

Notice of Public Meeting

Proposed Zoning By-law Amendment

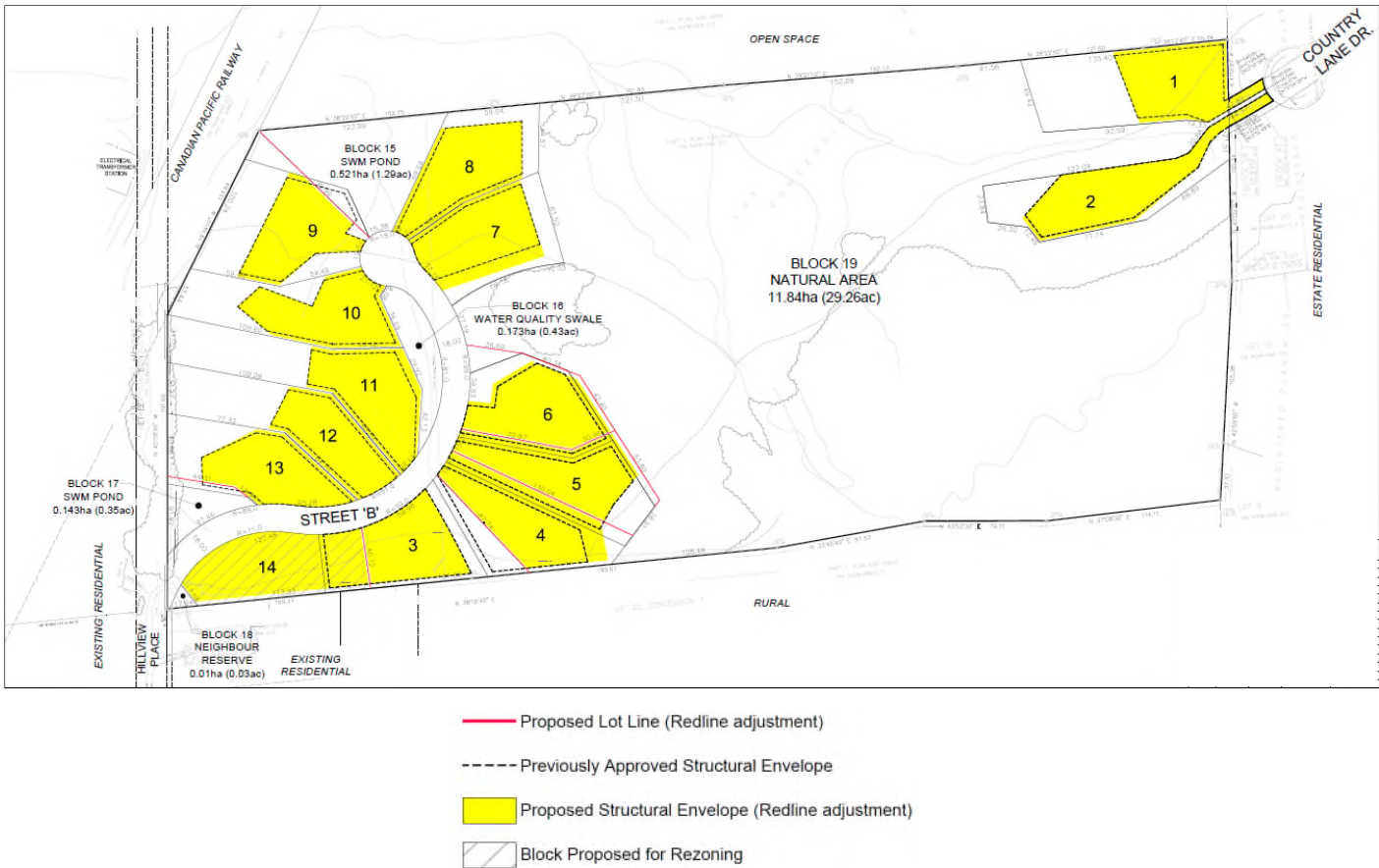
FILE NUMBER(S): RZ 18-07
Related File Number(s): 21T-81003C

A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: March 19, 2019
Information Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:
Applicant: Glen Schnarr & Associates on behalf of Hillview Estates Limited
Location: 0 Highway 50 (terminus of Hillview Place)
Part of Lot 23, Concession 7 (Albion)
East Side of Highway 50, north of Old Church Road
Ward 4

PROPOSED CHANGES:
To rezone a portion of the lands identified as Block 14 on Draft Plan of Subdivision 21T-81003C from Environmental Policy Area 1 – Exception 405 (EPA1-405) to Estate Residential Exception 597 (RE-597-ORM) to permit one estate residential lot.



