



Planning and Development Committee Meeting Agenda

Tuesday, June 18, 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 Proposed Zoning By-law Amendment, McElroy Court and Fallis Crescent, Caledon East

Application for Proposed Zoning By-law Amendment 0 McElroy Court, Pluribus Corp (Ward 3)

- 4.2 Proposed Official Plan and Zoning By-law Amendment, Atchison Drive and Old Church Road, Caledon East

Application for Proposed Official Plan and Zoning By-law Amendment 0 Atchison Drive, Pluribus Corp (Ward 3)

- 4.3 Proposed Draft Plan of Subdivision, The Manors of Belfountain Corp

Application for Proposed Draft Plan of Subdivision Part of Lots 8 and 9 Concession 5, WHS (CAL) (Ward 1)

5. **DELEGATIONS**

6. **STAFF REPORTS**

- 6.1 Staff Report 2019-83: Hillview Place - 0 Highway 50 - RZ-18-07

7. **RECOMMENDATIONS OF ADVISORY COMMITTEES**

- 7.1 Heritage Caledon Committee

Heritage Caledon Committee Minutes, dated June 10, 2019

7.2 2019 Heritage Grant Program

That the recommended Designated Heritage Property Grant Program Spring 2019 recipients listed in Schedule A to Committee Report 2019-003, be approved.

7.3 Proposed Heritage Designation for 17070 Horseshoe Hill Road (Ward 1), referred to as The Baxter House

That the designation of the property at 17070 Horseshoe Hill Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 17070 Horseshoe Hill Road in accordance with the requirements of the Act as attached as Schedule B to Committee Report 2019-004;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 17070 Horseshoe Hill Road pursuant to the Ontario Heritage Act;

That the Mayor and Clerk be authorized to sign a Heritage Easement Agreement upon designation of 17070 Horseshoe Hill Road.

8. NOTICES OF MOTION

8.1 Councillor N. deBoer regarding Naming Fire Station 302

(Please refer to memorandum 9.1.4 for background information)

Whereas the Town of Caledon's Naming of Facilities and Property Policy considers names to honour individuals that have made exceptional contributions to the community;

Whereas Assistant District Chief Roy Clarkson was a member of the Bolton Fire Station 302 as a volunteer firefighter for 34 years;

Whereas ADC Roy Clarkson exemplified a high level of commitment to duty, responses and support of his community;

Whereas Roy Clarkson, is the first recognized member of the Caledon Fire and Emergency Services Department to have passed away on active duty;

Now therefore be it resolved that Fire Station 302 in Bolton be named the Roy A. Clarkson Fire Hall; and

That the amount of the signage and installation in the amount of \$10,000 be funded from the capital contingency reserve fund.

8.2 Councillor J. Downey and Councillor C. Early regarding 2020 Budget Request for Poltawa Country Club Official Plan Amendment and Re-Zoning

Whereas, there is no municipal zoning in place on the Poltawa Country Club lands, because it is subject to Development Control under the Niagara Escarpment Plan;

Whereas, the Niagara Escarpment Commission passed the following motion at their November 29, 2018 meeting:

“Notwithstanding that an amendment to the Town of Caledon Official Plan has not been undertaken to adjust the Terra Cotta Minor Urban Centre (MUC) boundary and that a zoning by-law will need to be passed for the Poltawa Country Club lands to conform to the Niagara Escarpment Plan, the Niagara Escarpment Commission further recommends that development control be lifted on these lands, provided that the Town has put in place the necessary land use controls, by the time that Regulation 826/90 is amended”;

Whereas Town of Caledon Planning and Development would need to complete the technical work to put in place the necessary land use controls (i.e. Official Plan Amendment and Zoning By-law Amendment) for the Poltawa Country Club, in consultation with the Niagara Escarpment Commission, Region of Peel and Credit Valley Conservation, and by the time Regulation 826/90 is amended to remove the Poltawa Country Club from the Niagara Escarpment Plan MUC and Area of Development Control;

Now therefore be it resolved that a capital request be included within the 2020 Budget to fund the Planning and Development work required to put in place the necessary land use controls for the Poltawa Country Club through an Official Plan Amendment and Zoning By-law Amendment, including technical studies and consultant fees.

9. CORRESPONDENCE

9.1 Memorandums

9.1.1 Update: Preparation of a Model Rehabilitation Master Plan (RMP) for the Town of Caledon

Memorandum from Ohi Izirein, Senior Policy Planner, Policy and Sustainability, Community Services, dated June 18, 2019 regarding Update: Preparation of a Model Rehabilitation Master Plan (RMP) for the Town of Caledon

9.1.2 Equestrian Definitions Contained in the Zoning By-law

Memorandum from Stephanie McVittie, Senior Development Planner, Community Services, dated June 18, 2019 regarding Equestrian Definitions Contained in the Zoning By-law

9.1.3 Palgrave Estates Residential Community Policy Review

Memorandum from Margherita Bialy, Community Planner, Community Services, dated June 18, 2019 regarding Palgrave Estates Residential Community Policy Review

9.1.4 Naming of Facilities and Property Policy

Memorandum from Peggy Tollett, General Manager, Community Services dated June 18, 2019 regarding Naming of Facilities and Property Policy

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 18-02

Related File Number(s): SPA 18-07

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: June 18, 2019
Info 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:

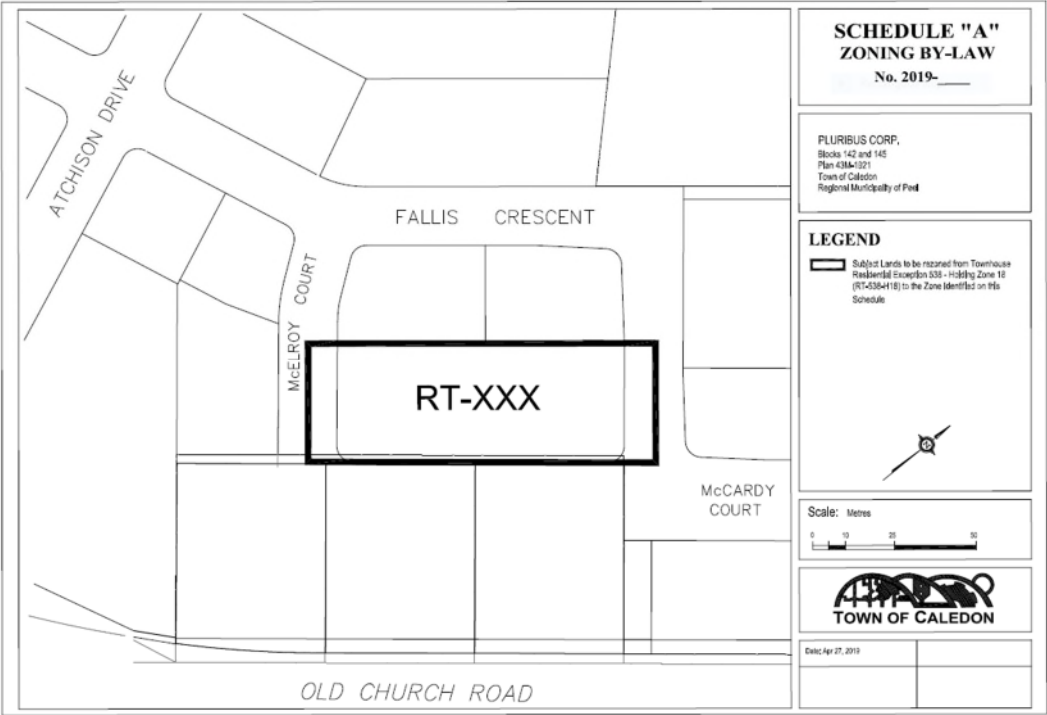
Applicant: Paul King on behalf of Pluribus Corp.
Location: 0 McElroy Court
Block 142 and 145 on Plan 43M-1921 (Pathway Subdivision)
Ward 3

PROPOSED CHANGES:

To **amend the Zoning By-law** to change the current Townhouse Residential zone standards and remove the applicable Holding Symbol (“H”) to allow for the development of 14 three-storey residential townhouses. The subject lands are approximately 0.29 hectares (0.72 acres) in size. The lands are currently zoned Townhouse Residential – Exception (RT-538-H18), which prohibits any use of the subject property until the Holding Symbol (“H”) is removed. The H-18 symbol is not to be removed until such time as:

- A site plan application has been submitted and deemed satisfactory to the Town of Caledon; and
- The Town of Caledon is satisfied with the connection of Street J and Street K, as shown on the October 2012 Redlined Draft Plan.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of 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:**

Leilani Lee-Yates, Senior Planner, Development - West
905.584.2272 x. 4228
leilani.lee-yates@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:

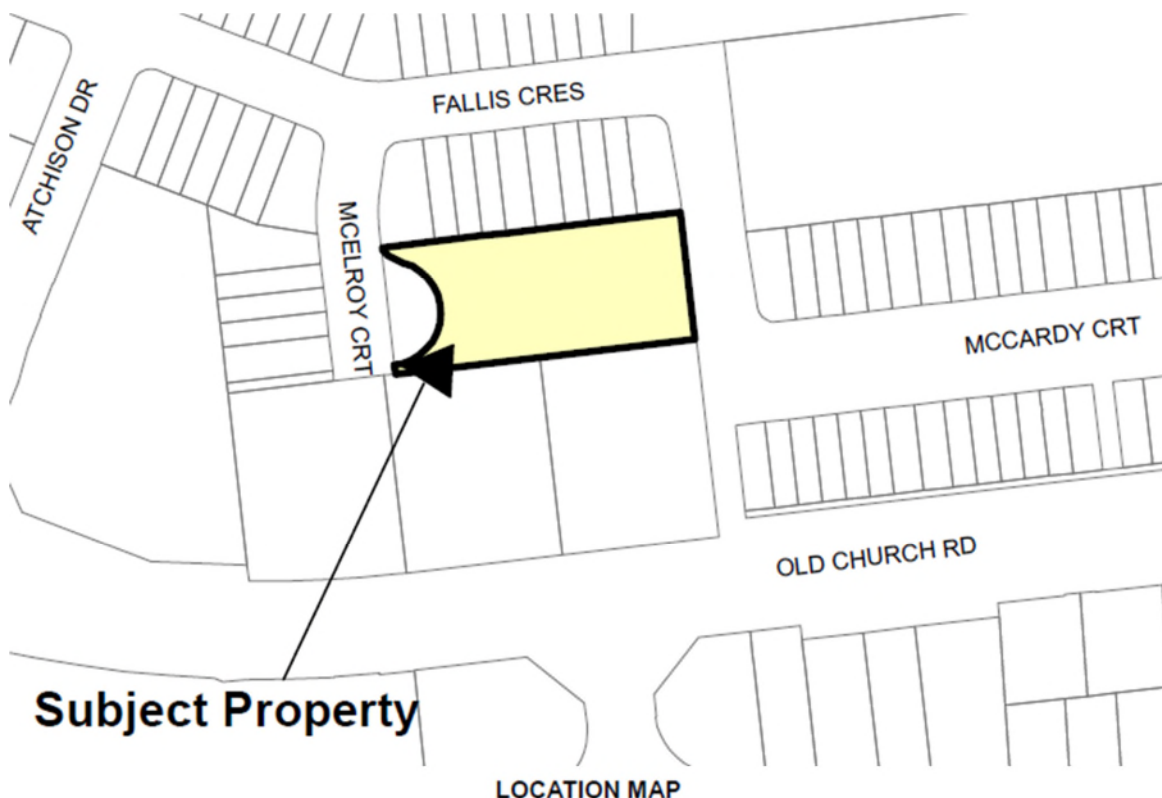
If you wish to be notified of the decision of the Town of Caledon on the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

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: May 23, 2019



Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: June 18, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Paul King on behalf of Pluribus Corp.

File No.: RZ 18-02

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 McElroy Court, in the Rural Service Centre of Caledon East. See Schedule "A" – Location Map, attached. The subject lands are vacant lands, 0.29 hectares (0.72 acres) in size, fronting McElroy Court to the west and Fallis Crescent to the east. The lands are surrounded by existing residential uses to the west, north, east and south. Farther west is another proposed development by the applicant, located at 0 Atchison Drive (Town Files: POPA 18-01, RZ 18-03 and SPA 18-06). Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as "Rural Service Centre" (Schedule D – Regional Structure); and "Settlement Area" (Schedule D1 – Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations). The Town's Official Plan designates the lands as "Rural Service Centre" (Schedule A-1, Town of Caledon, Town Structure); "Special Use Area D: Community Focus Area" (Schedule D – Caledon East Land Use Plan); and "Settlement Area" (Schedule P – Oak Ridges Moraine Conservation Plan Area, Land Use Designations). The lands are currently zoned Townhouse Residential – Exception (RT-538-H18), within Zoning By-law 2006-50, as amended, which prohibits any use of the subject property until the Holding Symbol ("H") is removed. The H-18 symbol is not to be removed until such time as:

- A site plan application has been submitted and deemed satisfactory to the Town of Caledon; and
- The Town of Caledon is satisfied with the connection of Street J (i.e. McCardy Court) and Street K (i.e. McElroy Court), as shown on the October 2012 Redlined Draft Plan.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development.

Proposal Information:

An application for a Zoning By-law Amendment was submitted by Paul King to the Town and deemed complete on May 10, 2018.



Public Meeting Information Report

Community Services Department - Planning & Development

The applicant proposes to change the current Townhouse Residential zone standards and remove the applicable Holding Symbol (“H”) to allow for the development of 14 three-storey residential townhouses with reduced lot area and frontage and increased height as well as remove the Holding Zone provision requiring connection of McElroy Court and McCurdy Court.

A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development. Please see Schedule “C” – Proposed Site Plan and Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on May 24, 2018 and signage is posted on the property.

The first submission of the application was circulated to external agencies and internal departments for review and comment, and a consolidated comments letter was provided to the applicant on October 30, 2018. A second submission of the application was received on May 2, 2019, and is currently under review by internal departments and external agencies.

A resident’s meeting was also held on November 13, 2018, at the Caledon East Community Complex, at which time Town of Caledon Planning and Development staff and the consultant for the applicant provided an overview of the proposal, and the applicant and his consultant team were available to answer questions. Notice of the resident’s meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands.

As noted, the second submission of the application is currently under review, and once all the comments are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town’s website.

Comments received on the first submission are briefly outlined below for your information:

- Region of Peel: Regional staff have no objections to the application for zoning by-law amendment and lifting of holding zone (H18). A revised site plan submission is required to address detailed design comments.
- 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, Region of Peel, GO Transit and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Corporate Services, Legal Services: On August 17, 2017, ownership was transferred to Pluribus Corp. Plan 43M-1921 shows a Reserve on either side of the Property restricting access. Should the Owner require access over a Reserve, Legal Services will require further instructions to lift one of the two Reserves.
- Town of Caledon, Corporate Services, Legislative Services: Comments and conditions of draft plan approval were provided related to the Town’s accessibility standards for universal design, sidewalks, and exterior travel route lighting.
- Town of Caledon Control Architect Peer Review: The proposed architecture portrayed in the Urban Design Brief supports a traditional, heritage-inspired character that is appropriate for this

Public Meeting Information Report

Community Services Department - Planning & Development

area. Revisions to the Urban Design Brief, Site Plans and Elevation Plans are required to address comments related to the interface of corner lots with the public realm (e.g. enhanced architecture), screening of utility boxes, treatment of front steps and entrances, porch widths, public realm landscape and streetscape treatments, and massing of the roofs.

- Town of Caledon, Community Services, Engineering: Revisions to engineering drawings are requested to address grading and servicing comments. Further details related to the proposed retaining wall along the south limit is required.
- Town of Caledon, Community Services, Open Space Design: Revisions to the landscaping plans and details are required to meet Town of Caledon standards. Cash-in-lieu of Parkland Dedication will be required as part of the Site Plan approval process.
- Town of Caledon, Community Services, Zoning: Justification must be provided to remove the zoning Holding Symbol without a road connection between McElroy Court and McCurdy Court. Furthermore, revisions to the proposed Zoning By-law provisions are required to address staff concerns, including reduced lot frontages and setbacks.
- Town of Caledon, Community Services, Planning & Development: Further justification and/or clarification is required with respect to the revised orientation and footprint of the proposed townhouses and future connectivity of McElroy and McCurdy Courts as well as grading and stormwater concerns, urban design, landscape and zoning. A number of technical studies and drawings require revision, including but not limited to Stormwater Management, Grading, Urban Design, Landscape and Planning to meet applicable Town, Regional and Provincial policies and standards.

The following agencies have provided comments and/or conditions of draft plan approval:

- Dufferin-Peel Catholic District School Board
- Canada Post
- Peel District School Board
- Rogers Communications Canada

The following agencies have no comments or concerns:

- Town of Caledon, Policy & Sustainability - Heritage
- Town of Caledon, Policy & Sustainability – Policy
- Hydro One

Comments are outstanding from the following agencies:

- Municipal Property Assessment Corporation (MPAC)
- Ontario Provincial Police (OPP), Caledon Detachment

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 23, 2019 and posted on the Town's website.



Public Meeting Information Report

Community Services Department - Planning & Development

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.

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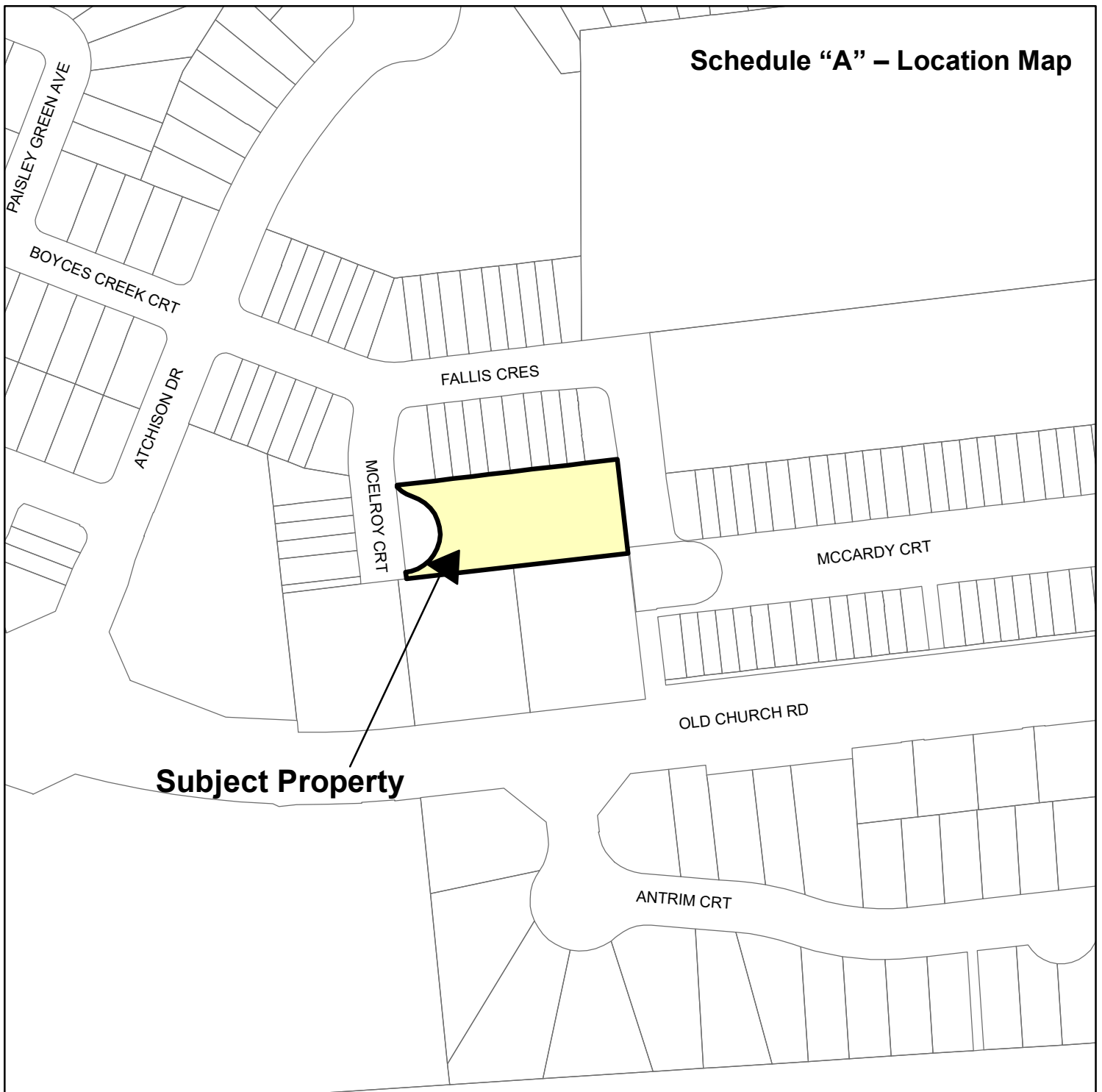
Contact:

For further information, please contact Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or leilani.lee-yates@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Site Plan and Zoning By-law Amendment

Schedule "A" – Location Map



Zoning By-law Amendment Application

RZ 18-02

Pluribus Corp.

0 McElroy Court

Blocks 142 & 145, Plan 43M-1921

LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-02



Schedule "B" – Aerial Photograph

Subject Property

Zoning By-law Amendment Application

RZ 18-02

Pluribus Corp.

