



# Notice of Public Meeting

## Proposed Draft Plan of Subdivision and Zoning By-law Amendment

FILE NUMBER(S): 21T-18002C and RZ 18-06

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

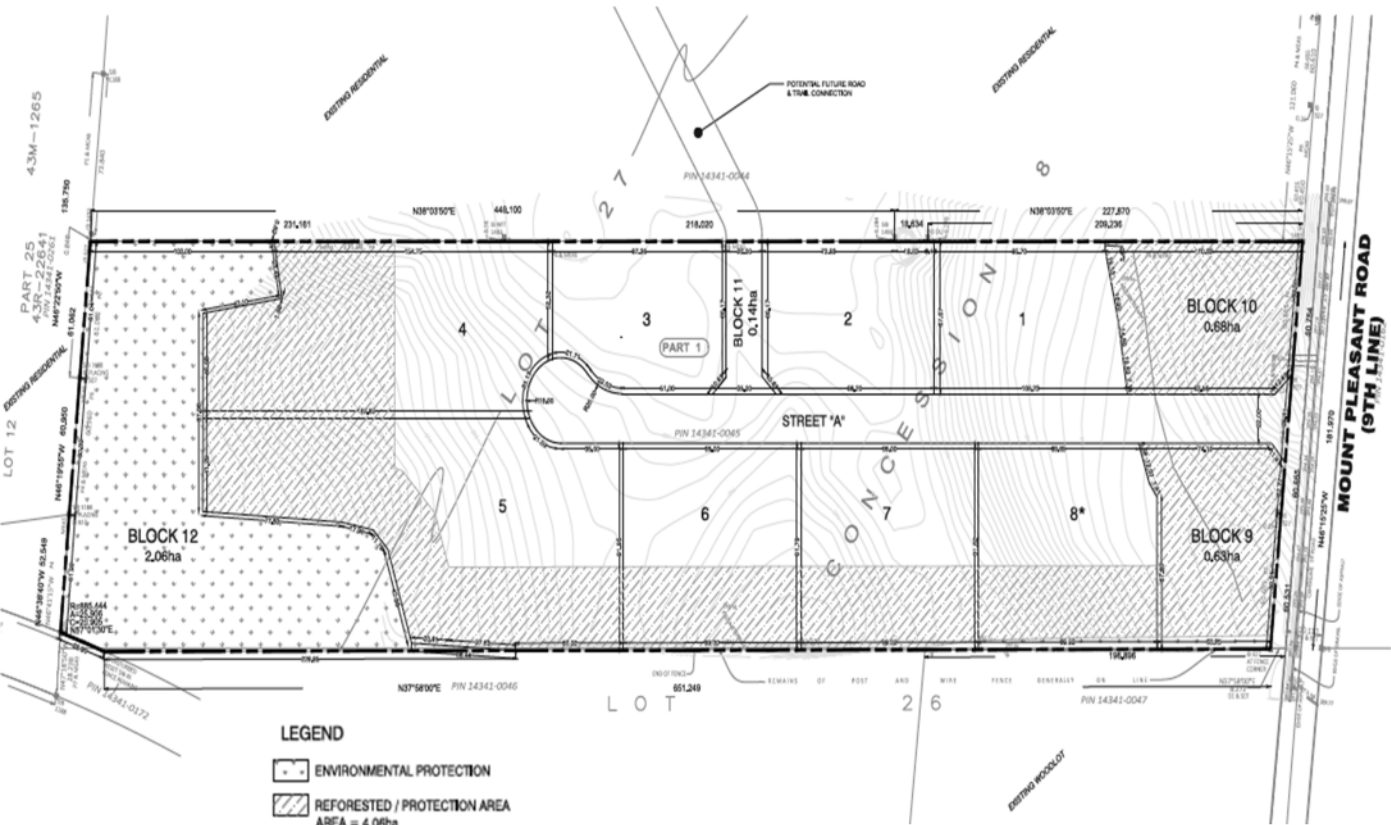
**Meeting Date:** April 23, 2019  
**Info Session Start Time:** 6:00 p.m.  
**Public Meeting Start Time:** 7:00 p.m.  
**Meeting Location:** Council Chambers  
Town Hall  
6311 Old Church Road  
Caledon East L7C 1J6

**APPLICANT AND LOCATION:**

**Applicant:** The Biglieri Group Ltd., on behalf of Tropical Land Developments Ltd.  
**Location:** 0 Mount Pleasant Road  
Part Lot 27, Concession 8 (ALB)  
West side of Mount Pleasant Road, north of Hunsden Sideroad and south of Hwy. 9  
Ward 4

**PROPOSED CHANGES:**

To establish a **plan of subdivision** and **amend the Zoning By-law** on the subject lands to permit the creation of an 8-lot estate residential subdivision accessed by a new road and serviced by municipal water and private septic services, and to amend Zoning By-law 2006-50 from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Estate Residential – Exception (RE-X) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Environmental Policy Area 1 – Exception 404 (EPA1-404).



*\*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.*

**LEAD PLANNER:**

Leilani Lee-Yates, Senior Planner, Development  
905.584.2272 x. 4228  
leilani.lee-yates@caledon.ca

**APPEAL PROCEDURE:**

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 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 before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 by-law is passed and/or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

**ADDITIONAL INFORMATION:**

For more information about this matter, including a copy of the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment, additional information and material, please visit [www.caledon.ca/notices](http://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.

**HOW TO STAY INFORMED:**

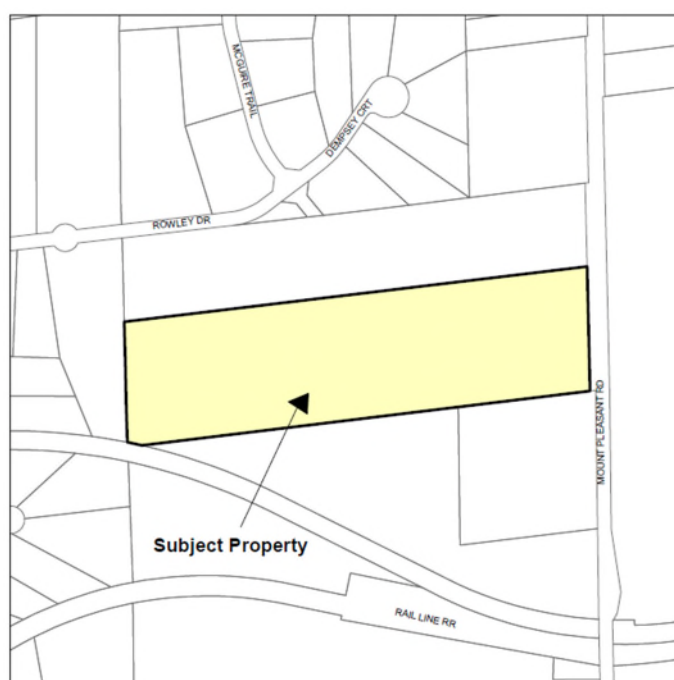
If you wish to be notified of the decision of the Town of Caledon on the proposed plan of subdivision and/or Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

**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](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

**Notice Date:** March 28, 2019



LOCATION MAP

# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** April 23, 2019 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** The Biglieri Group Ltd., on behalf of Tropical Land Developments Ltd.

