

HUMPHRIES PLANNING GROUP INC.

Celebrating **15** years

February 22, 2019
HPGI File # 17487

Submitted Via Email: growthplanning@ontario.ca

Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
777 Bay Street, 23rd Floor, Suite 2304 Toronto
ON M5G 2E5

**Re: Comment Letter – Places to Grow Review
Zancor Homes (Bolton) Ltd.
13935, 13951, 13977 & 13999 Chickadee Lane, 0 King Street
550, 600 & 615 Glasgow Road, Caledon**

Humphries Planning Group Inc. represents Zancor Homes (Bolton) Ltd. the owner of 10.08 hectares located at the south-east, south-west and north-west corners of Chickadee Lane and Glasgow Road. The municipal addresses are 13935, 13951, 13977 and 13999 Chickadee Lane, 0 King Street and 550, 600 and 615 Glasgow Road and the legal address is Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel (the "Subject Lands"). The Subject Lands are currently under appeal at the Local Planning Appeal Tribunal ("LPAT"), as it relates to the Bolton Residential Expansion Study (BRES) ROPA 30.



Figure - 1 Aerial view of Subject Lands

We provide herein comments to the Ontario Ministry of Municipal Affairs and Housing in relation to the review of the Places to Grow: Growth Plan.

The Province has released proposed amendments to the Growth Plan which includes allowing minor adjustments or rounding out of Rural Settlements whether it is part of a MCR or not (proposed Policy 2.2.9.7), subject to the land:

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

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www.humphriesplanning.com
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- not being within the Greenbelt Area;
- the rounding out being in keeping with the character of the area;
- servicing being available for the area; and
- no natural hazards.

The inclusion of the Subject Lands as a rounding out of the rural settlement area would be an appropriate implementation of this policy and should be reflected in a Provincial mapping update exercise to assist the Town.

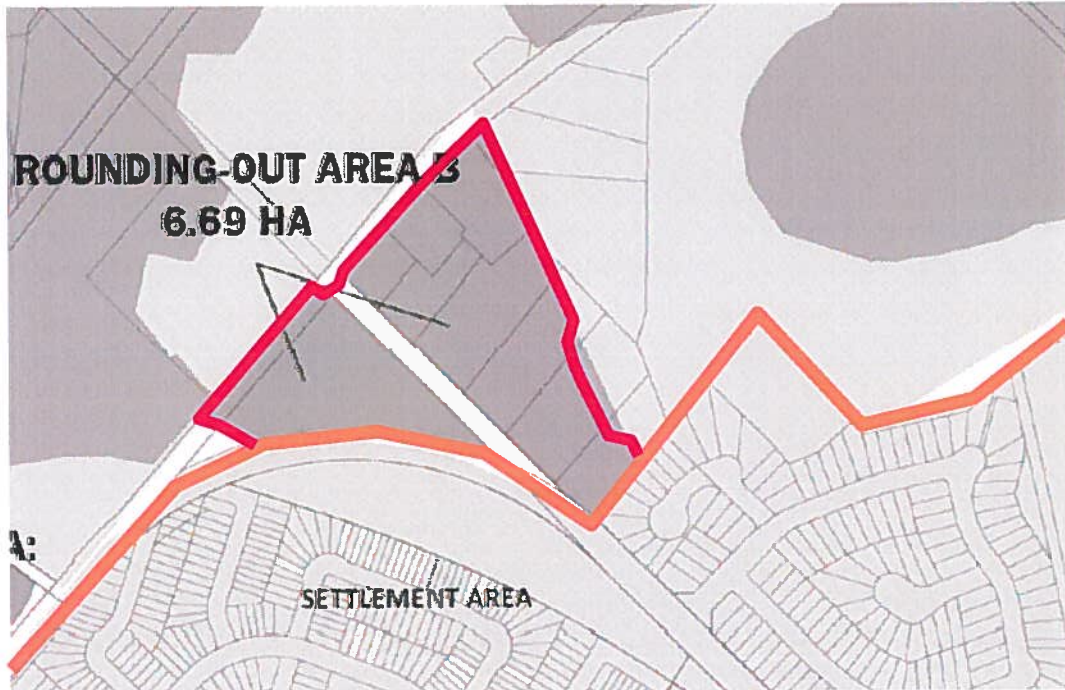
Our client has prepared background studies for future planning applications, including a local OPA, which demonstrates that the Subject Lands meet the above criteria and as such this can be done outside of an MCR. The proposed amendment to the Growth Plan also specifies that the adjusted area to rural settlements is not considered designated Greenfield Area and as such would help the Town in reaching its intensification targets set out in the Growth Plan.

