

# Public Meeting Information Report

## Planning Department

---

**Public Meeting:** April 5, 2022 at 7:00 pm, Hybrid / Council Chamber, Town Hall

**Applicant:** Humphries Planning Group Inc of behalf of Harvestone Centre Inc.

**File No.:** POPA 2021-0011, RZ 2021-0015 and 21CDM-21004C

**Related File No.:** SPA 2021-0077

**Address:** 13656 Emil Kolb Parkway, Ward 4

### **The Purpose of a Public Meeting:**

The Town has received the above-noted development applications for review. In accordance with the Planning Act, once an application is deemed 'complete' and the required material has been submitted, the Town is required to review and process the development application. As part of this review, for certain application types, 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. Please be advised that your contact information will form part of the public record for these applications.

### **Property Information:**

The subject land is located at 13656 Emil Kolb Parkway, at the north west corner of Harvest Moon Drive and Emil Kolb Parkway. See Schedule "A" – Location Map, attached. The property is approximately 0.45 ha (1.2 ac) in size and is currently vacant. The surrounding land uses are residential, and a stormwater management pond to the south. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Growth Plan for the Greater Golden Horseshoe. The Region of Peel's Official Plan designates the lands as Rural Service Centre (Bolton) on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Local Commercial on Schedule "C-3" West Bolton Secondary Plan Area. The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

On November 29, 2021 and December 20, 2021, the Town of Caledon received proposed Official Plan Amendment (POPA 2021-0011), Zoning By-law Amendment (RZ 2021-0015), Draft Plan of Condominium (Standard) (21CDM-21004C) and Site Plan (SPA 2021-0077) applications from Humphries Planning Group Inc. of behalf of Harvestone Centre Inc. for the subject lands. The applications were deemed complete on January 10, 2022. 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 a 45 unit stacked back-to-back townhouse development. The project consists of 3 three-storey townhouse blocks each with 15 units; 44 two bedroom units and 1 one bedroom unit. There are 54 parking spaces including 1 accessible space and 9 visitor parking spaces. Each townhouse unit is provided with one 1 dedicated parking space. Access to the townhouses blocks is to be provided by an internal condominium road that has one access onto Harvest Moon Drive. Please see Schedule "D" – Concept Plan, Schedule "E" – Draft Official Plan Amendment, Schedule "F" – Draft Zoning By-law Amendment, and Schedule "G" – Draft Plan of Condominium attached.

# Public Meeting Information Report

## Planning Department

---

### Consultation:

In accordance with the *Planning Act*, a Notice of Application was placed in the Caledon Citizen and Caledon Enterprise on January 13, 2022. The Notice was also mailed to all landowners within 120 m (393.7 ft) and was posted on the Town's website. A sign was posted on the property on February 2, 2022.

In accordance with the *Planning Act*, a Notice of Public Meeting placed in the Caledon Citizen and Caledon Enterprise on March 10, 2022. The Notice was also mailed to all landowners within 120 m (393.7 ft) and was posted on the Town's website. The sign was updated on the property on February 2, 2022.

The subject application was most recently circulated to external agencies and internal departments for review and comment on January 13, 2022. Comments received are briefly outlined below for your information:

- Town of Caledon, Corporate Services Department, Accessibility:
  - Accessible parking spaces are to comply with Traffic By-law 2015-058, as amended, including but not limited to the number of, design of the spaces and relocation of spaces.
  - Comments request that a pedestrian travel route be identified across the driveway.
  - As a standard practice, the Town will require the developer to provide options units to be designed to meet universal Flex housing design.
- Town of Caledon, Engineering Department, Transportation Engineering:
  - The Traffic Impact Assessment requires revisions and further information to address various items, including but not limited to, traffic counts, inconsistency in the report and the proposed development.
  - Parking report needs to address visitor and owner parking separately. The report should be conducted for three or more proxy sites (or on three days at the same site) to get a better understanding of typical parking demand. Surveying demand at one site on one day is insufficient. Please submit a Parking Justification Terms of Reference for the Town to approve prior to revising the parking justification.
  - The future background analysis including the applied corridor growth rate will be deferred to the Region.
  - The required accessible parking spaces and design must meet the requirements of the Town's Traffic By-Law 2015-058.
  - Revisions to the plan are required as there are proposed parking spaces are not functional.
- Town of Caledon, Finance Services Department:
  - For property tax purposes, 13656 Emil Kolb Parkway is currently assessed as Residential (\$363,000 CVA). The Town's share of annual taxes levied, based on current value assessment is approximately \$3,100. As at February 14, 2022, this property tax account is determined to be current.
  - If the proposed developments were to proceed as planned (includes a residential subdivision of 45 townhouses), the taxable assessment value of the property would change to reflect the developments that would have taken place. Development Charges will be levied at the following Residential rates that were in effect on the date when the site plan and rezoning applications were deemed complete, i.e. January 10, 2022.
    - Town of Caledon: \$24,396.55 per stacked townhouse or \$31,969.17 per any other townhouse dwelling.
    - Region of Peel: \$44,727.52 per stacked townhouse or \$48,836.35 per any other townhouse dwelling.

# Public Meeting Information Report

## Planning Department

---

- Go-transit: \$428.43 per stacked townhouse or \$599.75 per any other townhouse dwelling.
- School Boards: \$4,572 per any residential unit.
- Interest on Development Charges will apply for the period January 11, 2022 through to the date on which those charges are received by the Town.
- Town of Caledon, Planning Department, Heritage:
  - Standard conditions of draft approval requested.
- Town of Caledon, Planning Department, Zoning:
  - Additional information is required to determine compliance of the proposed development with the Zoning By-law with the proposed development.
  - The Site Plan is to be revised to show additional information regarding the bike racks, waste collection bin, community mailboxes, landscaping balconies, yards, as well as visitor and owner parking spaces.
- Bell Canada: Information was provided on existing infrastructure, how locates are provided and standard conditions of approval were requested.
- Dufferin Peel Catholic District School Board: Information was provided on school capacity, and enrollment and standard conditions of approval were requested.
- Peel District School Board: Information was provided on school capacity, and enrollment and standard conditions of approval were requested.

Comments from the following agencies/departments remain outstanding:

- Canada Post
- Ontario Provincial Police – Caledon Detachment
- Enbridge Gas
- Town of Caledon, Engineering Department, Development Engineering
- Town of Caledon, Planning Department, Landscape
- Town of Caledon, Planning Department, Municipal Numbers
- M. Behar Planning & Design Ltd. (Urban Design)
- Rogers Communications

### **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 Condominium, and/or the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6 or [planning@caledon.ca](mailto:planning@caledon.ca).

### **Appeal Procedures:**

If a person or public body would otherwise have an ability to appeal the decision of Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Land Tribunal.



# Public Meeting Information Report

## Planning Department

---

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed official plan is adopted and/or before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 Corporation of the Town of Caledon in respect of the proposed Draft Plan of Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of Town of Caledon to the Ontario Land 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 Corporation of the Town of Caledon in respect of the proposed Draft Plan of Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Sean Kenney, Senior Development Planner at 905.584.2272 x. 4199 or [sean.kenney@caledon.ca](mailto:sean.kenney@caledon.ca).

### **Attachments:**

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