0 McElroy Court

Blocks 142 & 145, Plan 43M-1921

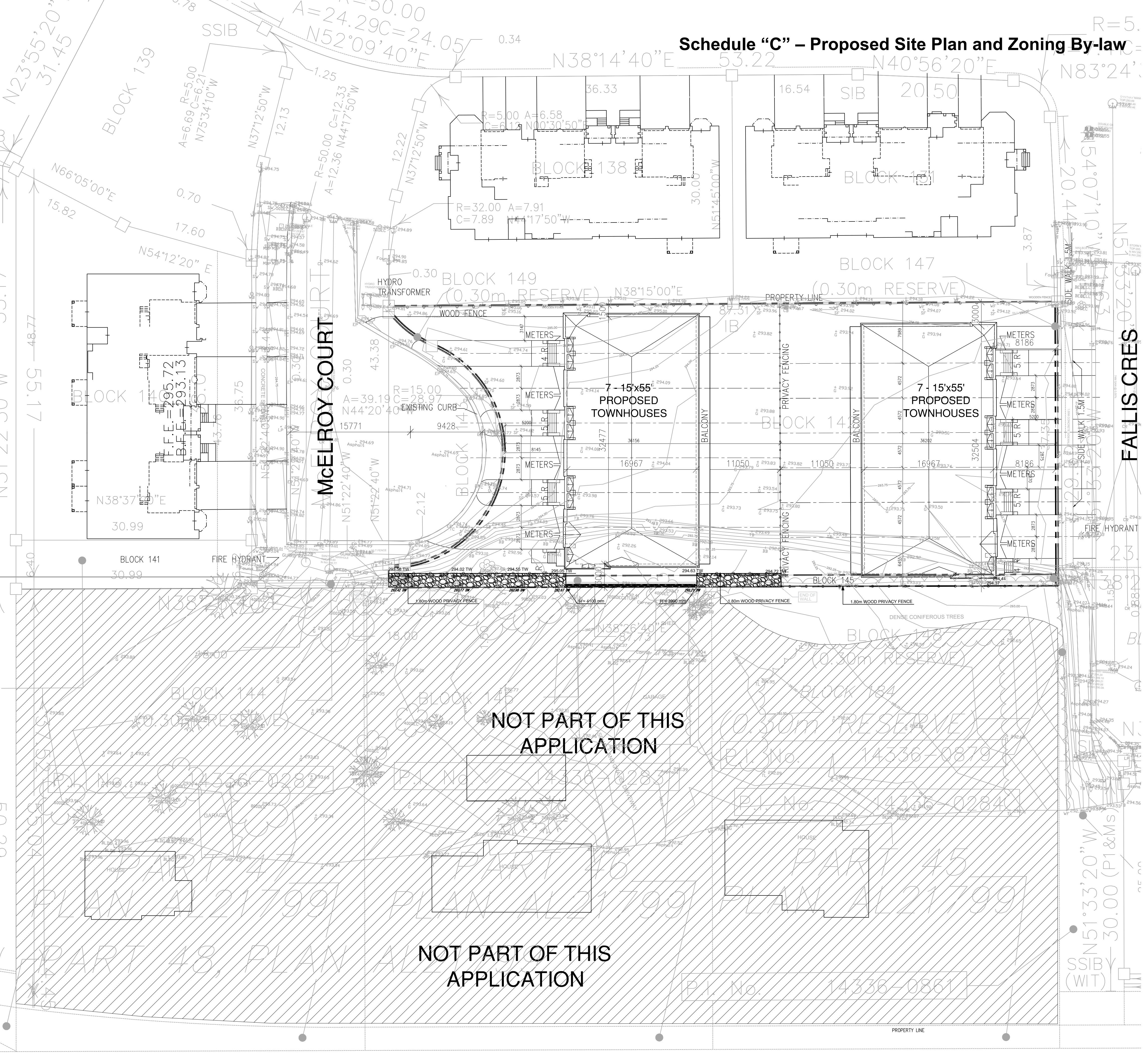
LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-02

Schedule "C" – Proposed Site Plan and Zoning By-law




SCHEDULE "A" ZONING BY-LAW

No. 2019-____

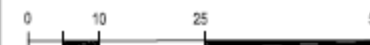
PLURIBUS CORP.
Blocks 142 and 145
Plan 43M-1921
Town of Caledon
Regional Municipality of Peel

LEGEND

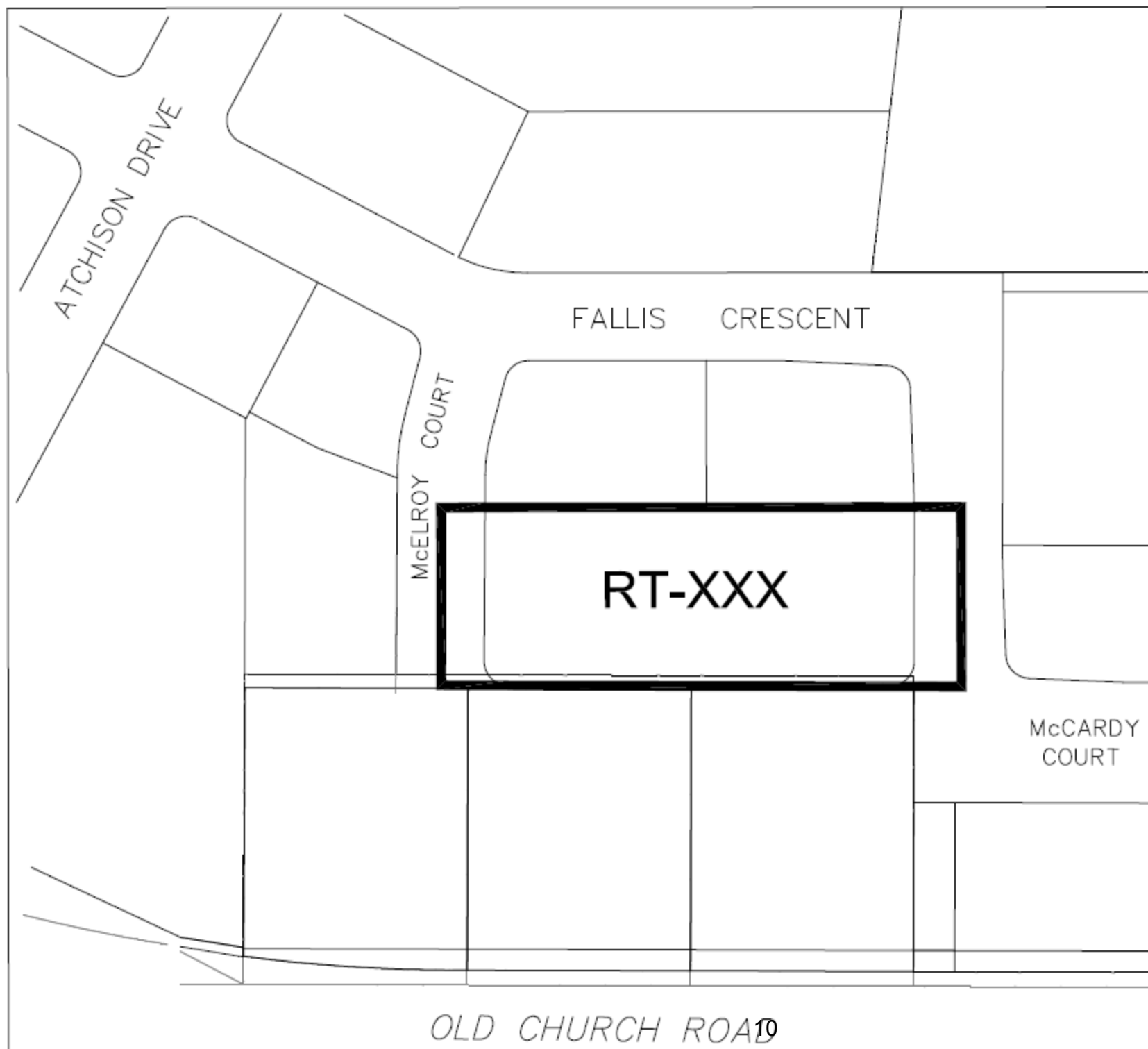
 Subject Lands to be rezoned from Townhouse Residential Exception 538 - Holding Zone 18 (RT-538-H18) to the Zone Identified on this Schedule



Scale: Metres



Date: Apr 27, 2019





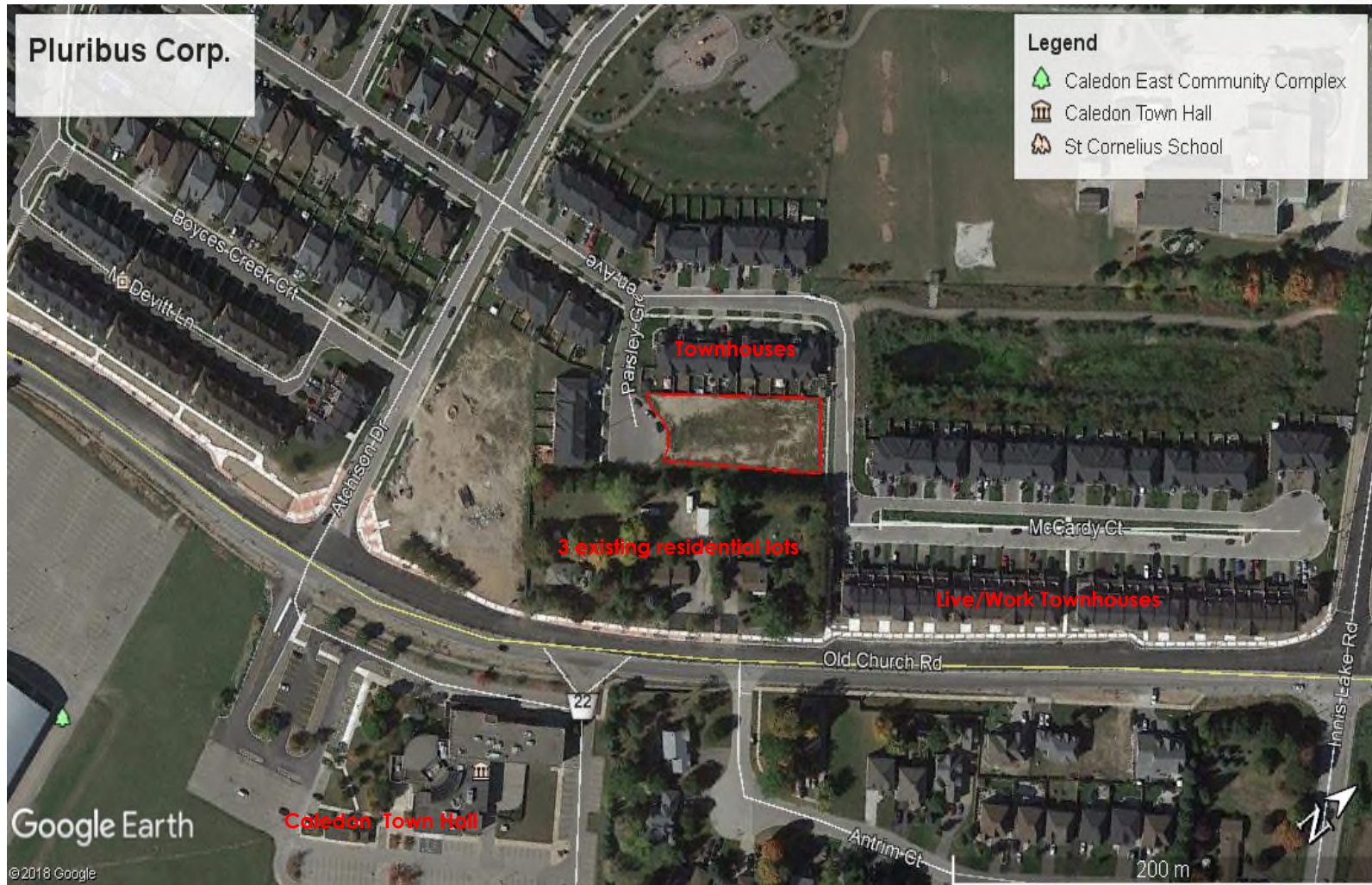
Public Meeting

Pluribus Corp.

McElroy Court & Fallis Crescent, Caledon East

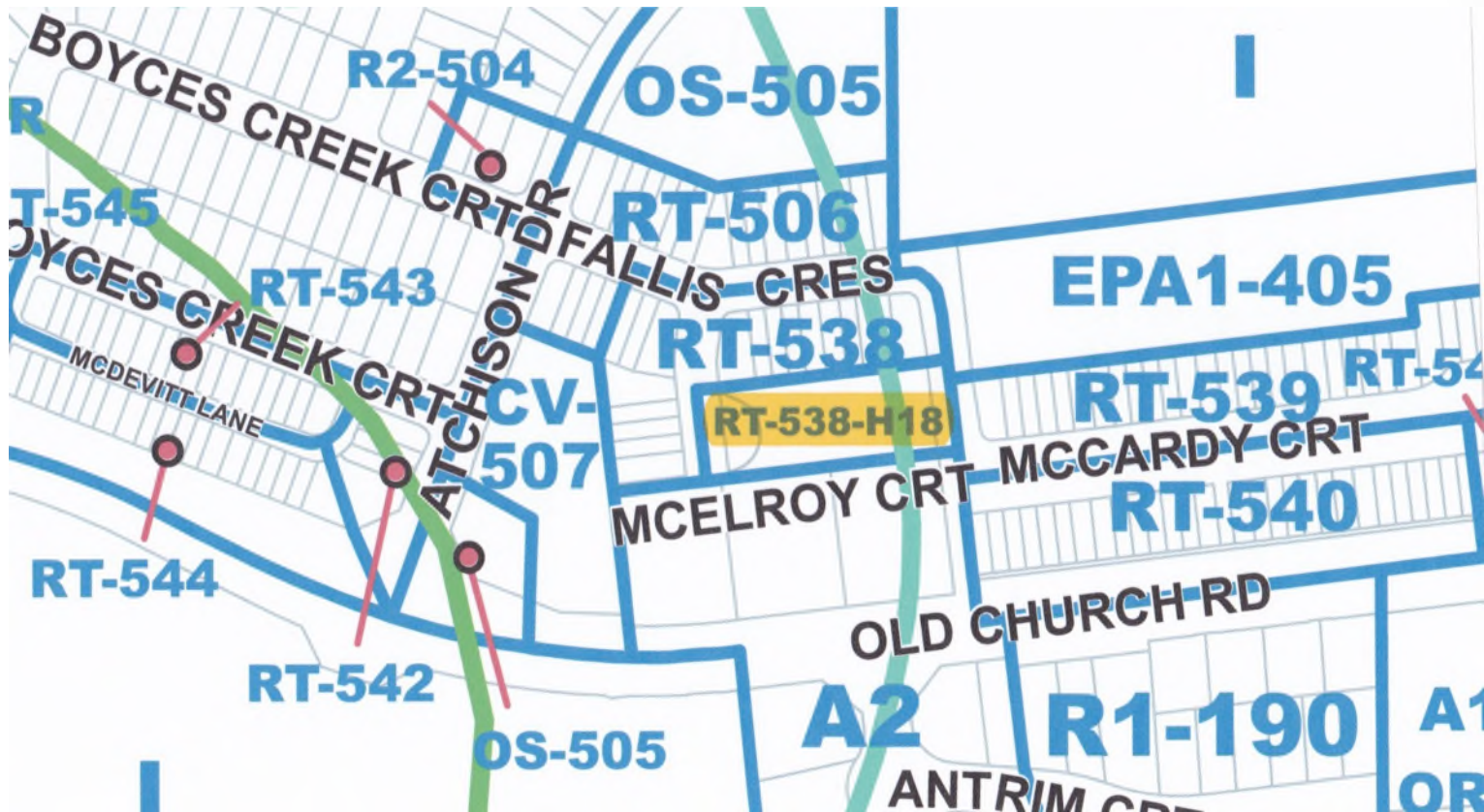
June 18, 2019

Pluribus Corp.



Pluribus Corp.

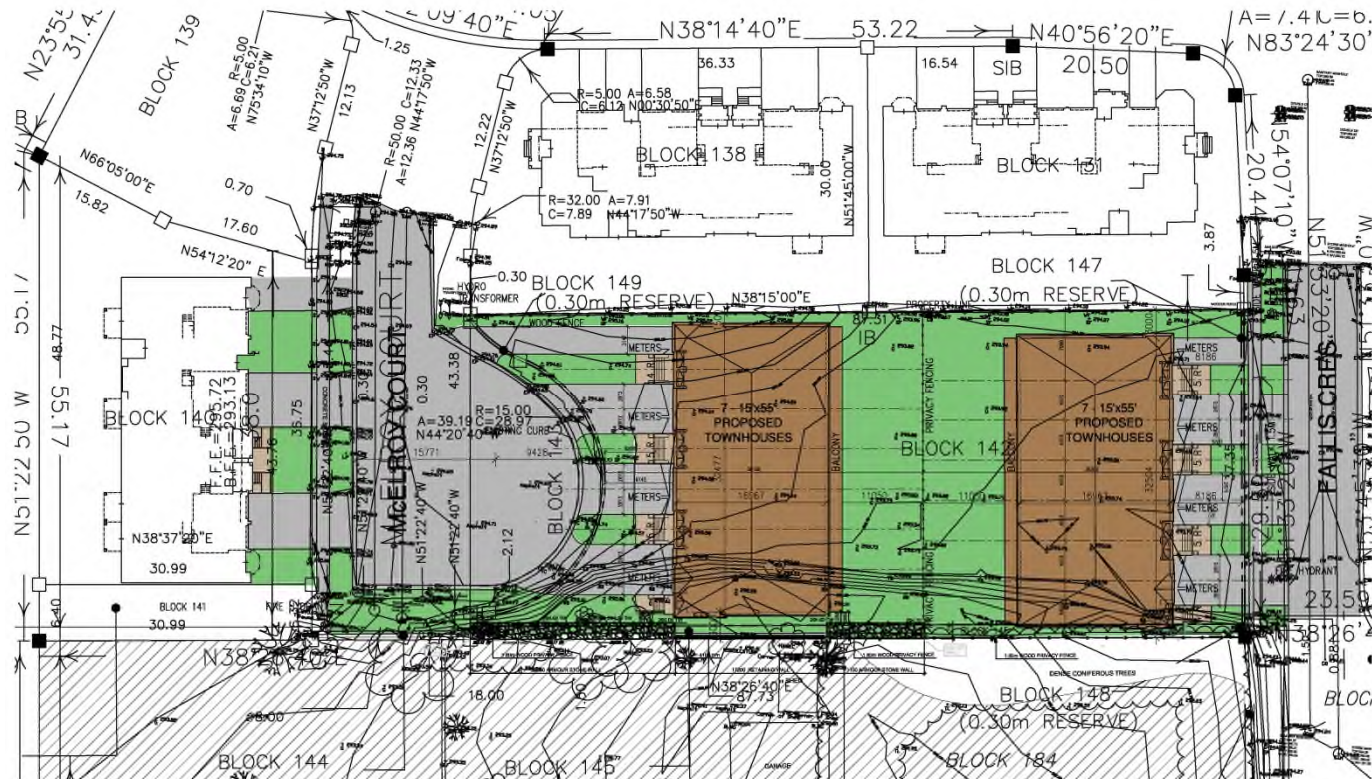
- Zoning



Pluribus Corp.

- Development Proposal
- 14 street townhouses in 2 blocks of 7 units
- Blocks fronting McElroy Court and Fallis Crescent
- Lot frontage – 4.57m, Lot Depth- 35m
- Buildings
 - 3 storeys, approximately 2,000 sq. ft. of living space
 - Each dwelling includes 2 garage parking spaces (tandem) and 1 parking space in the driveway

Site Plan



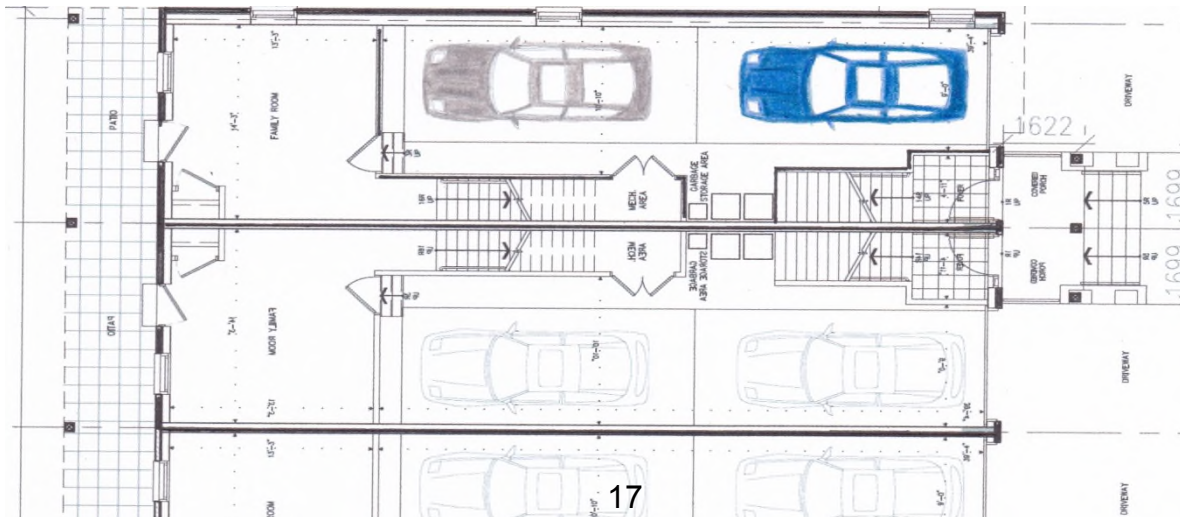
Pluribus Corp.

View – McElroy Court



Pluribus Corp.