**The illustration is a conceptual plan for information purposes and it is subject to change.
The application is currently under review by the Town of Caledon.*

PUBLIC NOTICE

**LEAD PLANNER:**

Mary T. Nordstrom, Senior Planner, Development
905.584.2272 x. 4223
mary.nordstrom@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, and appeal rights please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

ACCESSIBILITY:

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: February 21, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: March 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Glen Schnarr & Associated on behalf of Hillview Estates Limited

File No.: RZ 18-07 (Related File: 21T-81003C)

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 lands are located at 0 Highway 50, at the terminus of Hillview Place, east side of Highway 50 and north of Old Church Road in the Palgrave Estates Residential Community. See Schedule "A" – Location Map, attached. The subject lands are approximately 20.57 ha (50.85 ac) in size and are currently vacant of any structures. The surrounding land uses include an estate residential subdivision to the east (Cedar Mills), rural residential and vacant lands to the south, rural residential and Highway 50 to the west and the CPR railway and vacant land to the north. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Oak Ridges Moraine Conservation Plan Area. The Region of Peel's Official Plan designates the lands as Estate Residential Community, Area with Special Policies (Oak Ridges Moraine) on Schedule "D" Regional Structure.

As the original Draft Plan of Subdivision (21T-81003C) was filed in 1981, prior to the Oak Ridges Moraine Conservation Act in 2001, is it subject to Section 48 of the Oak Ridges Moraine Conservation Plan ("grandfathered") and therefore considered under the policies applicable as of November 16, 2001. As such, the lands are designated Policy Area 1 as per Schedule G of the Town of Caledon Official Plan in effect as of November, 2001 and located within the Palgrave Estates Residential Community.

The property is currently zoned Estate Residential – Exception 597 – Oak Ridges Moraine (RE-597-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA 1-ORM & EPA1-405) and Rural – Oak Ridges Moraine (A2-ORM) in the Town of Caledon's Zoning By-Law 2006-50, as amended ("Zoning By-law").

Proposal Information:

On November 15, 2018, an application for Zoning By-law Amendment was submitted by Glen Schnarr & Associated on behalf of Hillview Estates Limited, which the Town deemed complete November 23, 2018.

The subject lands were approved for rezoning (RZ 08-01) and draft plan of subdivision (21T-81003C) in December, 2017. During detailed design it was determined that Block 14, originally zoned for a stormwater management block was no longer required. Accordingly, the applicant has applied for a



Public Meeting Information Report

Community Services Department - Planning & Development

rezoning of these lands from Environmental Policy Area 1 – Exception 405 (EPA1-405) to Estate Residential Exception 597 (RE-597-ORM) to permit one estate residential lot. Please see Schedule “C” – Proposed Revised Draft Plan of Subdivision, attached.

Consultation:

Notice of this application was mailed to all landowners within 120 m (393.7 ft.) of the subject lands and publicized in the Caledon Enterprise and Caledon Citizen on December 6, 2018. Signage was also installed on the Hillview Place and Country Lane Drive frontages inviting public comment.

The application has been circulated to external agencies and internal departments for review and comment. Comments received are briefly outlined below for your information:

- TRCA: The lands (Block 14) proposed for rezoning to RE-597-ORM are located outside the TRCA's Regulated Area of the Humber River Watershed and does not contain any Key Natural Heritage Features of Hydrologically Sensitive Features, as defined under the Oak Ridges Moraine Conservation Plan. The TRCA does not object to the proposed rezoning application and has provided technical comments pertaining to detailed design.
- Region of Peel: The Region has no objection to the proposed rezoning of Block 14 and has provided comments regarding noise mitigation for the proposed new lot.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as residential. Any future development would be subject to the applicable Town of Caledon development charges, Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Community Services, Engineering: Additional information is needed with respect to grading and stormwater management, including confirmation the remaining stormwater pond (Block 15) is sufficiently sized and can meet Town Standards.
- Town of Caledon, Community Services-Planning & Development, Planning & Policy: Additional information is needed to ensure the proposed Zoning By-law Standards can be met and noise requirements for Block 14 will be incorporated into the By-law; Updated hydrogeological analysis is required.

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

- Bell Canada
- Dufferin-Peel Catholic School Board
- Peel District School Board
- Ontario Provincial Police – Caledon Detachment
- Enbridge
- Town of Caledon, Finance & Infrastructure Services, Transportation
- Town of Caledon, Corporate Services, Legislative (Accessibility)
- Town of Caledon, Community Services, Fire Prevention
- Town of Caledon, Community Services, Policy & Sustainability (Urban Design, Heritage)

Comments from the following agencies/departments remain outstanding:

- MPAC



Public Meeting Information Report

Community Services Department - Planning & Development

- CPR

In accordance with the *Planning Act*, Notice of this Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject site and posted in the Caledon Enterprise and Caledon Citizen on February 21, 2019.

