

Public Meeting Information Report

Planning and Development Services Division

Public Meeting: May 11, 2021 at 7:00 pm (Virtual Meeting)

Applicant: Rob Russell Planning Consultants on behalf of 1685078 Ontario Inc.
File No.: 21T-08001C and RZ 08-05
Address: 0 Highway 9, Ward 4

The Purpose of a Public Meeting:

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

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

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information to the Lead Planner or the Clerk of the Town of Caledon. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject land is located at 0 Highway 9, on the southeast corner of Mount Pleasant Road and Highway 9. The lands are legally described as Part of Lots 28 and 29, Concession 9 (Albion). See Schedule "A" – Location Map, attached. The property is 30.17 ha (74.56 ac) in size and is currently used for agricultural and residential purposes. The surrounding land uses are estate residential to the east, south, and west, and agricultural/rural residential to the north. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Oak Ridges Moraine Conservation Plan Area. The Region of Peel's Official Plan designates the lands as Estate Residential Community, Area with Special Policy (Oak Ridges Moraine) on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Policy Area 3 on Schedule "G", Environmental Zones 1 and 2 on Schedule "I", and Palgrave Estate Residential Community on Schedule "P". The property is zoned Rural - Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) in Zoning By-law 2006-50, as amended.

Proposal Information:

On February 6, 2008, the Town of Caledon received a proposed Zoning By-law Amendment (RZ 08-05) application from Paul A. King on behalf of 16805078 Ontario Inc. for the subject lands. The application was deemed complete on March 6, 2008. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the application. This material is also available for viewing on the Town's website.

The applicant is proposing to create an estate residential subdivision to facilitate the development of 22 lots for single detached dwellings. It is proposed that the lot sizes range from 0.6 ha (1.48 ac) to 1.18 ha (2.92 ac) to accommodate 21 new single detached dwellings within the Palgrave community, and to retain the existing single detached dwelling and accessory garage on a lot comprising 10.43 ha (25.77 ac) in area. While the majority of lots will be accessed from an internal street network (Street A) with one access to Mount Pleasant Road, Lot 22 is proposed to retain the existing access from

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Highway 9. The subdivision also proposes an internal street connection to the development to the south known as Beaverhall (File No. 21T-95027C). The proposed subdivision is to be serviced with municipal water and private septic systems. The Zoning By-Law proposes to rezone the subject land from 'Rural - Oak Ridges Moraine (A2-ORM)' and 'Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM)' to 'Estate Residential Exception X (RE-X)' and an environmental zone to permit the development, with site-specific provisions related to lot area, lot frontage, and setbacks. Please see Schedule "D" – **Draft Plan of Subdivision**, and Schedule "E" – Draft 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). In addition, the Notice was posted on the Town's website and placed in the Caledon Enterprise and Caledon Citizen on August 27, 2015.

As required by the *Planning Act*, a sign was posted on the property on April 22, 2008.

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Alliston Herald, Caledon Enterprise and Caledon Citizen on April 15, 2021.

The subject application was most recently circulated to external agencies and internal departments for review and comment on June 1, 2020. Comments received are briefly outlined below for your information:

- Ministry of Transportation (MTO): Comments provided by the MTO in 2012 are out of date. New comments will be provided and will address MTO's new Highway Access Management Policy. A setback of 14 m is required between the building and MTO lands (Highway 9). The proposed location of the sideroad entrance onto Mount Pleasant Road from Highway 9 is substandard and should reflect current access requirement of 400 m. Existing Highway 9 access is to be closed and all access to parcels should be accessed by an internal road system. Standard draft conditions were provided to require the developer be responsible for 100% cost of any improvements along Highway 9 as a result of the development. MTO recommends consultation with them prior to any future submissions to ensure conformity with MTO standards.
- John G. Williams Limited (peer review of the Urban Design Brief prepared by RPD Studio, dated April 9, 2020, and Architectural Design Guideline prepared by TALO Architect Inc., dated April 9, 2020): The Urban Design Brief is to be updated to include a Visual Assessment as previously requested from the Town's urban designer. A study of local housing forms and dwellings in the Beaverhall subdivision is recommended to ensure the dwellings are compatible. Design recommendations have been provided (e.g. recommendation for bungalows and 2-storey dwellings, avoid flat roofs) to maintain a compatible streetscape with the more traditional architectural in the area. Further evaluation is to occur during the architectural design review process.
- Town of Caledon, Development Engineering (General Comments): An OGS unit upstream of the channel block between lots 14 and 15 is required. Previous comments regarding maintenance and access to the infiltration ditch have not been addressed and plans do not adequately show how maintenance access for the north infiltration ditch is to be provided, including access to the outlet/headwall south of Street A. Further clarification/details required to address stormwater management comments. Revisions to the Functional Grading, Servicing, and Stormwater Management Plan, the Draft Plan/Profile Drawing, the Functional Servicing Report (FSR), and any other relevant documents are required. The Hydrogeological and Nitrate Loading Assessment is noted as draft and will need to be finalized and correctly referenced in the FSR. A

