

Staff Report 2021-0073: Proposed Town Initiated Official Plan Amendment and Zoning By-law Amendment Applications Pertaining to Cannabis, Country Inns, Building Area, Undersized Agricultural Lots and General Housekeeping Matters, Town Wide

Important changes to our bylaws are being rushed through where formal objection to this process where the public can't participate publicly due to COVID restrictions. Today's Planning and Development meeting has way too many items on it and each one of these bylaw changes affects different personas of residents in Caledon. As a water advocate, the addition of Stormwater Management into section 4.29 of Public Uses, the Zoning bylaw concerns me and leaves a huge area of interpretation.

be required to enter into a development agreement with the Town prior to the use of any land or any development of the land.

13. Section 4.29 Public Uses is amended by inserting the following *uses* in the list of public uses in alphabetical order:

- *A Stormwater Management Facility*
- *A Storm Sewer System*

***The Oak Ridges Moraine Conservation Management Plan does not permit Stormwater Management.***

<https://www.ontario.ca/laws/regulation/020140#BK39>

**ORMCP Section 45:**

(7) Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited. O. Reg. 140/02, s. 45 (7).

(8) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in key natural heritage features and key hydrologic features. O. Reg. 140/02, s. 45 (8); O. Reg. 141/17, s. 34 (3).

I am concerned that the Town of Caledon is going against the advice of the ORMCP, which they are to uphold. Digging large holes into areas of high aquifer vulnerability poses a great risk to our groundwater and water quality.

*To prepare for this delegation I reviewed the Resilient Caledon Climate Change Action Plan Update*

Updated Stormwater Masterplan (2022): Update the Town's Stormwater Master Plan to inform how we manage our existing stormwater infrastructure and guide how we continue to manage stormwater into the future. This work will incorporate changes in legislation, technological advances, and future design requirements to manage stormwater through a treatment train approach. This work will position the Town to better adapt to climate change.

- Since this is changing in 2022, it would be prudent to wait to develop and incorporate these changes, instead of allowing the risk of Development to do irreversible harm to the ORM.
- This is a little premature to change zoning in agricultural areas of highly vulnerable aquifers, we can't depend on developers to build stormwater management systems to protect our sensitive areas and not discharge them into Kettle lakes and areas of natural significance.
- The Climate Change Plan is to be reviewed every 5 years and that does not allow for alignment to adjust for gross errors of judgement.
- Having Developers self-govern the installation of Stormwater Management, the Town and residents will be left the overflow of water that contains residues and possibly harmful matter being discharged into areas where many people rely on ground water.

## Protect Communities from Flood Risk - Smart Growth Objective



ACTIONS	SUPPORTING ACTIONS	TIMING	IMPLEMENTATION TOOLS	LEAD	SUPPORTING PARTNERS	RESOURCES REQUIRED	KPIS
<b>SMART GROWTH</b>							
<b>2. PROTECT COMMUNITIES FROM FLOOD RISKS.</b>							
2.1	Prohibit or restrict new development in high-risk flood zones, maintain sufficient setbacks along water bodies, and enhance flood resiliency in urban areas through planning and zoning.	Short	<ul style="list-style-type: none"> <li>Stormwater Management Master Plan</li> <li>Green Development Standards</li> <li>Planning tools</li> </ul>	Town (Planning, Development Engineering)	<ul style="list-style-type: none"> <li>Town (Energy and Environment)</li> <li>Region of Peel</li> <li>Conservation authorities</li> <li>Developers</li> </ul>	\$ Staff time for plan and policy updates.	<ul style="list-style-type: none"> <li>Ha of restricted/unrestricted flood-vulnerable area</li> <li>Permeable to non-permeable surface area ratio</li> </ul>
2.2	Increase the amount of green space and permeable surface incorporated into all new communities to provide green infrastructure, stormwater management, and recreation services.	Short	<ul style="list-style-type: none"> <li>Risk and Return on Investment Tool (Credit Valley Conservation)</li> <li>TRCA Flood Risk Assessment and Ranking Study and Flood Characterization Studies</li> <li>TRCA Living City Policies</li> </ul>				

The loose language used here, does not mandate developers/builders to adhere to green infrastructure approaches into stormwater management. Environmentally protected areas will be victim of stormwater discharge and we can't modify our zoning as we can't enforce the requirement to be green and to protect the ORM.

		<ul style="list-style-type: none"> <li>Establish an encroachment by-law on town right-of-ways or easements to prevent blockages to stormwater flow.</li> </ul>		<ul style="list-style-type: none"> <li>Drainage Act</li> </ul>
17.3	Review and enhance development guidelines for stormwater infrastructure in new developments.	<ul style="list-style-type: none"> <li>Review stormwater guidelines with Planning and Engineering, and ensure alignment with planning policies and zoning by-laws.</li> <li>Integrate climate projections into stormwater guidelines to account for impacts like longer higher intensity storms.</li> <li>Require consideration of green infrastructure approaches to stormwater management in new developments.</li> </ul>	Short	<ul style="list-style-type: none"> <li>LID Treatment Train Tool (TRCA)</li> </ul>

I would also ask that the following be added as not-permitted uses in agricultural areas. V

Industrial uses, abatement companies, demolition uses, Truck and trailer parking and truck repair.