**File No.:** 21T-18002C, RZ 18-06

### **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 and to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. A Planning Report may 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 Mount Pleasant Road, in the Palgrave Estate Residential Community. See Schedule "A" – Location Map, attached. The subject lands are vacant agricultural lands approximately 12.28 ha (30.34 ac) in size. The western side of the subject lands contains a portion of a larger woodland and there is also a headwater drainage feature and associated floodplain that traverses the eastern side of the lands that front Mount Pleasant Rd.

The surrounding land uses are rural residential and agricultural to the north, east and south. Farther north and west are estate residential uses. There is also a draft approved plan of subdivision on the east side of Mount Pleasant Rd. (i.e. Beaverhall Homes). To the south of the property, is a large woodland, the Caledon Trailway and Canadian Pacific Railway. The Caledon Equestrian Park and the village of Palgrave are located farther west. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as "Estate Residential Community" on Schedule D – Regional Structure, "Core Areas of the Greenlands System in Peel" on Schedule A – Core Areas of the Greenlands System in Peel, "High Potential Mineral Aggregate Resource Area" on Schedule C – High Potential Mineral Aggregate Resource Areas, "Palgrave Estates Residential Community" on Schedule D1 – ORMCPA Land Use Designations, "High Aquifer Vulnerability" on Schedule D2 – Aquifer Vulnerability Areas in Peel for the ORMCPA, "Protected Countryside" on Schedule D3 – Greenbelt Plan Area Land Use Designations, and "Palgrave Estate Residential Community" and "Greenbelt" on Schedule D3 – The Growth Plan Policy Areas in Peel.

The Town's Official Plan designates the lands as "Palgrave Estate Residential Community" on Schedule A-1 – Town of Caledon Town Structure, and subject to the following: "Policy Area 3" and "Policy Area 4" on Schedule G – Palgrave Estate Residential Community, "Environmental Zone 1" and "Environmental Zone 2" on Schedule I – Palgrave Estate Residential Community Environmental Zoning Summary. The subject lands are zoned Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) in Zoning By-law 2006-50, as amended.

# Public Meeting Information Report

## Community Services Department - Planning & Development

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### **Proposal Information:**

Applications for Draft Plan of Subdivision and Zoning By-law Amendment were submitted by The Biglieri Group Ltd. to the Town and deemed complete on August 15, 2018.

The applications are proposing to establish a plan of subdivision and amend the Zoning By-law on the subject lands to permit the creation of an 8-lot estate residential subdivision accessed by a new road and serviced by municipal water and private septic services. The Palgrave Estate Residential Community Secondary Plan policies allow for a density bonus of 1 lot over and above the density allotment for each 4 ha (9.9 ac) in the development that is suitably protected, managed or reforested by the applicant up to a maximum of 40% of the area of the subdivision plan. The applicant is proposing to protect and reforest 4.06 ha (10 ac) of land, and as such, the eighth lot within the draft plan is a “bonus lot”.

The applicant is also proposing to amend Zoning By-law 2006-50 from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Estate Residential – Exception (RE-X), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) and Environmental Policy Area 1 – Exception 404 (EPA1-404). Please see Schedule “C” – Proposed Draft Plan of Subdivision and Zoning By-law Amendment, attached.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on August 23, 2018 and signage is posted on the property.

The application has been circulated to external agencies and internal departments for review and comment. The Hydrogeology Impact Report is currently being peer reviewed, and the Environmental Noise Feasibility Study will be peer reviewed once the grading plans are generally acceptable by Engineering staff. Comments received are briefly outlined below for your information:

- **Nottawasaga Valley Conservation Authority (NVCA):** The lands contain a headwater drainage feature and associated floodplain, and a portion of a larger woodlot feature. The NVCA has requested additional information related to the hydrogeological analysis, grading and design of the modified headwater drainage feature, site water balance, reforestation plan, Low Impact Development (LID) bioswales, and phosphorous loading. It was also noted that the lands fall within Wellhead Protection Area (WHPA)-D (25 year time of travel) for the Palgrave municipal system.
- **Region of Peel:** The Region has determined that there is no apparent significant drinking water threat activity associated with the application and as such, Section 57 (Prohibition) and Section 58 (Risk Management Plan) of the *Clean Water Act* do not apply. The proposed development can be adequately serviced with municipal water once the watermain along Mount Pleasant Road from future Catherine Duffey Gate to McGuire Trail is constructed and looped. All costs associated with the watermain works on Mount Pleasant Road to facilitate the development shall be 100% borne by the Developer. The Region has no significant concerns with the application and has provided their conditions of draft plan approval.
- **Town of Caledon, Finance and Infrastructure Services, Finance:** The property is currently assessed as farmland. 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.

# Public Meeting Information Report

## Community Services Department - Planning & Development

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- Town of Caledon, Corporate Services, Legal Services: The legal description on the Zoning By-law is correct. Minor changes to the draft plan are required prior to registration of the plan.
- Town of Caledon, Corporate Services, Legislative Services: Comments and conditions of draft plan approval were provided related to the Town's accessibility standards for universal design, sidewalks, and exterior travel route lighting.
- Town of Caledon Control Architect Peer Review: Revisions to the Urban Design Brief and Visual Impact Study are required to demonstrate that the development meets the Town-Wide Design Guidelines.
- Town of Caledon, Community Services, Cultural Heritage: Staff agree with the recommendation of the consultant that a Stage 3 Archaeological Assessment is required.
- Town of Caledon, Community Services, Engineering: Additional information is needed with respect to road design; grading and drainage; slopes; stormwater management, including infrastructure design; and bioswale design and function. Furthermore, all lots within this plan of subdivision will be subject to a scoped site plan review, which must be reflected in the zoning of the subdivision.
- Town of Caledon, Community Services, Open Space Design: Additional information and revisions are required related to the implementation of the reforestation plan, tree removal compensation, the selection of planting species, maintenance of landscaping, and fencing around open spaces.
- Town of Caledon, Community Services, Planning & Development: Additional information and revisions are required to demonstrate that the proposal meets Town Official Plan policies related to the reforestation plan, lot configuration, landform conservation, structure envelopes and protection of Key Natural Heritage Features (KNHs) and Key Hydrologic Features (KHF) and their Minimum Vegetation Protection Zones (MVPZs). Updated environmental summary mapping, draft plan and zoning by-law are required.