We support the proposed policy changes of the Province and submit that the inclusion of the Subject Lands as a rounding out of the rural settlement area would be an appropriate implementation of this policy and should be reflected in a Provincial mapping update exercise. A package of materials supporting this change will be submitted by our firm to the Province in mid-March. We request a meeting be arranged with the Province shortly thereafter to review the materials.

By way of further information, it has been the Town's intention through the BRES and ROPA 30 to have the Subject Lands included in the settlement boundary through the ongoing LPAT process. An MCR was undertaken by the Town of Caledon that addressed and satisfied all relevant criteria, supported Settlement Expansion on the Subject Lands. Settlement Expansion is also supported in the submission of private planning applications, through the review of the Provincial, Regional, and Town policies for Urban Boundary Expansion, all of which demonstrate that the Subject Lands are an appropriate location for settlement boundary expansion; a conclusion which was also reached by Meridian Planning and The Planning Partnership in two (2) separate and independent reports commissioned by the Town and Region respectively. On this basis, the requested amendment to the Regional and Local Official Plans to include the Subject Lands within the Settlement Area is appropriate, represents good planning and would conform to the Growth Plan.

If the Province does not proceed with the proposed rounding out of the rural settlement area Provincial mapping change, adding the Subject Lands within the "Designated Greenfield Area – Conceptual" designation would also be an appropriate alternative. We therefore ask as an alternative to the previous request that the Province recognize the work done to date and accordingly update the designations for the Subject Lands as follows:

- Amend Schedule "2" Places to Grow Concept to include the Subject Lands within the "Designated Greenfield Area - Conceptual" designation.



AREA OUTLINED IN BROWN IS EXISTING BOLTON RURAL SETTLEMENT AREA BOUNDARY

AREA OUTLINED IN RED TO BE ADDED TO EITHER ROUNDING OUT OF SETTLEMENT AREA OR DESIGNATED GREENFIELD AREA – CONCEPTUAL DESIGNATION

Should you require additional information, please contact the undersigned at X 244.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

Rosemarie Humphries, MCIP, RPP
President

encl. Property Survey
Proposed Draft Plan of Subdivision

cc Zancor Homes (Bolton) Ltd
Mr. Nick Cortellucci, Brookvally
Ms. Peggy Tollett, General Manager of Community Services, Town of Caledon



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
**PART OF LOT 10, CONCESSION 5 AND
PART OF KING STREET
(STOPPED UP AND CLOSED BY BY-LAW 53-2015, INST. PR2797098)
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
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:500

KRCMAR SURVEYORS LTD. 2017

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING: BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE NORTHEASTERN LIMIT OF PART 7 AS SHOWN ON PLAN 43R-35776 HAVING A BEARING OF N44°32'00" W AND ARE REFERRED TO THE UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 810° WEST LONGITUDE, (NAD 83 ORIGINAL).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999995.

THE COORDINATES SHOWN ON THIS PLAN ARE GRID COORDINATES AND CALCULATED BASED ON THE INFORMATION GIVEN ON PLAN 43R-35776.

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 ORIGINAL (CENTRAL MERIDIAN 810° WEST LONGITUDE)
THE COORDINATES SHOWN HEREON ARE REFERRED TO THE UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 810° WEST LONGITUDE, (NAD 83 ORIGINAL).

