

# **ZANCOR HOMES (BOLTON) LTD.**

0 Emil Kolb Parkway; 550, 600 and 615 Glasgow Road; 13935, 13951, 13977 and 13999 Chickadee Lane



**OFFICIAL PLAN AMENDMENT (POPA 2020-0001), ZONING BY-LAW AMENDMENT (RZ 2020-0004),  
DRAFT PLAN OF SUBDIVISION (21T-20001C)**



# SITE CONTEXT

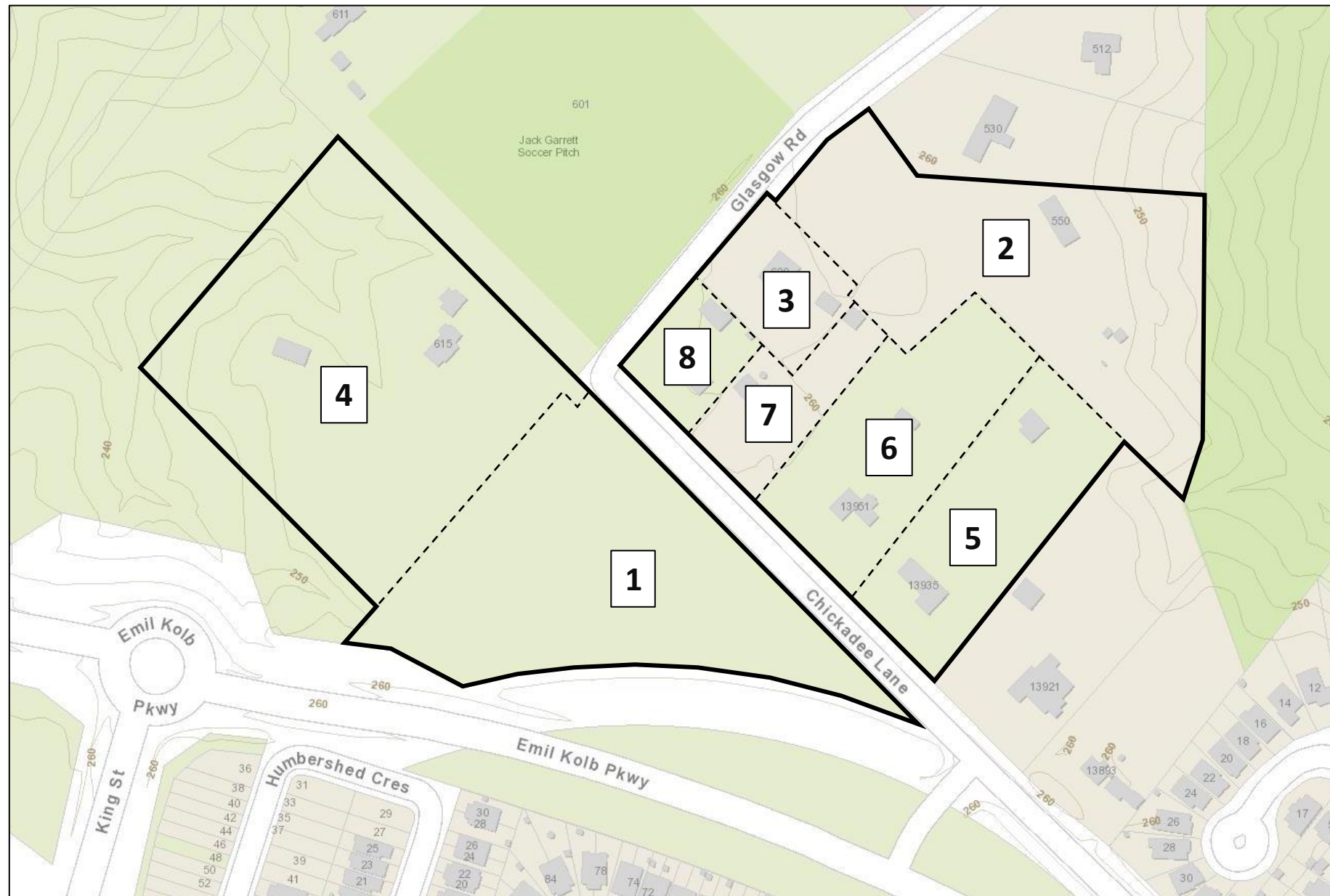




# SURVEY

- The Subject Lands consists of eight (8) parcels of land combining a Total Land Area of 10.04 ha
- The Subject lands has the following municipal addresses:

1. 0 Emil Kolb Parkway;
2. 550 Glasgow Road;
3. 600 Glasgow Road;
4. 615 Glasgow Road;
5. 13935 Chickadee Lane;
6. 13951 Chickadee Lane;
7. 13977 Chickadee Lane; and
8. 13999 Chickadee Lane



# PLANNING APPLICATIONS

## 1. Official Plan Amendment #POPA 2020-0001 (Town of Caledon Official Plan)

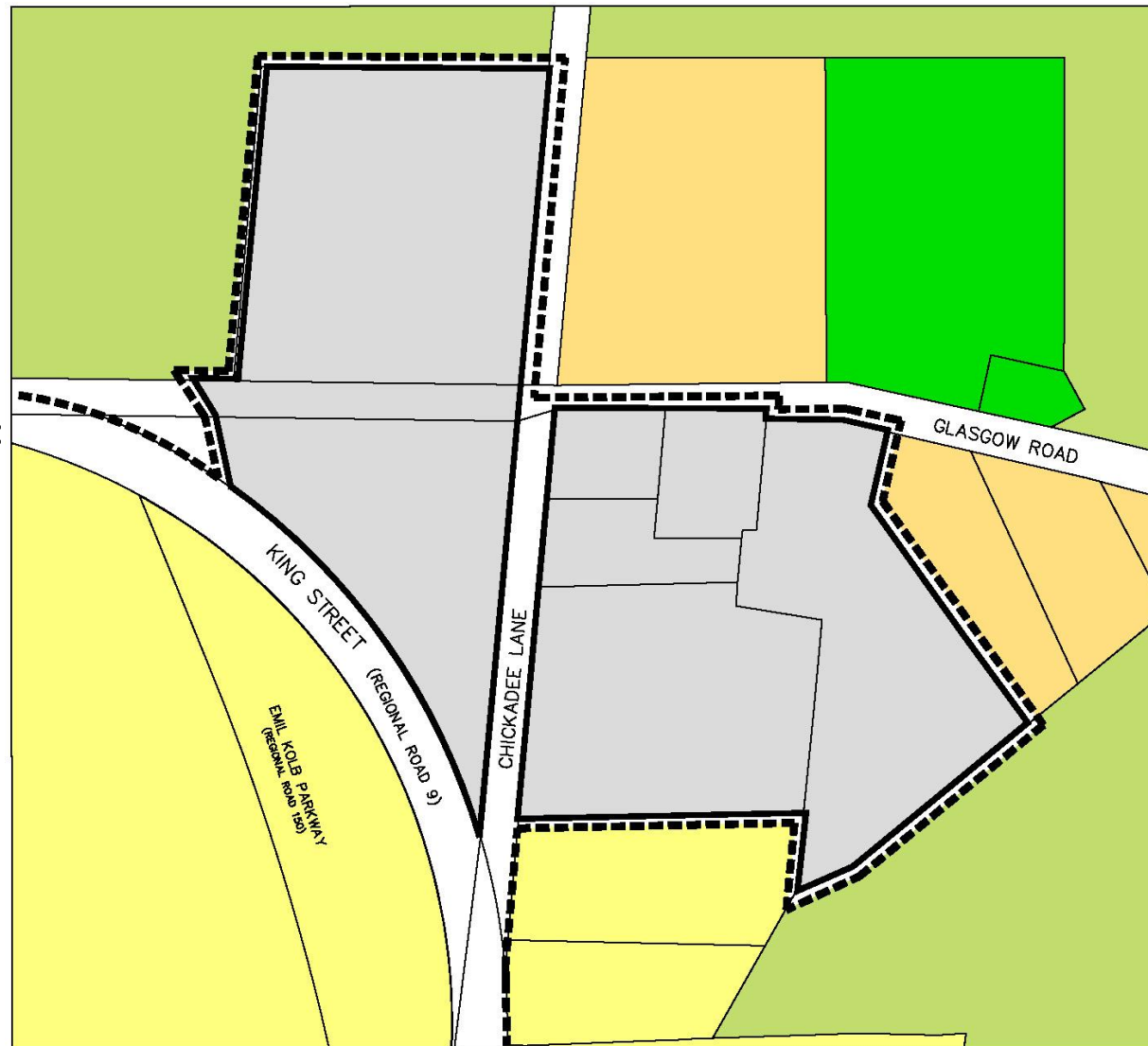
- The purpose of the OPA is to re-designate the Subject Lands as “Policy Area – Bolton Expansion”
- To include site-specific policies to permit residential uses on the Subject Lands including:
  - Single Detached;
  - Semi – Detached;
  - Townhouse Units (Street Towns);
  - Park; and
  - Open Space uses

