proposed telecommunication facility complies with Comprehensive Zoning By-law 2006-50, as amended.

Town of Caledon, Protocol for Establishing Telecommunication Facilities

A new Protocol for Establishing Telecommunication Facilities was endorsed by Council on November 24, 2015. The protocol contains specific requirements of proposed telecommunication facilities and criteria for review by Council and staff. The applicant has made their best efforts in meeting these requirements and criteria as summarized below. Staff is of the opinion that the applicant has satisfactorily addressed the Protocol (see Schedule "C").

Public Consultation and Information Centre

As per the protocol, a sign was erected on the subject lands notifying the public of the proposal to establish a telecommunication tower on the site at least 20 days prior to the advertised Public Information Centre. The sign was posted on the property in accordance with the Protocol, which included the date, location and time of the Public Information Centre.

As noted above, a Public Information Centre was held on March 22, 2018 at the Mayfield Recreation Complex. Notice for the meeting was provided by mail to those who live within 500 m of the base of the tower, and in both the Caledon Enterprise and Caledon Citizen dated February 15, 2018. Three people were in attendance. A comment of concern was received from a property owner to the northwest of the original proposal, who requested to have the tower moved farther from their property. This was ultimately achieved with the revised location, as a result of the comments provided from TRCA. A second notice was sent on June 15, 2018 indicating the details of the revised location of the tower. There were no comments received, and no further public meeting was required.

Agency/Department Circulation

The subject application was circulated to external agencies and internal departments for review and comment, of which there were no objections (see Schedule "C"). The Town will require the applicant to execute a Letter of Undertaking to ensure that appropriate arrangements have been made to completely dismantle and remove the telecommunication facility from the property, once deemed redundant.

Concurrence with Conditions

Since Telecommunication Facilities are regulated by Innovation, Science and Economic Development Canada (formerly known as Industry Canada), the applicant submits an application to the Town to address the requirements of the Town's Protocol. Council has the ability to make three decisions with respect to these towers:

- 1) Concurrence: The applicant has satisfactorily addressed the Protocol and there is no additional requirements or material required by the applicant.
- 2) Concurrence with Conditions: The applicant has satisfactorily addressed the Protocol; however, additional requirements are to be satisfied (i.e. drawing revisions and agreements).
- 3) Non-Concurrence: The applicant has not satisfactorily addressed the Protocol.

In the case of this proposal, staff is recommending that Council provide concurrence of the proposal subject to the following conditions:

1. The applicant must construct the Tower in accordance with the following drawings:
 - iii. Topographic Plan and Site Layout Design, prepared by J.D Barnes, dated April 4, 2018;
 - iv. Grading, Drainage, Erosion & Sediment Control Plan, prepared by J.D Barnes, revised April 4, 2018;
2. The applicant execute a Letter of Undertaking to the satisfaction of the Town and provide payment of all required fees and securities, as applicable.

FINANCIAL IMPLICATIONS

13790 Airport Road, (Con 6 EHS Part Lot 26), is currently assessed as mostly Commercial (\$1.4 million CVA) for property tax purposes. The Town's share of property taxes levied, based on current value assessment is approximately \$5,760. As at February 27, 2019, the property tax account, with owner listed as Dhillon Business Centre Inc., was determined to be current.

If the proposed developments (a 70 meter telecommunications tower) were to proceed as planned, the taxable assessment value of the property may change, to reflect the developments that would have taken place.

Development Charges are not applicable to the construction of telecommunication towers, and other telecommunication services and activities. Telecommunication tower/antenna systems are regulated exclusively by federal legislation under the Federal Radiocommunication Act, and administered by Industry Canada. Provincial legislation such as the Planning Act, including zoning by-laws, does not apply to these facilities.

The Development Charges comments and estimates above are as at February 27, 2019, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application. Please note that the Town's current Development Charge By-law will be updated in 2019 and DC rates are anticipated to change in 2019 as a result.

COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

- Broadband Internet - To provide high speed internet access to each home
- Infrastructure – To increase overall condition of Town's assets for public use