The following agencies have provided comments and/or conditions of draft plan approval:

- Peel District School Board
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Distribution
- Canada Post
- Hydro One
- Bell Canada

The following departments and/or agencies have no concerns:

- OPP (Caledon Detachment)
- CP Rail
- Town of Caledon, Transportation Development
- Rogers Communication



# Public Meeting Information Report

## Community Services Department - Planning & Development

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Comments are outstanding from the following agencies and will be forwarded to you upon receipt:

- Municipal Property Assessment Corporation (MPAC)

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on March 28, 2019 and posted on the Town's website.

### **Next Steps:**

If you wish to be notified of the decision of the Town of Caledon on the proposed plan of subdivision and/or 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.

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 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 before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

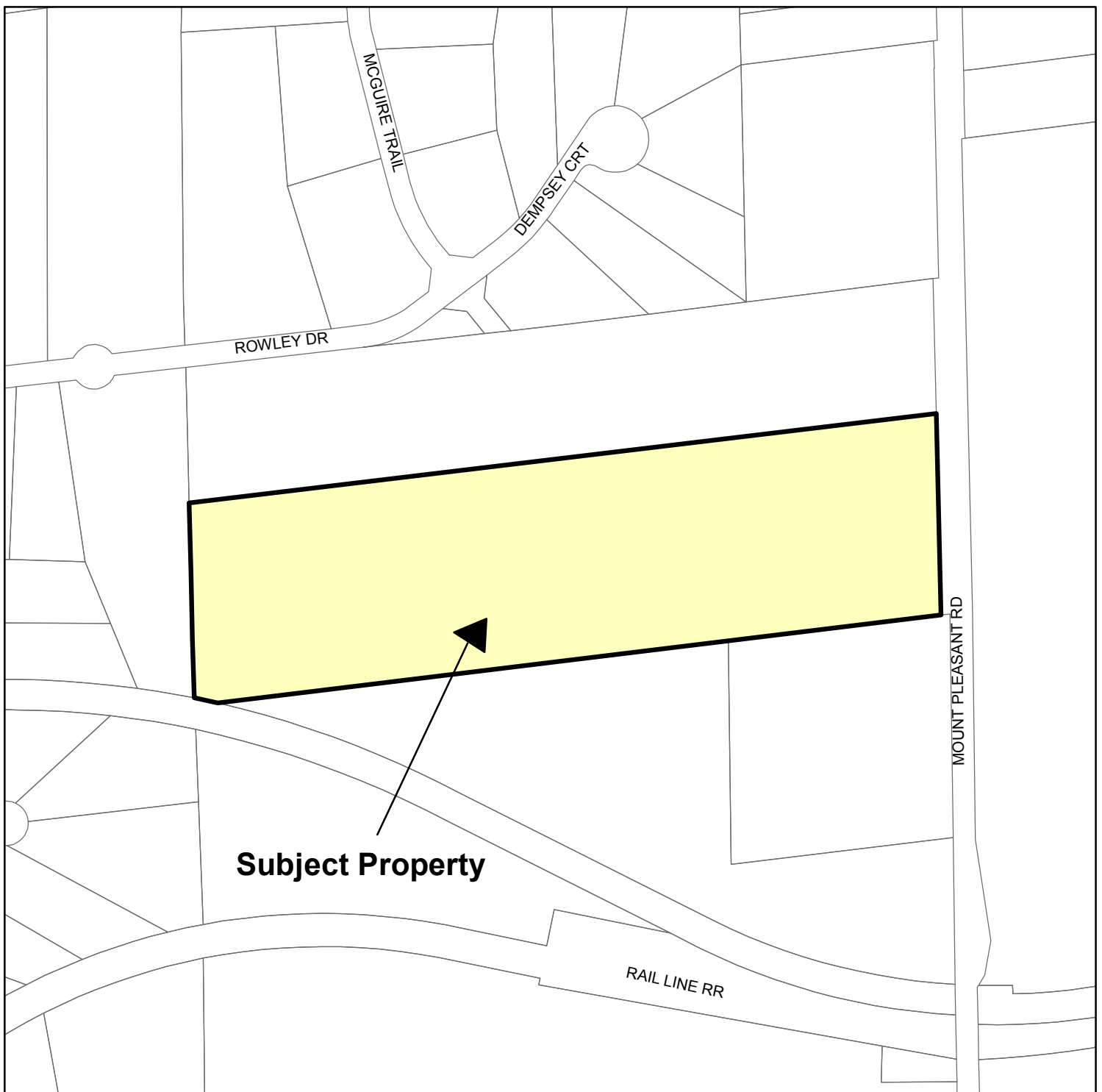
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Zoning By-law Amendment and/or Draft Plan of Subdivision, the person or public body may not be added as a party to the hearing of the appeals before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Leilani Lee-Yates, Senior Development Planner at 905-584-2272 ext. 4228 or [leilani.lee-yates@caledon.ca](mailto:leilani.lee-yates@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Draft Plan of Subdivision and Zoning By-law Amendment



# **Plan of Subdivision Application & Zoning By-law Amendment Application**

21T-18002 & RZ 2018-0006

**The Biglieri Group Ltd.**

0 Mount Pleasant Road

Concession 8, Part Lot 27 (ALB)

## **LOCATION MAP**



Date: August 1, 2018




File No.: 21T-18002 &  
RZ 2018-0006





# Aerial Photo - 0 Mount Pleasant Road

## Legend

-  Caledon Municipal Boundary
-  Settlement Area
-  Owners

Data Source:

NOTE: This data is provided for your convenience only. The data is not warranted or certified or guaranteed in any way. The Town of Caledon accepts no liability for any damages whatsoever, including any consequential damages, for any deficiency in the data. The reproduction of this data, in whole or in part, is forbidden without the express written permission of the Town of Caledon.