SPECIFIED CONTROL POINTS			
MONUMENT ID.	NORTHING	EASTING	
HCM 00919724257	4 860 612.09	599 881.22	
HCM 042100310	4 852 647.68	602 344.58	
REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 859 181.85	599 925.62	
2	4 859 042.30	599 461.93	
3	4 858 918.63	599 584.34	
4	4 858 923.79	600 001.42	
5	4 859 131.67	600 012.20	
6	4 859 176.55	599 837.87	

COORDINATE HEADING DATA FOR THE COORDINATE INFORMATION WITHIN THIS PLAN ARE REFERRED TO THE UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 810° WEST LONGITUDE, (NAD 83 ORIGINAL). RE-ESTABLISH CORNER OR BOUNDARY FROM THIS PLAN.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF CALEDON BENCH MARK NO. 58057 HAVING AN ELEVATION OF 251.929 METRES.

NOTES
ALL BOUNDARY MONUMENTS ARE BY KRCMAR SURVEYORS LTD. O.L.S. (1576) UNLESS OTHERWISE NOTED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SB DENOTES ROUND IRON BAR
 - SB DENOTES SPINDLE IRON BAR
 - SB DENOTES IRON BANG
 - CP DENOTES CONCRETE PIN
 - CP DENOTES IRON BANG
 - (M) DENOTES MEASURED
 - (U) DENOTES UNKNOWN
 - (U) DENOTES ORIGIN UNKNOWN
 - (W) DENOTES WITNESS
 - (P) DENOTES PLAN 43R-5403
 - (P1) DENOTES PLAN 43R-7171
 - (P2) DENOTES PLAN 43R-20614
 - (P3) DENOTES PLAN 43R-35776
 - (P4) DENOTES PLAN 43R-34980
 - (P5) DENOTES PLAN 43R-35004
 - (P6) DENOTES PLAN OF SURVEY BY STARR & TARASICK, O.L.S. DATED DECEMBER 15, 1981
 - (P7) DENOTES BOUNDARY SURVEY BY KRCMAR SURVEYORS LTD., O.L.S. DATED MARCH 21, 2016
 - (I) DENOTES INSTRUMENT R0745074
 - (I1) DENOTES INSTRUMENT R0136663
 - (I2) DENOTES INSTRUMENT R0197719
 - (I11) DENOTES S.T. STEPHENSON, O.L.S.
 - (I22) DENOTES F. SCHAEFER, O.L.S.
 - (I370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (I493) DENOTES YOUNG AND YOUNG SURVEYING INC., O.L.S.
 - (I510) DENOTES BACON, O.L.S.
 - (I560) DENOTES ANN GEOMATICS ONTARIO LIMITED, O.L.S.
 - (I561) DENOTES A. DEATH, O.L.S.
 - (I562) DENOTES J. DEATH, O.L.S.
 - (CALC) DENOTES CALCULATED
 - (W) DENOTES WEST AND WEST FENCE
 - (W) DENOTES CHAIN LINK FENCE
 - (W) DENOTES WOODPOST IRON FENCE
 - (C) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - DENOTES EXISTING GRADE ELEVATION
 - DENOTES BELL PEDESTAL
 - DENOTES CATCH BASIN
 - DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES DOWN GUY ANCHOR
 - DENOTES FIRE HYDRANT
 - DENOTES GAS METER
 - DENOTES HORIZONTAL CONTROL MONUMENT
 - DENOTES HYDRO POLE
 - DENOTES LAMP STANDARD
 - DENOTES MAIL BOX
 - DENOTES MANHOLE
 - DENOTES PIPE
 - DENOTES POST
 - DENOTES SIGN
 - DENOTES VALVE AND CHAMBER
 - DENOTES WATER VALVE
 - DENOTES SIDE OF ASPHALT
 - DENOTES TOP OF SLOPE
 - DENOTES GARAGE SILL ELEVATION
 - DENOTES FINISHED FLOOR ELEVATION
 - DENOTES OVERHEAD WIRES