Next Steps:

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6. 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 By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

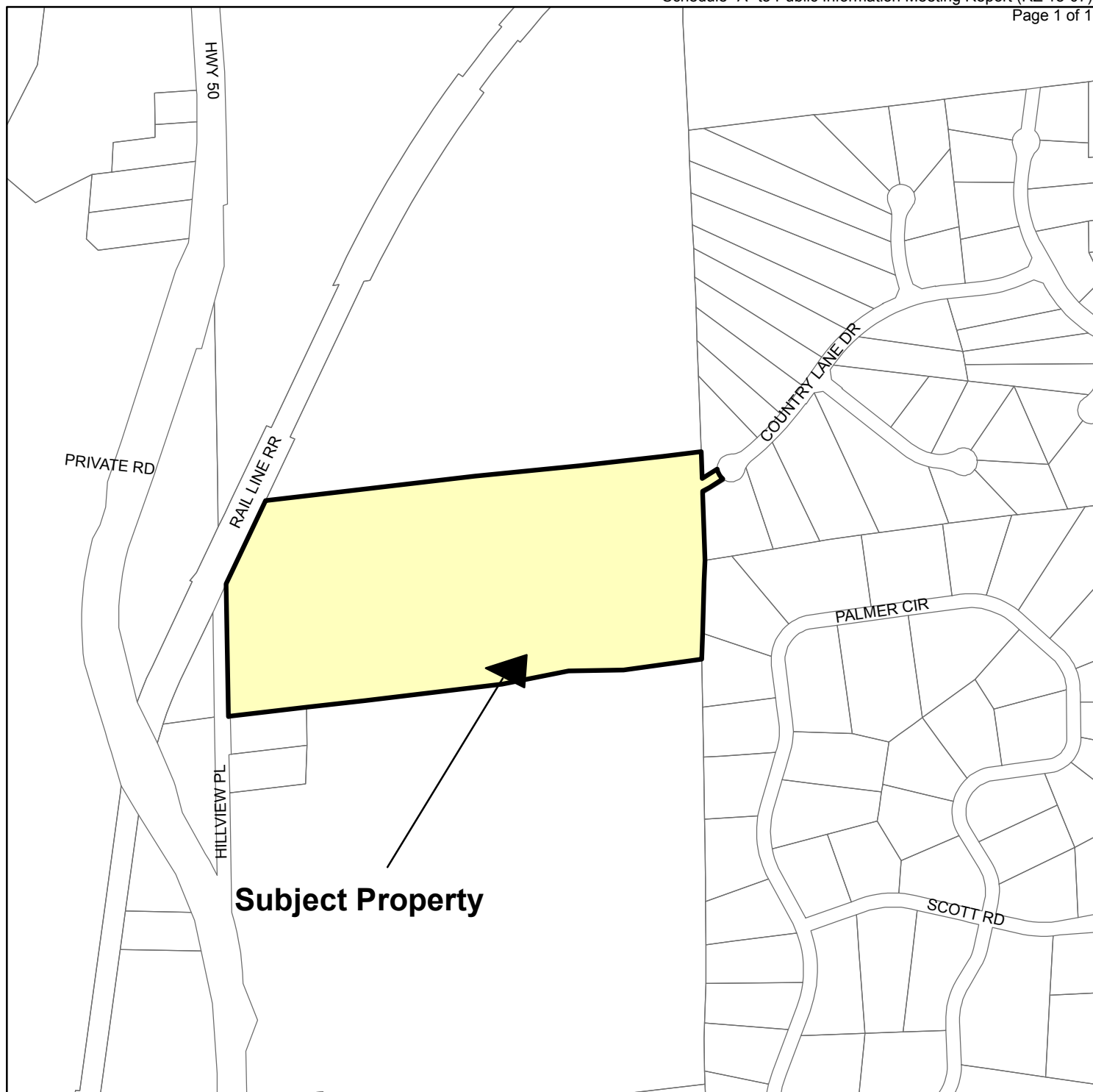
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal; and/or 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 do so.

Contact:

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Revised Draft Plan of Subdivision