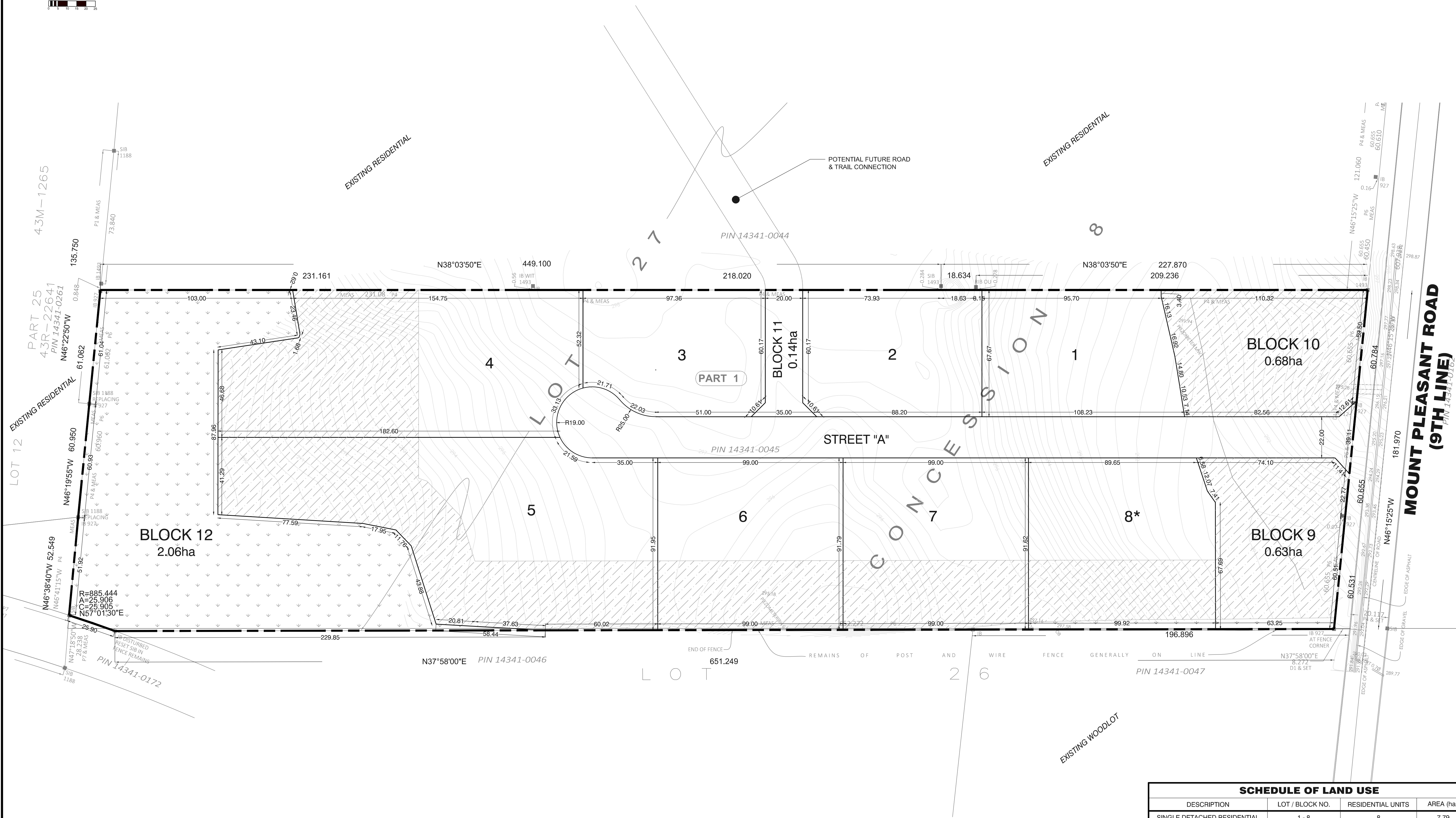
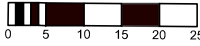
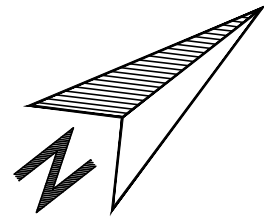


0 0.08 0.2 Kilometers

NAD\_1983\_UTM\_Zone\_17N  
3-27-2019







LEGEND

- ENVIRONMENTAL PROTECTION
- REFORESTED / PROTECTION AREA  
AREA = 4.06ha
- \* DENSITY BONUS LOT PER O.P.  
POLICY 7.19.12

LOT SIZE SUMMARY CHART

LOT #	LOT AREA (Ha)	STRUCTURAL ENVELOPE (Ha)
1	0.69	0.69
2	0.64	0.64
3	0.62	0.62
4	1.38	0.66
5	1.73	0.70
6	0.91	0.54
7	0.91	0.54
8	0.90	0.53

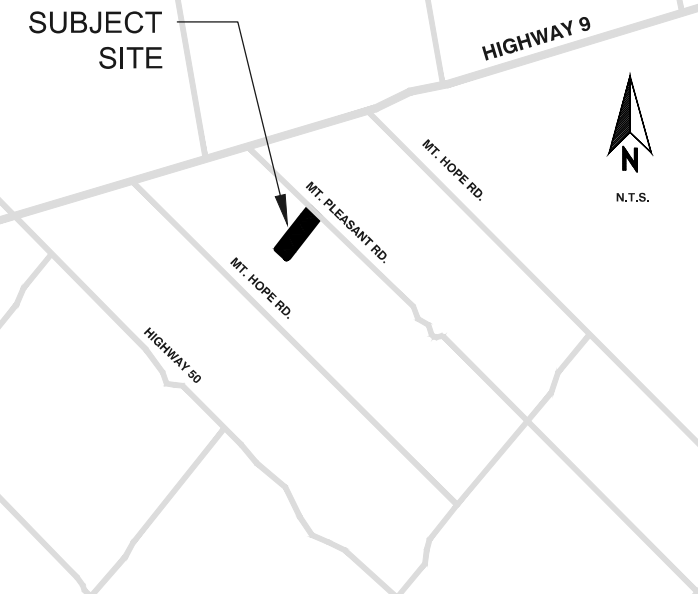
SCHEDULE OF LAND USE

DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL	1 - 8	8	7.79
TOTAL SINGLE DETACHED		8	
NET DEVELOPABLE TOTAL		8	7.79
OPEN SPACES	9, 10		1.31
ENVIRONMENTAL PROTECTION	12		2.06
FUTURE ROAD & TRAIL CONNECTION	11		0.14
RIGHT OF WAY	STREET 'A'		0.98
TOTAL SITE AREA		8	12.28

TITLE:  
PROPOSED DRAFT  
PLAN OF SUBDIVISION

LEGAL DESCRIPTION:  
PART OF LOT 27  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF ALBION  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

KEY PLAN:



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:

(a) SEE PLAN	(h) MUNICIPAL PIPED WATER AVAILABLE
(b) SEE PLAN	(i) AT TIME OF DEVELOPMENT
(c) SEE KEY MAP	(j) TOP SOIL: SAND, SANDY SILT,
(d) SEE SCHEDULE	(k) CLAYEY SILT
(e) SEE PLAN	(l) OF LAND USE
(f) SEE PLAN	(m) SEE PLAN
(g) SEE PLAN	(n) FIRE PROTECTION
(h) SEE PLAN	(o) SEE PLAN

NOTE: COORDINATES RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY VAN HARTEN

RON MAK  
VAN HARTEN

May 29, 2018

DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CALEDON

DAVID GOODMAN  
TROPICAL LAND DEVELOPMENT LIMITED

June 15, 2018

DATE

0 MOUNT PLEASANT  
ROAD

APPROVAL STAMP:



TROPICAL LAND  
DEVELOPMENT LTD.