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MOE ECA submission is required. All stormwater modelling in FSR must be reviewed and approved by NVCA. The reserve block and temporary turning circle abutting the Beaverhall subdivision are no longer required, and the Right-of-Way (ROW) of Street A will need to be confirmed to reflect detailed design drawings approved for the Beaverhall subdivision, including confirmation on whether infrastructure (e.g. infiltration gallery) is required to extend along Walter Brown Drive. Maps 5 and 6 of the geotechnical investigation need to be updated to reflect current borehole locations. Detailed comments have been provided for the Functional Grading, Servicing, and Stormwater Management Plans and will need to be addressed. Prior to final approval, a Record of Site Condition acknowledged by a Provincial Officer or the MOECP will need to be submitted for the entire property. The RSC requirement can be addressed through conditions of draft approval.

- Town of Caledon, Development Engineering (Noise Study): Further clarification regarding the proposed noise barriers is required and it is recommended that conditions of draft approval be applied to identify that landowner will be responsible for noise wall, securities will be required by the Town, and that a detailed Noise Study is to be submitted as part of the engineering submission, to be approved by the Town prior to grading, and subject to certification of the noise wall by the noise consultant (draft conditions have been provided). Consideration for a noise mitigation berm adjacent to Highway 9 rather than individual noise barriers surrounding each OLA. Further clarification and details relating to the proposed berm has been requested. A peer review of the revised Noise Study will be required at the developer's expense.
- Town of Caledon, Development Engineering (Traffic): It is noted that MTO comments may result in changes to the draft plan. Town Development Engineering and Town FIS Traffic will work with the applicant, MTO Staff, and other Town Staff as required to confirm and submission requirements, and review and/or approve proposed changes to the road configuration. The Traffic Impact Study (TIS) is out of date and will need to be revised. The revised TIS can be submitted at the time of the engineering submission. The applicant may wish to update the TIS in advance of draft approval to ensure that accesses and road networks are acceptable by the MTO, and that findings/recommendations reflect the current traffic volumes along Highway 9 and Mount Pleasant Road. It is noted that the MTO will need to review and approve the TIS as part of permit issuance. Horizontal alignment of Walter Brown Drive at Mount Pleasant Road (opposite McGuire trail) is to be confirmed by FIS Traffic to confirm TAC requirements are met.
- Town of Caledon, Development Engineering (Hydrogeological): Latest Hydrogeological and Nitrate Loading Assessment will need to be peer reviewed. Further details/clarification is required to address comments provided. Confirmation required by Region of Peel that the proposed mitigation strategy for wells affected by development is acceptable.
- Nottawasaga Valley Conservation Authority: A NVCA permit will be required prior to construction or grading. NVCA's limited natural heritage-related concerns have been addressed and site-specific details on reforestation and other general natural heritage mitigation measure are to be provided at detailed design. Clarification is required on the EIS relating to the measurement approach of the northeast woodland features, which may have implications for setback considerations for existing dwelling on the property. A geotechnical engineer's letter/report is required to confirm feasibility of the conceptual stormwater management design from a geotechnical perspective.

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

- Canada Post
- Dufferin-Peel Catholic District School Board
- Enbridge Gas
- Town of Caledon, Finance Department



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- Town of Caledon, Fire & Emergency Services
- Town of Caledon, Transportation Engineering
- Caledon Ontario Provincial Police
- Peel District School Board
- Rogers Communications
- Region of Peel, Development Services
- Bell Canada

Next Steps:

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 the public meeting or make written submissions to the Clerk of the Town of Caledon before the proposed 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, 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 of 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 submission to the Clerk of the Town of Caledon before the proposed by-law is passed, and/or 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 persons 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 is reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact Valerie Schmidt, Senior Planner at 519-569-8883 or vschmidt@gspgroup.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D: Draft Plan of Subdivision
- Schedule E: Draft Zoning By-law Amendment