Proposed Zoning By-law Amendment

RZ 2018-0007

**Hillview Estates Limited
Glen Schnarr and Associates Inc.**

0 Highway 50
Block 14 of Draft Approved Plan 21T-81003C
Part of Lot 23, Concession 7 (ALB)

LOCATION MAP



Date: November 22, 2018

File No.: RZ 2018-0007



Subject Property

Proposed Zoning By-law Amendment Application

RZ 18-07

Hillview Estates Limited

0 Regional Road 50

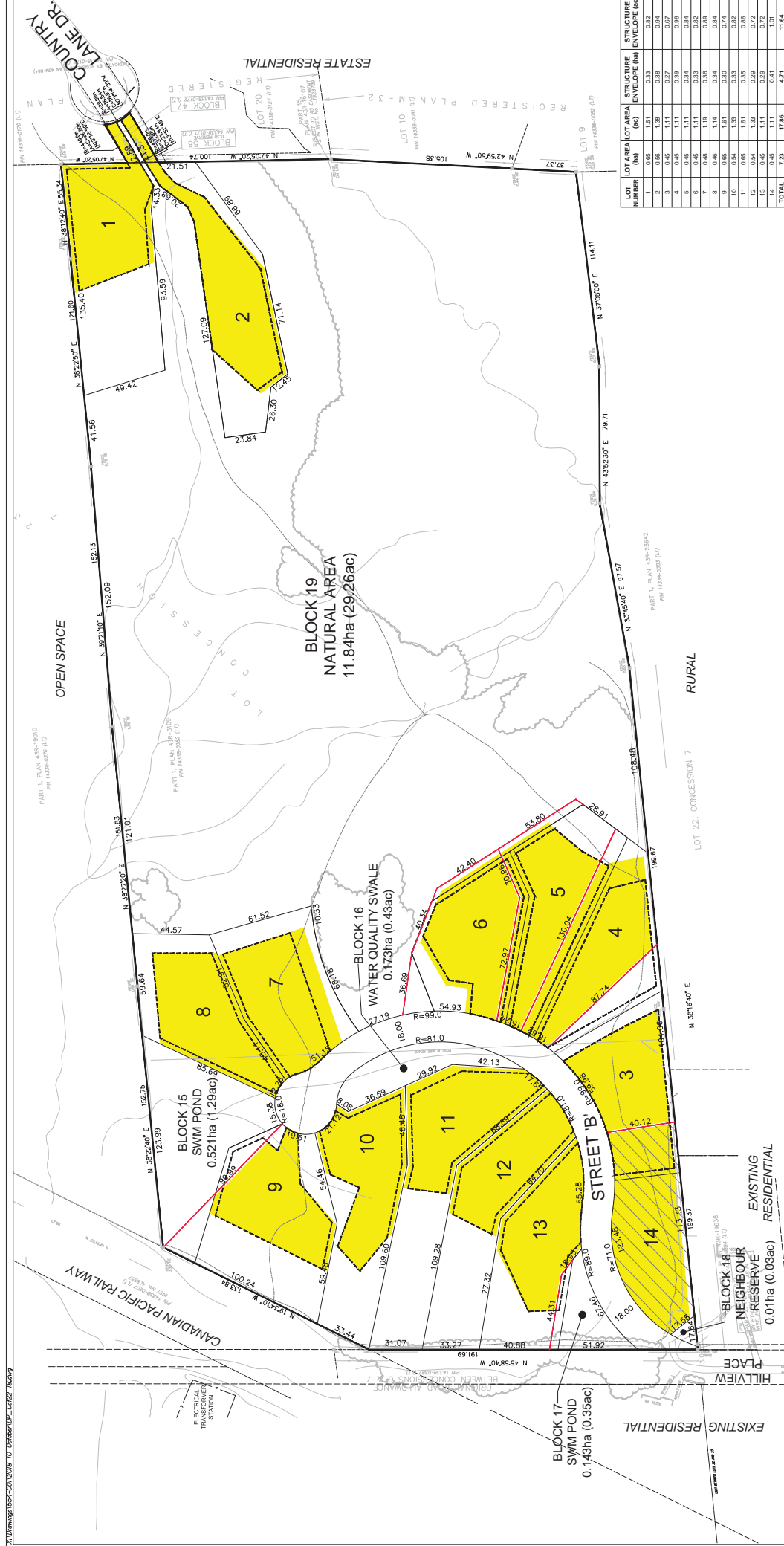
Part of Lot 23, Concession 7 (Albion)

LOCATION MAP



Date: March, 2019

File No.: RZ 18-07
Related File: 21T-81003C



DRAFT PLAN OF SUBDIVISION HARWOOD PROPERTY (21T-81003C)

PART OF THE SOUTH HALF OF THE
WEST HALF LOT 23, CONCESSION 7 (ALBION) AND
PARTS 1,2,3,5,6, AND 7 OF
REFERENCE PLAN 43R-37873
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR
APPROVAL.

SIGNED: *[Signature]*
ANTONIO PATRIZIO
DATE: *April 9/14*

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]*
GRANT STOWELL O.L.S.
J.D. BARNES LIMITED
401 WHEELABAYOR WAY SUITE A
SCARBOROUGH, ONTARIO M1B 5K6
PHONE: (905) 875-9995
FAX: (905) 875-9996

ADDITIONAL INFORMATION

- (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES
A.C.D.E.F.G.J.I.&L ARE SHOWN ON THE DRAFT AND KEY PLANS.
- B) NOT APPLICABLE
 - D) ESTATE RESIDENTIAL
 - H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
 - I) SOILS VARIABLE: SANDY SILT, SILTY SAND AND CLAYEY SILT TILL,
PERCOLATION 1 TIMES 9.25 MINOM
 - K) INDIVIDUAL SUBDIVISION WATERMAIN, PAVED ROADS AND
INDIVIDUAL CLASS IV WASTE SYSTEMS.

LAND USE SCHEDULE*

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
SINGLE DETACHED RESIDENTIAL	1-14	7.23	17.86	14
STORMWATER MANAGEMENT FACILITY	15-17	0.94	2.08	
NEIGHBOUR RESERVE	18	0.01	0.03	
WATER QUALITY SWALE	19	11.84	29.26	
15.00% G.O.W. (280m Length)		1.27	1.12	
TOTAL	19	20.03	50.36	14

NOTES

- *Land Use Schedule areas reflect redlined revisions
- the structural envelopes are shown offset from the side lot lines for
clarity only but should be flush with the lot lines for Lots 1,4,5,8,11-14.