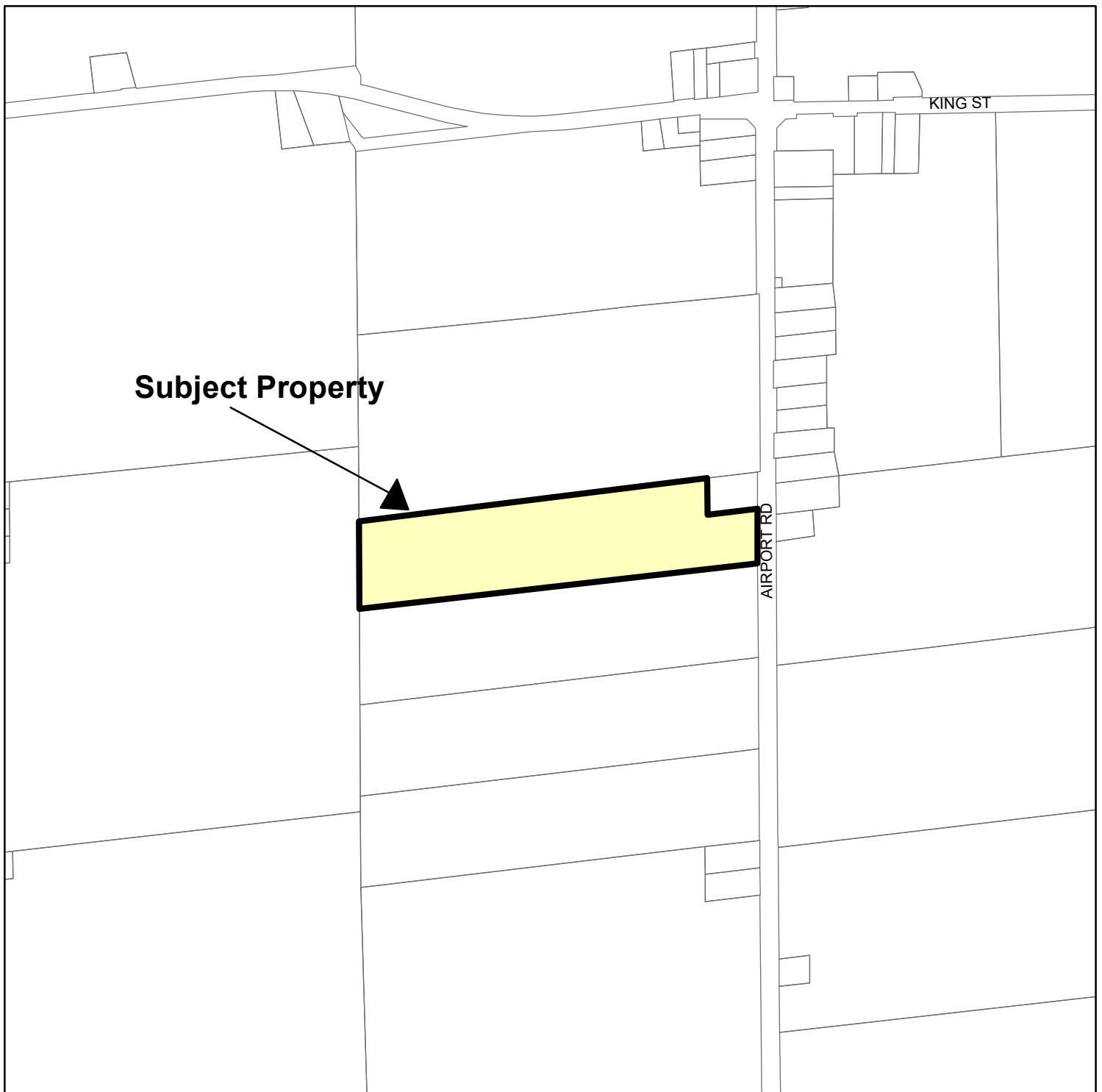
ATTACHMENTS

Schedule A – Location Map

Schedule B – Site Plan

Schedule C – Protocol Requirements and Comment Sheet

Schedule D – Grading and Drainage Plan



**Site Plan Application
(Telecommunication Facilities Stream)
SPA 2017-0065
Shared Network Canada**

13790 Airport Road

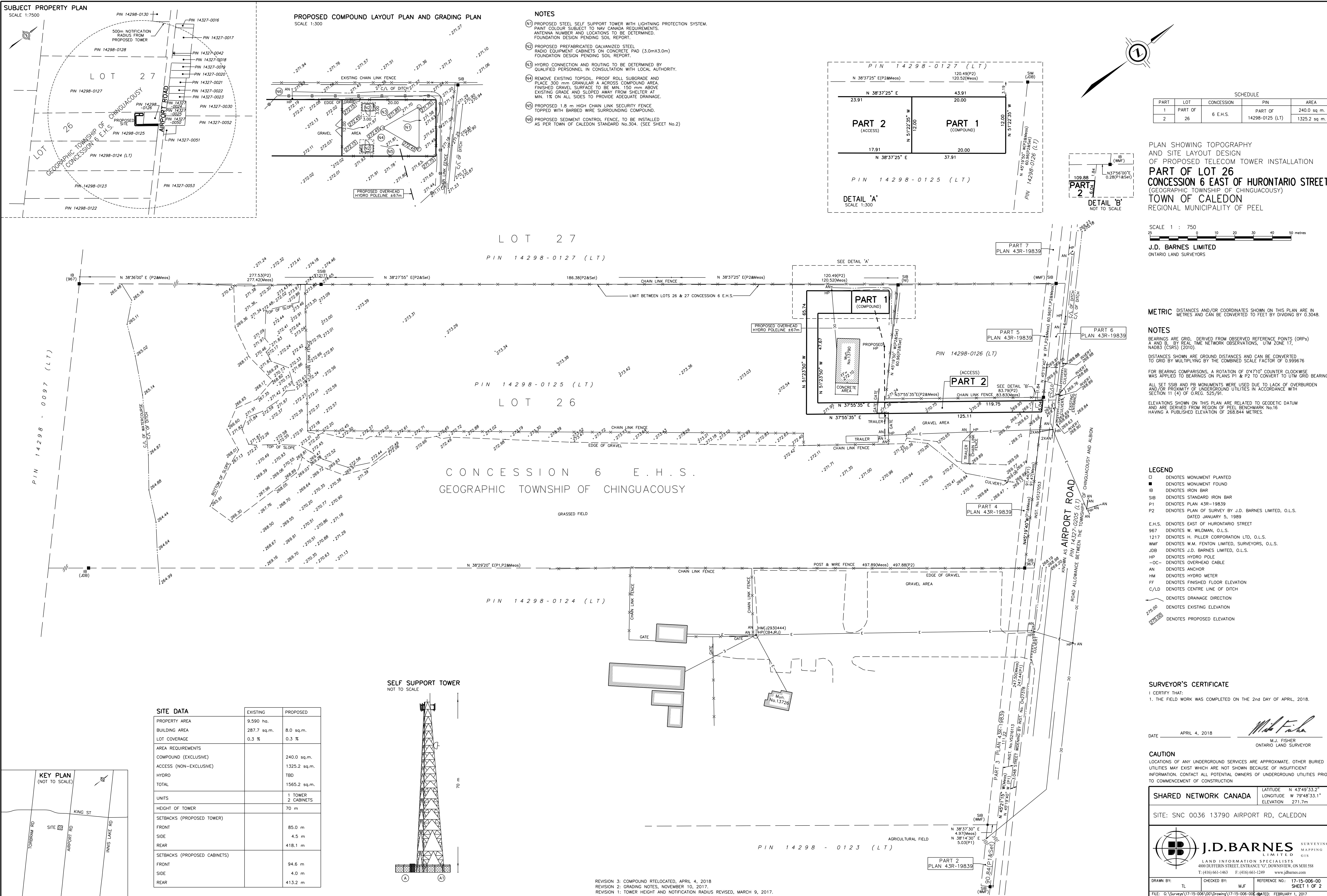
Part of Lot 26, Con 6 (EHS)
50

LOCATION MAP



Date: January 3, 2018

File No.: SPA 2017-0065



Town of Caledon, Protocol for Establishing Telecommunication Facilities

The Town's telecommunication protocol contains specific development guidelines for proposed telecommunication facilities for review by Council and staff. The applicant has made their best efforts in meeting these guidelines as summarized below. Staff is of the opinion that the applicant has satisfactorily addressed the Protocol.

Part 1 - Location and Siting Requirements

- *Tower Minimization and Co-location:* The proponent has advised that an existing Rogers tower located to the south on Airport Road will be removed. The subject tower is a replacement of this structure. The tower has been designed to accommodate co-location.
- *Environmental and Heritage:* Due to concerns raised by the Toronto Region Conservation Authority (TRCA) with the original location, the tower was relocated away from the regulated area and closer to the front of the property. The TRCA is satisfied with the revised location and therefore, there are no further environmental concerns. Likewise, there are no heritage concerns with the application.
- *Locational Criteria:* The proposed tower is located in the industrial settlement area, of Sandhill, and outside of the Environmental Protection Area. Staff note that due to environmental concerns raised by the TRCA, the proposed location of the tower was relocated to the front of the property. No vegetation will be lost through the development of the tower, and there are no significant built heritage features or cultural heritage landscapes that will be impacted. The furthest residence is approximately 206 m to the north. Staff note that the resident who voiced their concerns own property to the west, which are vacant.

Part 2 - Development and Design Preferences

- *Style and Structure:* As noted above, the tower will be constructed to accommodate co-location opportunities. The design, being 70 m in height, is proposed to be a self-supporting lattice structure, a common form.
- *Buffering and Screening:* The subject tower will include a secured fenced 240 sq m compound with an associated equipment shelter. These facilities will be screened from Airport Road by existing development.
- *Parking and Access:* Access will be provided from an existing driveway entrance off of Airport Road, to the satisfaction of the Region of Peel. Satisfactory room is available for the parking of service vehicles.
- *Equipment Structures:* The proposal will include one small equipment shelter within the compound, which will be screened from view by existing development along Airport Rd.
- *Colours and Lighting:* All proposed components of the tower are proposed to be grey in colour, with no illumination beyond what is required for flight navigation by NAV Canada.
- *Signage:* No signage is proposed for the facility.
- *Rooftop Antenna Systems and Fibre Optic Cables:* Not applicable.

**COUNCIL MEETING
COMMENT SHEET**

PIC Date: March 22, 2018
Prepared: February 20, 2019
Planner: Elaine Leung

**Proposed Telecommunication Facility
Shared Network Canada
13790 Airport Road
Ward 2
File Number: SPA 17-65T**

The following comments were received regarding the above-noted file:

TOWN OF CALEDON – DEPARTMENT COMMENTS

Community Services, Development Section - Engineering

Comments: No concerns.

Community Services, Development Section - Landscape

Comments: No concerns.

Community Services, Development Section - Urban Design

Comments: No concerns.

Community Services, Development Section - Zoning

Comments: As per Section 4.17, nothing in this by-law shall prevent the use of land or prevent the installation and maintenance of a telephone or other supply or communication line or structure clearly ancillary to the foregoing provided that the location of such has been approved by the Corporation. Based on this section, zoning staff has no comments on the proposed telecommunication tower and associated compound.

Community Services, Policy and Sustainability Section - Heritage

Comments: No concerns.

Corporate Services, Legal Services

Comments: No concerns.

Community Services, Fire & Emergency Services

Comments: No concerns.