- Building Elevation & Ground Floor Plan



Planning Applications

- Zoning By-law Amendment – RZ 18-02
 - Revise minimum lot area from 195m² to 165m²
 - Revise minimum lot frontage from 7m to 4.57m
 - Increase building height from 10m to 11.9m
 - Reduce the maximum number of dwelling units in a townhouse block from 8 to 7
 - Reduce the maximum permitted building area per lot from 60% to 55%
 - Remove the “holding” symbol on the property



Notice of Public Meeting

Proposed Official Plan and Zoning By-law Amendments

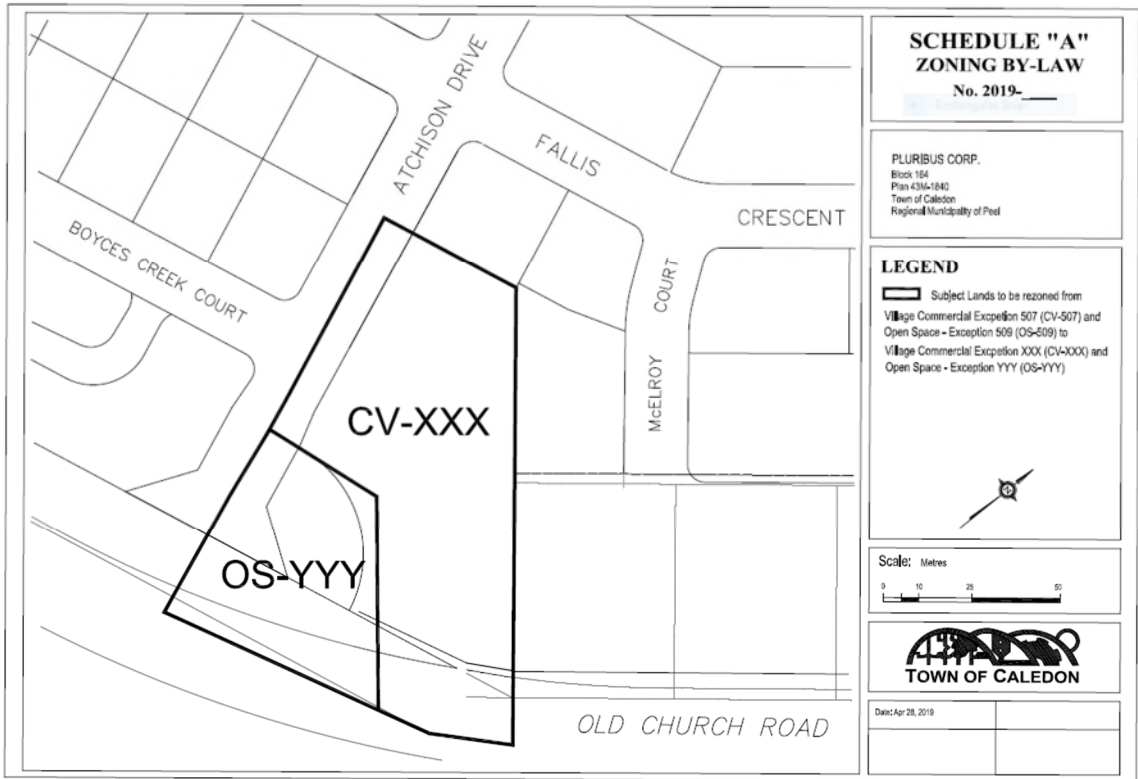
FILE NUMBER(S): POPA 18-01, RZ 18-03
Related File Number(s): SPA 18-06

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

Meeting Date: June 18, 2019
Info 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: Paul King on behalf of Pluribus Corp.
Location: 0 Atchison Drive
Block 164 on Plan 43M-1840 (Town Square)
Ward 3

PROPOSED CHANGES:
To amend the Official Plan and Zoning By-law to permit a 5-storey mixed use building consisting of 87 residential units, approximately 700 square metres (7,535 square feet) of commercial floor space, a 0.1 ha (0.25 acre) open space area (Town Square), and a total of 172 parking spaces provided above and below grade. The subject lands are approximately 0.59 hectares (1.45 acres) in size. The applicant proposes to amend the Official Plan to address the differences between the policy requirements specific to the current land use designation, “Special Use Area C: Community Focus Area” (Schedule D – Caledon East Land Use Plan) and the development proposal. A Zoning By-law Amendment is proposed to change the Village Commercial Exception 36 (CV-36) and Open Space Exception 26 (OS-26) zones to a Village Commercial Exception zone and Open Space Exception zone. A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of 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:**

Leilani Lee-Yates, Senior Planner, Development - West
905.584.2272 x. 4228
leilani.lee-yates@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Official Plan Amendment and/or 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 proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

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HOW TO STAY INFORMED:

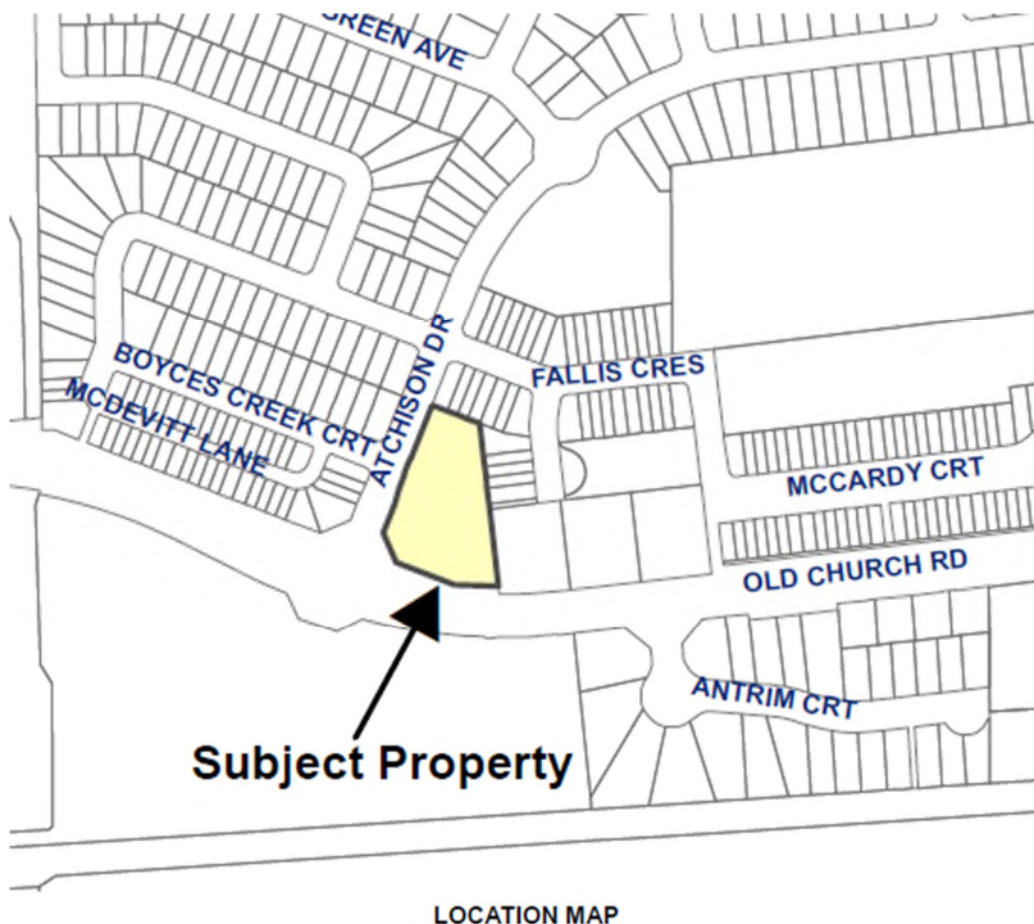
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ACCESSIBILITY:

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: May 23, 2019



Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: June 18, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Paul King on behalf of Pluribus Corp.

File No.: POPA 18-01 and RZ 18-03

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 Atchison Drive., in the Rural Service Centre of Caledon East. See Schedule "A" – Location Map, attached. The subject lands are vacant lands approximately 0.59 hectares (1.45 acres) in size fronting Old Church Road to the south and Atchison Drive the west. The lands are surrounded by existing residential uses to the west, north and east. Located to the south is Caledon Town Hall. Farther east is another proposed development by the applicant, located at 0 McElroy Court (Town Files: RZ 18-02 and SPA 18-07). Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as "Rural Service Centre" (Schedule D – Regional Structure); and "Settlement Area" (Schedule D1 – Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations). The Town's Official Plan designates the lands as "Rural Service Centre" (Schedule A-1, Town of Caledon, Town Structure); "Special Use Area C: Community Focus Area" (Schedule D – Caledon East Land Use Plan); and "Settlement Area" (Schedule P – Oak Ridges Moraine Conservation Plan Area, Land Use Designations). The subject lands are zoned Village Commercial Exception 507 (CV-507) and Open Space Exception 505 (OS-505) within consolidated Zoning By-law 2006-50, as amended (formerly zoned CV-36 and OS-26 within Zoning By-law 2011-027).

Proposal Information:

Applications for Official Plan and Zoning By-law Amendments were submitted by Paul King to the Town and deemed complete on May 24, 2018.

The applications propose to amend the Official Plan and Zoning By-law to permit a 5-storey mixed use building consisting of 87 residential units, approximately 700 square metres (7,535 square feet) of commercial floor space, a 0.1 ha (0.25 acre) open space area (Town Square), and a total of 207 parking spaces provided above and below grade. The current land use designation and zoning permits up to two, 3-4 storey buildings with only commercial space on the first floor (a maximum 650 square metres or 6,997 square feet of commercial space) and up to 12 residential units on the upper floors. Furthermore, the current permissions for the Town Square are for a landscaped public open space area.

The applicant proposes to amend the Official Plan to address the differences between the policy requirements specific to the current land use designation, "Special Use Area C: Community Focus Area"



Public Meeting Information Report

Community Services Department - Planning & Development

(Schedule D – Caledon East Land Use Plan) and the development proposal. The applicant proposes to increase the building height from 4 to 5 storeys; increase the maximum area of retail commercial uses from 650 square metres to approximately 700 square metres; establish a residential density of 145 units/net hectare that would permit 87 units; add retail uses; and permit a publicly accessible privately-owned landscaped open space area.

A Zoning By-law Amendment is proposed to change the Village Commercial Exception 507 (CV-507) and Open Space Exception 505 (OS-505) zones to a Village Commercial Exception zone and Open Space Exception zone. The proposal would permit an increase to building height, dwelling units (including ground floor units), and non-residential gross floor area; a reduction in setbacks (building and parking spaces), planting strip width, and parking spaces; and a private park with accessory outside display, sales or patio areas associated with the commercial uses. A Site Plan Application is being reviewed concurrently that depicts the proposed form and design of the development. Please see Schedule “C” – Proposed Site Plan and Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on May 24, 2018 and signage is posted on the property.

The first submission of the application was circulated to external agencies and internal departments for review and comment, and a consolidated comments letter was provided to the applicant on October 24, 2018. A second submission of the application was received on May 2, 2019, and is currently under review by internal departments and external agencies.

A resident’s meeting was also held on November 13, 2018, at the Caledon East Community Complex, at which time Town of Caledon Planning and Development staff and the consultant for the applicant provided an overview of the proposal, and the applicant and his consultant team were available to answer questions. Notice of the resident’s meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands.

As noted, the second submission of the application is currently under review, and once all the comments are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town’s website.

Comments received on the first submission are briefly outlined below for your information:

- **Region of Peel:** The proposed density of the development is greater than anticipated during the subdivision process. The technical reports and studies submitted in support of the application must demonstrate that the number of occupants can be supported (by municipal water and wastewater services etc.). Revisions to the Noise Impact Study, Functional Servicing Report (FSR) and Stormwater Management (SWM) Report are required to address Regional criteria and standards.
- **Town of Caledon, Finance and Infrastructure Services, Finance:** The property is currently assessed as Commercial. Any future development would be subject to the applicable Town of Caledon, Region of Peel, GO Transit and Education development charges as per the respective development charge by-laws.
- **Town of Caledon, Corporate Services, Legal Services:** There are three 0.3 metre reserves along the outer edge of the Property. The entrance way to the Site must line up with Plan 43M-1840. If

Public Meeting Information Report

Community Services Department - Planning & Development

an additional entrance way will be required to the Property, the Town will be required to lift a 0.3 metre reserve.

- Town of Caledon, Corporate Services, Legislative Services: Comments and conditions of draft plan approval were provided related to the Town's accessibility standards for universal design, sidewalks, and exterior travel route lighting.
- Town of Caledon Control Architect Peer Review: Revisions to the Urban Design Brief, Site Plans and Elevation Plans are required to demonstrate that the development meets the Town-Wide Design Guidelines. Furthermore, it is recommended that the mixed-use building be set back 3-4 metres from Old Church Road to improve visual access to the proposed town square, and the 4th and 5th floors along the east wall of the building step back from the adjacent existing detached dwellings to provide a more gentle transition.
- Town of Caledon, Community Services, Engineering: The Noise Impact Report is to be revised to evaluate any impacts the proposed building will have on the surrounding residences, including but not limited to the garbage truck maneuvering area. Once the revised report is received by the Town, the noise report is to be peer reviewed at the applicant's expense. The FSR and SWM Reports are to be revised to address Region of Peel Comments, and to ensure the Town's engineering criteria and standards are met.
- Town of Caledon, Community Services, Open Space Design: Revisions to the landscaping plans and details are required to meet Town of Caledon standards. The Town is requiring a permanent public easement over the town square Open Space (OS) zone. Ownership of the town square will be retained by the condominium corporation. Cash-in-lieu of Parkland Dedication will be required as part of the Site Plan approval process.
- Town of Caledon, Finance and Infrastructure Services, Transportation Development: The site-specific zoning on the subject lands requires 213 parking spaces and the proposed development is deficient by 40. Staff does not accept the proposal to share the proposed parking supply between residential and non-residential visitors as there will be overlap of parking demands during the day (8am to 8pm) on weekdays and weekends. The development application proposes a total of 173 vehicle parking spaces; 137 spaces for the Apartment Building and 36 spaces for the Visitors and Retail Stores.
- Town of Caledon, Community Services, Zoning: Staff need additional information for the proposed Zoning By-law Amendment in its current form, particularly as it pertains to setbacks, landscape buffering and parking. Revisions to the proposed Zoning By-law are required.
- Town of Caledon, Community Services, Planning & Development: A number of the technical studies, including but not limited to Servicing, Stormwater, Grading, Traffic, Noise, Market Impact, Urban Design and Planning require revision to correct inconsistent development statistics (non-residential GFA) and to meet applicable Town, Regional and Provincial policies and standards. Additional justification is needed to support the Official Plan Amendment from a market, impact and housing policy perspective. Revisions to the Shadow Study are required to address inconsistencies. Additional clarification is required for the proposed POPS (privately owned public space) and how it will be animated.

Public Meeting Information Report

Community Services Department - Planning & Development

The following agencies have provided comments and/or conditions of draft plan approval:

- Dufferin-Peel Catholic District School Board
- Enbridge
- Peel District School Board
- Canada Post

Comments are outstanding from the following agencies:

- Municipal Property Assessment Corporation (MPAC)
- Ontario Provincial Police (OPP), Caledon Detachment
- Building & Support Services Section, Building (Mechanical, Permit)
- Strategic Initiatives, Economic Development

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 23, 2019 and posted on the Town's website.

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed Official Plan Amendment and/or 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 proposed official plan amendment is adopted and/or 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 proposed official plan amendment is adopted and/or 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 add the person or public body as a party.

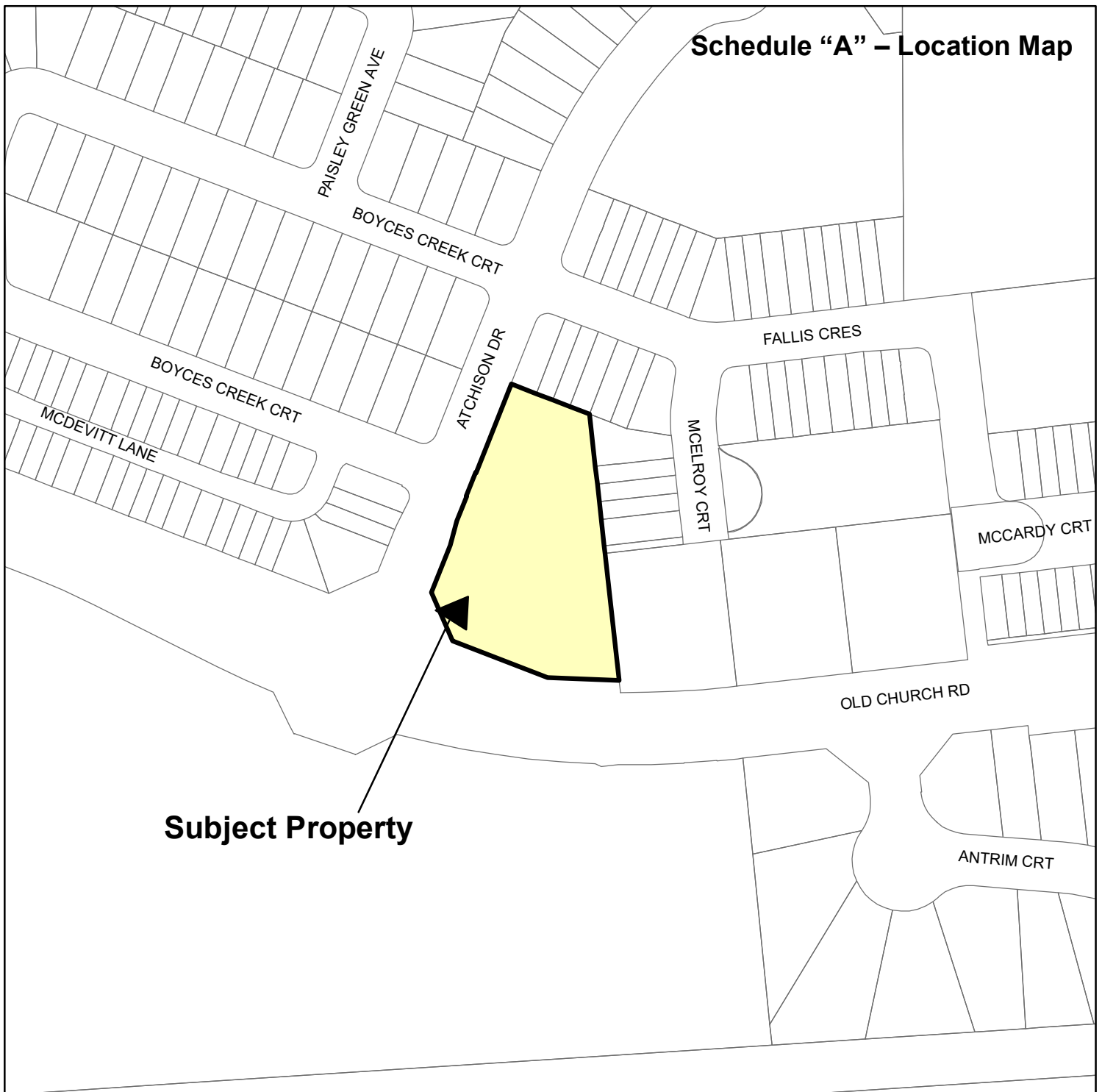
Contact:

For further information, please contact Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or leilani.lee-yates@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Site Plan and Zoning By-law Amendment

Schedule "A" – Location Map



Subject Property

Zoning By-law and Official Plan Amendment Application

RZ 18-03 & POPA 18-01

Chateaux of Caledon Corp.

0 Atchison Drive

Block 164, Plan 43M-1840
25

LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-03 & POPA 18-01



Zoning By-law and Official Plan Amendment Application

RZ 18-03 & POPA 18-01

Chateaux of Caledon Corp.

0 Atchison Drive

Block 164, Plan 43M-1840
26

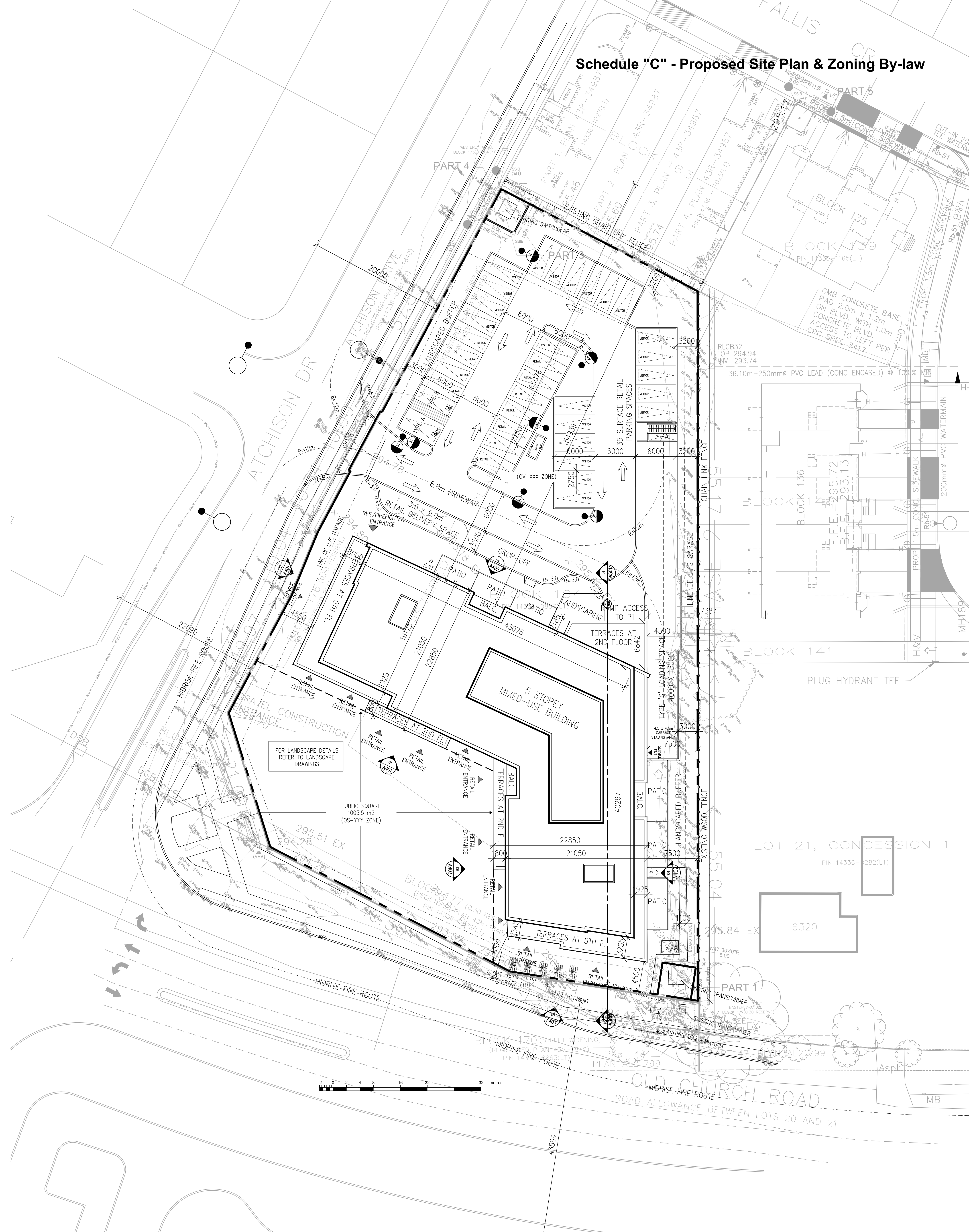
LOCATION MAP



Date: May 16, 2019

File No.: RZ 18-03 & POPA 18-01

Schedule "C" - Proposed Site Plan & Zoning By-law




SCHEDULE "A" ZONING BY-LAW

No. 2019-___

Rectangular Snip

PLURIBUS CORP.
Block 164
Plan 43M-1840
Town of Caledon
Regional Municipality of Peel

LEGEND

 Subject Lands to be rezoned from
Village Commercial Exception 507 (CV-507) and
Open Space - Exception 509 (OS-509) to
Village Commercial Exception XXX (CV-XXX) and
Open Space - Exception YYY (OS-YYY)



Scale: Metres



Date: Apr 28, 2019





Public Meeting

Pluribus Corp.