Proposed Lot Line (Redline adjustment)

Previously Approved Structural Envelope

Proposed Structural Envelope (Redline adjustment)

Block Proposed for Rezoning

LOT NUMBER	LOT AREA (ha)	LOT AREA (ac)	STRUCTURE ENVELOPE (m)	STRUCTURE ENVELOPE (ft)	STRUCTURE ENVELOPE (m)	STRUCTURE ENVELOPE (ft)
1	0.05	1.61	0.33	0.33	0.33	0.33
2	0.05	1.61	0.33	0.33	0.33	0.33
3	0.05	1.11	0.27	0.27	0.27	0.27
4	0.05	1.11	0.39	0.39	0.39	0.39
5	0.05	1.11	0.34	0.34	0.34	0.34
6	0.05	1.11	0.33	0.33	0.33	0.33
7	0.05	1.11	0.33	0.33	0.33	0.33
8	0.05	1.11	0.34	0.34	0.34	0.34
9	0.05	1.61	0.30	0.30	0.30	0.30
10	0.05	1.33	0.33	0.33	0.33	0.33
11	0.05	1.61	0.35	0.35	0.35	0.35
12	0.05	1.61	0.35	0.35	0.35	0.35
13	0.05	1.11	0.29	0.29	0.29	0.29
14	0.05	1.11	0.41	0.41	0.41	0.41
TOTAL	7.23	17.86	4.71	4.71	4.71	4.71



HUNTER and ASSOCIATES
Environmental and Engineering Consultants
GSAI
Glen Scharr & Associates Inc.
SCALE 1:1000
(24 x 36)
October 22, 2018

A topographic map of Block 14, showing various land features and zoning boundaries. The map includes labels for 'Block B', 'Block C', 'Block D', 'Block E', 'Block F', 'Block G', 'Block H', 'Block I', 'Block J', 'Block K', 'Block L', 'Block M', 'Block N', 'Block O', 'Block P', 'Block Q', 'Block R', 'Block S', 'Block T', 'Block U', 'Block V', 'Block W', 'Block X', 'Block Y', 'Block Z'. It also shows 'CANADIAN PACIFIC RAILWAYS', 'OPEN SPACE', 'WETLAND', 'WOODED AREA', 'Optional Trail / Utility Link', and 'ESTATE RESIDENTIAL'. The map is overlaid with a green tint and white text.

ZONING BY-LAW AMENDMENT

BLOCK 14

RZ 18-07

PUBLIC MEETING

HILLVIEW ESTATES LIMITED

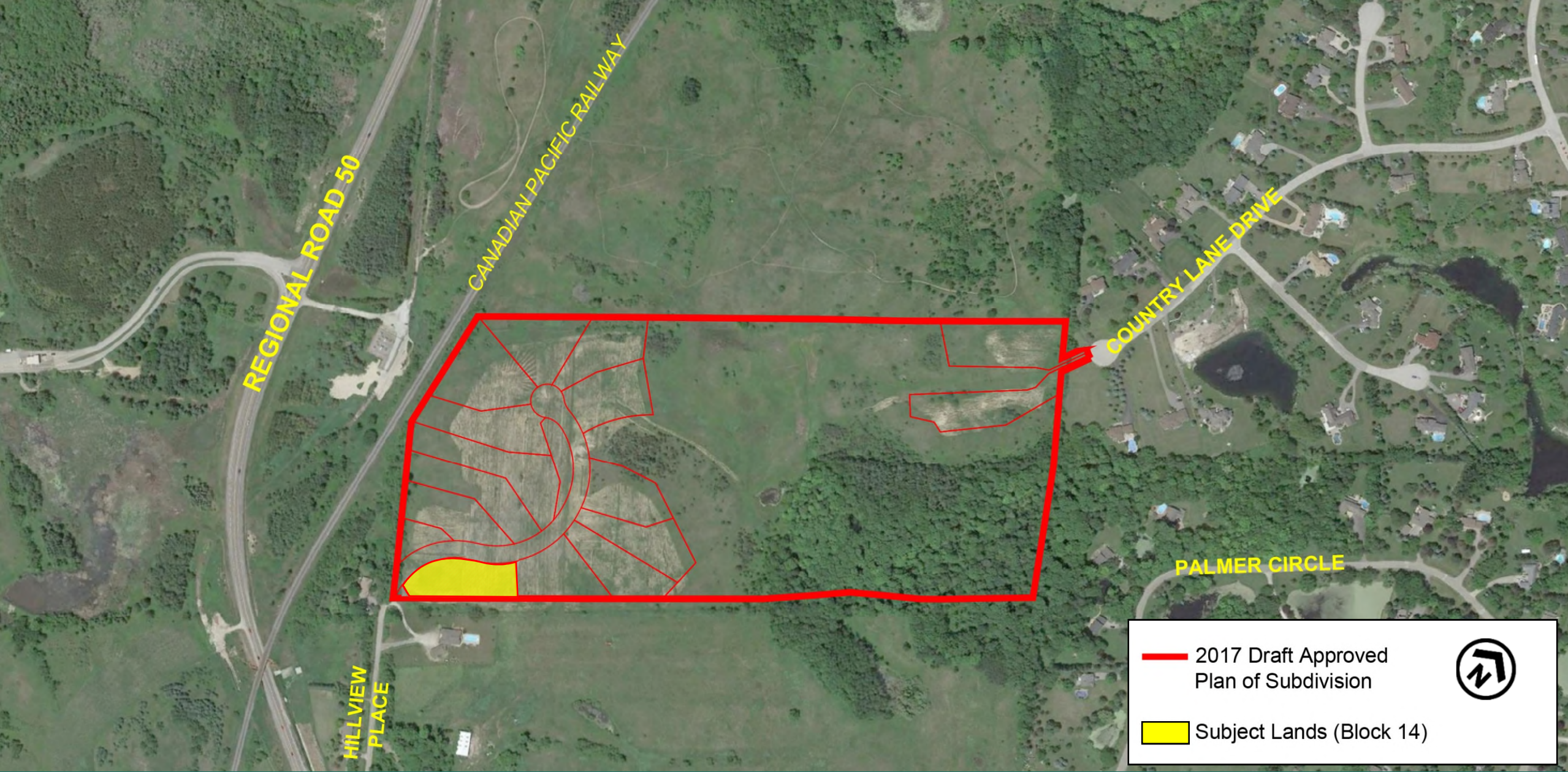
PART OF LOT 23, CONCESSION 7, (ALBION)