EXTERNAL AGENCY COMMENTS

Region of Peel

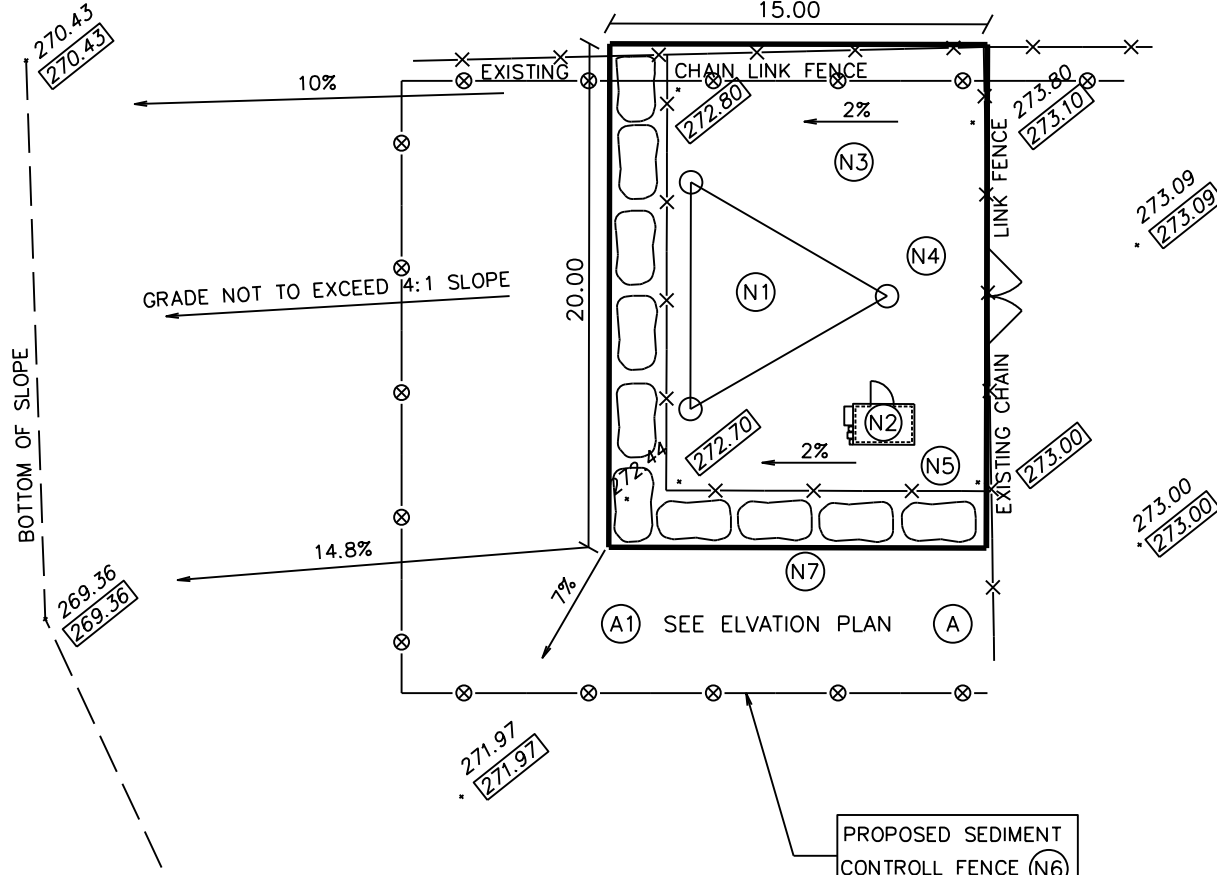
Comments: The Region has no concerns with the application. Mud tracking securities, as well as a Road Occupancy Permit, will be required.

Toronto Region Conservation Authority

Comments: The Toronto Region Conservation Authority (TRCA) provided revised comments dated September 26, 2018. They note that given the proposed tower's relocation to the north-east area of the

property, which is outside of TRCA's regulated area, there are no further concerns.

SCALE 1:300



The following notes shall appear on the Grading and Drainage Plan(s):

1. Construction for this project to comply with the most current

1. Construction for this project to comply with the most current version of the Development Standards, Policies and Guidelines, prepared by the Town of Caledon, Public Works Department and the Ontario Provincial Standards and Specifications.
 2. All proposed construction shall be carried out in accordance with the requirements of the Occupational Health and Safety Act and Regulations for construction projects.
 3. Within a minimum of forty-eight hours prior to commencing construction within the municipal right-of-way, the contractor must contact the following:

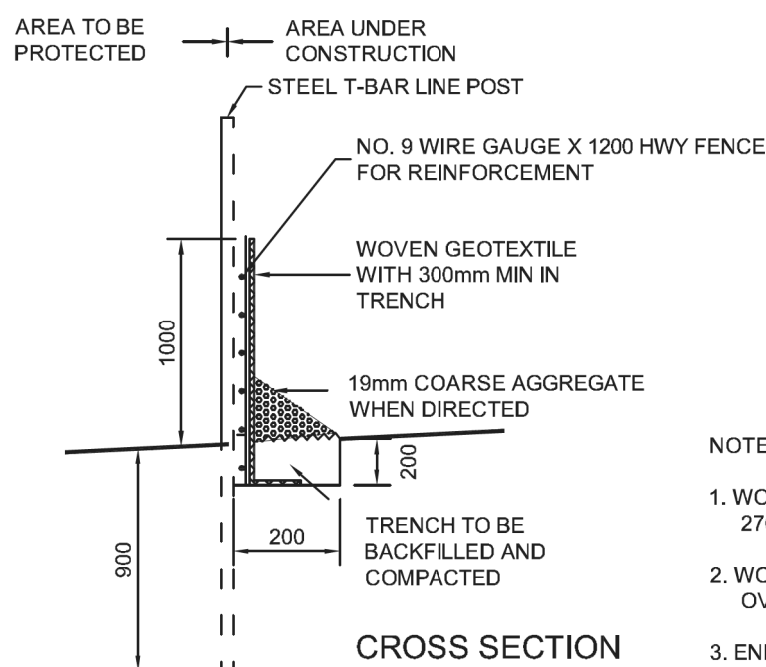
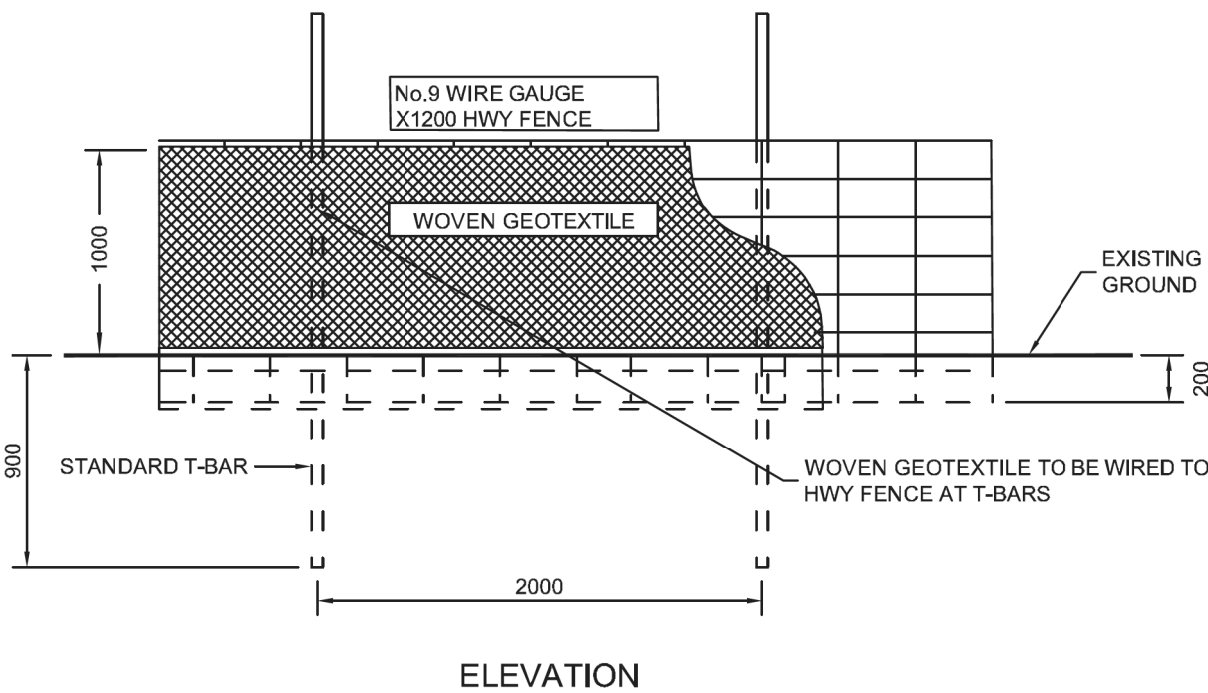
The Town of Caledon Public Works Department	905-584-2272
The Region of Peel	905-791-7800
Enbridge Consumers Gas	905-758-7924
Hydro One	519-941-1211
Bell Canada	416-296-6929
Rogers Cable	905-897-3914
 4. All drainage to be self-contained and discharged to a location approved by the Public Works and Engineering Department.
 5. Sediment control devices are to be installed prior to any construction on the site and shall be inspected and maintained throughout the construction period to the satisfaction of the Town of Caledon and the applicable Conservation Authority.
 6. A minimum of 1.5m clearance is to be provided from the limits of all sidewalks and driveways to existing utility structures within the municipal right-of-way. If this clearance is not maintained, the structures shall be relocated at the applicant's expense.
 7. Street curbs are to be continuous within the proposed entrance.
 8. Any changes to grades or servicing from the originally approved site plan must be approved by the Town of Caledon Public Works Department.
 9. Structural design of the fire route is required to support an 18-ton vehicle. As such the drawing is to show areas of heavy asphalt and light asphalt and is to provide design information.
 10. All boulevards to be restored with 150mm minimum of topsoil and sod to the satisfaction of the Town of Caledon Public Works Department.
 11. The minimum pavement design for the asphalt driveway apron within the municipal road allowance shall be as follows:

40mm HL3 Asphalt
50mm HL8 Asphalt
150mm Granular 'A'
300mm Granular 'B'
- The consultant should review the above with respect to the expected usage.
12. Service Connection Backfill to be discussed with the Town of Caledon

NOTES

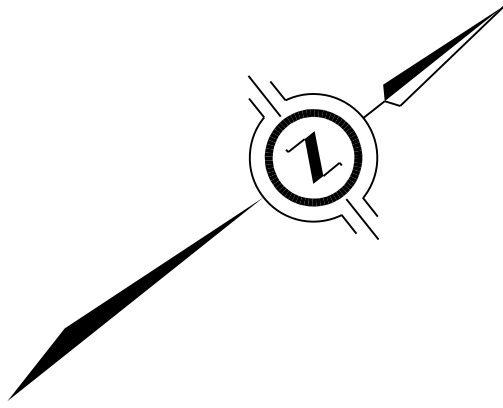
- (N1) PROPOSED STEEL SELF SUPPORT TOWER WITH LIGHTNING PROTECTION SYSTEM PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL RADIO EQUIPMENT CABINET. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING TOPSOIL. ACROSS ROLL SUBGRADE AND PLACE 300 mm GRANULAR. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING CAMP.
- (N6) PROPOSED SEDIMENT CONTROL FENCE, TO BE INSTALLED AS PER TOWN OF CALEDON STANDARD No.304. (SEE SHEET No.2)
- (N7) PROPOSED GABION STONES.

TOWN OF CALEDON STANDARD No.304
SEDIMENT CONTROL FENCE



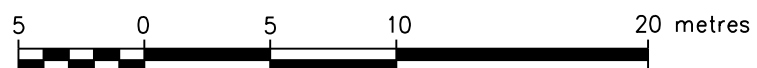
- NOTES:
1. WOVEN GEOTEXTILE TO HAVE A WEAVE DENSITY OF 270R OR EQUIVALENT
 2. WOVEN GEOTEXTILE TO HAVE A HORIZONTAL OVERLAP OF 1000mm AT JOINTS.
 3. END RUNS SHALL BE TURNED UPSTREAM AT 30°

REVISION 2: GRADING NOTES, NOVEMBER 10, 2017.
REVISION 1: TOWER HEIGHT AND NOTIFICATION RADIUS REVISED, MARCH 9, 2017.



GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN



SCALE 1 : 300

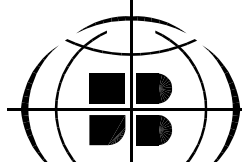


J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES DRAINAGE DIRECTION
 DENOTES EXISTING ELEVATION
 DENOTES PROPOSED ELEVATION

<p>SHARED NETWORK CANADA</p>		<p>N 43°49'25.4" LONGITUDE W 79°48'42.0" ELEVATION 272.9m</p>	
<p>SITE: SNC 0036 13790 AIRPORT RD, CALEDON</p>			
<div style="display: flex; align-items: center; justify-content: space-around;">  <div style="text-align: center;"> <p>J.D. BARNES LIMITED</p> <p>LAND INFORMATION SPECIALISTS</p> <p>4800 DUFFERIN STREET, ENTRANCE "G", DOWNSVIEW, ON M3H 5S8 T: (416) 661-1463 F: (416) 661-1249 www.jdbarnes.com</p> </div> <div style="text-align: right;"> <p>SURVEYING MAPPING GIS</p> </div> </div>			
<p>DRAWN BY: TL</p>		<p>CHECKED BY: MJF</p>	
<p>FILE: S:\17-15-006\00\Drawing\17-15-006-008.dgn</p>		<p>DATED: FEBRUARY 1, 2017</p>	
		<p>10/11/2017</p>	



Heritage Caledon Committee Report
Monday, March 11, 2019
9:30 a.m.
Committee Room, Town Hall

Chair: J. Crease
Vice Chair: B. McKenzie
Councillor L. Kiernan
B. Early-Rea
J. LeForestier
V. Mackie
D. Paterson
J. Payne (absent)
M. Starr

Interim Town Clerk/Manager, Legislative Services: A. Fusco
Manager, Policy & Sustainability: S. Kirkwood
Planner, Heritage & Urban Design: D. McGlynn
Council Committee Coordinator: E. Robert

CALL TO ORDER

Interim Town Clerk Amanda Fusco called the meeting to order at 9:30 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

CHAIR AND VICE CHAIR SELECTION

Moved by: V. Mackie

HC 2019-1

That J. Crease be appointed Chair for the Heritage Caledon Committee for the 2018-2022 Term.

Carried.

Moved by: J. LeForestier

HC 2019-2

That B. McKenzie be appointed Vice-Chair for the Heritage Caledon Committee for the 2018-2022 Term.

Carried.

RECEIPT OF MINUTES

The minutes from the November 12, 2018 Heritage Caledon Committee meeting were received.

REGULAR BUSINESS

1. Heritage Caledon Committee Terms of Reference Review

Amanda Fusco, Interim Town Clerk provided an overview of the Heritage Caledon Committee Terms of Reference. Ms. Fusco highlighted procedure, applicable legislation, roles and responsibilities of staff and Committee Members, the role of the Council liaison and the role and structure of sub-committees.

Members of the Committee asked questions with respect to procedure in the Committee meeting, governance model, and scope. The Committee received responses from Staff.

2. Ontario Heritage Act Overview

Douglas McGlynn, Planner, Heritage & Urban Design provided a presentation related to the Ontario Heritage Act, 1990. Mr. McGlynn outlined the purpose and powers of the Act, including Part IV and V Designations and demolitions. He provided an overview of current Town policies related to heritage and provided insight into future heritage related projects at the Town of Caledon.

Members of the Committee asked questions with respect to public education and engagement, workshops and advertising. The Committee received responses from Staff.