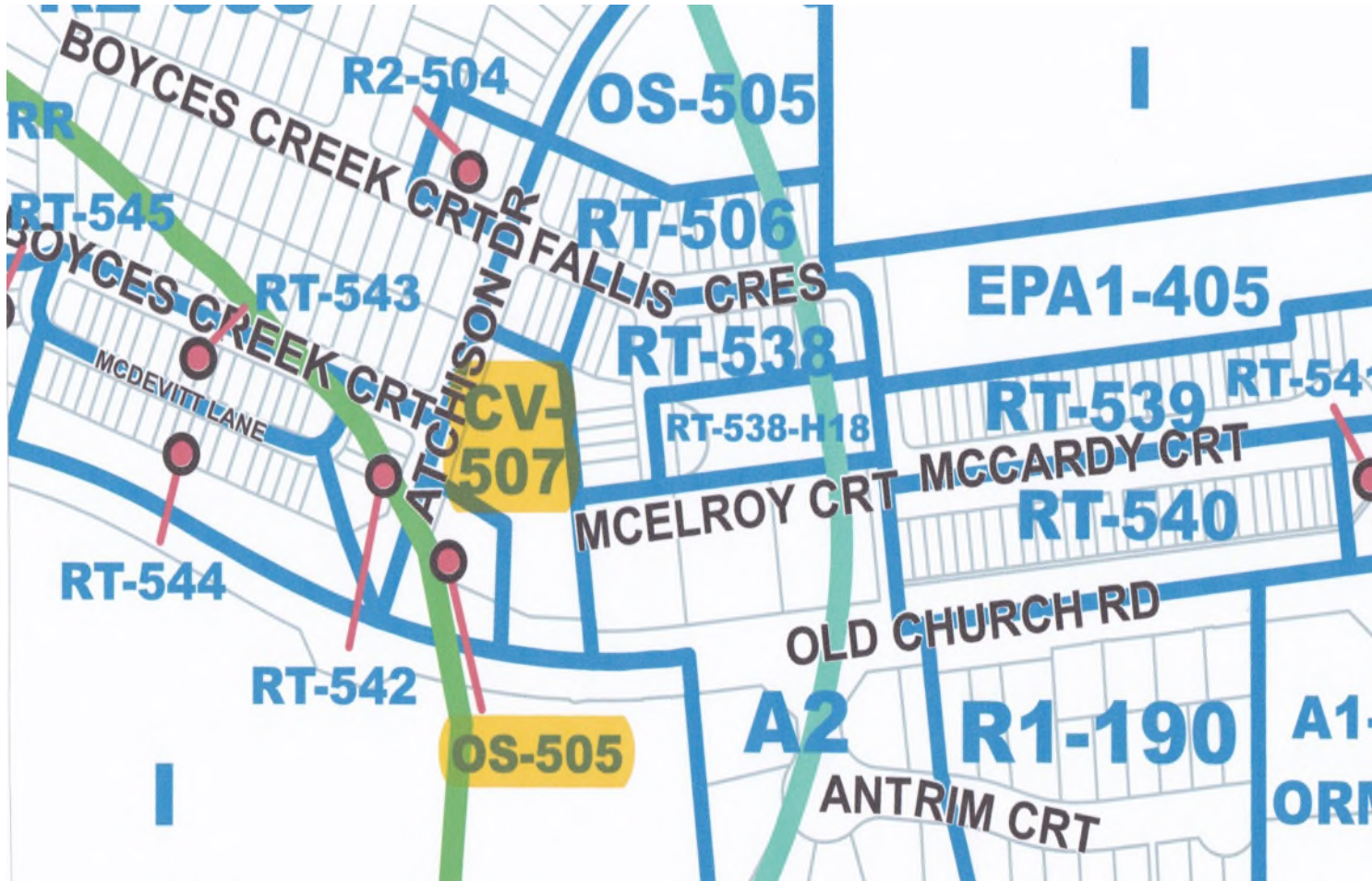
Atchison Drive & Old Church Road, Caledon East

June 18, 2019





Pluribus Corp.



Development Proposal

- Mixed-use (residential & commercial) mid-rise building with a privately owned, publically accessible open space area – Town Square
- Residential - 5 storey, 87 condominium units, mix of 1 bed, 1 bed + den, 2 bed and 2 bed + den, size range, x sq. ft. to y sq. ft.
- Commercial – 700 sq. m. ground floor retail and office space fronting onto the Town Square
- Town Square of 1,000 sq. m.
- One level of underground parking – 172 spaces, + residential lockers, bicycle storage and residential garbage storage
- Surface parking lot – 35 spaces for commercial and visitor parking accessed from Atchison Drive

Parameter	Value
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architectural team • A220-

Abstract

paolo king

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institute landscape architects

strategic consulting

grat
nabawu x miziku

spc# 2018-0008

17.00

034

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drawing number
A405

Pluribus Corp.





- **Planning Applications**

- Proposed Official Plan Amendment – POPA 18-01
 - Increase the permitted maximum gross retail floor area from 650 sq. m. (7,000 sq. ft.) to 697 sq. m. (7,500 sq. ft.).
 - Increase the permitted height of the building from 4 storeys to 5 storeys.
- Zoning By-law Amendment – RZ 18-03
 - Maximum building area of 30%
 - Increase building height from 11 m to 17.3 m.
 - Increase retail GFA from 650 sq. m. to 700 sq. m.
 - Revise parking from 2 spaces/unit to 1.75 spaces/unit for residential uses.
 - Revise commercial parking requirement from 1/20 sq. m. of net floor area to 1/40 sq. m. of net floor area.
 - Allow residential uses on the ground floor of the building.
 - Allow limited accessory outside sales and patio space in the Town Square – include Farmers Market as a permitted use.
 - Increase number of units from 12 to 87 units.
 - Change permission for 2 buildings to 1 building



Notice of Public Meeting

Proposed Draft Plan of Subdivision

FILE NUMBER(S): 21T-91015C

Related File Number(s): NEC18-450

A Public Meeting will be held to consider a proposed Draft Plan of Subdivision. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: June 18, 2019

Info 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: Nicole Yang on behalf of The Manors of Belfountain Corp.

Location: Part of Lots 8 and 9
Concession 5, WHS (CAL)
Ward 1

PROPOSED CHANGES:

To **establish a Plan of Subdivision** on the subject lands to permit the creation of 70 estate residential lots, a 2.35 hectare (5.81 acre) park block and an 18.96 hectare (46.85 acre) open space area and buffer associated with the West Credit River. The residential lots are proposed to be serviced by individual private wells and wastewater (septic) systems. The subject lands are 70.28 hectares (173.67 acres) in area and are located on the east side of Shaws Creek Road, south and east of Mississauga Road/Old Main Street, in the Hamlet of Belfountain.

The application has been appealed to the Local Planning Appeal Tribunal by the applicant under s. 51(34) of the *Planning Act*, because the Town of Caledon did not make a decision to give or refuse to give approval of the draft plan of subdivision within the prescribed time.



**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:**

Leilani Lee-Yates, Senior Planner, Development - West
905.584.2272 x. 4228
leilani.lee-yates@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed plan of subdivision, 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 does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 in respect of the proposed plan of subdivision, 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: May 23, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: June 18, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Nicole Yang on behalf of The Manors of Belfountain Corp.

File No.: 21T-91015C

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 on the east side of Shaws Creek Road, south and west of Mississauga Road/Old Main Street, in the Hamlet of Belfountain, and legally described as Part of Lots 8 and 0, Concession 5 WHS (CAL), Ward 1, Town of Caledon. See Schedule "A" – Location Map, attached. The subject lands are vacant lands approximate 70.28 hectares (173.67 acres) in size. The lands are surrounded by existing agricultural uses to the west and south, and residential uses to the north and east. The West Credit River traverses the north of the subject lands, and there are woodlands, wetlands and watercourses located to the south of the lands. Please see Schedule "B" – Aerial Photograph, attached.

Belfountain is designated a "Minor Urban Centre" within the *Niagara Escarpment Plan, 2017* (NEP). The proposed draft plan of subdivision is subject to the Minor Urban Centre policies (i.e. Section 1.6) and Part 2 Development Criteria of the NEP. As such, Belfountain is within the NEP area of Development Control, and there are no applicable Town zoning standards within the hamlet. The applicant has also submitted a Development Permit application to the Niagara Escarpment Commission (NEC) (Related Town File: NEC18-450). According to Section 24.(3) of the *Niagara Escarpment Planning and Development Act*, the Town cannot make a decision on the proposed Draft Plan of Subdivision application until an NEC Development Permit has been issued.

The Region of Peel's Official Plan designates the lands as "Core Area of the Greenlands System" (Schedule A – Core Areas of the Greenlands System in Peel); "Rural System" (Schedule D – Regional Structure); "Niagara Escarpment Plan Area" (Schedule D3 – Greenbelt Plan Area Land Use Designations); and "Settlement with Undelineated Built Boundaries" (Schedule D4 – The Growth Plan Policy Areas in Peel).

The Town's Official Plan designates the lands as "Settlement Area" (Schedule A, Town of Caledon Land Use Plan); "Hamlet" (Schedule A1 – Town of Caledon Town Structure); and "Settlement Area" (Schedule S – The Greenbelt in Caledon).

A portion of the subject lands are regulated by the Credit Valley Conservation (CVC) under Ontario Regulation (O. Reg.) 160/06.



Public Meeting Information Report

Community Services Department - Planning & Development

Proposal Information:

The subject lands have an extensive history with respect to residential development proposals. A previous Plan of Subdivision application (File No. 21T-88024C) was initially submitted in 1988 by previous owners, and generally referred to as “Enterac”. This plan of subdivision initially proposed to create 73 estate residential lots within the subject lands. Related Development Permit applications were concurrently filed with the NEC to facilitate the proposed dwelling and infrastructure construction within the plan of subdivision. This subdivision application was ultimately referred to the Ontario Municipal Board (OMB) by the Town, applicant and a local ratepayers association under the *Planning Act*. The related NEC Development Permit applications were refused by the NEC and subsequently appealed to the Board by the applicant under the *Niagara Escarpment Planning and Development Act*. The collective referral/appeal of these applications to the Board resulted in a Joint Board Decision dated August 28, 1990 which refused the draft plan of subdivision application and confirmed the NEC decision to refuse the corresponding Development Permit application. The contents of this decision, however, acknowledged the potential for residential development on the subject lands and outlined principles for any future residential development, to be considered as part of any future proposal submission.

Subsequent to the 1990 Joint Board Decision, the current draft Plan of Subdivision application (File: 21T-91015C) was submitted by Enterac on July 5, 1991 for the subject lands. The initial subdivision submission proposed to create 48 estate residential lots as well as a 17.37-hectare open space block. Based on review comments received from Town departments and external public agencies, various technical reports were submitted in support of the proposed plan following the initial application submission. This review dialogue continued for several years and involved revised draft plan submissions in August 1997 and February 1998.

The current applicant, The Manors of Belfountain Corp., attended pre-submission consultation meetings on July 26, 2012, June 12, 2014 and September 21, 2017, regarding a revised application submission. On March 7, 2018, an updated application submission package was received from Glen Schnarr & Associates Inc., on behalf of The Manors of Belfountain Corp, being the new owners of the subject lands.

A related Development Permit application was submitted concurrently to the NEC and circulated to the Town (File NEC2018-450) with respect to the proposed revised subdivision submission. The Draft Plan of Subdivision was appealed to the OMB/LPAT by the applicant on March 27, 2018, because the Town of Caledon did not make a decision to give or refuse to give approval of the draft plan of subdivision within the prescribed time. Under the Ontario *Planning Act*, if the approval authority does not make a decision to approve or refuse the application within 180 days after the day the application is received by the approval authority, the applicant may appeal the application to the Tribunal.

The current application submission proposes to establish a Plan of Subdivision on the subject lands to permit the creation of 70 estate residential lots, a 2.35-hectare (5.81 acre) park block and an 18.96 hectare (46.85 acre) open space area and buffer associated with the West Credit River. The residential lots are proposed to be serviced by individual private wells and wastewater (septic) systems. Please see Schedule “C” – Proposed Draft Plan of Subdivision, attached.

Consultation:

Given that the application was originally submitted in 1991, a Notice of Application was not required to be mailed to surrounding landowners or published in the local newspapers. However, on April 20, 2018, signage was posted on the property to provide notification of the revised application.

Public Meeting Information Report

Community Services Department - Planning & Development

The first submission of the revised application was circulated to external agencies and internal departments for review and comment, and two consolidated comment letters were provided to the applicant on Aug. 15, 2018, and Nov. 2, 2018. A second submission of the application was received on May 9, 2019; however, there were some required reports and plans missing from the submission. Staff will circulate the resubmission when the outstanding submission materials are received. The applicant has submitted the second submission materials to the NEC as well.

Once all the comments on the second submission are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town's website.

Comments received on the first submission are briefly outlined below for your information:

- Region of Peel: The studies and reports submitted in support of the application and summarized in the Planning Justification Report must satisfy all applicable provincial and municipal policy, particularly concerning but not limited to natural heritage protection and site servicing. Mississauga Road is a Regional Road and revisions are required to satisfy the Region's policies and standards related to transportation and servicing.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as Farmland. If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place. Any future development would be subject to the applicable Town of Caledon, Region of Peel, and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Corporate Services, Legislative Services: Comments and conditions of draft plan approval were provided related to the Town's accessibility standards for universal design, sidewalks, and exterior travel route lighting.
- Town of Caledon Control Architect Peer Review: Several revisions to the Urban Design and Architectural Guidelines are required to address comments related to conformity to the Town-Wide Design Guidelines.
- Town of Caledon, Community Services, Heritage Planning: A Cultural Heritage Impact Study (CHIS) or a Built Heritage Inventory report identifying all built heritage resources is required for the remnant farm house, silo and stone mounds and walls. Heritage Resources that have been acknowledged as tree lines, hedgerows and fence lines that identify the demarcation of fields will be maintained. Heritage resources outlined in the CHIS will be avoided wherever possible and maintained/preserved throughout the development through protection strategies such as tree protection zones. These should be incorporated wherever possible in the design.
- Town of Caledon, Community Services, Engineering: The Functional Servicing Report, Stormwater Management Report and Hydrogeology Report must be revised to address comments from the Region of Peel, Credit Valley Conservation (CVC), and the Town; and to ensure the Town's engineering criteria and standards are met. The hydrogeology report was submitted with the first submission and will be peer reviewed.
- Town of Caledon, Community Services, Open Space Design: Revisions to the Visual Impact Study, Urban Design and Architectural Guidelines, Tree Inventory, landscaping plans and details

Public Meeting Information Report

Community Services Department - Planning & Development

are required to meet Town of Caledon standards. The owner shall pay cash-in-lieu of parkland dedication (CIL) to the Town for the portion of parkland that is under dedicated from the required parkland for the subdivision development.

- Town of Caledon, Finance and Infrastructure Services, Transportation Development: As directed by the Caledon Transportation Master Plan, the applicant should review and provide recommendations on the appropriate Cycling Facilities and sidewalks within the subdivision.
- Town of Caledon Fire and Emergency Services: Any building constructed under the requirements of Part '3' of the Ontario Building Code shall be required to provide adequate water supply for firefighting and fire department access. The adequate water supply for firefighting would be on private property and would be on a lot to lot or building to building basis, as this subdivision does not require municipal water supply under the official plan.
- Ontario Provincial Police (OPP), Caledon Detachment: The Belfountain area is subject to seasonal influx of visitors and vehicle traffic which at times already strain existing roadway infrastructure. Further residential development in this area will bring additional vehicle traffic, associated noise, and parking issues onto existing local Town and Regional roads in the area and consideration will have to be given to how this additional traffic will impact. A detailed and careful review of existing traffic patterns and noise levels and the potential impact of any new development on them should be considered prior to approval.
- Credit Valley Conservation (CVC): CVC's Regulated Area encompasses the valleyland located on Block 73 and extends 15 meters from the staked Top of Bank. All development proposed within the Regulated Area (including structures, grading, access, site servicing, etc.) requires a CVC permit, and review for consistency with CVC policies. CVC staff is supportive of the use of Low Impact Development (LID) within the Stormwater Management approach. CVC staff support the concept of preserving the existing depression area (Block 74), woodlot (Block 75) and valleyland (Block 73).
- Town of Caledon, Community Services, Planning & Development: The application must satisfy the various technical requirements related to impacts on the natural environment, cultural heritage, the surrounding community and satisfying the Town's stormwater management requirements. Revisions to the Planning Justification Report and technical studies are required to demonstrate how the proposed development meets the NEP Growth and Development Criteria and Town of Caledon Official Plan policies.

The following agencies have provided comments and/or conditions of draft plan approval:

- Bell Canada
- Canada Post
- Dufferin-Peel Catholic District School Board
- Peel District School Board
- Enbridge
- Rogers



Public Meeting Information Report

Community Services Department - Planning & Development

Comments are outstanding from the following agencies:

- Hyrdo One Networks

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 23, 2019 and posted on the Town's website.

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed plan of subdivision, 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, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

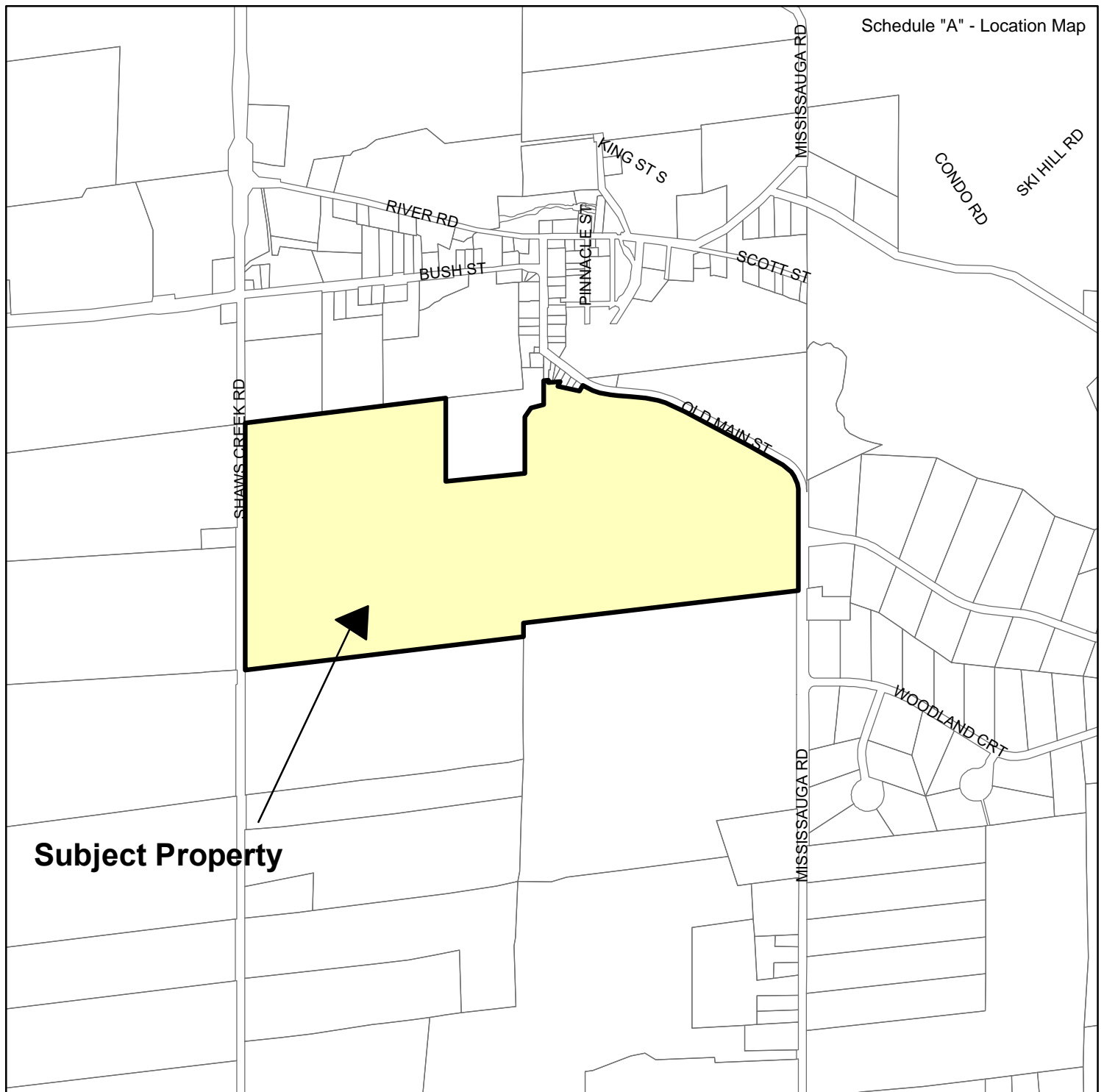
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or leilani.lee-yates@caledon.ca.

Attachments:

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



Draft Plan of Subdivision Application

21T-91015C

The Manors of Belfountain Corp.

Part Lots 8 & 9, Concession 5 (WHS) RP 43R-20408 Part 1
Part Lot 9, Concession 5 RP 43R-20408 Part 2 & 4

LOCATION MAP



Date: May 28, 2019

File No.: 21R-91015C



Draft Plan of Subdivision Application

21T-91015C

The Manors of Belfountain Corp.

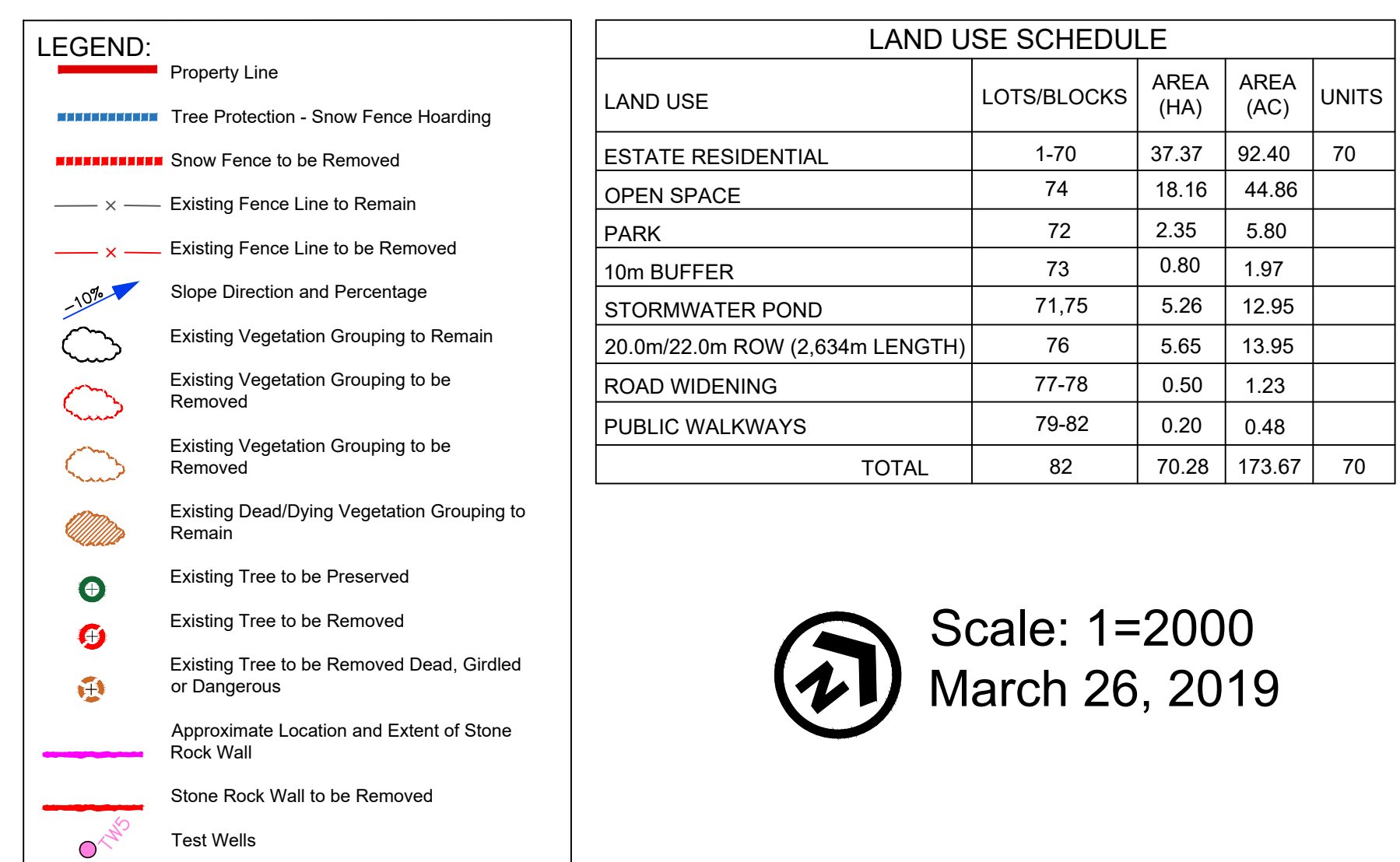
Part Lots 8 & 9, Concession 5 (WHS) RP 43R-20408 Part 1
Part Lot 9, Concession 5 RP 43R-20408 Part 2 & 4

LOCATION MAP



Date: May 28, 2019

File No.: 21R-91015C



48



Public Meeting

The Manors of Belfountain Corp.