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.:	17445
DATE:	May 4, 2018
SCALE:	1:1000
DRAFTED BY:	JS
CHECKED BY:	MJ

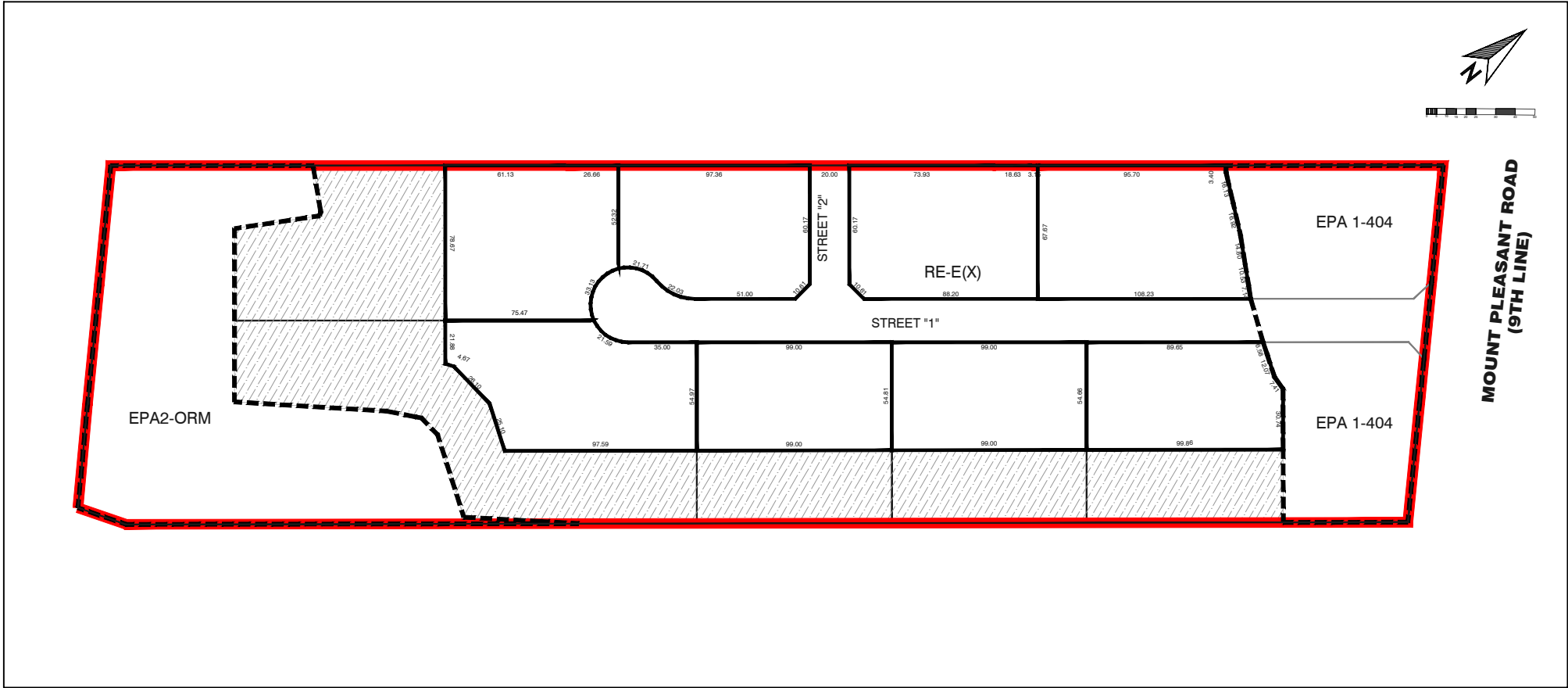
DRAWING No.:

DP-01



THE BIGLIERI GROUP LTD.  
Planning | Development | Project Management  
20 Leslie Street, Suite 151, Toronto, Ontario M4M 2L4  
Office: (416) 693-9155 Fax: (416) 693-9133  
tbg@thebiglierigroup.com



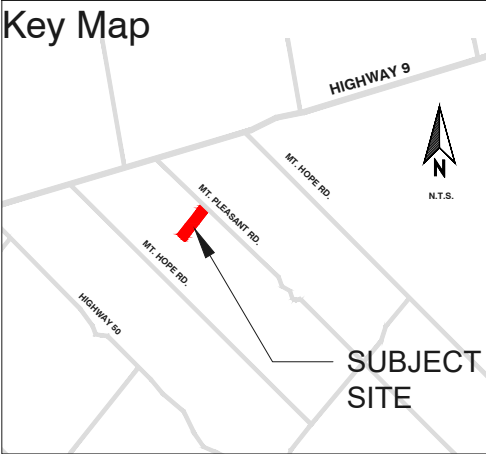


ZONE MAP S.E.XX  
SCHEDULE "A"  
BY-LAW 2018-XX

PART OF LOT 27,  
CONCESSION 8 (ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY  
OF PEEL

**Legend**

- Lands Subject to this Bylaw
- Natural Area
- Zone Boundary
- Structure Envelope



File:xx XX-XX

Date: June 2018  
Scale 1:3000

**TOWN OF CALEDON**

# Palgrave Estate Residential Community Development

Town of Caledon – Public Information Meeting

Part Lot 27, Concession 8 (Albion)