The Committee recessed from 10:50 a.m. to 10:59 a.m.

With the consensus of the Committee, the Heritage Caledon Committee 2019 Work Plan Discussion was heard prior to the Heritage Caledon Committee Sub Working Groups.

3. Heritage Caledon Committee 2019 Work Plan Discussion

Members and staff discussed past, present and future projects related to the Heritage Caledon Committee. Staff provided updates on the Built Heritage Resource Inventory, Orange Lodge, Alton Heritage Conservation Designation, Pinkney House, Giffin Farmhouse, Baxter House, Mack Park, Henry the Elm and the salvage inventory. Staff provided an overview of projected timelines on different projects, the Official Plan Review and upcoming projects for 2019.

Members of the Committee asked questions with respect to grant funding, the reserve fund, promotion and education of Heritage Caledon events and Walking Tours. The Committee received responses from Staff.

4. Heritage Caledon Committee Sub Working Groups

Members of the Committee discussed sub committee structure and membership. Members were appointed to serve on the Grants, Events, and Research sub committees.

The following members were selected to serve on the Grants sub committee: B. McKenzie, M. Starr, D. Paterson and B. Early-Rea.

The following members were selected to serve on the Events sub committee: J. Crease, J. LeForestier, B. Early-Rea and B. McKenzie.

The following members were selected to serve on the Research sub committee: V. Mackie, J. LeForestier, B. Early-Rea and J. Crease.

5. Heritage Caledon Committee Budget Overview

Staff provided an update on the 2019 Budget, providing an overview of the budget, account status, and expense forms.

Members of the Committee asked questions with respect to HST, expense forms, and projected costing for the Ontario Heritage Conference.

ADJOURNMENT

On a motion by M. Starr the meeting adjourned at 12:17 p.m.

HUMPHRIES PLANNING GROUP INC.

Celebrating **15** years

February 22, 2019

HPGI File # 17487

Submitted Via Email: growthplanning@ontario.ca

Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street, 23rd Floor, Suite 2304 Toronto
ON M5G 2E5

Re: **Comment Letter – Places to Grow Review**
Zancor Homes (Bolton) Ltd.
13935, 13951, 13977 & 13999 Chickadee Lane, 0 King Street
550, 600 & 615 Glasgow Road, Caledon

Humphries Planning Group Inc. represents Zancor Homes (Bolton) Ltd. the owner of 10.08 hectares located at the south-east, south-west and north-west corners of Chickadee Lane and Glasgow Road. The municipal addresses are 13935, 13951, 13977 and 13999 Chickadee Lane, 0 King Street and 550, 600 and 615 Glasgow Road and the legal address is Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel (the "Subject Lands"). The Subject Lands are currently under appeal at the Local Planning Appeal Tribunal ("LPAT"), as it relates to the Bolton Residential Expansion Study (BRES) ROPA 30.



Figure - 1 Aerial view of Subject Lands

We provide herein comments to the Ontario Ministry of Municipal Affairs and Housing in relation to the review of the Places to Grow: Growth Plan.

The Province has released proposed amendments to the Growth Plan which includes allowing minor adjustments or rounding out of Rural Settlements whether it is part of a MCR or not (proposed Policy 2.2.9.7), subject to the land:

- not being within the Greenbelt Area;
- the rounding out being in keeping with the character of the area;
- servicing being available for the area; and
- no natural hazards.

The inclusion of the Subject Lands as a rounding out of the rural settlement area would be an appropriate implementation of this policy and should be reflected in a Provincial mapping update exercise to assist the Town.

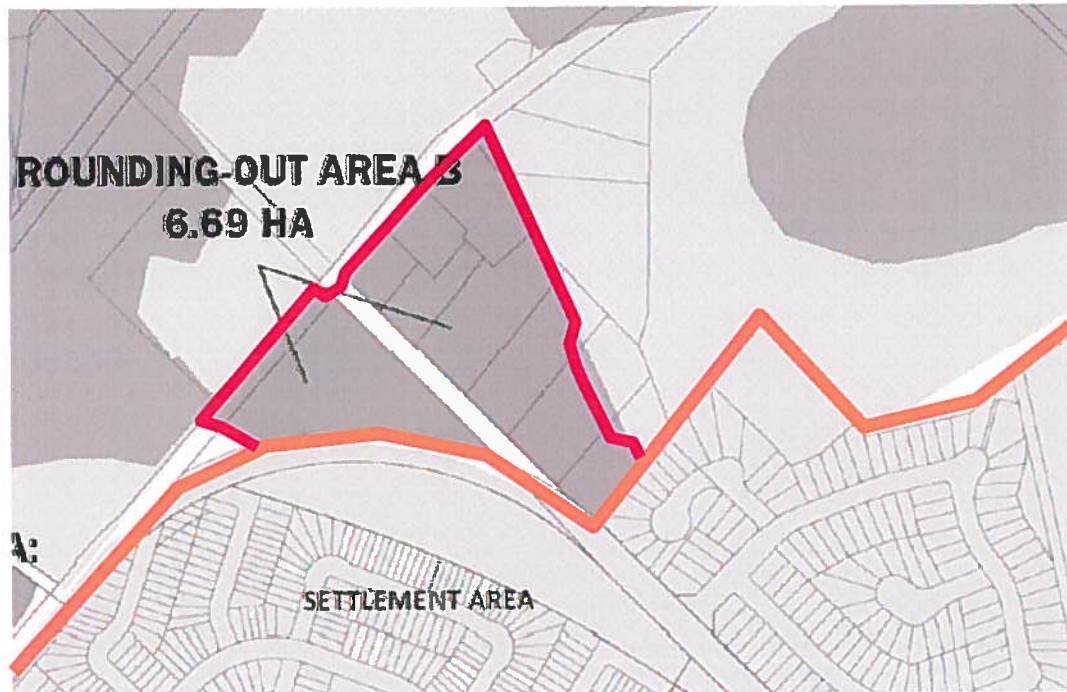
Our client has prepared background studies for future planning applications, including a local OPA, which demonstrates that the Subject Lands meet the above criteria and as such this can be done outside of an MCR. The proposed amendment to the Growth Plan also specifies that the adjusted area to rural settlements is not considered designated Greenfield Area and as such would help the Town in reaching its intensification targets set out in the Growth Plan.

We support the proposed policy changes of the Province and **submit that the inclusion of the Subject Lands as a rounding out of the rural settlement area would be an appropriate implementation of this policy and should be reflected in a Provincial mapping update exercise. A package of materials supporting this change will be submitted by our firm to the Province in mid-March. We request a meeting be arranged with the Province shortly thereafter to review the materials.**

By way of further information, it has been the Town's intention through the BRES and ROPA 30 to have the Subject Lands included in the settlement boundary through the ongoing LPAT process. An MCR was undertaken by the Town of Caledon that addressed and satisfied all relevant criteria, supported Settlement Expansion on the Subject Lands. Settlement Expansion is also supported in the submission of private planning applications, through the review of the Provincial, Regional, and Town policies for Urban Boundary Expansion, all of which demonstrate that the Subject Lands are an appropriate location for settlement boundary expansion; a conclusion which was also reached by Meridian Planning and The Planning Partnership in two (2) separate and independent reports commissioned by the Town and Region respectively. On this basis, the requested amendment to the Regional and Local Official Plans to include the Subject Lands within the Settlement Area is appropriate, represents good planning and would conform to the Growth Plan.

If the Province does not proceed with the proposed rounding out of the rural settlement area Provincial mapping change, adding the Subject Lands within the "Designated Greenfield Area – Conceptual" designation would also be an appropriate alternative. We therefore ask as an alternative to the previous request that the Province recognize the work done to date and accordingly update the designations for the Subject Lands as follows:

- Amend Schedule "2" Places to Grow Concept to include the Subject Lands within the "Designated Greenfield Area - Conceptual" designation.