Shaws Creek Road and Mississauaga Road, Hamlet of Belfountain

June 18, 2019

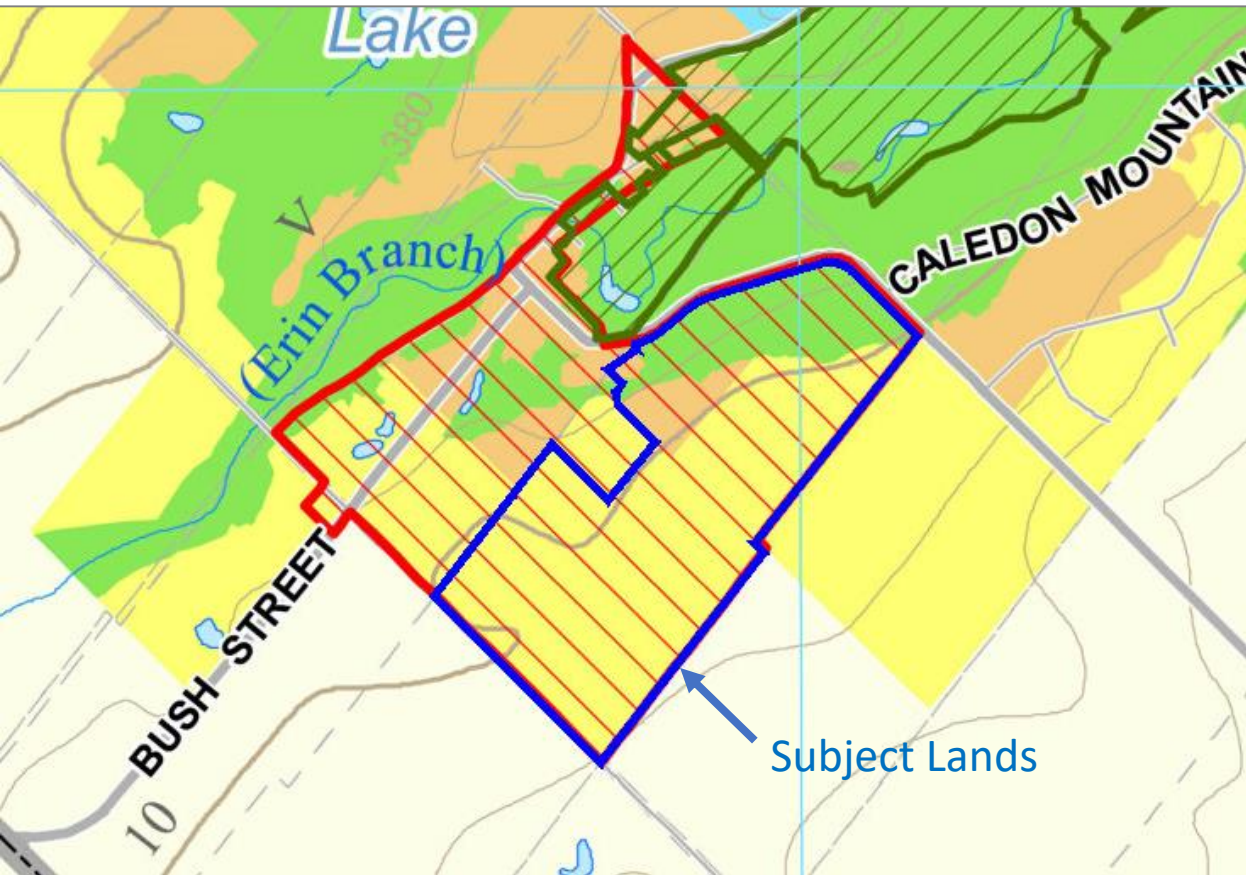
Presentation Outline

1. Introduction
2. Policy Context
3. Development Proposal
4. Planning Applications & Status

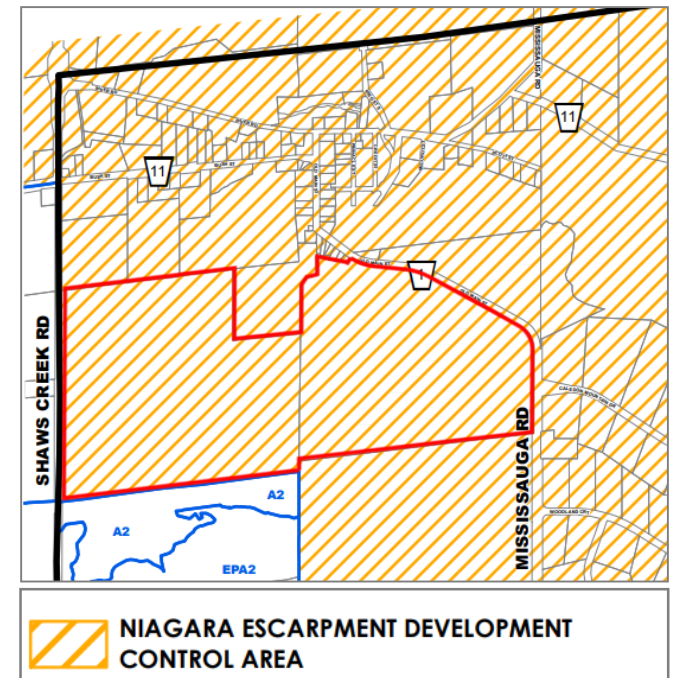
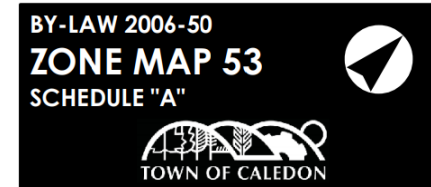
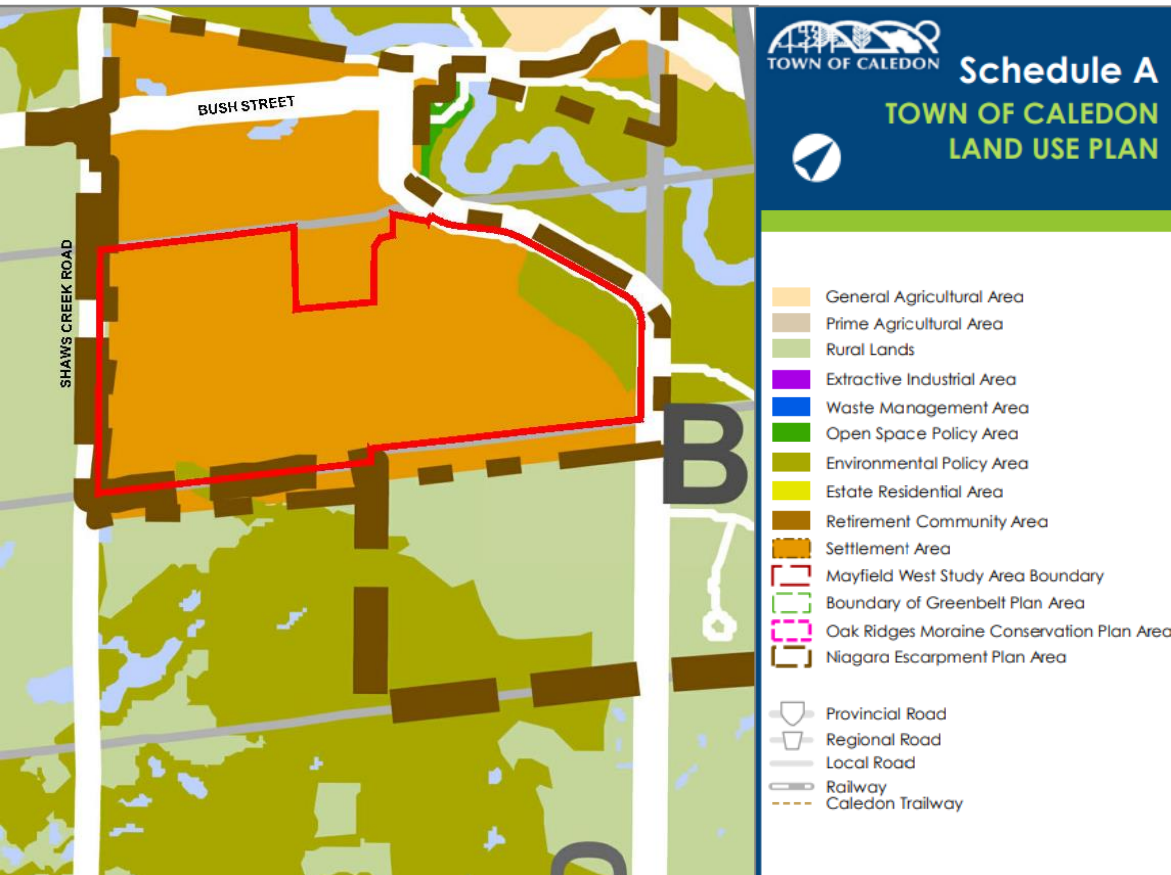
Location



Policy Context



Policy Context



Development Proposal

70 Estate Residential Lots
Average Lot Size 0.53 ha (1.38 ac)
Private Individual Well & Septic





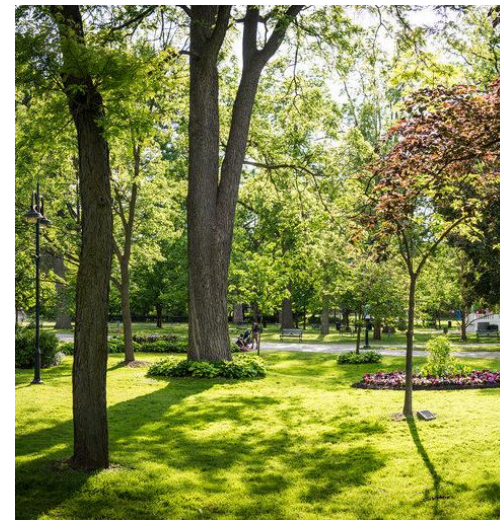
Joshua Venzel VEIVISIO, LLC



The Manors of Belfountain Corp.



Public Meeting June 18, 2019 | 06



Planning Applications & Status

Development Permit Application – NEC 2017/208-450

Draft Plan of Subdivision – 21T-91015C

- Permit development of a 70 lot Draft Plan of Subdivision on approx. 70.28 ha (173.67 ac) of land within the Belfountain Hamlet and Belfountain Minor Urban Centre area in the Niagara Escarpment Plan
- Proposed subdivision to be serviced via private water and wastewater services and related public roads

Application Status

- Revised supporting technical studies and Draft Plan of Subdivision submitted to the Town and NEC for review
- Hydrogeology Report will be peer Reviewed
- Stormwater Management Report and Functional Servicing Report will be updated following Hydrogeology Report peer review
- NEC Development Permit approval required before Town makes a decision
- Appealed by applicant to Local Planning Appeal Tribunal (LPAT) under s. 51(34) of *Planning Act*

Staff Report 2019-83

Meeting Date: Tuesday, June 18, 2019

Subject: Proposed Zoning By-law Amendment Applications, Hillview Estates Limited, 0 Highway 50 (Ward 4)

Submitted By: Mary T. Nordstrom, Senior Planner, Development, Community Services

RECOMMENDATION

That the By-law attached as Schedule “C” to Staff Report 2019-83 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to implement the proposed development.

That applications for minor variances for the lands as identified in Schedule “A” attached to Staff Report 2019-83, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45 (1.4) of the Planning Act.

REPORT HIGHLIGHTS

- An application for Draft Plan of Subdivision (21T-81003C) was originally filed in January, 1981 and an application for Zoning By-law Amendment (RZ 08-01) was filed in January, 2008. Town of Caledon approved the Zoning By-law Amendment on December 11, 2017 (By-law 2017-84) and granted Draft Plan of Subdivision Approval to permit a 13-lot estate residential subdivision.
- Through detailed design the applicant determined that Block 14 on the Draft Approved Plan of Subdivision was no longer required for stormwater management purposes. The applicant is proposing to rezone the surplus stormwater management block to permit one additional estate residential lot as well as minor refinements to lot lines and structure envelopes.
- The revised Draft Plan of Subdivision attached as Schedule “B” to Staff Report 2019-83 is proposing to create a 14-lot estate residential subdivision with lot sizes ranging from 0.45 ha to 0.65 ha in size. The westerly 12 lots will be accessed by an extension of the existing street, Hillview Place and two easterly lots will be accessed via the existing cul-de-sac at Country Lane Drive. Environmental lands will be dedicated to the Toronto and Region Conservation Authority (TRCA) in the amount of 11.84 ha. The subdivision is proposed to be serviced by municipal water and individual on-site sewage disposal (septic system).

- A formal Public Meeting was held on March 19, 2019 in accordance with the requirements of the Planning Act and the comments derived from the Public Meeting, external agencies and internal departments have been taken into consideration.
- Planning staff is of the opinion that the proposal is consistent with Provincial, Regional and local policy documents.

DISCUSSION

The purpose of this report is to seek approval to repeal existing By-law 2017-84 and replace with a By-law that implements the revised 14-lot estate residential development. The proposed Zoning By-law Amendment maintains the uses and standards of By-law 2017-84, with the exception of a reduction in lot frontage from 22.0m to 19.0m (see Schedule "C" to this report).

Subject Lands

The 20.6 ha (50.9 ac) parcel is located on the east side of Regional Road 50, north of the current terminus of Hillview Place and southeast of an active CPR rail line. A provincially significant wetland and woodlot centrally located comprise the natural features on site. The balance of the site is vacant land.

Surrounding land uses include vacant land and the CPR line to the north, estate residential (Cedar Mills) to the east, and rural residential and vacant land to the south and west.

Proposed Development

The revised Draft Plan of Subdivision would create a 14-lot estate residential subdivision designed in two clusters to maximize protection of the central environmental features on site. The east cluster comprises two estate residential lots accessed by the existing Country Lane Drive cul-de-sac. A 3 metre wide access to the central environmental block is also proposed at the cul-de-sac, between the two estate residential lots. The west cluster consists of 12 estate residential lots and 3 stormwater management blocks all accessed by an extension of Hillview Place, which currently terminates at the subject lands. The estate residential lots range in size from 0.45 to 0.65 ha with structure envelopes ranging from 0.27 to 0.39 ha in size to maximize protection of the site's environmental features and significant slopes.

The proposed Zoning By-law Amendment would implement the Draft Plan of Subdivision by zoning the proposed 14 residential lots as Estate Residential-597-Oak Ridges Moraine (RE-597-ORM), the three stormwater management blocks as Environmental Policy Area 1-405 (EPA1-405), the neighbor reserve block as Environmental Policy Area 2 (EPA2-ORM) and the natural lands to be dedicated to the TRCA as Environmental Policy Area 1 (EPA1-ORM), in accordance with Zoning By-law 2006-50, as amended.

Planning Review

Documents that have been considered by the Town in its review of the subject applications include the applicable provincial policies, Region of Peel Official Plan, the Town's Official Plan and Zoning By-law 2006-50, as amended. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public informed the review of these applications.

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement contains policies with respect to promoting efficient development and land use patterns in order to create healthy, liveable and complete communities while providing for an appropriate range of housing types and densities to meet requirements of current and future residents. The development represents an appropriate housing type and land use pattern within the context of the Palgrave Estates Secondary Plan and within an area adequately served by existing and planned infrastructure and public service facilities (1.1.1, 1.1.3.2, 1.4.1).

The proposed development is consistent with the natural features policies by identifying and preserving the existing grasslands, wetlands, woodlots and steep slopes within Block 19 and providing an environmental management plan to enhance these features (2.1, 2.1.2, 2.1.8, 2.2.1). After reviewing the material submitted with the application, staff is of the opinion that the proposed subdivision development is consistent with the 2014 PPS.

Place to Grow, Growth Plan for the Greater Golden Horseshoe (2019)

The intent of the Growth Plan is to build compact and complete communities by directing growth to built-up areas and promoting a mix of residential and employment uses. The proposed residential development is appropriate in the context of the Palgrave Estates Residential Community Secondary Plan and achieves key ecological objectives through protection and enhancement of the existing natural heritage system (4.2.1). The proposed development conforms to and does not conflict with A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

Oak Ridges Moraine Conservation Plan (Prescribed Provisions)

The Oak Ridges Moraine Conservation Plan (ORMCP) establishes land use and resource management policies to protect the ecological and hydrological features and functions of the Moraine. As the original Draft Plan of Subdivision application was filed in 1981 with no decision upon approval of the ORMCP, and the subdivision is not yet registered the applications are deemed to be subject to the Prescribed Provisions (Section 48) of the ORMCP as well as the Town of Caledon Official Plan in effect as of November 16, 2001.

The proposed development conforms to the applicable provisions of the ORMCP through the identification, protection and enhancement of existing key natural heritage

and hydrologically sensitive features and their associated buffers. A significant woodlot and wetland together with a minimum 30 metre buffer has been protected from development: these features have been placed in a block to be dedicated to the TRCA and the proposed Zoning By-law applies an environmental protection zone to restrict future alteration or disturbance of these lands (Sections 20, 22, 23).

In accordance with the ORMCP, technical engineering (servicing & stormwater) studies were submitted that support the quality and quantity of groundwater and surface water will be maintained (Section 43).

The TRCA advises on matters related to natural heritage in the context of the Oak Ridges Moraine Conservation Plan and has no objection to the rezoning and revised Draft Plan of Subdivision, subject to conditions of draft approval.

The proposed rezoning and related red-line revisions to the Draft Plan of Subdivision have been carefully designed to protect the significant features and functions identified in the ORMCP, as demonstrated in technical studies, and conform to the Prescribed Provisions of the ORMCP.

Region of Peel Official Plan

The subject lands are shown as Estate Residential Community on Schedule “D” of the Region of Peel Official Plan. The proposed development is consistent with the goals and objectives as set out in the Regional Plan, which directs sustainable development growth that balances ecological, social and economic responsibilities. (1.1, 1.3.6)

The proposed development contributes to the Region of Peel’s objectives and policies for the Palgrave Estate Residential Community, including the provision of estate residences that protect the natural environment and has the necessary servicing (5.4.4). Region of Peel has confirmed that municipal water supply is available and a water connection will be provided from Highway 50 for the westerly 12 lots and from Country Lane Drive for the easterly two lots. Region of Peel staff has no objection to the proposed rezoning and revised Draft Plan of Subdivision and has provided conditions of draft approval.

Town of Caledon Official Plan

Town of Caledon Official Plan, Section 7.1.5.4 directs for applications commenced, but not decided upon, as of November 17, 2001 to be reviewed against the Official Plan policies that would have been applicable on November 16, 2001. The applicable Official Plan designates the subject lands Palgrave Estate Residential Community on Schedule ‘A’ and Policy Area 1 on Schedule ‘G’. Policy Area 1 is intended as the prime area for future estate residential development in the Town provided the rural character and significant ecological features are protected from development (7.1.2, 7.1.5).

At 14 lots, the proposed additional estate lot will not exceed the maximum density limit established by the Official Plan, which would be 18 lots, and each lot will meet the

minimum lot size criteria of 0.45 ha (7.1.6, 7.1.7). In accordance with the Official Plan, Structure Envelopes are proposed for each lot that identifies the optimal area for structures, septic systems, accessory uses and grading and adequately protects environmental features and significant landforms (7.1.9). A portion of each proposed lot outside the Structure Envelope will provide for a natural area and habitat for two species of risk, Bobolink and Eastern Meadowlark. The establishment and protection of these natural areas will be secured through the proposed Zoning By-law Amendment and Conditions of Draft Approval. In addition, almost 60% of the site (11.8 ha) is proposed for protection and dedication to the TRCA.

The revised development will be supported by two stormwater management blocks (15 and 17) that are sized appropriate to retain and infiltrate post-development flow up to and including the 100 year storm, as per the Official Plan (7.1.8.9, 7.1.8.10). As well, all lots will be serviced with municipal water and private sewage disposal systems (septic), in accordance with the Official Plan (7.1.8.1, 7.1.8.4).

The subject lands are located adjacent to an active railway (CPR). The Palgrave Estates Secondary Plan requires setbacks and mitigation measures proximate to railways so as not to prejudice the rural residential character of a subdivision (7.1.9.36). The proposed development has been designed to ensure all structure envelopes are at least 30 metres from the railway right of way and further mitigation will be achieved through local acoustic patio fencing within the structural envelopes for lots 8 to 14, inclusive, warning clauses in the purchase and sale agreement for all dwellings and vibration attenuation construction measures for Lot 9. CPR is agreeable to the recommendations of the noise feasibility study and has no objection to the proposed development.

The considerable environmental site research and design to date demonstrates the proposed development will appropriately preserve and enhance the environmental and rural character of the community while minimizing the potential impacts of construction. Staff is of the opinion that the proposed development is in keeping with the policies of the Town's Official Plan.

Zoning By-Law 2006-50, as amended

The subject lands were recently rezoned to Estate Residential-597-Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 1–405 (EPA1-405) via By-law 2017-84.

The applicant is seeking to repeal By-law 2017-84 and propose a new By-law attached as Schedule "C" to Staff Report 2019-83 to zone the subject lands Estate Residential-597-Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 1–405 (EPA1-405) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to implement the revised Draft Plan of Subdivision, in accordance with the Palgrave Estate Residential Community Secondary Plan.

Agency/Department Consultation

The subject applications were circulated to external agencies and internal departments for review and comment. All agencies and departments support draft approval, subject to draft approval conditions.

Public Meeting and Resident Meetings

A public meeting was held on the proposed Zoning By-law Amendment application at the Town of Caledon, Town Hall on March 19, 2019. Notice of the Public Meeting was advertised in the Caledon Citizen and Caledon Enterprise on February 21, 2019. Property owners within 120m (400 ft) of the subject lands were advised of the meeting by direct mail as required by the *Planning Act*.

The purpose of the Public Meeting was to provide the Applicant an opportunity to present the proposal to the Public and Members of Council and to respond to questions on the proposals. The matters raised at this meeting are summarized in the public consultation table below:

	Public Comment	Response
1	Lack of internet infrastructure to support additional housing	The application was circulated to Rogers Communication and Bell and they have no concerns.
2	Impact to view and property value	<p>The lands are proposed to be developed in accordance with the applicable Official Plan policies, which permit estate residential development.</p> <p>Staff have worked closely with the applicant to ensure the Zoning By-law Amendment will secure appropriate dwelling setbacks as well as preservation of trees along the shared property line.</p>

FINANCIAL IMPLICATIONS

This property is currently assessed as residential (\$1.1 mn CVA). The Town's share of taxes levied, based on current value assessments is approximately \$5,900.