TOWN OF CALEDON/REGIONAL MUNICIPALITY OF PEEL

March 19, 2019



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



APPROVED DRAFT PLAN OF SUBDIVISION 21T-81003C (AERIAL)

HILLVIEW ESTATES LIMITED

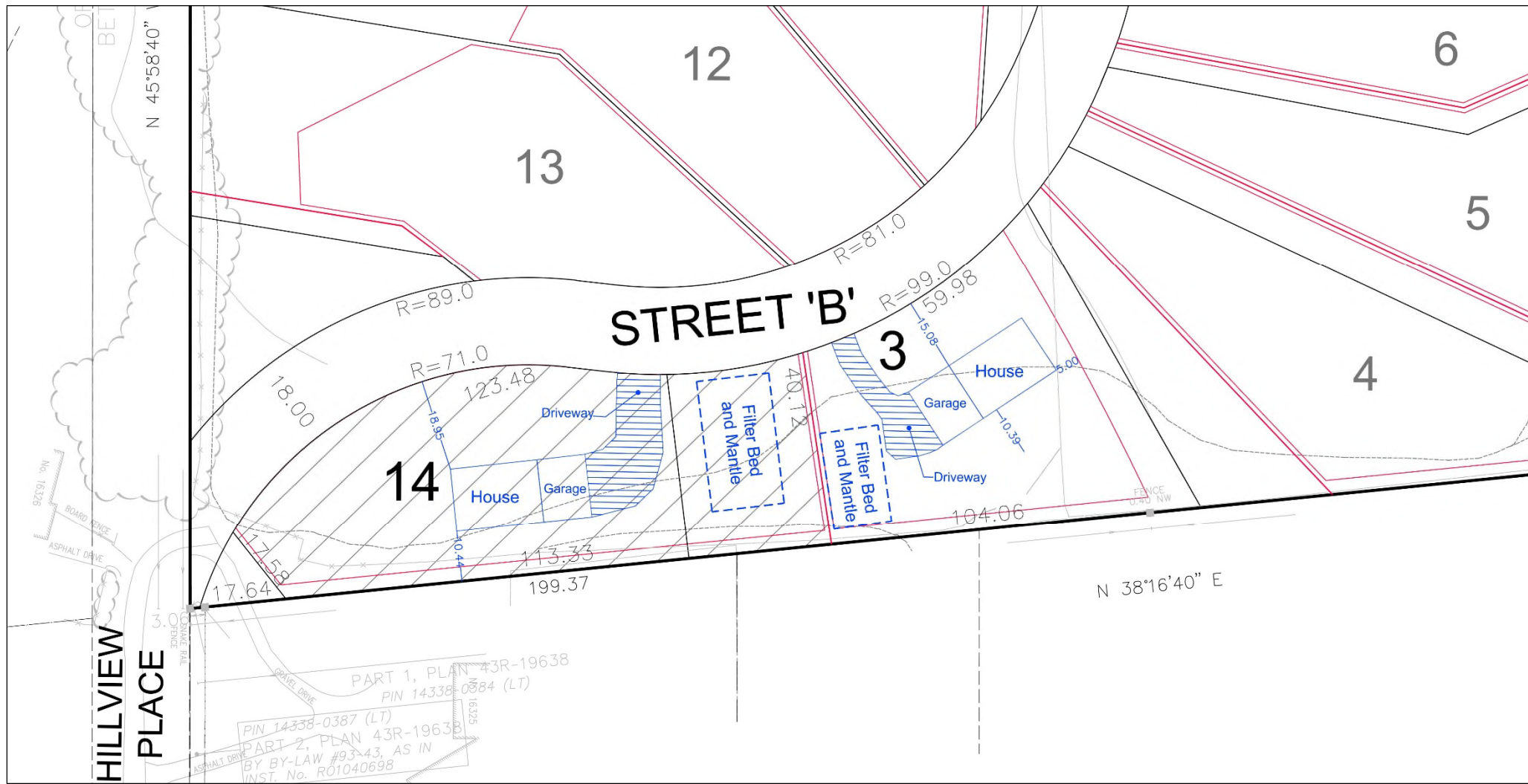


SCHEDULE of LOT/STRUCTURE ENVELOPE (SE) and BLOCK AREAS

Lots 1 to 13				Blocks	
LOTS	AREAS (ha.)		LOTS	AREAS (ha.)	
	LOT	SE		LOT	SE
North East Cluster			South West Cluster		
1	0.650	0.300	3	0.453	0.361
2	0.555	0.362	4	0.452	0.329
Subtotals	1.205	0.662	5	0.479	0.324
			6	0.450	0.325
			7	0.481	0.284
			8	0.456	0.305
			9	0.539	0.307
			10	0.541	0.294