## 2. Draft Plan of Subdivision #21T-200001C

## 3. Zoning By-law Amendment #RZ 2020-0004 (By-law 2006-50)

## 4. Approved Regional Official Plan Amendment (ROPA-30)

- LPAT approved Nov 2020



Draft Official Plan Amendment Schedule, prepared by Humphries Planning Group Inc

## SCHEDULE "A" OFFICIAL PLAN AMENDMENT No. XXX

PART OF LOT 10, CONCESSION 5  
AND PART OF KING STREET  
(STOPPED UP AND CLOSED BY BY-LAW 03-2016, INST. PR2787080)  
PART OF LOT 10, CONCESSION 6  
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)  
PART OF BLOCK 272 AND  
PART OF BLOCK 293 (0.30 RESERVE)  
PLAN 43M-1548

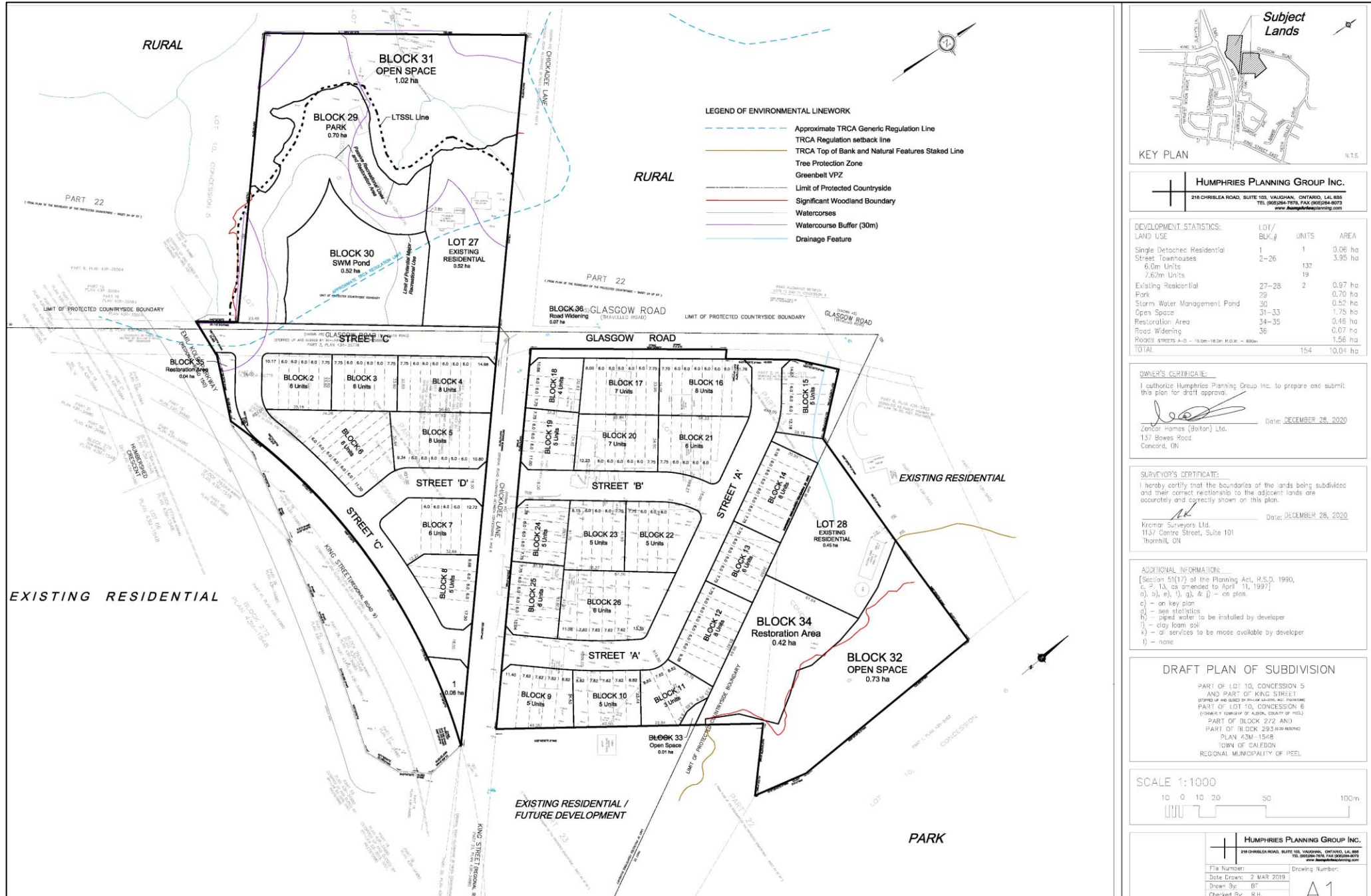
### LEGEND

- Policy Area - Bolton Expansion
- Low Density Residential
- Prime Agricultural
- Environmental Policy Area
- Open Space Policy Area
- 2021 Settlement Boundary



Date: December 5, 2020  
File No.:

2. Draft Plan of Subdivision #21T-200001C

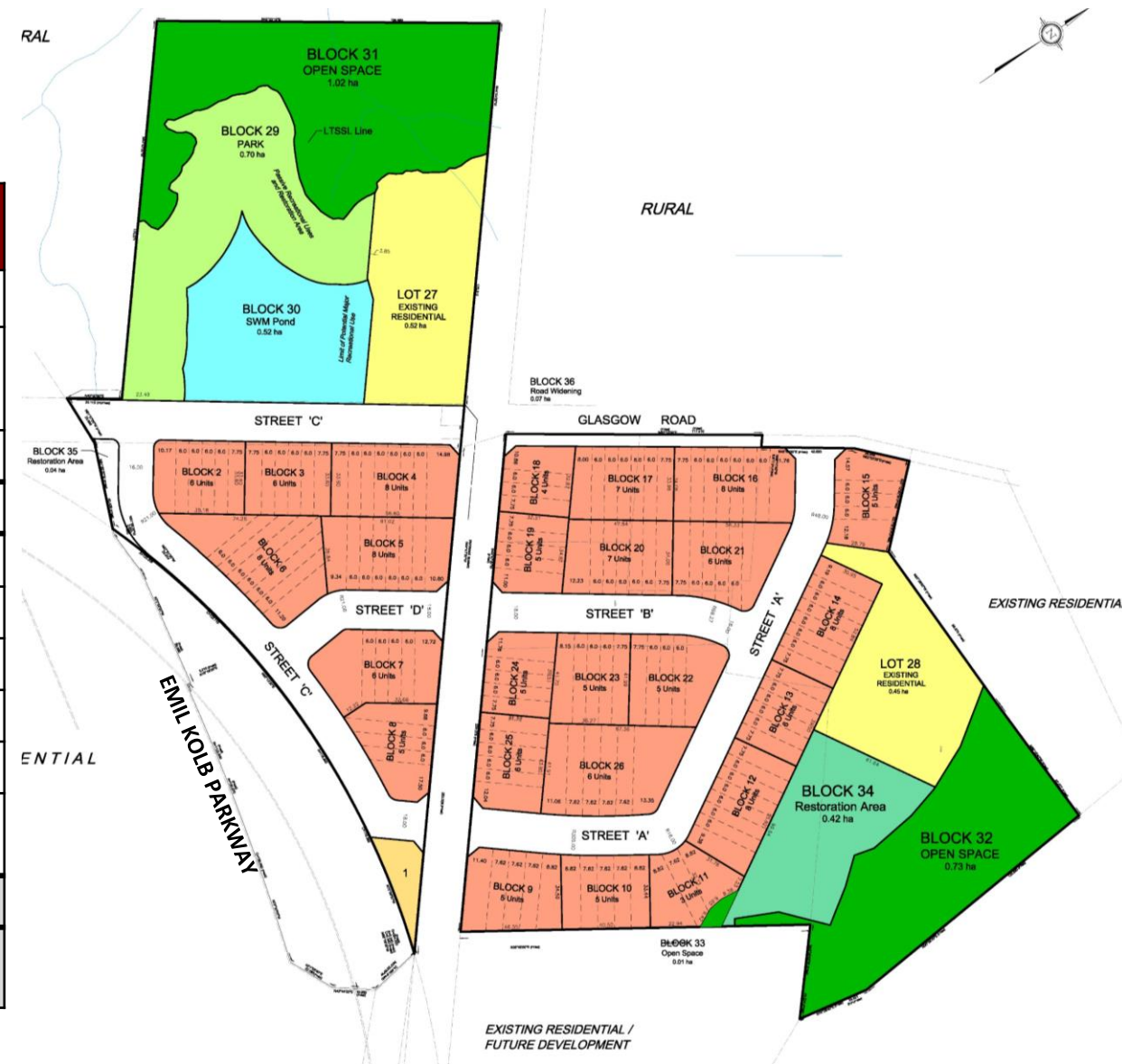




# PROPOSAL

Land Use	Units	Net Area (ha)	Area as a % of Total
Single Detached Residential	1	0.06 ha	0.6%
Street Townhouses – 6.0m	132	3.95 ha	39.3%
Street Townhouses – 7.62m	19		
Existing Residential	2	0.97 ha	9.7%
<b>Total Residential Units</b>	<b>154</b>	<b>4.98 ha</b>	<b>49.6%</b>
Park	--	0.70 ha	7.0%
Stormwater Management Pond	--	0.52 ha	5.2%
Open Space	--	1.75 ha	17.4%
Restoration Area	--	0.46 ha	4.6%
Road Widening	--	0.07 ha	0.7%
Roads (Streets A-D, 16.0m – 18.0m, ROW=690m)	--	1.56 ha	15.5%
<b>TOTAL:</b>	<b>154</b>	<b>10.04 ha</b>	<b>100%</b>
<b>DENSITY (UNITS PER HECTARE):</b>	<b>37.91 UPH</b> - (exclusive of public right-of-ways, parks and environmental policy areas)		

NOTE: Stats in Table are subject to rounding.