TOTAL SITE AREA=10.9106 ha

NOTE
THIS PLAN COMPRISES ALL OF PINS 14320-000(LT), 14320-002(LT), 14320-003(LT), 14320-004(LT), 14320-005(LT), 14320-006(LT), 14320-007(LT), 14320-008(LT), 14320-009(LT), 14320-010(LT), 14320-011(LT), 14320-012(LT), 14320-013(LT), 14320-014(LT), 14320-015(LT), 14320-016(LT), 14320-017(LT), 14320-018(LT), 14320-019(LT), 14320-020(LT), 14320-021(LT), 14320-022(LT), 14320-023(LT), 14320-024(LT), 14320-025(LT), 14320-026(LT), 14320-027(LT), 14320-028(LT), 14320-029(LT), 14320-030(LT), 14320-031(LT), 14320-032(LT), 14320-033(LT), 14320-034(LT), 14320-035(LT), 14320-036(LT), 14320-037(LT), 14320-038(LT), 14320-039(LT), 14320-040(LT), 14320-041(LT), 14320-042(LT), 14320-043(LT), 14320-044(LT), 14320-045(LT), 14320-046(LT), 14320-047(LT), 14320-048(LT), 14320-049(LT), 14320-050(LT), 14320-051(LT), 14320-052(LT), 14320-053(LT), 14320-054(LT), 14320-055(LT), 14320-056(LT), 14320-057(LT), 14320-058(LT), 14320-059(LT), 14320-060(LT), 14320-061(LT), 14320-062(LT), 14320-063(LT), 14320-064(LT), 14320-065(LT), 14320-066(LT), 14320-067(LT), 14320-068(LT), 14320-069(LT), 14320-070(LT), 14320-071(LT), 14320-072(LT), 14320-073(LT), 14320-074(LT), 14320-075(LT), 14320-076(LT), 14320-077(LT), 14320-078(LT), 14320-079(LT), 14320-080(LT), 14320-081(LT), 14320-082(LT), 14320-083(LT), 14320-084(LT), 14320-085(LT), 14320-086(LT), 14320-087(LT), 14320-088(LT), 14320-089(LT), 14320-090(LT), 14320-091(LT), 14320-092(LT), 14320-093(LT), 14320-094(LT), 14320-095(LT), 14320-096(LT), 14320-097(LT), 14320-098(LT), 14320-099(LT), 14320-100(LT).

MUNICIPAL ADDRESSES
Nos. 13930 AND 13951 CHICKADEE LANE, CALEDON

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THE ACT.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2017