AREA OUTLINED IN **BROWN** IS EXISTING BOLTON RURAL SETTLEMENT AREA BOUNDARY

AREA OUTLINED IN **RED** TO BE ADDED TO EITHER ROUNDING OUT OF SETTLEMENT AREA OR DESIGNATED GREENFIELD AREA – CONCEPTUAL DESIGNATION

Should you require additional information, please contact the undersigned at X 244.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

Rosemarie Humphries, MCIP, RPP
President

encl. Property Survey
Proposed Draft Plan of Subdivision

cc Zancor Homes (Bolton) Ltd
Mr. Nick Cortellucci, Brookvally
Ms. Peggy Tollett, General Manager of Community Services, Town of Caledon



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
**PART OF LOT 10, CONCESSION 5
AND
PART OF KING STREET
(STOPPED UP AND CLOSED BY BY-LAW 53-2015, INST. PR2797098)
PART OF LOT 10, CONCESSION 6
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)
PART OF BLOCK 272 AND
PART OF BLOCK 293 (0.30 RESERVE)
PLAN 43M-1548
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:500
KRCMAR SURVEYORS LTD. 2017

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE
NORTHEASTLY LIMIT OF PART 7 AS SHOWN ON PLAN 43R-35776 HAVING A
BEARING OF N44°47'30" AND ARE REFERRED TO THE UTM COORDINATE
SYSTEM, ZONE 17, CENTRAL MERIDIAN 810° WEST LONGITUDE. (NAD 83
ORIGINAL)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED
SCALE FACTOR OF 0.999985

THE COORDINATES SHOWN ON THIS PLAN ARE GRID COORDINATES AND
CALCULATED BASED ON THE INFORMATION GIVEN ON PLAN 43R-35776.

INTEGRATION DATA
6° UTM ZONE 17 COORDINATES
NAD 83 (ORIGINAL) (CENTRAL MERIDIAN 810° WEST LONGITUDE)
THE UTM COORDINATES SHOWN ARE IN 10-METER JOINTLY AND SHOWN WITH
SUBSECTION 142 OF CHARTERED PROFESSIONAL PLANS UNDER THE SURVEYORS ACT

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
HCM 00919724257	4 860 612.09	599 881.22
HCM 042100310	4 852 647.68	602 344.58

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 859 161.85	599 063.62
2	4 859 042.30	599 461.93
3	4 858 916.63	599 584.34
4	4 858 973.79	600 001.42
5	4 859 131.67	600 012.20
6	4 859 176.55	599 837.87

COORDINATES SHOWN HEREON ARE GRID COORDINATES AND ARE REFERRED TO THE
NORTHEASTLY LIMIT OF PART 7 AS SHOWN ON PLAN 43R-35776 HAVING A
BEARING OF N44°47'30" AND ARE REFERRED TO THE UTM COORDINATE
SYSTEM, ZONE 17, CENTRAL MERIDIAN 810° WEST LONGITUDE. (NAD 83
ORIGINAL)

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
TOWN OF CALEDON BENCH MARK NO. 58057 HAVING AN ELEVATION
OF 251.929 METRES.

NOTES
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.L.S. (1370)
UNLESS OTHERWISE NOTED.

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
■ DENOTES SURVEY MONUMENT PLANTED
SB DENOTES STANDARD IRON BAR
CDB DENOTES SHORT STANDARD IRON BAR
RIB DENOTES ROUND IRON BAR
B DENOTES IRON BAR
P DENOTES CONCRETE PIN
M DENOTES MEASURED
(M) DENOTES MEASURED
(U) DENOTES UNKNOWN
(U) DENOTES UNKNOWN
(P) DENOTES PLAN 43R-5403
(P) DENOTES PLAN 43R-7171
(P) DENOTES PLAN 43R-20914
(P) DENOTES PLAN 43R-35776
(P) DENOTES PLAN 43R-34980
(P) DENOTES PLAN 43R-35564
(P) DENOTES PLAN OF SURVEY BY STARR & TARASIOK, O.L.S.
(P) DENOTES BOUNDARY SURVEY BY KRCMAR SURVEYORS LTD., O.L.S.
(P) DATED MARCH 31, 2018
(P) DENOTES INSTRUMENT R0746074
(P) DENOTES INSTRUMENT R0738663
(P) DENOTES INSTRUMENT R01097719
(P) DENOTES S.T. STEPHENSON, O.L.S.
(P) DENOTES F. SCHAFER, O.L.S.
(P) DENOTES KRCMAR SURVEYORS LTD., O.L.S.
(P) DENOTES YOUNG AND YOUNG SURVEYING INC., O.L.S.
(P) DENOTES B. BACON, O.L.S.
(P) DENOTES M.M. EDMONDS ONTARIO LIMITED, O.L.S.
(P) DENOTES A. DUBIN, O.L.S.
(P) DENOTES R. HELM, O.L.S.
(P) DENOTES CALCULATED
(P) DENOTES POST AND RISE TOWER
(P) DENOTES CHAIN LINK FENCE
(P) DENOTES WOODSTOCK IRON FENCE
(P) DENOTES TOP OF CURB
(P) DENOTES BOTTOM OF CURB
(P) DENOTES EXISTING GRADE ELEVATION
DENOTES BELL PEDESTAL
DENOTES CATCH BASIN
DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
DENOTES DOWN GUY ANCHOR
DENOTES FIRE HYDRANT
DENOTES GAS METER
DENOTES HORIZONTAL CONTROL MONUMENT
DENOTES HYDRO POLE
DENOTES LAMP STANDARD
DENOTES MAIL BOX
DENOTES MANHOLE
DENOTES PIPE
DENOTES POST
DENOTES SIGN
DENOTES VALVE AND CHAMBER
DENOTES WATER VALVE
DENOTES EDGE OF ASPHALT
DENOTES TOP OF SLOPE
DENOTES GARAGE SILL ELEVATION
DENOTES FINISHED FLOOR ELEVATION
DENOTES OVERHEAD WIRES

TOTAL SITE AREA=10.9106 ha

NOTE
THIS PLAN COMPRISES ALL OF PINS 14320-0000(LT), 14320-0001(LT),
14320-0002(LT), 14320-0003(LT), 14320-0004(LT), 14320-0005(LT), 14320-0006(LT),
14320-0007(LT), 14320-0008(LT), 14320-0009(LT), 14320-0010(LT),
PART OF PIN 14320-1856(LT) AND PART OF PIN 14320-1840(LT).
UNDERGROUND SERVICES WERE NOT SURVEYED.

