

Public Meeting Information Report

Planning Department

Public Meeting: June 1, 2021 at 7:00 p.m., Virtual Meeting

Applicant: Humphries Planning Group Inc. on behalf of Zancor Homes (Bolton) Ltd.

File No.: POPA 2020-0001, 21T-20001C and RZ 2020-0004

Address: 0 Emil Kolb Parkway, 550 Glasgow Road, 600 Glasgow Road, 615 Glasgow Road, 13935 Chickadee Lane, 13951 Chickadee Lane, 13977 Chickadee Lane, 13999 Chickadee Lane, Wards 4 and 5

The Purpose of a Public Meeting:

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

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

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

Property Information:

The subject land is located at 0 Emil Kolb Parkway, 550 Glasgow Road, 600 Glasgow Road, 615 Glasgow Road, 13935 Chickadee Lane, 13951 Chickadee Lane, 13977 Chickadee Lane and 13999 Chickadee Lane, in Bolton. The lands are located on the east side of Emil Kolb Parkway, adjacent to Chickadee Lane and Glasgow Road. See Schedule "A" – Location Map, attached. The property is 10 ha (24.71 ac) in size. The lands are currently occupied by rural residential dwellings, vegetated environmental policy areas and open fields. Lands to the north are occupied by Jack Garratt Soccer Park and open space surrounding the Humber River. Lands to the east are occupied by open space and Edelweiss Park, as well as rural residential dwellings. The lands to the south and west are residential subdivisions. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the A Place to Grow Plan and a portion of the site is also within the Greenbelt Plan. The southern portion of the site, designated Prime Agricultural Area was brought into the Bolton Residential Settlement Area Boundary through ROPA 30 as revised, approved by the Local Planning Appeal Tribunal (LPAT) and in effect as of November 30, 2020. Within the Town's Official Plan, the lands are designated Prime Agricultural Area, Environmental Policy Area and Greenbelt Plan Area on Schedule "C", Bolton Land Use Plan.

Proposal Information:

On May 9, 2020 and January 6, 2021, the Town of Caledon received proposed Official Plan Amendment (POPA 2020-0001), Draft Plan of Subdivision (21T-20001C) and Zoning By-law Amendment (RZ 2020-0004) applications from Humphries Planning Group Inc. on behalf of Zancor Homes (Bolton) Ltd. for the subject lands. The applications were deemed complete on January 12, 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.

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The applicant is proposing to establish a plan of subdivision on the subject lands having 154 residential units consisting of 151 townhouse dwellings, 1 single detached dwelling and 2 existing single detached dwellings together with new roads, a stormwater management block, 5 blocks for open space and environmental lands, and one park block. Please see Schedule “D” – Draft Plan of Subdivision, Schedule “E” – Draft Official Plan Amendment and Schedule “F” – Draft Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was placed in the Caledon Enterprise and Caledon Citizen on January 21, 2021. In addition, the Notice was mailed to all landowners within 120 m (393.7 ft) and placed on the Town’s website. Signs were posted on the property on February 19, 2021.

A Residents Meeting (Virtual Meeting) was held on April 29, 2021. Notice of this meeting was mailed to not only all landowners within 120 m (393.7 ft) but also an expanded notice area. The Notice was also placed on the Town’s website.

In accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 6, 2021. In addition, the Notice was mailed to not only all landowners within 120 m (393.7 ft) but also an expanded notice area. The signs were updated with the public meeting date and time on May 14, 2021. The Notice was also placed on the Town’s website.

The subject application was most recently circulated to external agencies and internal departments for review and comment on January 13, 2021. Comments received are briefly outlined below for your information:

- Town of Caledon, Corporate Services Department, Accessibility: Standard conditions of draft plan approval were requested.
- Town of Caledon, Engineering Services Department, Development Engineering: Additional information is required to address comments related to the Functional Servicing Report, Stormwater Management and Grading Plan, Preliminary Geotechnical Investigation, Hydrogeological Investigation, Environmental Noise Report and Road and Trail Network/Draft Plan. More specifically further review and analysis is required on the internal road intersection angles and horizontal alignments, traffic analysis of Glasgow Road and the single-lane bridge, as well as further investigation into Glasgow Road right-of-way and resurfacing.
- Town of Caledon, Engineering Services Department, Transportation Engineering: Additional information is required to address comments relating to the Traffic Impact Study. An Internal Sidewalk Plan must be provided including a multi-use trail walkway connecting the internal sidewalk network with Emil Kolb Parkway.
- Town of Caledon, Finance: The property is currently assessed as Residential. Any future development would be subject to the applicable Town of Caledon development charges, as well as current Regional and School Board development charges in effect.
- Town of Caledon, Fire & Emergency Services Department: Comments were provided indicating that the location and installation of pressurized fire hydrants must be provided in accordance with the Region of Peel Standards.

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- Town of Caledon, Legal Services: Standard conditions of draft plan approval were requested.
- Town of Caledon, Planning Department, Heritage: A Cultural Heritage Impact Statement is required to address the impacts of the proposed development on the cultural heritage resources in the vicinity of the subject lands. A minimum Stage 2 Archeological Assessment must be submitted in support of the proposed development.
- Town of Caledon, Planning Department, Landscape: Comments identified required revisions to the Draft Plan of Subdivision, Community Design Brief, Architectural Design Guidelines, and Arborist Report and Tree Preservation Plan. Park Block 29 does not conform to the Town of Caledon Parkland By-law or Development Standards manual and will need to be revised.
- Town of Caledon, Planning Department, Urban Design: Comments identified required revisions to the Community Design Plan and Urban Design Brief, Elevation Drawings and Architectural Control Guidelines.
- Town of Caledon, Planning Department, Zoning: A Map indicating that MDS (Minimum Distance Separation) arcs do not impact the subject lands was requested. Further information relating to the permitted uses proposed is required to be included in the Draft Zoning By-law.
- Bell Canada: Standard conditions of draft plan approval were requested.
- Dufferin-Peel Catholic District School Board: The development is anticipated to yield:
 - 14 Junior Kindergarten to Grade 8 Students; and
 - 6 Grade 9 to Grade 12 StudentsThe Board requested standard conditions of draft plan approval.
- Peel District School Board: The development is anticipated to yield:
 - 42 Junior Kindergarten to Grade 8 Students; and
 - 13 Grade 9 to Grade 12 StudentsThe Board requested standard conditions of draft plan approval.
- Toronto and Region Conservation Authority (TRCA): Additional information is required to address comments relating to stormwater block sizing, hydrologic modelling, the stormwater facility, and the valley outlet. The conveyance of blocks 29, 31, 32 and 34, subject to Tangible Asset Management Committee Approval, is required as a condition of Draft Plan Approval.

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

- Hydro One
- Ontario Provincial Police (Caledon Detachment)
- Enbridge
- Credit Valley Conservation

Comments from the following agencies/departments remain outstanding:

- Rogers Communication
- GO Transit
- Town of Caledon, Planning Department, Street Naming
- Canada Post
- Region of Peel

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- Municipal Property Assessment Corporation (MPAC)

Next Steps:

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment, draft plan approval or refusal of the proposed Draft Plan of Subdivision and/or the passing or refusal of 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.

Appeal Procedures:

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 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, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision/condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision/condominium, 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 before the proposed official plan amendment is adopted, and/or before the by-law is passed, and/or in respect of the proposed plan of subdivision/condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision/condominium, 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 Aleah Clarke, MHBC Planning, on Behalf of Development Review Services, Planning Department, Town of Caledon at 905.584.2272 x. 7338 aclarke@mhcplan.com

Attachments:

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