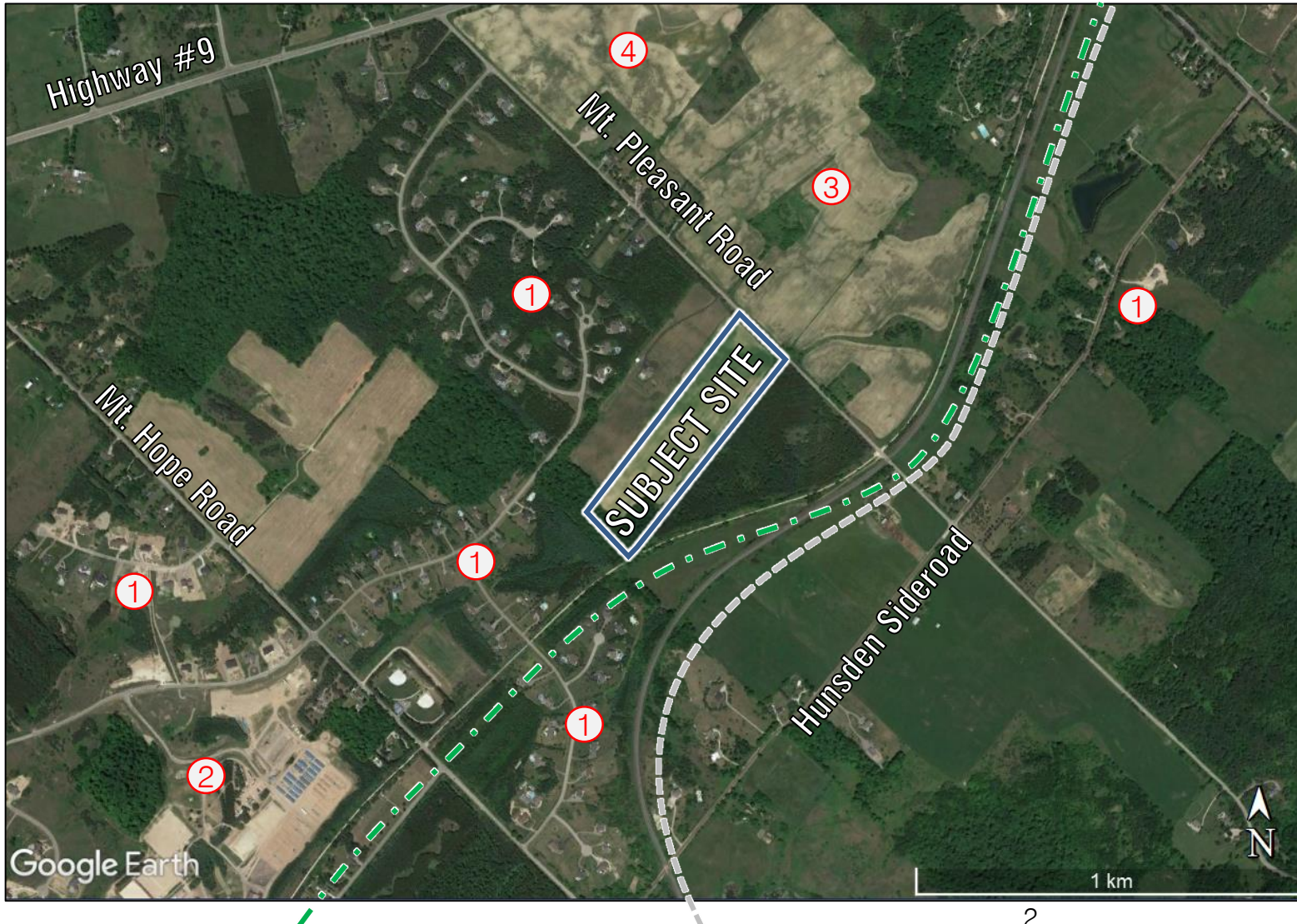
Town File#: 21T-18002C & RZ 18-06

April 23<sup>rd</sup>, 2019





# CONTEXT



- ① Existing Estate Residential
- ② Caledon Equestrian Park
- ③ Beaverhall Homes Res. Dev.
- ④ 1680578 Ontario Inc. Res. Dev.
- Caledon Trailway Path
- Railway Line



BUILDING YOUR IDEAS - INTO BIG PLANS

**THE BIGLIERI GROUP LTD.**



# SUBJECT SITE



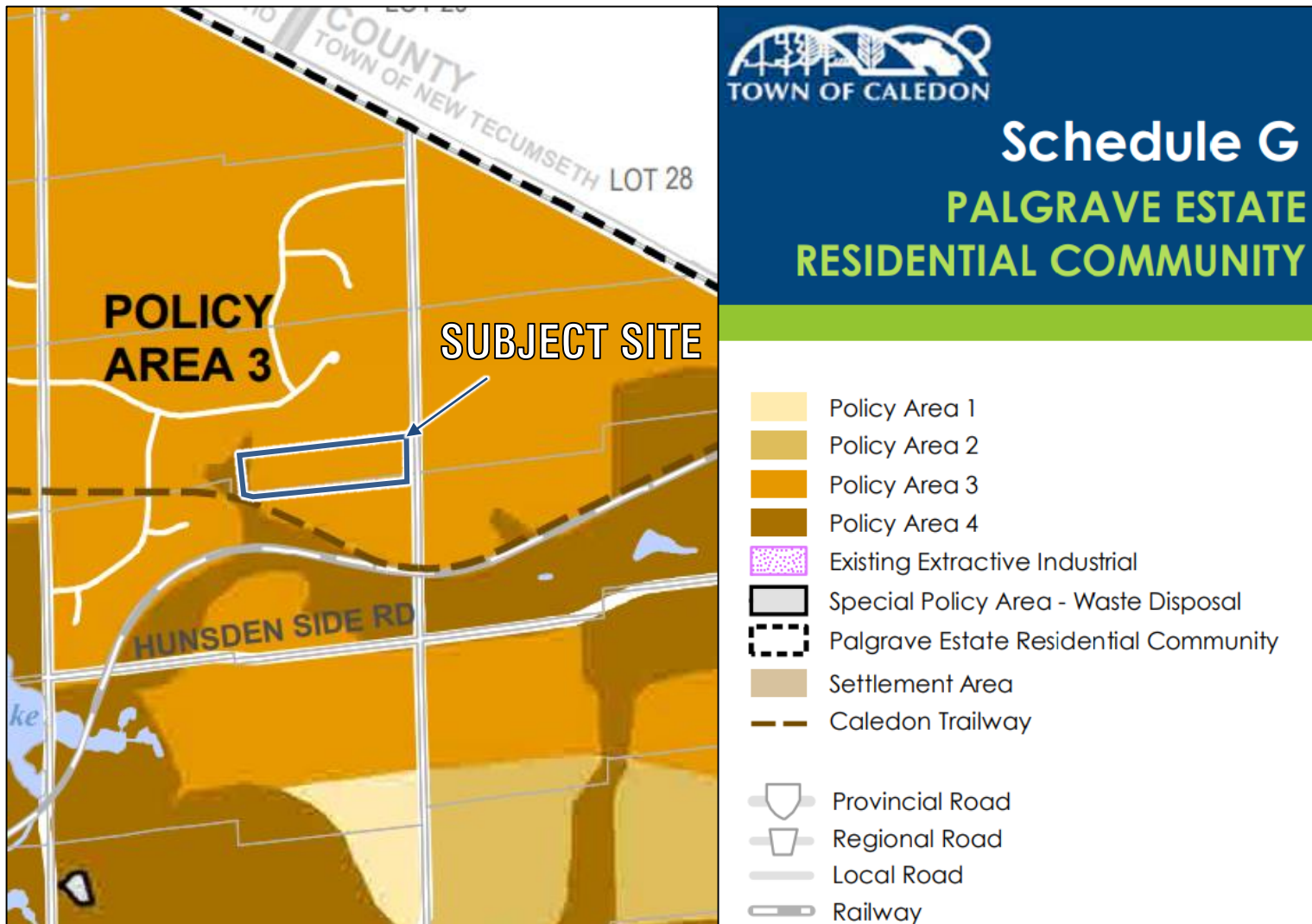
- 0 Mt. Pleasant Road, which is identified as an Arterial road;
- Area: 12.27ha (30.3ac);
- Frontage: 181m;
- Depth: Approx. 675m;
- Currently vacant with agricultural uses and headwater drainage feature;
- Woodlot part of a larger, contiguous feature and is protected by Official Plan policy as; and
- Single Estate Residential Detached Home to the North.