MUNICIPAL ADDRESSES
Nos. 13935 AND 13951 CHICKADEE LANE, CALEDON

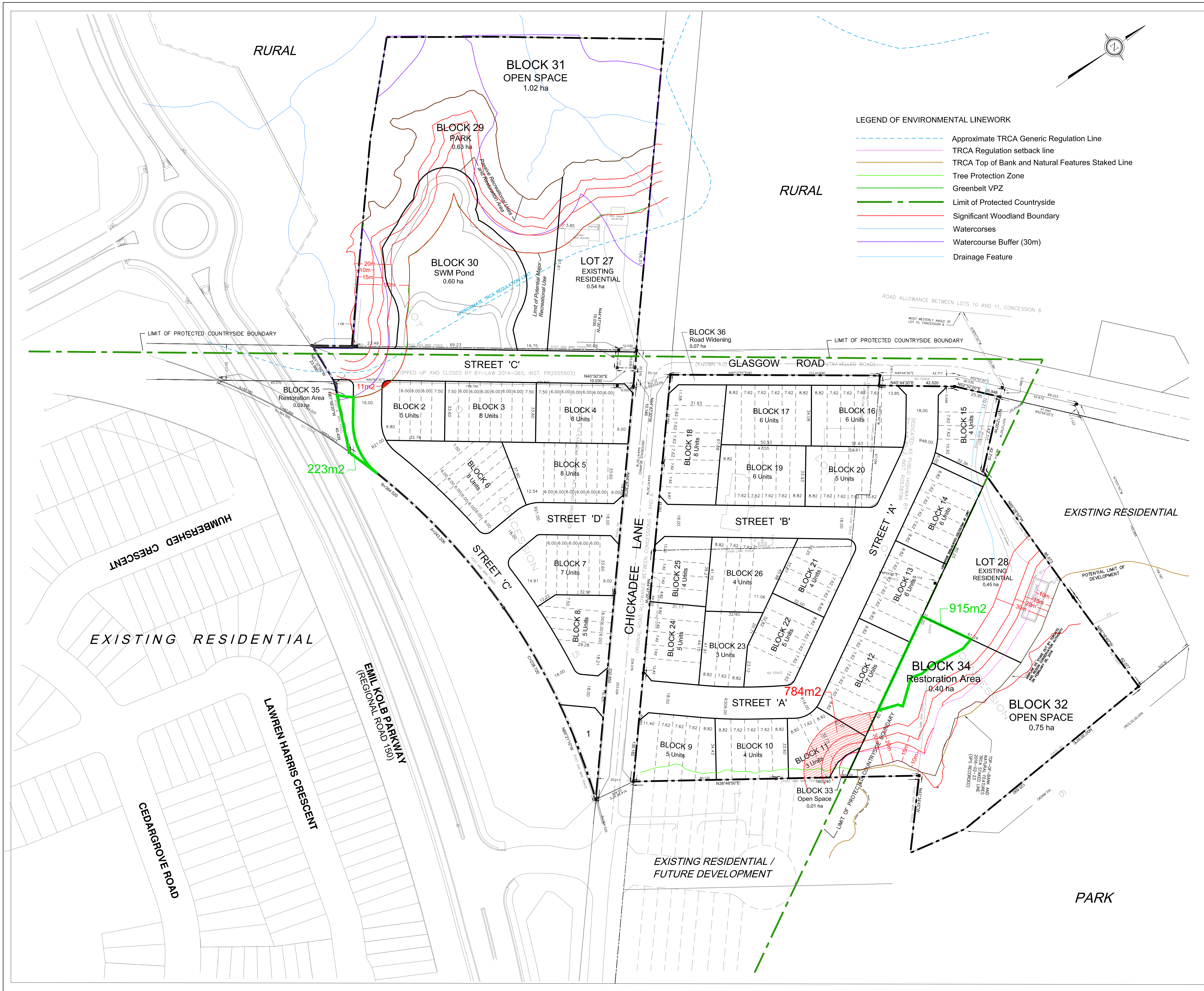
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF ____ 2017
DATE _____ 2017
S.N. RAMESMOJI
CHARTERED LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN 43M-1548
2006778
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD: _____ DRAWN: _____ CHECKED: _____ S.N.R. JOB NO. 16-031
DWG NAME: 16-031071 PLAT NO. 11-07-07/May/2017 WORK ORDER NO. 10657
1137 Centre Street, Thornhill, ON L4J 3M6 905.736.0053 F 905.736.9251 www.krcmar.ca
THIS PLAN IS NOT VALID
UNLESS IT IS AN UNDOCTORED
ISSUED BY THE SURVEYOR
REGISTERED TO THE SURVEYORS
ACT, 1990, S. 2(1), S. 2(2)

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KRCMAR



Subject Lands

KEY PLAN

N.T.S.

HUMPHRIES PLANNING GROUP INC.

216 CHRISLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L4L 8S5
TEL (905)264-7678, FAX (905)264-8073
www.humphriesplanning.com

DEVELOPMENT STATISTICS:

LAND USE	LOT/BLK.#	UNITS	AREA
Single Detached Residential	1	1	0.06 ha
Street Townhouses	2-26	140	3.95 ha
Existing Residential	27-28	2	0.99 ha
Park	29		0.63 ha
Storm Water Management Pond	30		0.60 ha
Open Space	31-33		1.78 ha
Restoration Area	34-35		0.43 ha
Road Widening	36		0.07 ha
Roads STREETS A-D - 16.0m-18.0m R.O.W. = 690m			1.57 ha
TOTAL		143	10.08 ha

OWNER'S CERTIFICATE:

I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

Zancor Homes (Bolton) Ltd.
137 Bowes Road
Concord, ON

Date: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Krcmar Surveyors Ltd.
1137 Centre Street, Suite 101
Thornhill, ON

Date: _____

ADDITIONAL INFORMATION:

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - clay loam soil
k) - all services to be made available by developer
l) - none

DRAFT PLAN OF SUBDIVISION
OPTION 2

CHECKADEE GROVE COMMUNITY PLAN
PART OF LOT 10, CONCESSION 5
AND PART OF LOT 10, CONCESSION 6
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000

	HUMPHRIES PLANNING GROUP INC. 216 CHRISLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L4L 8S5 TEL (905)264-7678, FAX (905)264-8073 www.humphriesplanning.com
File Number: Date Drawn: 21 JULY 2017 Drawn By: BT Checked By: R.H. Date Revised: 17 FEB 2018 CAD File No. :	Drawing Number: A1

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000
Fax: 416 585-6470

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000
Téléc. : 416 585-6470



19-2037

Dear Head of Council:

As the consultation on our government's Housing Supply Action Plan has come to a close, I wanted to draw your attention to one part of that work that is focused on land use planning – the need to increase supply and streamline the development approval process to speed up the time it takes to get the right kind of housing built in the right places. We have received some great suggestions in that consultation that will inform potential changes.

Our Government for the People is going to take swift action to streamline the development approvals system. Earlier this year we introduced proposed changes to the Growth Plan for the Greater Golden Horseshoe. These proposed changes are in response to the implementation challenges our government heard about when we took office. Consultation on these changes closes on February 28, 2019.

Given that land use planning and development approvals are critical to achieving housing and job-related priorities in communities across Ontario, my Ministry is also reviewing the *Planning Act* and Provincial Policy Statement to ensure they are calibrated to achieve our streamlining and housing supply objectives.

My intention is to bring forward legislation and concrete policy changes that would impact planning province-wide in the coming months. I encourage you to consider the context of this streamlining work and its focus on the *Planning Act* and the Provincial Policy Statement, as it may help to inform your local actions. You may wish to consider an interim pause on some planning decisions or reviews of major planning documents such as official plans or comprehensive zoning bylaw updates until this work is completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Clark'.

Steve Clark
Minister



February 28, 2019

Email: charles.o'hara@ontario.ca and
growthplanning@ontario.ca

Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

ATTENTION: Charles O'Hara, Director, Growth Policy, Planning and Analysis

Re: Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (ERO #013-4504)
Proposed Modifications to O. Reg. 311/06 (Transitional Matters – Growth Plans) (ERO #013-4505)
Proposed Framework for Provincially Significant Employment Zones (ERO #013-4506)
Proposed Modifications to O. Reg. 525/97 (Exemption from Approval – Official Plan Amendments) under the *Planning Act*, 1990 (ERO #013-4507)

Please accept this letter in response to the Environmental Registry of Ontario - ERO 013-4504, ERO 013-4505, ERO 013-4506 and ERO 013-4507. The Town of Caledon is appreciative of the opportunity to provide initial comments on the above ERO postings. Additional or modified comments may be forthcoming upon receipt of this letter to Town Council in early March.

The Town recognizes the efforts the Province has made by providing opportunities for additional consultation on proposed Growth Plan modifications through the technical working group sessions held in the fall of 2018, and the Regional Roundtables held earlier this month. Staff recognize that many of the proposed changes are a direct result of feedback collected in the fall. Further clarification of proposed policy changes at the Roundtable in February was valuable in preparation of these comments.

We encourage the Province to continue to provide opportunities for municipal staff to liaise and comment on provincial initiatives that directly impact local communities.

Overall, the Town supports the direction of the proposed policies that would allow for a more flexible and logical planning process.