If the proposed development were to proceed as planned, (14 estate lots), the taxable assessment value of the property would change to reflect the developments that would have taken place. The following Development Charges would apply to the proposed developments:

- Town of Caledon: \$26,088.02 per single detached/semi-detached dwelling (rates change effective June 25, 2019 to \$29,927 per dwelling).
- Region of Peel: \$54,047.59 per single detached/semi-detached dwelling, where the property has access to the Region's water and sanitary services. Effective

February 1, 2016, the Region of Peel began collecting directly for most hard service Development Charges (i.e. water, wastewater and roads) for residential developments except apartments, at the time of subdivision agreement execution.

- Go-transit: \$555.53 per single detached/semi-detached dwelling.
- School Boards: \$4,567 per any residential unit (rates change effective July 1, 2019 to \$4,572 per dwelling).

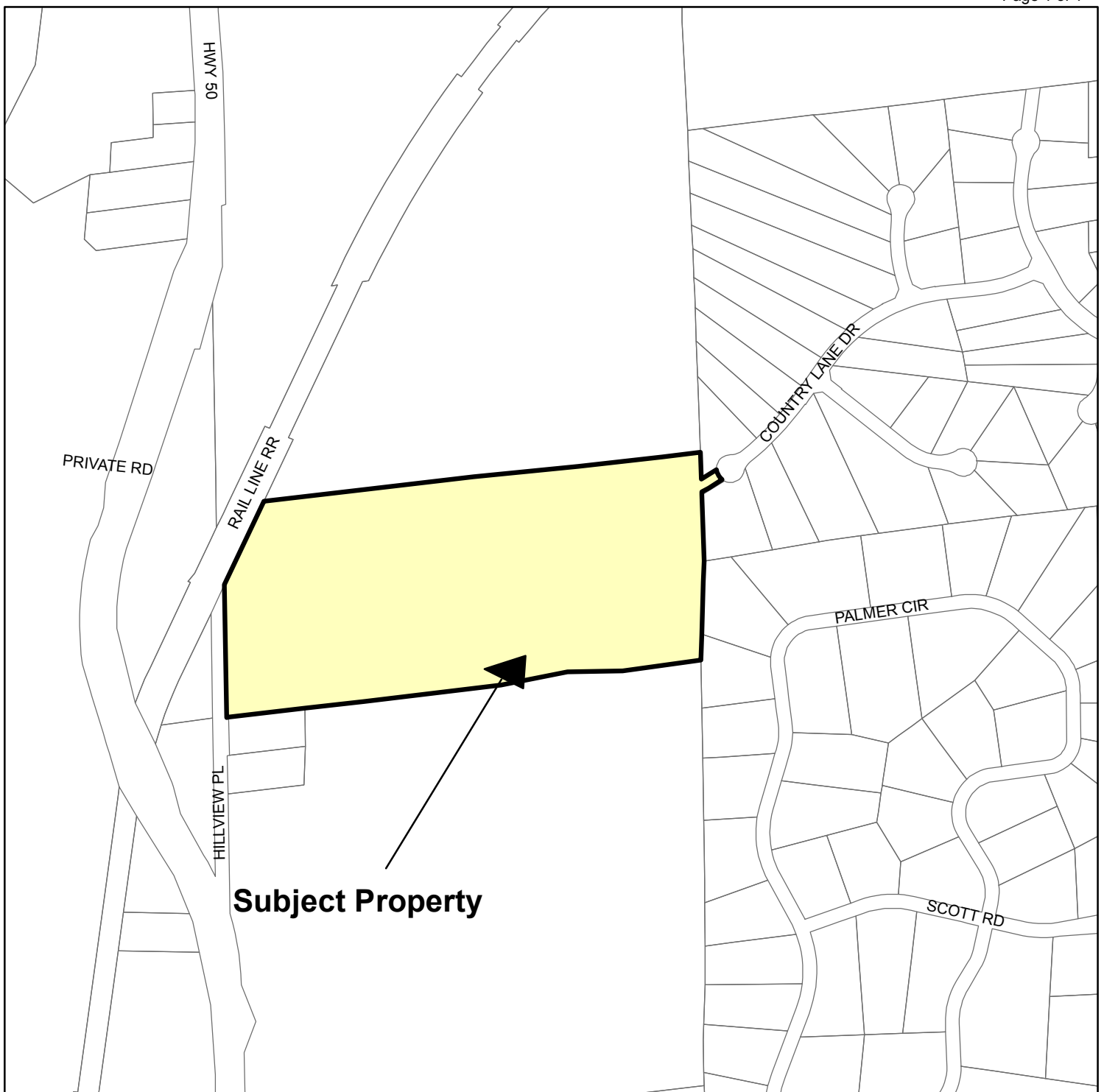
The Development Charges comments and estimates above are as at June 7, 2019 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit 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.

COUNCIL WORK PLAN

- Connected Community – Preserving natural areas

ATTACHMENTS

Schedule "A" - Location Map
Schedule "B" - Draft Plan of Subdivision
Schedule "C" - Draft Zoning By-law Amendment
Schedule "D" - Comment Sheet



Proposed Zoning By-law Amendment

RZ 2018-0007 (Related File 21T-81003C)

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

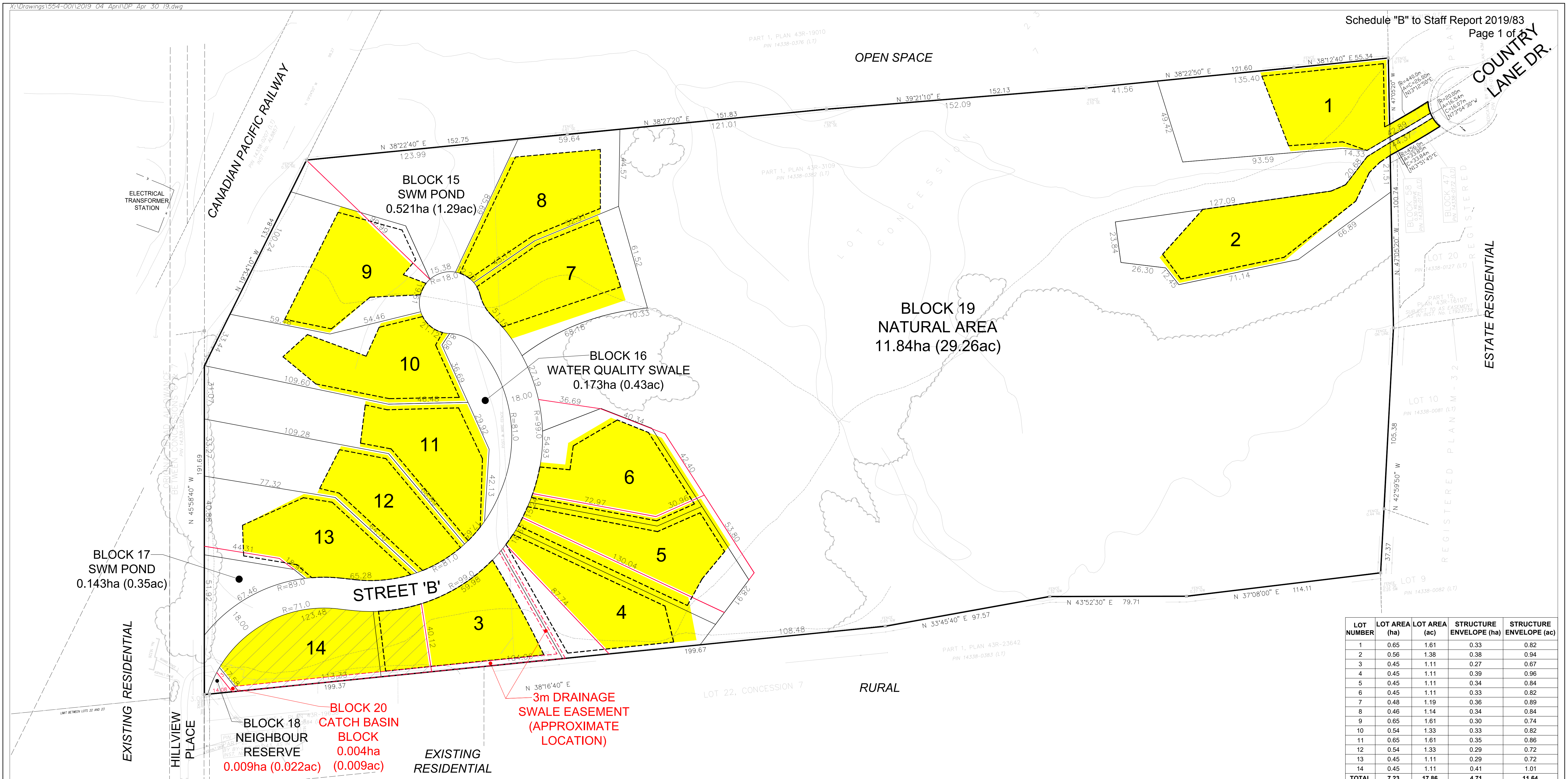
0 Highway 50
Block 14 of Draft Approved Plan 21T-81003C
Part of Lot 23, Concession 7 (ALB)

LOCATION MAP

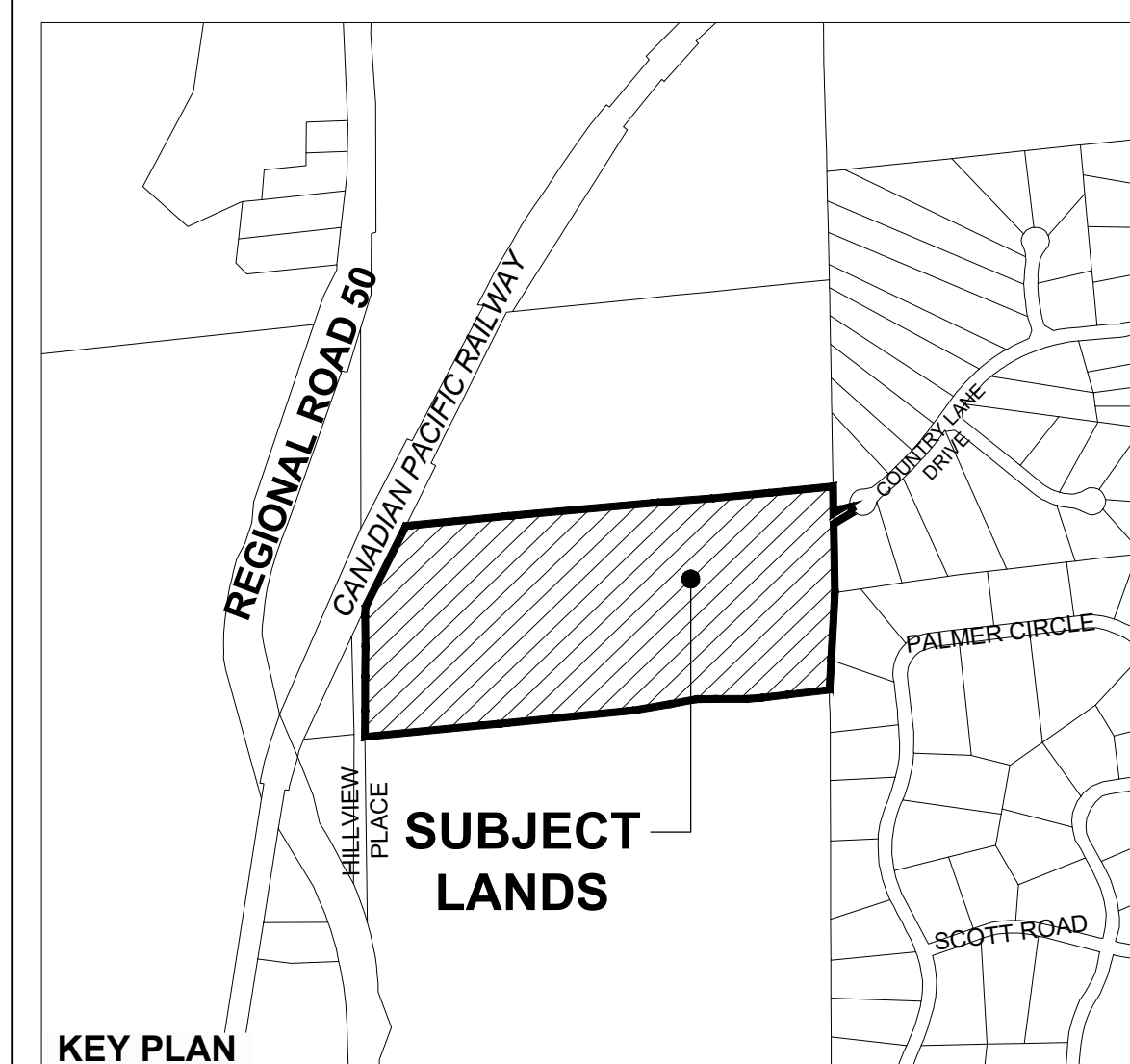


Date: November 22, 2018

File No.: RZ 2018-0007



LOT NUMBER	LOT AREA (ha)	LOT AREA (ac)	STRUCTURE ENVELOPE (ha)	STRUCTURE ENVELOPE (ac)
1	0.65	1.61	0.33	0.82
2	0.56	1.38	0.38	0.94
3	0.45	1.11	0.27	0.67
4	0.45	1.11	0.39	0.96
5	0.45	1.11	0.34	0.84
6	0.45	1.11	0.33	0.82
7	0.48	1.19	0.36	0.89
8	0.46	1.14	0.34	0.84
9	0.65	1.61	0.30	0.74
10	0.54	1.33	0.33	0.82
11	0.65	1.61	0.35	0.86
12	0.54	1.33	0.29	0.72
13	0.45	1.11	0.29	0.72
14	0.45	1.11	0.41	1.01
TOTAL	7.23	17.86	4.71	11.64



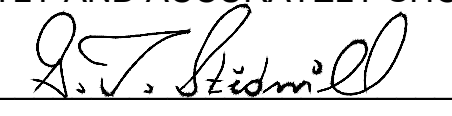
**DRAFT PLAN OF SUBDIVISION
HARWOOD PROPERTY
(21T-81003C)**

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

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.

SIGNED  DATE April 9/14
ANTONIO PATULLO

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  DATE November 15/17
GRANT STIDWILL, O.L.S.
J.D. BARNES LIMITED
401 WHEELABRATOR WAY, SUITE A
MILTON ON, L9T 3C1
PHONE: (905) 875-9955
FAX: (905) 875-9956


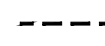


ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES
A,C,D,E,F,G, J, & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

B) NOT APPLICABLE
D) ESTATE RESIDENTIAL
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SOILS VARIABLE: SANDY SILT, SILTY SAND AND CLAYEY SILT TILL,
PERCOLATION T TIMES 8-25 MIN/CM
K) WATER SERVICES FROM EXISTING REGION OF PEEL WATERMAINS.
DEVELOPER-DISTRIBUTION WATERMAIN, PAVED ROADS AND
INDIVIDUAL CLASS IV WASTE SYSTEMS.


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	0.84	2.08	
NEIGHBOUR RESERVE	18	0.009	0.022	
NATURAL AREA	19	11.84	29.26	
CATCH BASIN BLOCK	20	0.004	0.009	
18.0m R.O.W. (369m Length)		0.71	1.75	
TOTAL	20	20.63	50.98	14

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.

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

HUNTER and ASSOCIATES
Environmental and Engineering Consultants


GSAI
Glen Schnarr & Associates Inc.

 SCALE 1:1000
(24 x 36)
APRIL 30, 2018

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2019-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, and to repeal By-law No. 2017-84 with respect to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon, Regional Municipality of Peel.

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 enacted By-law No. 2017-84 on December 12, 2017 for the purpose of amending the Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon, Regional Municipality of Peel;

AND WHEREAS the Council of The Corporation of the Town of Caledon enacts that By-law No. 2017-84 shall be and is hereby repealed;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use and standards that apply to Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon, Regional Municipality of Peel;

NOW THEREFORE be it resolved that the Council of The Corporation of the Town of Caledon enacts:

1. 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:

A. . The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	597	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> - <i>Day Care, Private home</i> 	<p>Rear Lot Line Definition: For the purpose of the RE-597 Zone, <i>rear lot line</i> shall be defined as in the case of a <i>lot</i>, having four or more <i>lot lines</i>, the <i>lot line</i> farthest from and opposite to the <i>front lot line</i>.</p> <p>Lot Area (minimum): 0.45 ha</p> <p>Lot Frontage (minimum)</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>(a) for the properties identified as Lots 1 and 2 on Zone Map SE 34 6.5m (b) for all other lots 19.0m</p> <p>Building Area (maximum) 10.0%</p> <p>Yard, Front (minimum) 15.0 m</p> <p>Yard, Rear (minimum) 7.5 m</p> <p>Yard, Interior Side (minimum) 5.0 m</p> <p>Driveway Setback (minimum) 1.6 m</p> <p>Parking Space Setback (minimum) 3.0 m</p> <p>Driveway Width (maximum) 13.0 m</p> <p>Building and Structure Locations All <i>buildings</i> and <i>structures</i>, <i>accessory buildings</i> and <i>structures</i>, <i>driveways</i>, <i>parking areas</i>, swimming pools and septic tile fields shall only be located within the Structure Envelope as shown on Zone Map SE 34.</p> <p>The minimum setback measured from the rear façade of a dwelling to the rear limit of a structure envelope shall be 7.5 metres.</p> <p>The minimum setback measured from the side façade of a dwelling to the side limit of a structure envelope shall be 5.0 metres.</p> <p>Grading Restrictions Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Zone Map 34 attached hereto.</p> <p>Natural Area Restrictions Subsequent to the registration of a Plan of Subdivision, within an area shown as "<i>Natural Areas</i>" on Schedule "A" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement or registered easement.</p> <p>Site Plan Control For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O. 1990, as amended, is required for all <i>lots</i> on a plan of subdivision prior to the grading, use or the development of any land, as defined in Section 41 of the <i>Planning Act</i>. For the properties identified as Lots 8, 9, 10, 11, 12, 13 and 14 on Zone Map SE 34, satisfactory noise mitigation is required.</p>

B. Schedule "A", Zone Map 45 of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873; Town of Caledon; Regional Municipality of Peel, to Estate Residential-597-Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1-405 (EPA1-405), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) in accordance with Schedule "A" attached hereto.

C. Schedule "B" represents Zone Map SE 34 for the lands legally described as Part Lot 23, Concession 7 (Albion) being Part 1, 43R-3109; Part of Block 58, Plan 43M-854, being Parts 5, 6 & 7 on 43R-37873; and Part of Block 47, Plan 43M-854, being Parts 1, 2 & 3 on 43R-37873;; Town of Caledon; Regional Municipality of Peel in accordance with Schedule "B" attached hereto.

2. By-law 2017-84 is hereby repealed.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 20XX.


Allan Thompson, Mayor

Carey Herd, Clerk

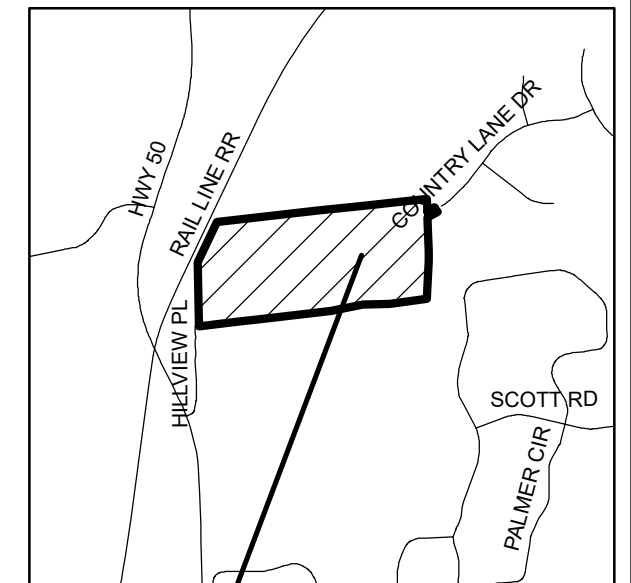
Schedule A By-law 2019-XXX

Hillview Estates Limited
Part of Lot 23, Concession 7, (ALBION),
Being Part 1 on 43R-3109 and Parts 1-3
and 5-7 on Plan 43R-37873
Town of Caledon
Regional Municipality of Peel

Legend

Subject Property to be Rezoned From
 Rural - Oak Ridges Moraine (A2-ORM)
 Zone and Environmental Policy Area 1 -
 Oak Ridges Moraine (EPA1-ORM) Zone
 and Environmental Policy Area 1-405
 (EPA1-405) Zone and Estate
 Residential-597-Oak Ridges Moraine
 (RE-597-ORM) to Environmental Policy
 Area 1 - Oak Ridges Moraine (EPA1-ORM)
 Zone and Environmental Policy Area 1-405
 (EPA1-405) Zone and Estate Residential-
 597-Oak Ridges Moraine (RE-597-ORM)
 and Environmental Policy Area 2 - Oak
 Ridges Moraine (EPA2-ORM) Zone