			11	0.653	0.300
			12	0.539	0.247
			13	0.476	0.285
			Subtotals	5.619	3.361

SCHEDULE of LAND USE

LOTS/BLOCKS	DESCRIPTION	UNITS	AREA(ha.)
Lots 1 to 13	RESIDENTIAL (SINGLE DETACHED DWELLING)	13	6.824
Blocks 14,15,16,17	STORMWATER MANAGEMENT		1.160
Block 18	NEIGHBOUR RESERVE		0.014
Block 19	KEY NATURAL HERITAGE FEATURE WITH MINIMUM VEGETATION PROTECTION ZONE		11.925
Street	'B'		0.707
TOTAL AREA OF SUBDIVISION			20.631



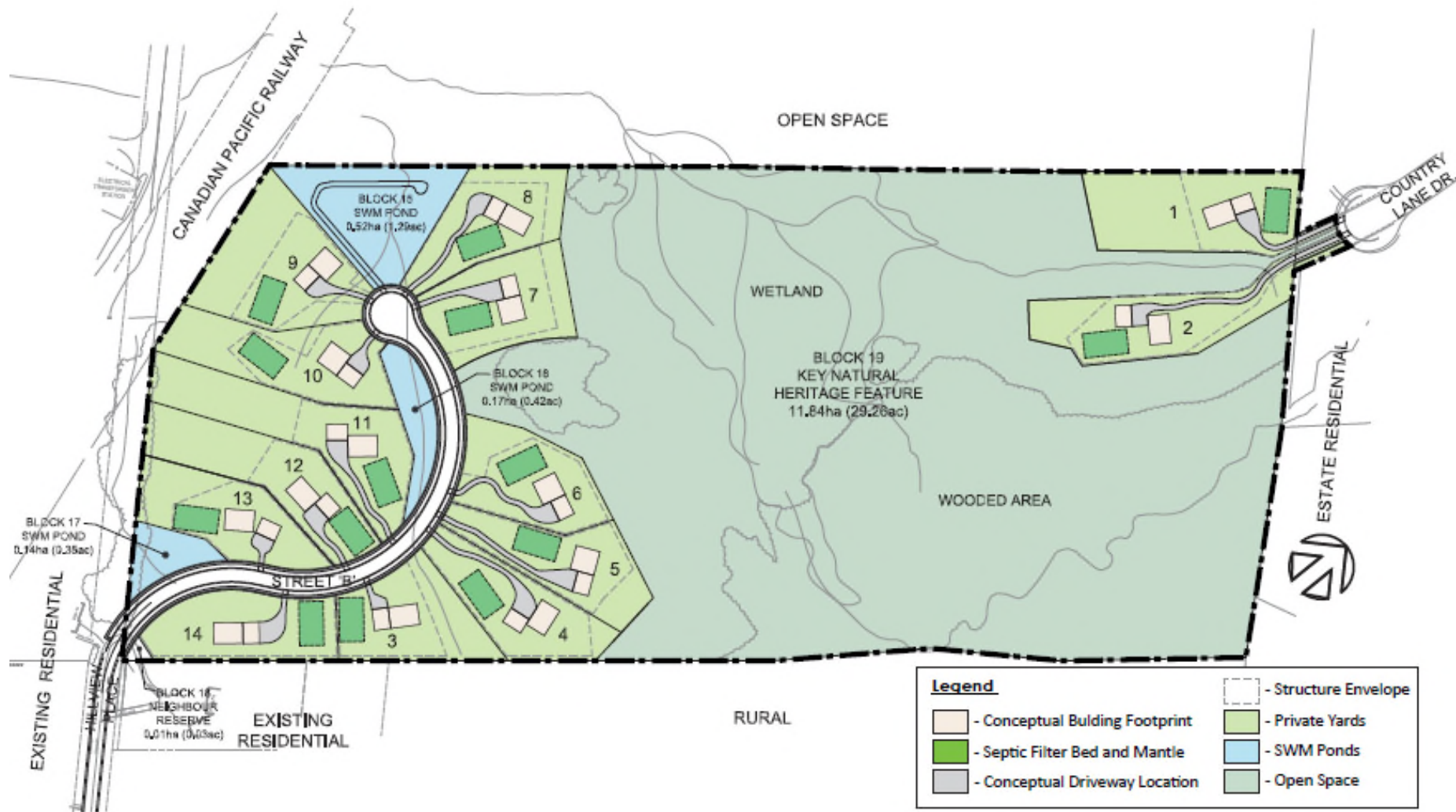
- Proposed Lot Line (Redline adjustment)
- Proposed Structural Envelope (Redline adjustment)
- Block Proposed for Rezoning