The Town supports the Province's aim to address barriers to building homes, creating jobs, attracting investments, and protecting the environment and agricultural land, but have concerns with some of the proposed policy changes, while other policies require further clarification.

Our comments are outlined under the key themes of the proposed amendments/modifications:

Intensification and Density Targets

The Province has proposed increasing the intensification target from the phased target of 50% to 2031 and 60% thereafter, to 60% from the next Municipal Comprehensive Review. The immediate increase to 60% raises concerns with developing a housing mix that addresses demographic needs and realizing the market shift to medium and higher density forms of housing. A more planned approach to ensure appropriate servicing is in place is achieved with a phased target as per the current Growth Plan.

The proposed change in Designated Greenfield Area (DGA) from 80 to 60 people and jobs per hectare responds to previous comments provided by the Town of Caledon and the Region of Peel. This density reflects an opportunity for compact complete communities, while recognizing that higher order transit is not likely to be available in some new DGA areas and building denser communities on the edges of existing settlements would pose many challenges. The Town historically has had difficulty achieving the higher densities and the Province could consider a lower target such as 50 for the Town due to its rural character and transitional placement between the cities to the south (at 60) and more rural areas to the north and west (at 40). Therefore, a target of 50 residents and jobs combined per hectare may be more achievable and appropriate in our community.

Settlement Area Boundary Adjustments

The proposed policies would provide an opportunity for settlement area boundary expansions outside of an MCR, which corresponds to some of the Town's previous comments regarding a staged approach to the MCR. Staff would be supportive of small expansions occurring outside of an MCR, provided they are accounted for at the MCR stage.

Staff recommend that expansions would need to be regional or municipally initiated.

The proposed threshold of 40 hectares should be reconsidered. Providing a specific area is problematic and it should be based on a logical boundary expansion through a municipally led process subject to the same rigorous technical requirements that would be undertaken during the time of settlement expansion in the full MCR process. The area for expansion must be based on technical and fiscal requirements to avoid piecemeal planning. The Province should consider establishing specific criteria and policies that would create logical settlement boundaries expansions to support complete and viable communities.

As previously noted to the Province, the advancement of Mayfield West Stage 2 Phase 2 (110 hectares) is an example of a logical settlement boundary expansion that should proceed outside of the MCR process. Allowing Mayfield West Phase 2 Stage 2 to proceed would introduce a range and mix of housing supply, provide employment opportunities, support complete communities and provide a logical extension to the community. The technical MCR work has already been completed demonstrating the merits of these expansion areas.

Rural Settlements

Proposed Amendment 1 introduces the new Rural Settlement term to replace undelineated built-up areas. This is a positive change as it recognizes the nature of these communities, and the minor levels of growth expected.

The proposed policy that would allow minor rounding out of rural settlements in keeping with the rural character of the area is supported by staff. This is viewed as a tool available to municipalities and would be considered under the right circumstances. This could allow for flexibility for rural settlements and provide opportunities to strengthen the existing community. The policy permitting minor adjustments should require any adjustments be municipally initiated.

Planning for Employment

The proposed framework provides additional flexibility in terms of employment lands, allowing for municipalities to designate and convert employment land outside of an MCR. Further clarification is required regarding the criteria for designating employment land outside of an MCR. The Town is supportive of these policies as they would allow for the municipality to be more adaptive to local employment needs. It is recommended only municipalities be permitted to initiate employment land conversions outside of an MCR.

The creation of provincially significant employment zones for greater protections of important employment sites will ensure protection in the long term. The Ministry should consider how future infrastructure will be considered in the identification of Provincially Significant Employment Zones, around the GTA West Corridor. Zone 15 includes lands along Highway 50 in Bolton, though these boundaries should be modified to reflect current land use designations, including the Coleraine West Employment Area which came into effect on May 11, 2016. The Town's proposed Provincially Significant Employment Zone boundaries for Bolton are included (See Appendix 1), and mapping shapefiles are also included with our submission.

Major Transit Station Areas (MTSA)

The proposed Amendment 1 would allow for MTSA boundary delineation to be advanced prior to an MCR which is supported by the Town.

Section 2.2.4.1 of the Growth Plan references Schedule 5, which identifies priority transit corridors. It is noted that Schedule 5 is not proposed to be changed. This schedule identifies existing higher order transit and committed Go Transit rail extensions. The Go Rail extension to Bolton should be identified on this schedule.

Agricultural and Natural Heritage Systems

Proposed Amendment 1 would introduce transition policies for the Growth Plan area agricultural and natural heritage mapping that was released February 2018. Staff are supportive of the transition policies, which would not bring the mapping into effect until a Regional Official Plan Amendment implements the policies. This allows municipalities to refine the system and proceed with applications that were underway when this mapping came into effect. However, the transition policies should apply to the entire system, not just mapped areas within the Growth Plan.

Consideration should also be given to the review of the Oak Ridges Moraine Conservation Plan policies that prohibit on-farm diversified uses on lands designated Natural Linkage/Natural Core. The uses permitted within the Natural Core and Natural Linkage areas could also be reviewed to consider additional uses, in order to promote economic activity. The Town of Caledon has significant agricultural and tourism-based industries, and residents and businesses find it challenging to operate under the existing policy framework. The Town would like to strengthen these industries and help support viable operations within the community but cannot do so without further provincial policy changes.

Population and Employment Forecasts

The population and employment forecasts identified on Schedule 3 are the basis for the implementation of the Growth Plan policies to direct and manage growth. These forecasts are to be reviewed every 5 years in accordance with Section 5.2.4.7 of the Growth Plan.

The Town of Caledon, in cooperation with the Region of Peel, have been using the 2041 population and employment forecasts on Schedule 3 in order to achieve the Growth Plan, 2017 conformity date. The Region can proceed with the adoption of a growth management amendment, including input from a land needs assessment, well in advance of the 2022 compliance deadline. The Town recommends that the current planning horizon and forecasts be maintained so that technical work that has already been completed to date is not lost.

The Town is supportive of the policies that would allow for certain components to be brought forward as separate amendments as part of the Municipal Comprehensive Review, and not as one amendment package. By allowing a staged approach to municipal comprehensive reviews, employment opportunities would be made available sooner, and provide increased housing supply and range of housing types. The proposed policy changes would allow certain sections of the Growth Plan to proceed outside of an MCR, but these sections would be subject to appeal. This could result in significant delays, rather than progress forward.

Additional Comments

The Province is reviewing several projects and plans that directly impact planning in Caledon, and the Greater Golden Horseshoe. The Town is directly impacted by reviews of the *Planning Act*, Provincial Policy Statement, Growth Plan Amendment 1, review of Growth Plan population and employment forecasts, GTA West Environmental Assessment, and the Regional Structure Review.

Recent communications from the Minister of Municipal Affairs and Housing suggested municipalities consider an interim pause on planning decisions or reviews of major planning documents. Respectfully, the Town is currently initiating its formal review of its Official Plan – a document that was created in the late 1970's and systematically updated over the years. This document requires a complete review which will be undertaken concurrently with the provincial conformity review. This process is lengthy and complex, and in order to meet prescribed Planning Act timelines the Town does not support an interim pause of the process.

The Town requests that the Province expedite the review of the above noted projects, and allow municipalities to proceed with greater certainty, and meet the Growth Plan conformity deadline.

If you have any comments or require clarification, please do not hesitate to contact the undersigned.

Sincerely,



Peggy Tollett
General Manager, Community Services
TOWN OF CALEDON

c: Mayor and Members of Council
Mike Galloway, Town of Caledon
Region of Peel

Attachments: Proposed Revisions to Provincially Significant Employment Zones (PSEZ) - Caledon
Mapping File for Proposed Revisions to Provincially Significant Employment Zones (shapefiles)

Proposed Revisions to Provincially Significant Employment Zones (PSEZ)

Caledon