BUILDING YOUR IDEAS - INTO BIG PLANS

**THE BIGLIERI GROUP LTD.**

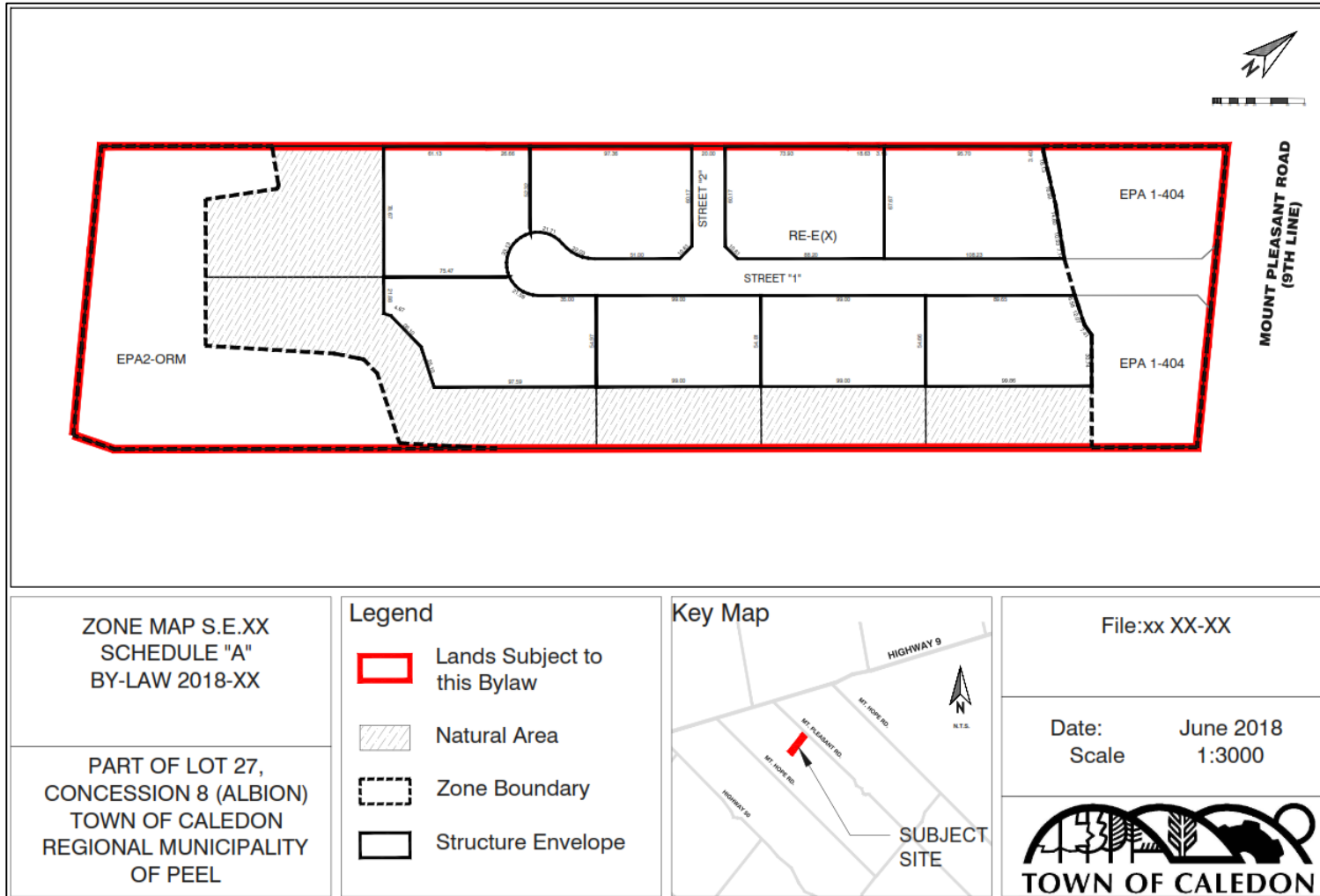
# PLANNING POLICY CONTEXT



- Oak Ridges Moraine Conservation Plan (2017): *Palgrave Estate Residential Community* (a component of *Countryside Area*);
- Region of Peel Official Plan (2016): *Palgrave Estate Residential Community*;
- Town of Caledon Official Plan (2016): *Policy Area 3 and Policy Area 4 and Environmental Zone 1* within the *Palgrave Estate Residential Community*;
  - *Policy Area 1, 2, and 3* permits estate residential; and
  - *Policy Area 4* does not permit rural estate residential uses
  - *EZ1* applies to woodlot and permits existing agricultural, environmental management, forest management and low-intensity recreational uses
- OP Policies permit and encourage estate residential development; and
- Town of Caledon Zoning By-law: *A2 – ORM* and *EPA2 – ORM*. Zoning By-law Amendment required to implement appropriate zoning