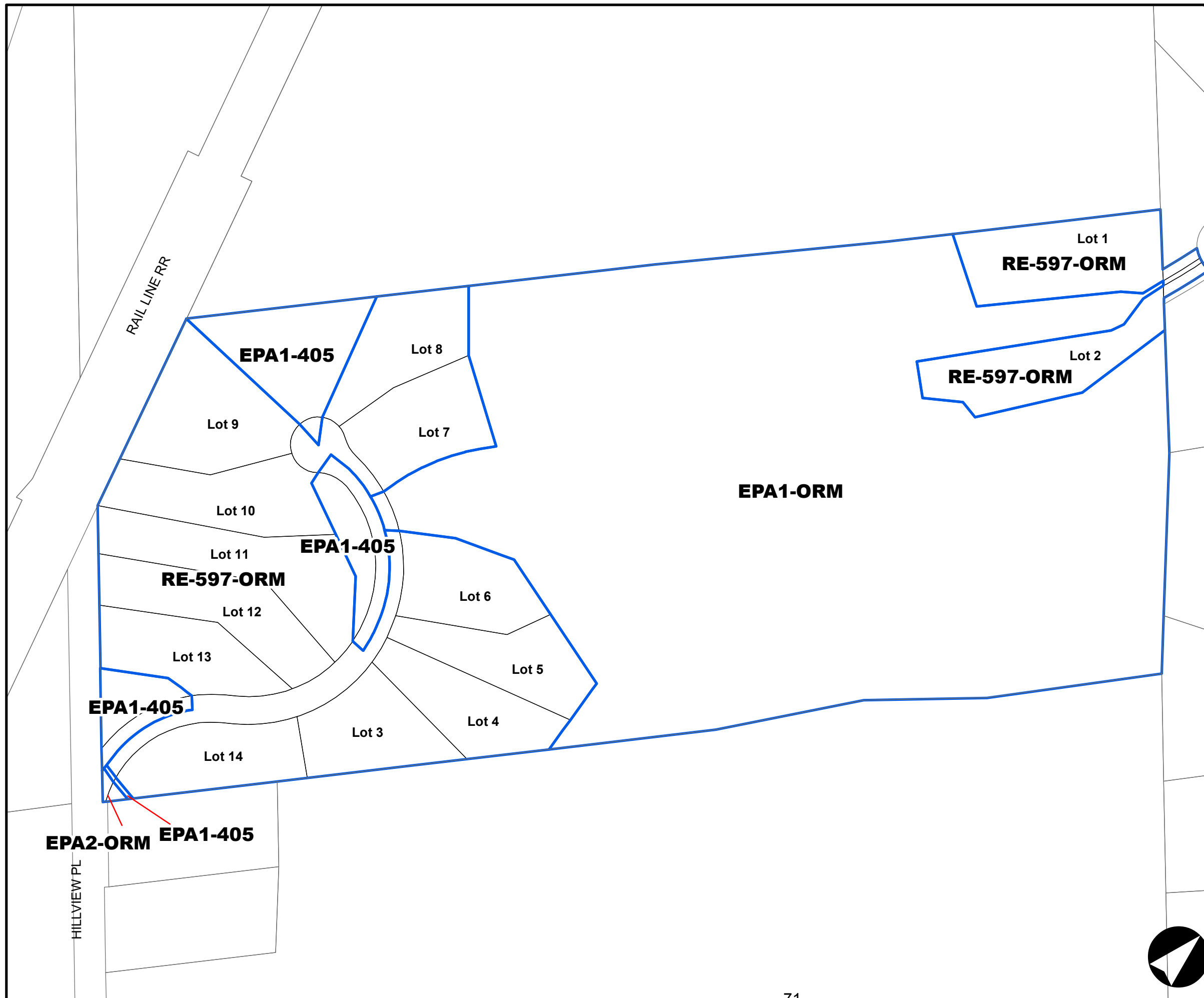
Key Map

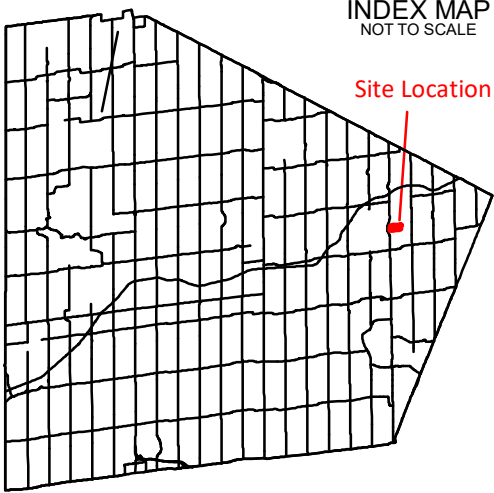
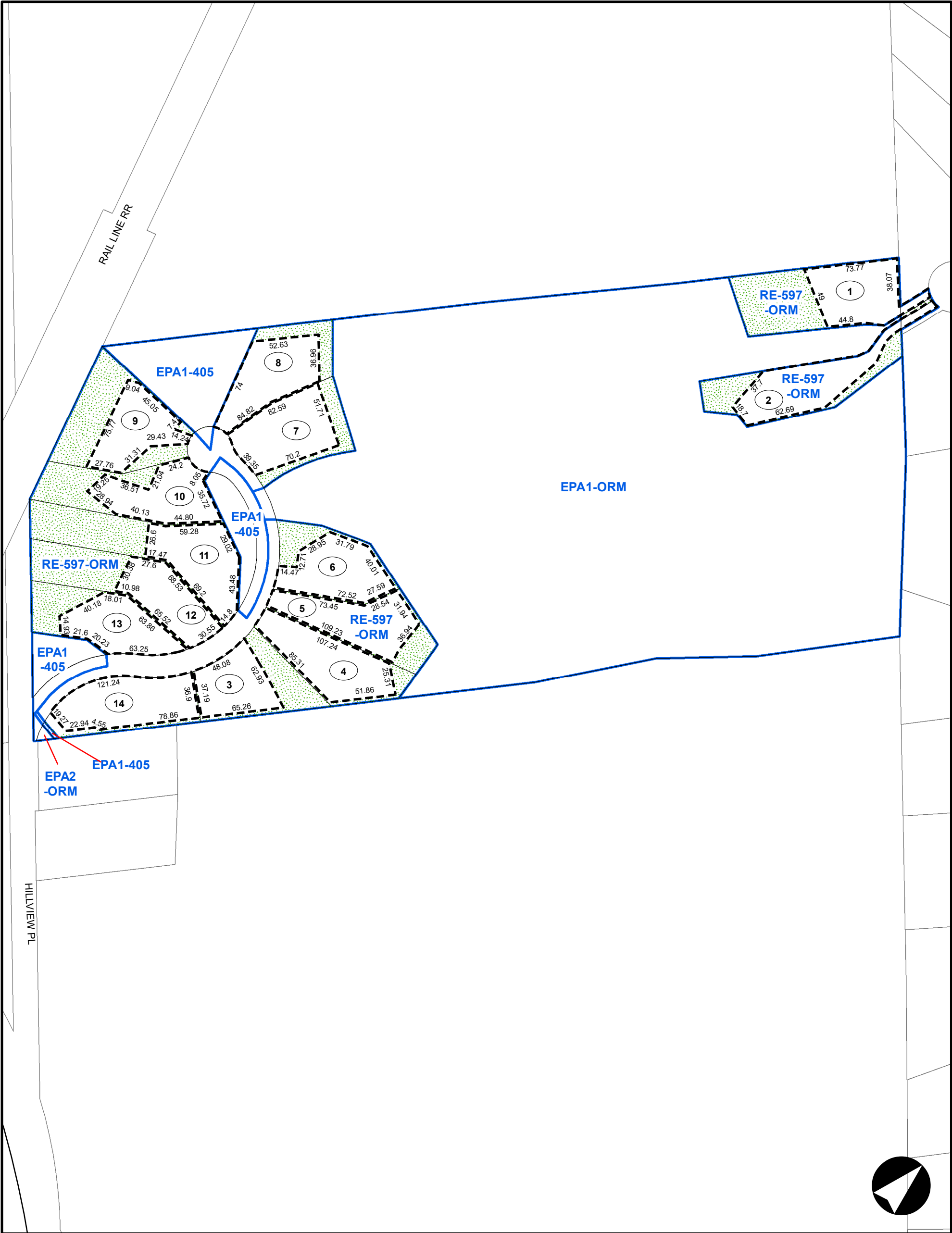


Subject Lands

Date: May 30, 2019

File: RZ 17-10





LEGEND

Structural Envelope

Natural Area

Zone Boundary

1

Lot Number

72

Part of Lot 23, Concession 7, (ALBION), Being Part 1 on 43R-3109 and Parts 1-3 and 5-7 on Plan 43R-37873
Town of Caledon
Regional Municipality of Peel

The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any defieneicnies or inaccuracy in the base data, and will not accept any liability whatsoever therefor. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.

ZONE MAP

S.E.34

Schedule "B"

TOWN OF CALEDON

Date: May 30, 2019

Created By: B.L.

Checked By:

S.E.34

COUNCIL MEETING COMMENT SHEET

Committee of the Whole (PD) Date: June 18, 2019

PIM Date: March 19, 2019

Prepared: June 7, 2019

Lead Planner: Mary Nordstrom

Ext. 4223

**Proposed Draft Plan of Subdivision & Zoning By-law Amendment
Hillview Estates Limited
0 Highway 50, Part Lot 23, Concession 7 (Albion)
East of Regional Road 50, north of Old Church Road
File Number: RZ 18-07 (Related File: 21T-81003C)**

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

EXTERNAL AGENCY COMMENTS

Bell Canada – November 28, 2018

Comments: No concerns, subject to Conditions of Draft Plan Approval regarding easements.

Canada Post – December 19, 2018

Comments: No objection, subject to Conditions of Draft Approval.

CPR (Canadian Pacific Railway) – May 27, 2019

Comments: No further comments.

Dufferin Peel Catholic District School Board – November 30, 2018

Comments: No concerns, subject to Conditions of Draft Approval.

Enbridge Gas – December 3, 2018

Comments: No objection.

Hydro One – December 13, 2019

Comments: No conflicts provided conditions are satisfied.

Municipal Property Assessment Corp.

Comments: No comments received.

Ontario Provincial Police (Caledon Detachment) – February 13, 2019

Comments: No comments.

Peel District School Board – December 18, 2019

Comments: No concerns, subject to Conditions of Draft Approval.

Rogers Communication – January 3, 2019

Comments: No conflicts. Locates will be required.

Region of Peel – May 28, 2019

Comments: Revised Conditions of Draft Approval provided.

We acknowledge receiving revised red-line draft plan drawings for already approved Draft Plan of Subdivision and have no concerns regarding the changes.

Toronto and Region Conservation Authority – May 31, 2019

Comments: TRCA staff have no objection to the proposed Zoning By-law Amendment and proposed red-lined Draft Plan of Subdivision subject to revised conditions of Draft Approval. Technical comments are being provided through detailed design review.

TOWN OF CALEDON – DEPARTMENT COMMENTS

Community Services, Development Section, Engineering – June 3, 2019

Comments: No further comments on the rezoning application.

Community Services, Open Space Design – Landscape – May 23, 2019

Comments: No further concerns.

Corporate Services, Legislative Section, Accessibility – November 26, 2018

Comments: No concerns.

Corporate Services, Legal Services – June 3, 2019

Comments: No concerns.

Community Services, Building and Support Services Section – May 21, 2019

Comments: No concerns.

Community Services, Fire and Emergency Services – February 11, 2019

Comments: No comments.

Community Services, Policy and Sustainability, Heritage & Urban Design – February 20, 2019

Comments: No comments.

Development Section, Zoning – June 5, 2019

Comments: No further concerns.



Heritage Caledon Committee Report

Monday, June 10, 2019

9:30 a.m.

Committee Room, Town Hall

Chair: J. Crease (Absent)

Vice Chair: B. McKenzie

Councillor L. Kiernan (arrived at 9:36 a.m.)

B. Early-Rea

J. LeForestier

V. Mackie (Absent)

D. Paterson

J. Payne

M. Starr (Absent)

D. Janosik-Wronski (arrived at 9:31 a.m.)

Council Committee Coordinator: J. Lavecchia

Planner, Heritage & Urban Design: D. McGlynn

General Manager, Community Services: P. Tollett

Landscape Architect: K. Poole

Intermediate Planner/Research Assistant, Policy: J. Cook

CALL TO ORDER

Vice Chair B. McKenzie called the meeting to order at 9:30 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

Moved by: D. Paterson – Seconded by: J. LeForestier

That the minutes from the May 13, 2019 Heritage Caledon Committee meeting be received, as amended.

Carried.

COMMITTEE REPORTS

1. Committee Report 2019-003: 2019 Heritage Grant Program

D. McGlynn provided an update with respect to the 2019 Heritage Grant Program. He noted the number of applications received and discussed the process to participate in the grant program. Staff identified the success of the program to date.

Members of the Committee asked questions and received responses from staff.

Moved by: B. Early-Rae – Seconded by: D. Janosik-Wronski

That the recommended Designated Heritage Property Grant Program Spring 2019 recipients listed in Schedule A of Committee Report 2019-003 be approved.

Carried.

Councillor L. Kiernan left the meeting at 9:37 a.m. and returned at 9:38 a.m.

2. Committee Report 2019-004: Proposed Heritage Designation for 17070 Horseshoe Hill Road (Ward 1), also referred to as The Baxter House

D. McGlynn provided an overview of the Proposed Heritage Designation for 17070 Horseshoe Hill Road (Ward 1), also referred to as the Baxter House. He requested to have the property considered for heritage designation under section 29 of the Ontario Heritage Act. He indicated that the purpose of the report is to initiate the heritage designation process for 17070 Horseshoe Hill Road.

Members of the Committee discussed supporting staff's recommendation, asked questions and received responses from staff.

Moved by: D. Paterson – Seconded by: J. LeForestier

That the designation of the property at 17070 Horseshoe Hill Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 17070 Horseshoe Hill Road in accordance with the requirements of the Act as attached as Schedule B to Committee Report 2019-004;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for designating 17070 Horseshoe Hill Road pursuant to the Ontario Heritage Act;

That the Mayor and Clerk be authorized to sign a Heritage Easement Agreement upon designation of 17070 Horseshoe Hill Road.

Carried.

REGULAR BUSINESS

1. Kennedy Road Bridge

D. McGlynn advised the Committee that the item referring to the Kennedy Road Bridge will be considered by engineering staff. The heritage impact assessment and structural analysis will be included in the report. He indicated that the Kennedy Road Bridge needs repair. Staff requested that the Committee provide assistance to ensure that the project moves forward.

Members of the Committee asked questions and provided comments relating to the Kennedy Road Bridge and received responses.

2. Henry the Elm – Regional Road

Vice Chair B. McKenzie advised the Committee and staff of the location of Henry the Elm and provided background information relating to its importance. Ms. McKenzie indicated that Henry the Elm is located on a Regional Road allowance.

K. Poole provided comments indicating responses from the Region and the status of the current process noting that resources at the Region have since changed. The agreement is currently being drafted by Town.

Members of the Committee asked questions and received a response from staff.

3. Settlers Arriving in 1819

Vice Chair B. McKenzie provided an update to the Committee of posters that had been published for Caledon Day relating to the settlers who arrived in 1819. She updated the Committee on historical information relating to surveys, surveyors, names of the first settlers, ticket stamps, etc.

Staff provided comments relating to the use of location tickets in determining settlement.

Members of the Committee asked questions and received responses from staff.

The Committee recessed from 10:31 a.m. to 10:44 a.m.

UPDATES

1. Ontario Heritage Conference

J. LeForestier provided the Committee with an update of her attendance at the Ontario Heritage Conference. She advised that the board of the Ontario Heritage Conference has sent correspondence relating to Bill 108 was sent to Queens Park. The Committee has requested copy of the letter.

Ms. LeForestier discussed some of the topics from the Conference including Bill 108, Economics of Heritage, Intangible Values of Heritage, Heritage Districts, and the benefits of advocating within the community.

Members of the Committee provided comments, asked questions and received a response from staff.

2. Alton Schoolhouse

Staff provided the Committee with an update relating to the Feasibility Study for the Reuse of the Historic Alton School decision made at the May 28, 2019 Council meeting. The purpose of the report was to advise that there are other ways to mitigate heritage properties (i.e. relocation). Staff indicated that with respect to the Alton Schoolhouse initial upgrades associated with the mixed-use operational model would cost approximately \$1.35 million dollars and that Council explore other ways that the heritage of this property can be maintained.

The Committee expressed concern with the need to protect the Alton Schoolhouse. Members of the Committee supported the idea of relocating the school if it can be funded. Staff advised that the Heritage Conservation District (HCD) is currently pending for Alton.

Members of the Committee asked questions and received responses from staff.

3. Ontario Heritage Act – Bill 108

Staff provided an update to the Committee on the memorandum to Council that the Town is not in support of Bill 108 and requested more time to review the proposed amendments. P. Tollett advised that to proceed with the Built Heritage Resource Inventory (BHRI), staff need to understand how Bill 108 will impact the municipality and this process.

Members of the Committee asked questions and received a response from staff.

4. Budget

Members of the Committee submitted expenses to staff for the month of June.

5. Heritage Caledon Sub-Working Group

i. Event Planning

a. Caledon Day

Vice Chair B. McKenzie thanked the Town for their assistance in printing the posters and other correspondence being distributed for Caledon Day. She confirmed the booth location to the Committee and finalized any outstanding preparation required.

ii. Research

Vice Chair B. McKenzie discussed with the Committee that there are currently three outstanding walking tours. The Committee is working with Staff in Economic Development to have the walking tours included on the Visit Caledon website.

D. McGlynn provided the Committee with an update on two properties that he staff is recommending for designation, 16679 Horseshoe Hill Road and 18178 Horseshoe Hill Road. He would like the working group to research both properties and a site visit will be scheduled.

Members of the Committee asked questions and received a response from staff.

ADJOURNMENT

On a motion by D. Janosik-Wronski the meeting adjourned at 12:00 p.m.

Memorandum

Date: Tuesday, June 18, 2019

To: Mayor & Members of Council

From: Ohi Izirein, Senior Policy Planner, Policy and Sustainability, Community Services

Subject: Update: Preparation of a Model Rehabilitation Master Plan (RMP) for the Town of Caledon

Background

The Town of Caledon has many active aggregate resource extraction sites that support many development activities throughout the Greater Toronto Area. The Town, in collaboration with other public agencies (such as the Region of Peel and the Ministry of Natural Resources and Forestry), continually strive to maintain a balance between the demands for the mineral resources with other community objectives, including the protection of the natural environment. Site Plan agreements that require aggregate producers' commitment to rehabilitate aggregate sites is a major part of maintaining this balance. However, the rehabilitation of each aggregate pit is often developed and approved in isolation of the other contiguous sites, resulting in a piecemeal approach to rehabilitation of pits within a geographic area.

As a result, the Province of Ontario, as stated in the Greenbelt Plan, as well as the Region of Peel and Town of Caledon Official Plans require the preparation of a Rehabilitation Master Plan (RMP) for an area with a high concentration of mineral aggregate pits to ensure the integration of rehabilitation efforts. The Official Plan (Schedule L) has identified 10 such aggregate resource areas in Caledon which require a Rehabilitation Master Plan (RMP) including:

1. Alton West
2. Orangeville
3. Mono Mills
4. Melville
- 5a. Belfountain (Sand & Gravel)
- 5b. Belfountain (Bedrock Resource)
- 6a. Caledon (Sand & Gravel)
- 6b. Caledon (Bedrock Resource)

7. Grange
8. Caledon East/Centreville
9. Inglewood
10. Humber

The purpose of the RMP is to develop a plan that integrates the rehabilitation requirements of all the contiguous pits and creates a landscape consisting of compatible land uses and integrated environmental features to promote linkages, recreational and tourism opportunities. As the Town proposes a geographically-broad and comprehensive approach to the rehabilitation of the 10 RMP areas, adjacent lands to these resource areas will also be considered to explore opportunities for new and compatible land uses, enhancement of environmental features, connectivity, and linkages to both natural and man-made amenities.

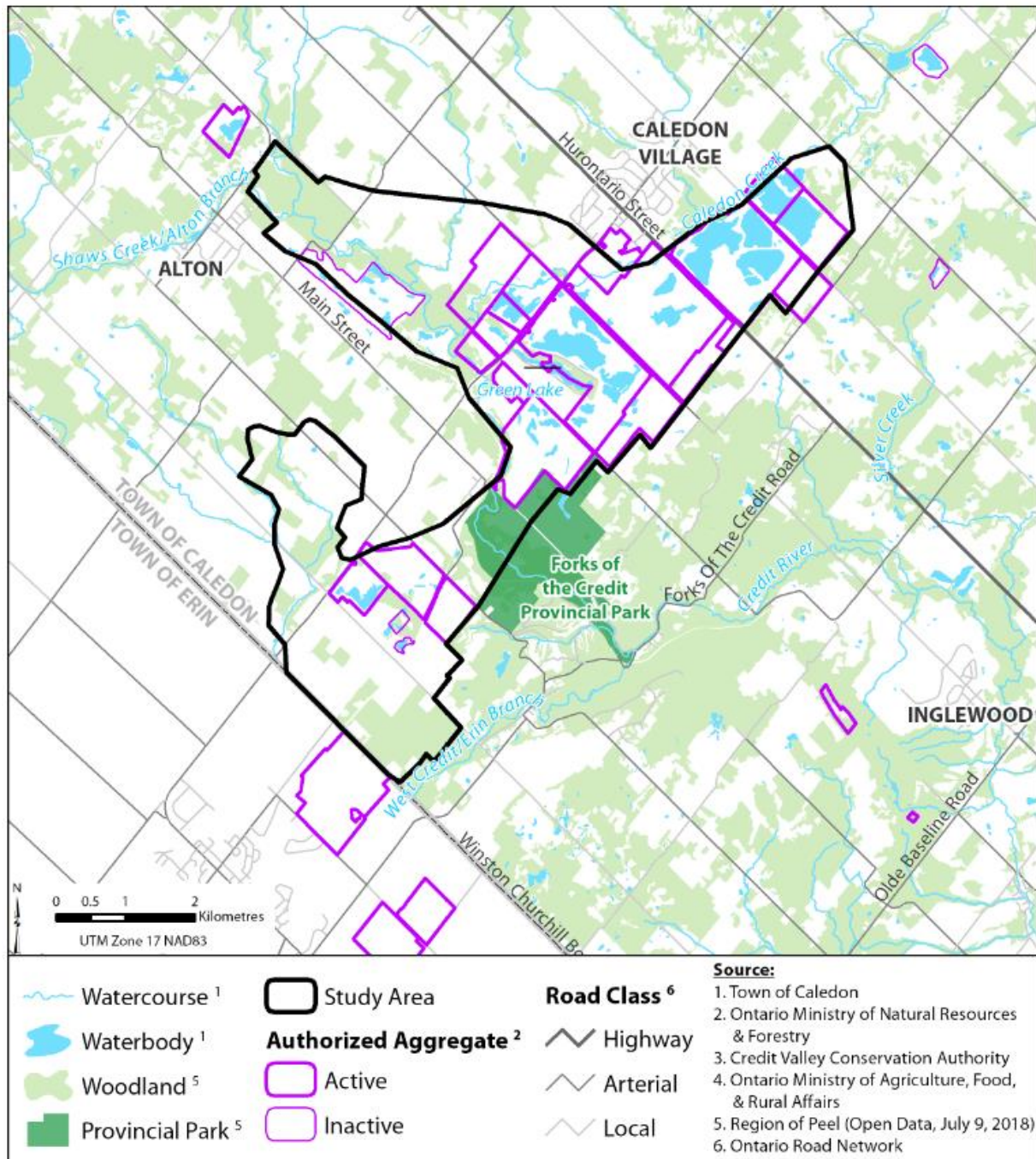
Preparing the RMP: The Process

The Town commenced the two-phased approach to prepare the RMP for Caledon (illustrated below) in 2016 with the retention of Pine Country Consulting. Phase 1 involved numerous engagement activities with key stakeholders to obtain input for the development of the Terms of Reference for the preparation of a model Rehabilitation Master Plan. The Terms of Reference, which was completed in July 2017, was designed as a roadmap for the completion of Phase 2, and the preparation of the actual Rehabilitation Master Plan.