### 3. Zoning By-law Amendment #RZ 2020-0004 (By-law 2006-50)

#### Existing Zoning (By-law 2006-50):

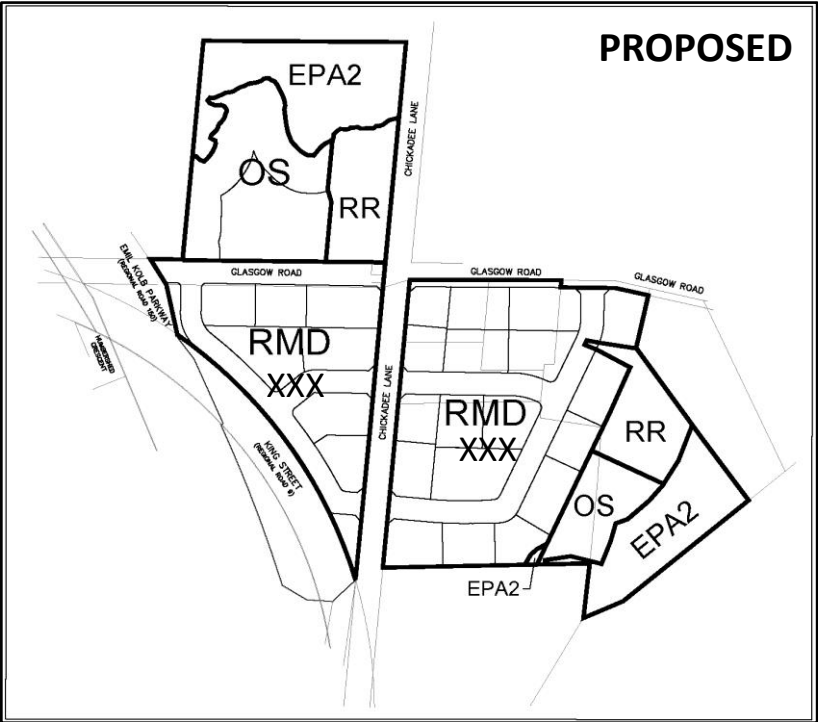
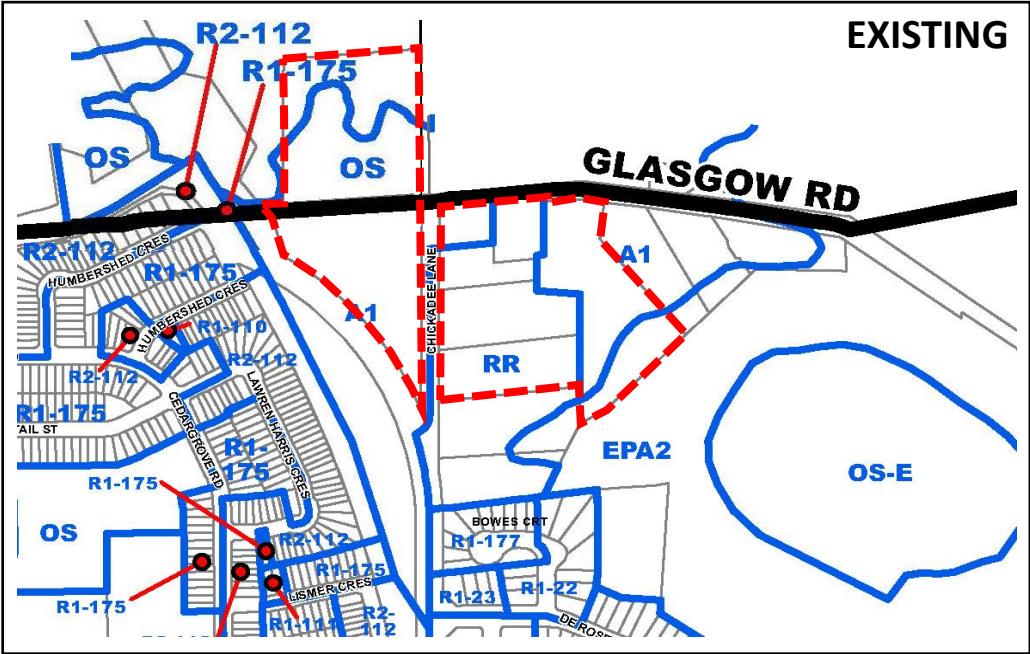
- Agricultural (A) Zone;
- Rural Residential (RR) Zone;
- Open Space (OS) Zone; and
- Environmental Policy Area Two (EPA2) Zone

#### Proposed Zoning (#RZ 2020-0004):

- Mixed Density Residential – Exception XX (RMD-XX) Zone;
- Rural Residential (RR) Zone;
- Open Space (OS) Zone; and
- Environmental Policy Area Two (EPA2) Zone

The proposed RMD Zone will include the following exceptions:

Exception	Required	Proposed
Min. Lot Area	220 m2	170 m2
Min. Lot Frontage – Townhouse dwelling on corner lot	6.0m + 6.0m per dwelling unit	6.0m + 3.0m per dwelling unit
Max. Building Area	30%	Not Required
Min. Front Yard Setback to main building	7.5m	4.5m
Min. Exterior Yard Setback	6.0m	3.0m
Min. Interior Yard	4.5m	3.0m
Max. Building Height	10.5m	14.0m