PROPOSED REZONING BLOCK 14 / PROPOSED LOT LAYOUTS — LOTS 3 & 14

HILLVIEW ESTATES LIMITED



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

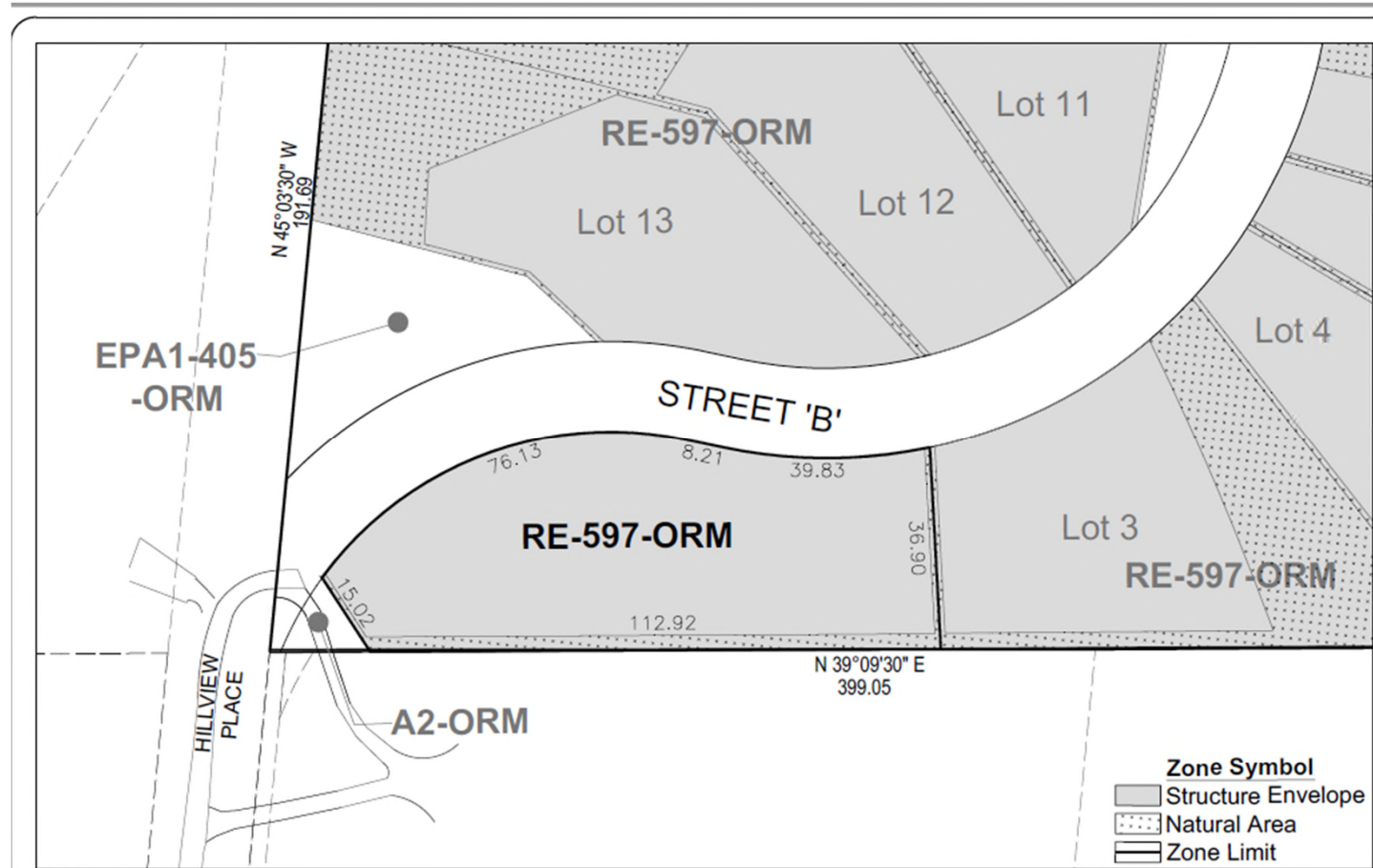


URBAN DESIGN CONFORMANCE PLAN

HILLVIEW ESTATES LIMITED



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



THANK YOU