In consultation with stakeholders, Pine Country Consulting selected the Belfountain and Caledon sand and gravel resource areas (Areas 5a and 6a), which include 15 licensed pits, as the first area to undergo the RMP process. This first RMP is intended to serve as a model for the remaining 9 areas. The Areas 5a and 6a, selected as the Study Area for the model RMP, is shown below:

Study Area

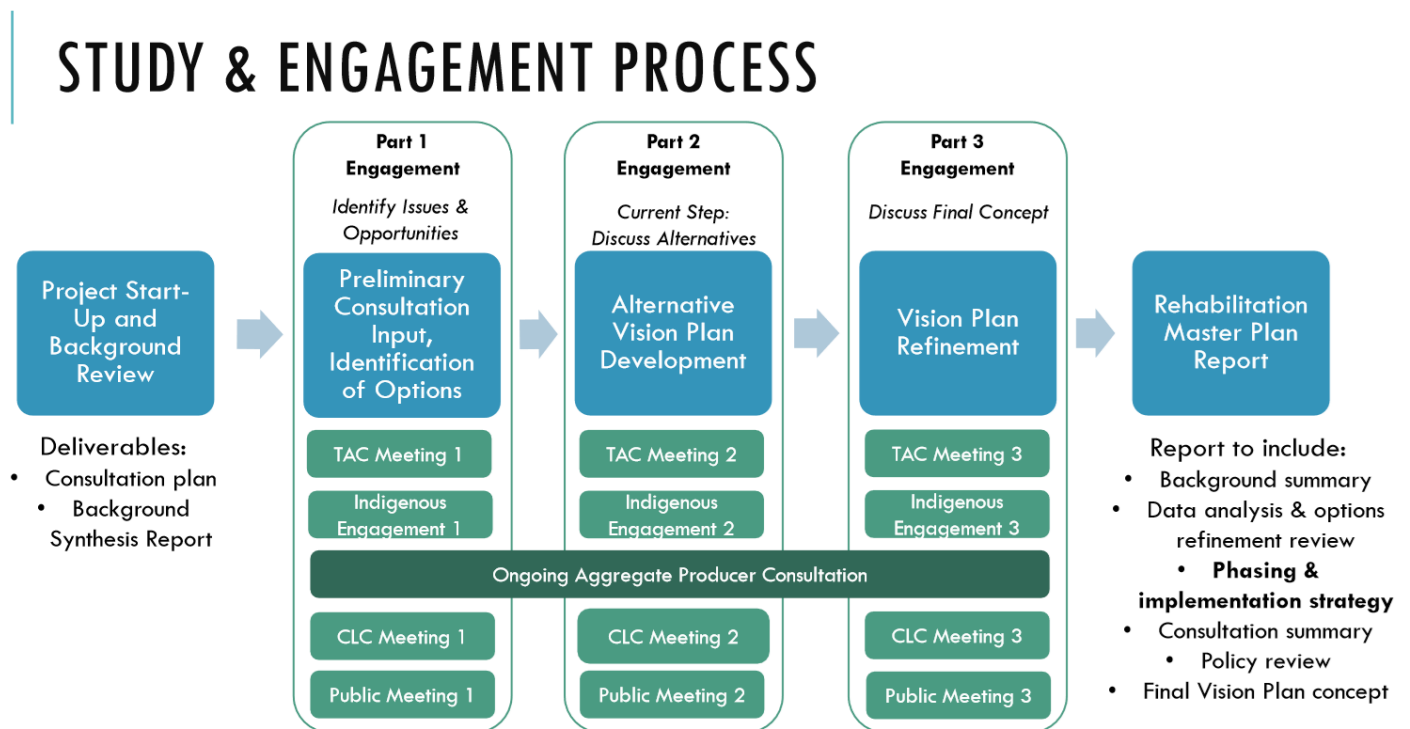


Phase 2 Process

In Fall 2017, the Town retained Dougan and Associates to commence work on Phase 2 of the process of preparing the RMP. At the end of its work, Dougan and Associates will submit a large-scale, long-term, visionary plan that will consider aggregate sites and their matrix of land-uses holistically, rather than as individual parcels that are independent of each other. In consultation with Town staff, the consultant has envisioned a RMP that will be:

- environmentally appropriate
- considerate of the existing condition of the area and its context
- informed by the goals of the municipality, broader community, and residents, and
- supported by aggregate producers, other landowners, and stakeholders

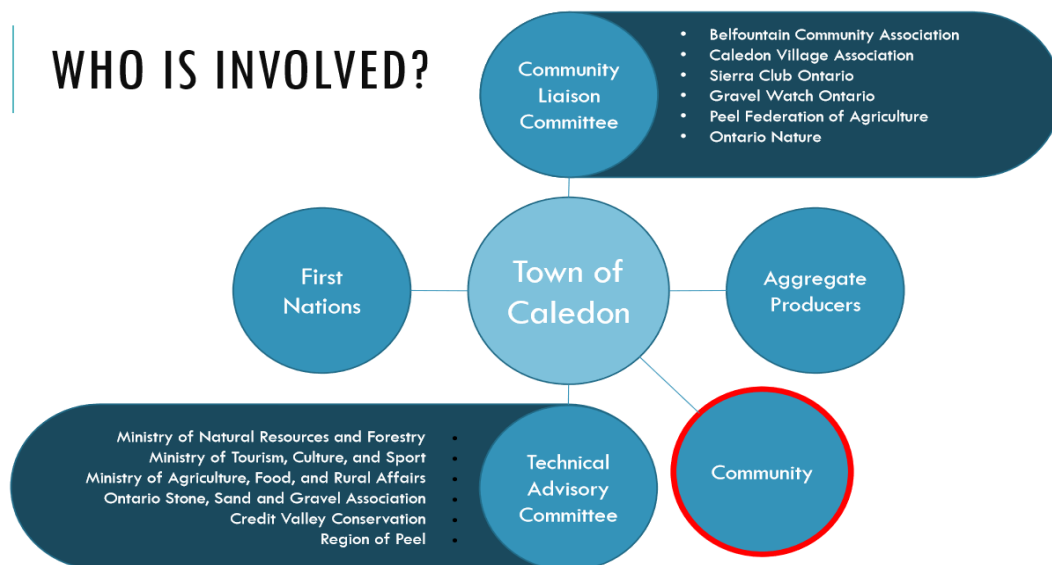
The diagram below illustrates the work plan developed by the consultant to guide the study process:



The main deliverables at the end of Phase 2 are:

1. **Rehabilitation Master Plan – the Vision**
2. **Implementation Plan**

The development of both of the above noted deliverables relies on strong consultation and engagement with stakeholders representing varied view points and interests, including community members, environmental advocates, aggregate producers, Indigenous communities, and others as illustrated on the diagram below:



Timing

Phase 2 of the RMP process is progressing as scheduled. The consultant has completed a *Background Synthesis Report* which has examined the policy context, issues, natural and man-made environments, hydrogeological conditions etc. The *Background Synthesis Report* and other related documents are available on the webpage created for this project: www.caledon.ca/arp.

In Spring 2019, the consultant released a number of alternative RMP concept plans based on the *Background Synthesis Report* and input received during the first rounds of stakeholders' engagements. Based on the input on the concept plans, the consultant has prepared a draft RMP for further stakeholders' consultations. The next rounds of stakeholders' consultation on the draft RMP is scheduled for June 2019.

Next Steps

The Study Team is scheduled to deliver the RMP and the Implementation Plan by the first quarter of 2020. The following critical next steps are essential to the delivery of the Plans. The consultant will:

- Summer 2019
 - meet with stakeholders for input and prepare the draft RMP.
 - Prepare the Implementation Plan with consultation with agencies - the Technical Advisory Committee (TAC).
- Fall 2019
 - Receive comments and revise the Implementation Plan
 - Submit the draft final RMP and Implementation Plan for endorsement by the Niagara Escarpment Commission (NEC), Credit Valley Conservation (CVC) and Ministry of Natural Resources and Forestry (MNRF).
- 1st Quarter 2020
 - submit the final RMP and Implementation Plan for endorsement by Town Council.

Memorandum

Date: Tuesday, June 18, 2019

To: Members of Council

From: Stephanie McVittie, Senior Development Planner, Community Services

Subject: Equestrian Definitions Contained in the Zoning By-law

This memo is in response to a Notice of Motion brought forward by Council on January 22, 2019, requesting that staff report back on Zoning By-law definitions relating to equestrian uses.

Notice of Motion

On January 22, 2019, a Notice of Motion was brought forward stating that:

Whereas there is a substantial equestrian industry in the Town of Caledon;

And whereas there are no definitions in the Town of Caledon Zoning By-law 2006-50, as amended, dealing with the various land uses and accessory uses associated with the keeping, raising, training and teaching concerning horses;

Now therefore be it resolved that Staff be directed to formulate appropriate zoning definitions for Equestrian Facility, Arena, Stable, Riding Exercise Ring, Riding Trail, Trailer Storage, Riding School and other relevant term associated with an equestrian facility; and

That the definitions be presented to Council at a June 2019 meeting.

Zoning By-laws in Effect

Comprehensive Zoning By-law 2006-50, as amended is in effect for the majority of the lands within the Town; however, there are some properties which are still subject to Comprehensive Zoning By-law 87-250, as amended or two site specific by-laws (87-229 and 88-83). It is also important to note that neither Zoning By-law applies to lands within the Niagara Escarpment Development Control Area, unless the lands are located in the minor urban centres of Terra Cotta, Cheltenham, Inglewood and Mono Mills. As the majority of the lands within the Town are zoned by Zoning By-law 2006-50, as amended, this memo discusses the uses and permissions of Zoning By-law 2006-50, as amended, only.

Zoning By-law Interpretation

Zoning By-law 2006-50, as amended includes defined terms to assist with the administration and interpretation of the Zoning By-law. When reviewing permitted uses in the Zoning By-law, the interpretation has been and continues to be “the term which most closely resembles” the use applied for. The By-law definitions are somewhat broad in nature, and often do not explicitly define all of the components which make up a use, allowing staff to interpret the Zoning By-law and provide some flexibility.

Definitions for Equestrian-Related Uses

Zoning By-law 2006-50, as amended currently contains various definitions which would apply to equestrian-related uses. In defining uses, staff review the details, scale and nature of the operation. Staff summarize various interpretations below which may apply to equestrian-related uses, but it is important to note that there may be cases where proposed development may be unique and may not “fit in the box” as noted below. In these cases, staff work closely with the applicant to identify the uses and associated permissions.

The majority of equestrian-related uses would be categorized as agricultural uses. For an equestrian use to be identified as an agricultural use, the primary use on the property would typically include the permanent breeding, caring and stabling of horses, defined in the Zoning By-law as a “Farm”, “Hobby Farm”, “Animal Agriculture (ORM)”, “Agricultural Uses” and/or “Livestock Facility”.

The Zoning By-law also permits an “Accessory Use” which is “clearly incidental, subordinate in size and exclusively devoted to a main building or main use and located on the same lot...”. These uses are permitted in any zone without being explicitly defined with the exception of the following: a “Livestock Facility”, an “Accessory Maintenance Garage”, an “Accessory Open Storage Area”, an “Agri-Tourism Use” and an “On-Farm Diversified Use”. With this understanding, uses such as arenas, exercise or training rings, and trails may be considered as accessory uses to the agricultural use described above.

Trailer storage and parking related to an agricultural use would be considered as a “Farm Equipment Storage Building” where trailers are parked indoors, an “Accessory Open Storage Area” where trailers are unlicensed and an “Accessory Use” where trailers are licensed and located in a parking space or parking area.

In order to accurately define uses such as training/riding schools, camps, events/shows and retail sales, detailed information is required to confirm the scale of the operation. Depending on the scale and nature of the operation, and whether the use is related to an agricultural use, these uses may be considered as follows:

- Training/Riding Schools/Camps: an “Accessory Use”, an “Agriculture-Related Use”, an “Agriculture-Related Commercial Use”, an “Agri-Tourism Use”, an “Equestrian Centre”, a “Fairground”, and/or a “Home Industry (ORM)”.

- Events/Shows: an “Accessory Use”, an “Agriculture-Related Use”, an “Agri-Tourism Use”, an “Equestrian Centre”, a “Fairground”, “Intensive Recreation” and/or a “Sports Arena”.
- Retail Sales: an “Accessory Use”, an “Agriculture-Related Use”, “Agriculture-Related Commercial Use”, an “Agricultural Sales, Service, Repair and Rental Establishment”, an “Agri-Tourism Use”, an “Equestrian Centre”, and/or a “Fairground”,

Based on the number and suitability of the existing definitions within the Zoning By-law, staff is of the opinion that an Amendment is not required to include additional defined terms. Any further refinements, when required can be made as part of the review of the agricultural standards in the Fall of 2019.

Memorandum

Date: Tuesday, June 18, 2019

To: Members of Council

From: Margherita Bialy, Community Planner, Community Services

Subject: Palgrave Estates Residential Community Policy Review

The purpose of this memo is to update Council that the Palgrave Estates Residential Community Policy Review is in Phase 4 and nearing completion. Draft policies have undergone refinement and initial findings can be accessed on the Town's website:

<https://www.caledon.ca/en/townhall/palgrave-estate.asp>

The Town undertook this study to review and update the land use policy framework for the Palgrave Estates Residential Community (PERC) in consideration of 2017 Provincial and Regional plans. Since 1980, the PERC Secondary Plan policies (Section 7.1) have provided direction and guidance without any significant review. Thus, the fundamental purpose of this study was to examine whether the policies that guide development in the PERC, are working well to guide development in a desirable manner and appropriately ensure the Town's objectives for land use are being met.

An amendment to the Official Plan will be required to bring the revised policies into effect and this will occur as part of the Caledon 2041 Official Plan Review.

Background

The Town of Caledon initiated a review and analysis of the policy framework for the Palgrave Estate Residential Community in April 2017. The study area is bounded by Highway 9 to the north, Hwy 50 to the west, Caledon-King Townline to the east and Castlederg Sideroad to the south. The study area excludes the Village of Palgrave.

The purpose of the policy review was to conform to recent servicing policy changes from the Region of Peel; and to understand if the intent for slow incremental growth and development in the form of low-density, estate residential uses within a comprehensive environmental framework for the protection of the Oak Ridges Moraine was effective.

The focus of the review and evaluation of the existing land use policies considered themes such as managing growth, understanding rural development opportunities and protecting and enhancing natural heritage features and water resources.

The policy review was undertaken in four phases:

- **Phase 1: Background Analysis** including a review and analysis of background information, including the policy context and recent development trends, to identify major issues/opportunities to be addressed.
- **Phase 2: Policy Alternatives and Preferred Options** to consider opportunities, improvements, growth forecasts and evaluation of land use alternatives to inform the recommended directions.
- **Phase 3: Initial Policy Formulation** including the preparation of draft Official Plan policies to implement the recommended directions.
- **Phase 4: Final Policy Formulation** including refinement and finalization of the Official Plan policies for Council's adoption.

The analysis and discussion during each phase of the policy review resulted in the following documents:

- The results of Phase 1 were presented in the *Palgrave Estate Residential Community Policy Review: Discussion Paper*. The purpose of this report was to identify and summarize data, background information and the relevant policy and regulatory framework. The report also identifies preliminary key issues, opportunities and themes to be considered for further analysis.
- The results of Phase 2 were presented in the *Palgrave Estate Residential Community Policy Review: Growth Analysis and Policy Options Report*. The purpose of this report was to review key issues and opportunities and identify the potential options, as informed by the trends, policy directives, experience in implementing the Official Plan, and other considerations. The analysis consisted of 25 key policy considerations, grouped into the following categories: built form and healthy community; other land-uses, servicing, environment, landscape and topography; and other policy considerations.
- The results of Phase 3 and Phase 4 were presented in the *Palgrave Estate Residential Community Policy Review: Growth Analysis and Policy Options Report*. The findings and proposed amendments to Section 7.1 of the Town of Caledon Official Plan, are summarized as follows:

1. Clarify policies for servicing to align with Regional requirements.
2. Introduce a new policy framework to guide cluster estate residential development in a manner appropriate for the community through a site specific Official Plan Amendment.
3. Clarify policies for consent, minimum distance separation formulae and other policies to appropriately reflect the planning intent for the community.
4. Clarify application submission requirements and introduce greater certainty in the development application process.
5. Integrate other edits of a housekeeping nature.

Community Engagement and Consultation Process

Consultation is essential to the planning process for clearly and fully understanding the range of policy issues and to evaluate the current policy framework from the perspective of stakeholders. The public consultation component of the study commenced with an initial round of consultation in 2017. On June 1, 2017, the consulting team (WSP) and Town Policy Planning and Sustainability staff held the first public information meeting and workshop. The meeting consisted of a presentation by WSP regarding the purpose of the review, the policy context, and some initial ideas about the scope and extent of anticipated changes to the policy framework. The meeting also included a question and answer session and a workshop. The workshop aimed at gathering an understanding of community planning values and issues. Participants had access to display boards set up around the perimeter of the room which gave a detailed review of background information, including study process, purpose and policy context. Approximately 150 participants attended the meeting. Input was also received through several comment sheets.

The comments received at the June 1st, Public Information Meeting and in written submissions described a diversity of issues and values of the residents. The following is a summary of the key issues and values of the residents and participants:

- Some residents were interested in growth rates, current population, and the basis for growth projections.
- Residents expressed interest and uncertainty regarding the ability (or requirement) to connect with municipal water services, especially for residents that have a private well. Some residents prefer individual water while others valued municipal water.
- Residents desire access and improvement to high speed internet.
- Residents desire opportunities for car share and innovative public transit solutions and self-sufficient energy.
- Residents value the active lifestyle opportunities which include access to trails and cycling opportunities.
- Residents value the quiet rural lifestyle and proximity/access to natural areas.
- Residents value the agricultural lands and discussed opportunities for community farms on a pilot project basis.

On February 8, 2018, WSP and Town Policy Planning and Sustainability staff held a second Public Information Meeting. The meeting consisted of an Open House in which participants were able to review display boards and discuss the content and other questions with staff from the Town and WSP. Region of Peel staff were also present to answer questions, if needed. Approximately 80 participants attended the meeting. The content presented included a summary of the major issues and content of the Growth Analysis and Policy Options Report, including some of the overall policy directions.

The comments received at the February 8th Open House through individual and group discussions with participants addressed various matters. Generally, participants expressed support that major changes to the community character and policy framework was not being considered. The discussions with participants focused on questions regarding the status of ongoing development applications, the

process for reviewing development applications in the PERC and some participants expressed an interest in future development of their land.

Comments on the draft Official Plan Amendment were received from public agencies and other interest groups including the Toronto and Region Conservation Authority and the Region of Peel.

The Palgrave Estate Residential Community Policy Review has made an effort to allow for continuous consultation through the project webpage set up at <https://www.caledon.ca/en/townhall/palgrave-estate.asp>

Other input was received and reviewed throughout the study. Generally, some residents expressed concern with the proposed cluster estate residential policies and the perception that this would result in a potential increase in density.

A final summary of comments and input with specific responses was prepared. For more information refer to Section 4 – Public Consultation Summary within the Growth Analysis and Policy Options Report.

Conclusion and Next Steps

The policy recommendations that were developed during this study will require an amendment to the Official Plan and will occur as part Caledon 2041 Official Plan Review. Any recommendations or amendments will need to be approved by Council at a later date.

Memorandum

Date: Tuesday, June 18, 2019

To: Members of Council

From: Peggy Tollett, General Manager, Community Services

Subject: Naming of Facilities and Property Policy

This memo is to provide Council some context in conjunction with the Notice of Motion in the naming of the Bolton Fire Station the “Roy Clarkson Fire Hall”, the Corporate Policy background and options.

As noted in the Corporate Policy attached as Schedule A, the recommendation of naming facilities after a person was not preferred. The naming preferences are given for the following reasons:

- Reflect the geographic location, community, neighbourhood or street where the property is located
- Recognized the historical significance of the area
- Reflect unique characteristics of the site
- Reflect the type of service or function offered
- Are in keeping with a specific theme
- Honour individuals, living or posthumous, who have made a significant contribution to the community. On a local, national or international basis.

Other options are to recognize Roy Clarkson as part of the Fire Memorial project for the Fall of 2019 or to name the Public Education or Training Room at the Bolton Fire Station after Roy Clarkson.



Policy No.: RPS-PS-01

CORPORATE POLICY

DEPARTMENT: RECREATION AND PROPERTY SERVICES
SECTION: PROPERTY SERVICES
SUBJECT: NAMING OF FACILITIES AND PROPERTY

PURPOSE:

This policy establishes the process and criteria used in selecting names for Town owned facilities and properties.

POLICY STATEMENT:

Council approves names for Town-owned facilities and property based on stated criteria.

DEFINITION:

For the purposes of this policy, "facilities" refers to all Town-owned property and facilities including buildings and rooms within those buildings, parks and elements of the park, trails, walkways, pavilions etc.

CRITERIA:

The naming of facilities is the function of the appropriate department with consultation with the Heritage office and with Council approval. Designation of names is generally based upon geographical, historical or ecological relationships to the area. Facilities can also be named to honour individuals or to recognize individuals or companies that have made exceptional contributions for a specific purpose or project.

ADOPTION DATE: January 27, 2003

PAGE: 1 of 3

EFFECTIVE DATE: January 2003

REVIEW DATE: 2004

SUPERSEDES: Naming of Public Facilities adopted January 28, 1991 by
Recommendation AC-2-91-10 - Council Resolution W-30-2003

RECREATION AND PROPERTY SERVICES - PROPERTY SERVICES - NAMING OF
FACILITIES AND PROPERTY

GENERAL GUIDELINES:

Process

Names may be proposed by members of the public, elected officials and members of staff. All suggestions must be forwarded to the department responsible for naming the facility. Staff will solicit input from other departments, most specifically Heritage, and/or the public as considered appropriate by the department directly responsible for the operation and maintenance of the facility. Department staff will submit one recommended name and, if necessary, one alternative for review and approval by Council.

Suggestions for names in honour of individuals must be accompanied by a written description of the individual's contribution.

Review and Selection

All suggested names are considered. Preference is given to names which :

- Reflect the geographic location, community, neighbourhood or street(s) where the property is located, and/or;
- Recognize the historical significance of the area, and/or;
- Reflect unique characteristics of the site, and/or;
- Reflect the type of service or function offered, and/or;
- Are in keeping with a specific theme, and/or;
- Honour individuals, living or posthumous, who have made a significant contribution to the community. On a local, national or international basis.

Non-preferred Names

Names that will not be given preference are those that:

- Cause confusion due to duplication or sound like existing names of Town facilities;
- Are meaningful only to a limited number of people in the community;
- Names of local elected officials currently in office;
- Names of tobacco companies and/or distributors;

ADOPTION DATE: January 27, 2003

PAGE: 2 of 3

EFFECTIVE DATE: January 2003

REVIEW DATE: 2004

SUPERSEDES: Naming of Public Facilities adopted January 28, 1991 by
Recommendation AC-2-91-10 - Council Resolution W-30-2003

**RECREATION AND PROPERTY SERVICES - PROPERTY SERVICES - NAMING OF
FACILITIES AND PROPERTY**

- Are difficult to pronounce or lend themselves to inappropriate short-forms or modifications;
- Are discriminatory or derogatory from the point of view of race, gender, colour, political affiliation or other social factors.

Changing the Name of a Facility

Consideration will be given to renaming facilities in the following circumstances:


- When the existing name has no significance to the community;
- When the existing facility name causes confusion.

Facilities named in memory of an individual will generally not be re-named except in circumstances deemed to be exceptional by Council.



Prepared by:

Approved by:



CAO Approval

ADOPTION DATE: January 27, 2003

PAGE: 3 of 3

EFFECTIVE DATE: January 2003

REVIEW DATE: 2004

SUPERSEDES: Naming of Public Facilities adopted January 28, 1991 by
Recommendation AC-2-91-10 - Council Resolution W-30-2003