DATE _____ 2017

S.N. RAUSAHOJ
SHRIMATI RAUSAHOJ

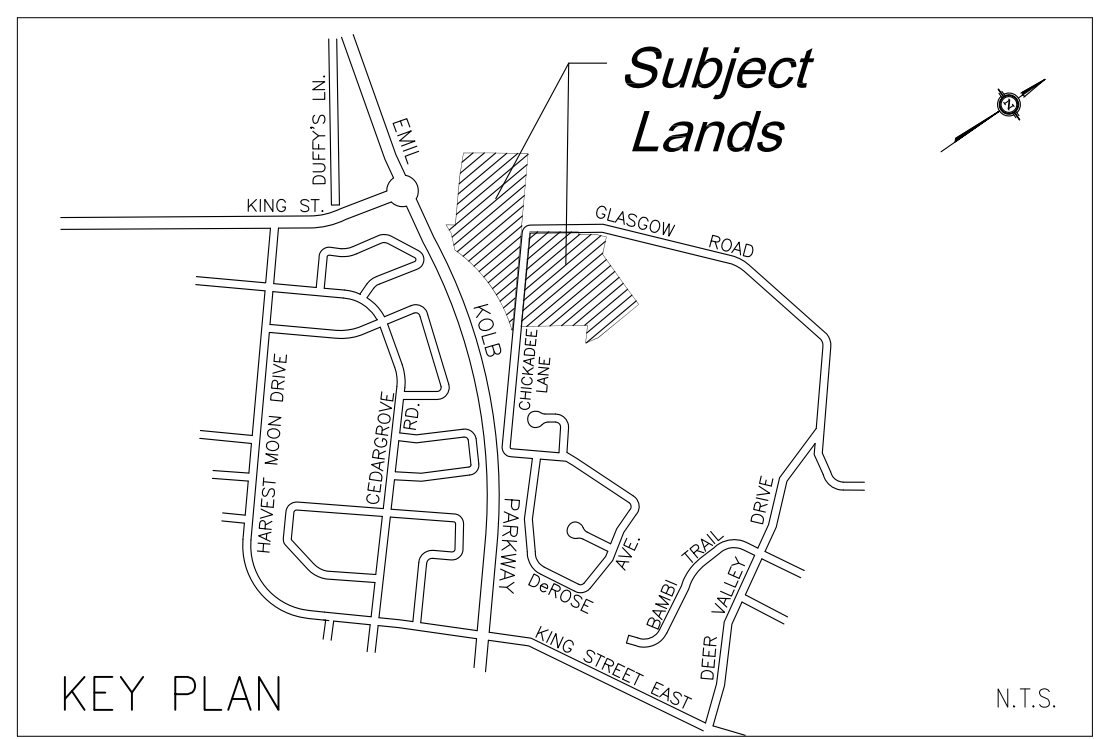
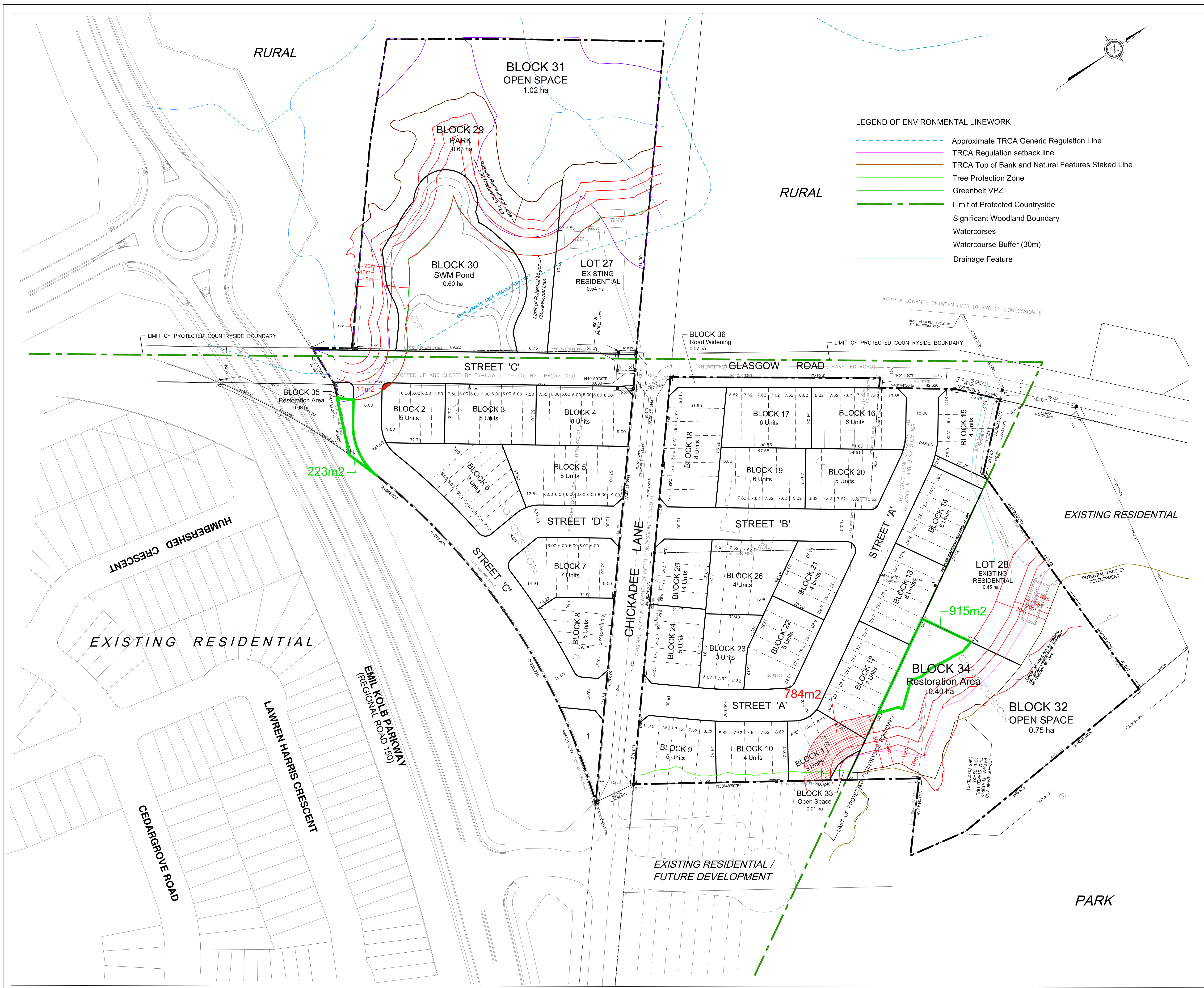
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN 43M-1548
2017

