

Public Meeting Information Report

Planning Department

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

Applicant: Castlemore Corporation
File No.: 21T-20002C and RZ 2020-0005
Address: 0 Mount Hope Road, 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 Mount Hope Road, on the east side of Mount Hope Road, south of Highway 9. The lands are legally described as Part of Lot 28, Concession 8 (Albion). See Schedule "A" – Location Map, attached. The property is 41.32 ha (102.1 ac) in size and is currently used for agricultural purposes. The surrounding land uses are estate residential, agricultural, open space and woodlands. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Greenbelt Plan Area and is designated Palgrave Estate Residential Community (a component of Countryside Area) in the Oak Ridge Moraine Conservation Plan. The Region of Peel's Official Plan designates the lands as Estate Residential Community with Special Policies 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", High Aquifer Vulnerability on Schedule "P-1" and Landform Conservation Area on Schedule "P-2". The property is zoned Rural - Oak Ridges Moraine (A2 - ORM) and Environmental Policy Area 2 Zone - Oak Ridges Moraine (EPA2 - ORM) in Zoning By-law 2006-50, as amended.

Proposal Information:

On February 21, 2020 and February 4, 2021, the Town of Caledon received proposed Draft Plan of Subdivision (21T-20002C) and Zoning By-law Amendment (RZ 2020-0005) applications from Castlemore Corporation for the subject lands. The applications were deemed complete on April 8, 2021. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the applications. This material is also available for viewing on the Town's website.

The applicant is proposing to create 29 estate residential lots with structure envelopes, an environmental block, new roads and a new road connecting the subdivision to the east to Mount Hope Road. The proposed Zoning By-law Amendment proposes to amend the zoning from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 Zone – Oak Ridges Moraine (EPA2-ORM) to Estate Residential – Exception XX – Oak Ridges Moraine (RE-XX-ORM) to include site specific provisions for

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building and structure location and natural area restrictions. 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 combined Notice of Application and Public 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 April 15, 2021.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on April 19, 2021. Comments received are briefly outlined below for your information:

- Town of Caledon, Accessibility: Comments were provided relating to universal design options, paths of travel and lighting which are to be addressed through conditions of draft approval and detailed design of the plan.
- Hydro One: Comments were provided which are to be addressed through detailed design of the plan.

Comments from the following agencies/departments remain outstanding:

- Bell Canada
- Canada Post
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Distribution Inc.
- Ontario Provincial Police
- Peel District School Board
- Region of Peel
- Rogers Communications
- Nottawasaga Valley Conservation Authority
- Township of Adjala-Tosorontio
- Town of New Tecumseth
- Town of Caledon, Fire and Emergency Services
- Town of Caledon, Development Engineering
- Town of Caledon, Transportation
- Town of Caledon, Finance
- Town of Caledon, Landscape
- Town of Caledon, Heritage
- Town of Caledon, Policy Planning
- Town of Caledon, Street Naming and Municipal Numbering
- Town of Caledon, Zoning

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



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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