# CONCEPTUAL ELEVATIONS

## CORNER BLOCK – FRONT ELEVATION



## INTERIOR BLOCK – FRONT ELEVATION



## CORNER BLOCK – REAR ELEVATION

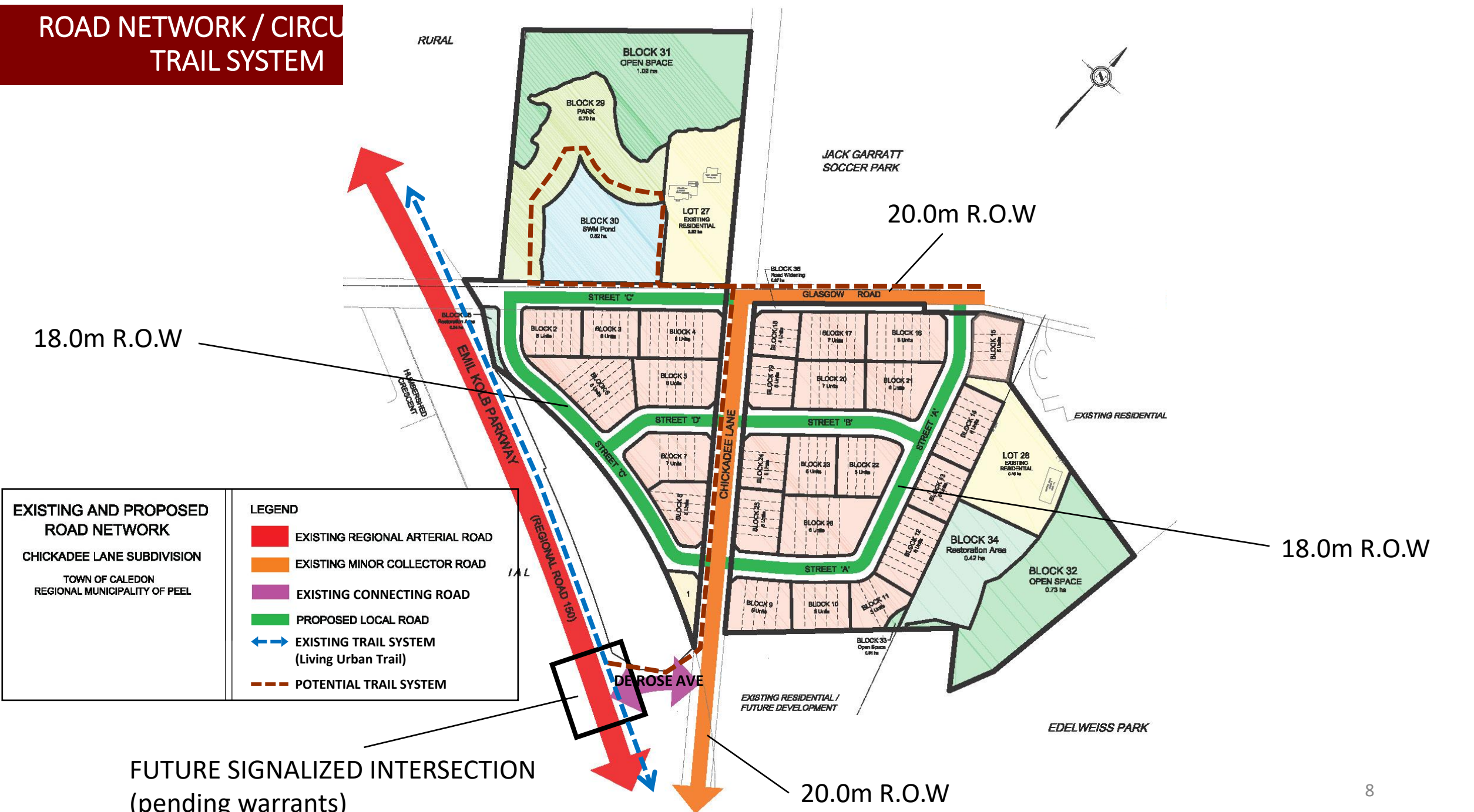


## INTERIOR BLOCK – REAR ELEVATION





# ROAD NETWORK / CIRCULAR TRAIL SYSTEM



## OPEN HOUSE MEETING

- Open House was held on April 29, 2021
- Approximately 20 people from the public attended
- Comments/Questions received included:
  - **Traffic/Circulation:** road connections and sidewalks, pedestrian safety on Glasgow Road, signalized intersection at Emil Kolb Parkway and De Rose Avenue pending future warrants.
  - **Noise:** Noise generation from additional traffic and noise attenuation features to mitigate noise from Emil Kolb Parkway.
  - **Trail Connections:** provide connection between Harvest Moon Neighbourhood to east side of Emil Kolb Parkway
  - **Environmental/Greenbelt:** confirmation of Greenbelt Plan conformity, Open Space and Restoration Area buffers and development setbacks
  - **Notifications/Timelines:** Expected timelines for construction from earthworks to sodding