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PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD: D.L.R. DRAWN: S.R. CHECKED: S.R. JOB NO: 16-031
DWG NAME: 16-0310101.PLOT INFO: 11-07-07/Mar/2017 WORK ORDER NO: 19637
1137 Centre Street North ON L4R 3M6 905.738.0053 F 905.738.9211 www.krcmar.ca

THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVOKED COPY ISSUED BY THE SURVEYOR Registered TSE, Sector 2015

KRCMAR



HUMPHRIES PLANNING GROUP INC.
 216 CHRISLEA ROAD, SUITE 103, VAUGHAN, ONTARIO, L4L 8S5
 TEL: (905)264-7678, FAX: (905)264-8073
 www.humphriesplanning.com

DEVELOPMENT STATISTICS:

LAND USE	LOT/BLK.#	UNITS	AREA
Single Detached Residential	1	1	0.06 ha
Street Townhouses	2-26	140	3.95 ha
Existing Residential	27-28	2	0.99 ha
Park	29		0.63 ha
Storm Water Management Pond	30		0.60 ha
Open Space	31-33		1.78 ha
Restoration Area	34-35		0.43 ha
Road Widening	36		0.07 ha
Roads STREETS A-D - 16.0m-18.0m R.O.W. - 690m			1.57 ha
TOTAL		143	10.08 ha

OWNER'S CERTIFICATE:

I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.

Date: _____

Zancor Homes (Bolton) Ltd.
 137 Bowes Road
 Concord, ON

SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____

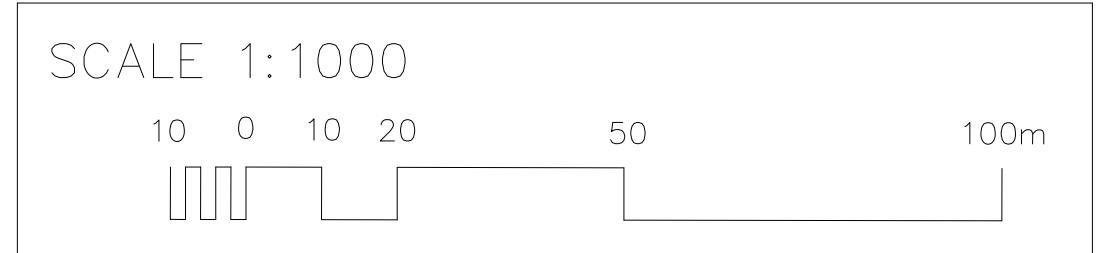
Kremer Surveyors Ltd.
 1137 Centre Street, Suite 101
 Thornhill, ON

ADDITIONAL INFORMATION:

[Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]

a), b), e), f), g), & j) - on plan.
 c) - on key plan
 d) - see statistics
 h) - piped water to be installed by developer
 i) - clay loam soil
 k) - all services to be made available by developer
 l) - none

DRAFT PLAN OF SUBDIVISION
OPTION 2
 CHECKADEE GROVE COMMUNITY PLAN
 PART OF LOT 10, CONCESSION 5
 AND PART OF LOT 10, CONCESSION 6
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



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File Number:	Drawing Number:
Date Drawn: 21 JULY 2017	A1
Drawn By: BT	
Checked By: R.H.	
Date Revised: 17 FEB 2018	
CAD File No.:	