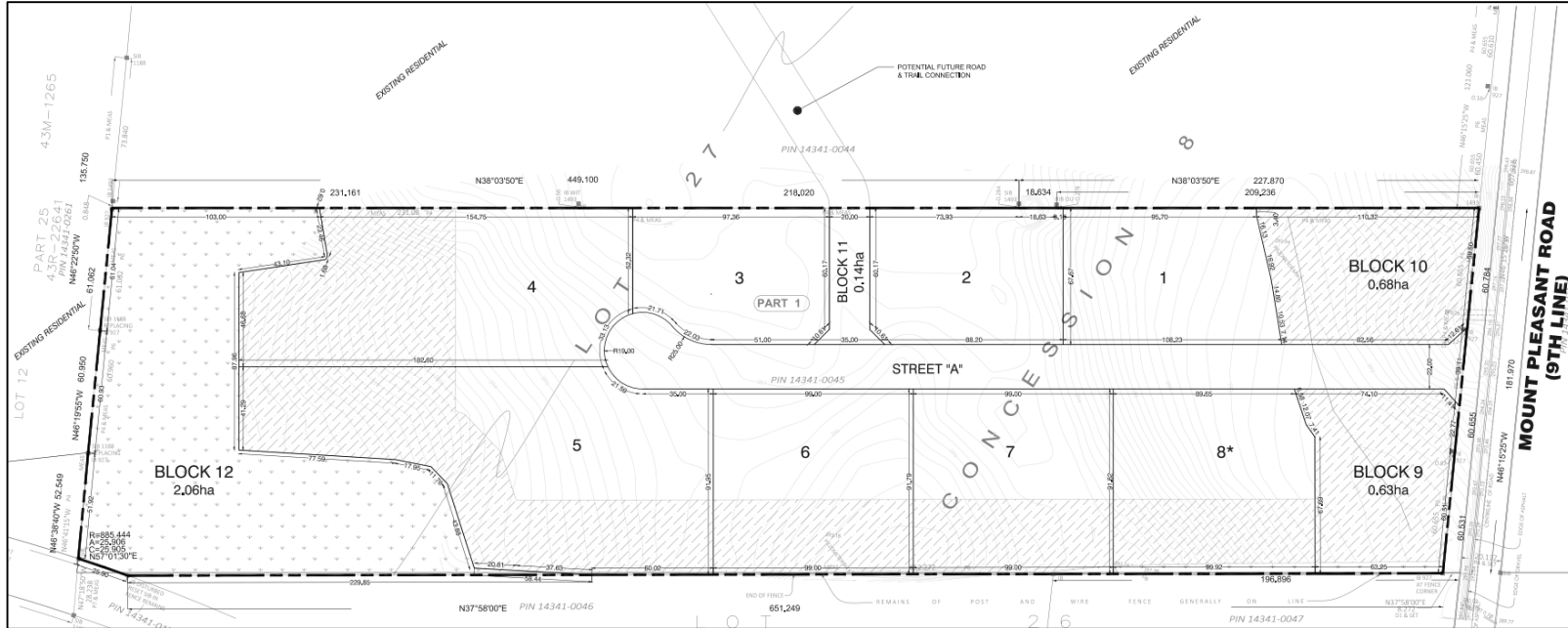


# PROPOSED ZONING BY-LAW AMENDMENT



- Zoning By-law Amendment to permit an estate residential development:
  - Proposed *RE – Residential Estate Zone* with exceptions for the residential area;
  - Proposed *EPA 1-404 – Environmental Protection Area Zone* for the open space blocks. This zone permits non-intensive recreation, flood erosion control, and forest management uses; and
  - Retained *EPA2-ORM – Environmental Protection Area 2-Oak Ridges Moraine Zone* for the woodlot. This zone permits existing agricultural, environmental management, forest management and low-intensity recreational uses.
- Conservation easement outside of structural envelope to protect environmentally protected lands into perpetuity.

# PROPOSED DRAFT PLAN OF SUBDIVISION



## SCHEDULE OF LAND USE

DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL	1 - 8	8	7.79
TOTAL SINGLE DETACHED		8	
NET DEVELOPABLE TOTAL		8	7.79
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ENVIRONMENTAL PROTECTION	12		2.06
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RIGHT OF WAY	STREET "A"		0.98
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## LEGEND

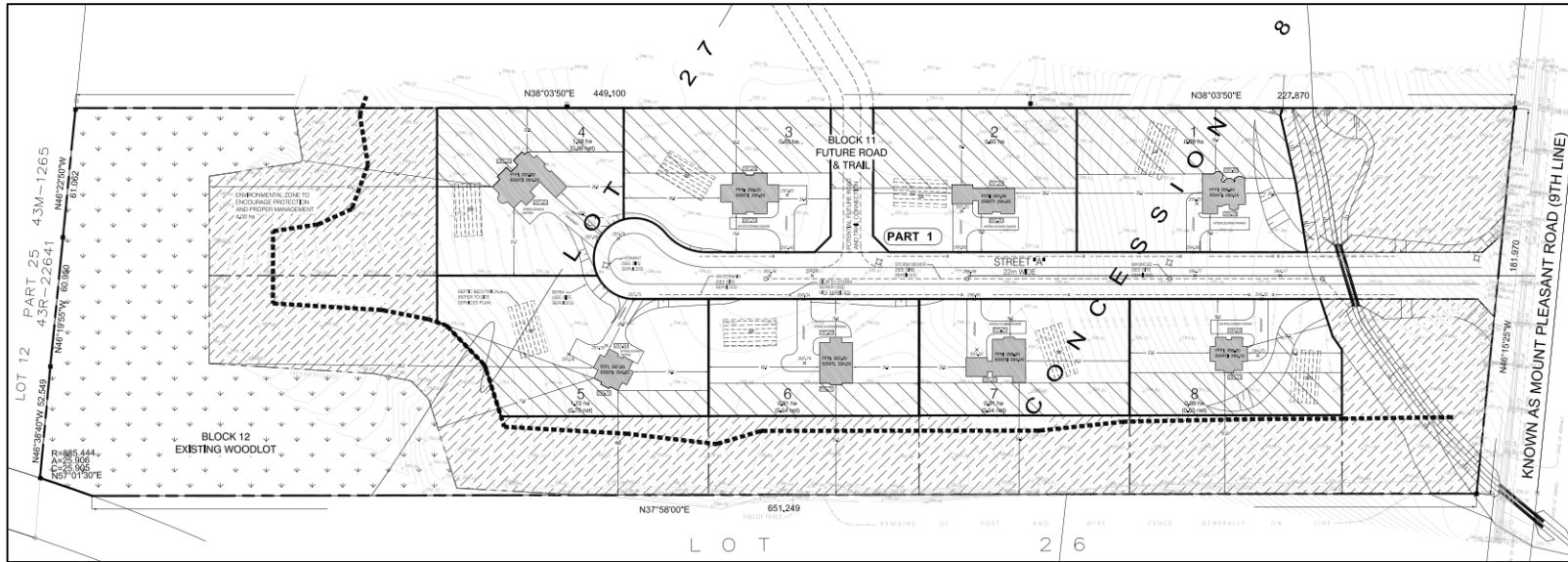
- ENVIRONMENTAL PROTECTION
- REFORESTED / PROTECTION AREA  
AREA = 4.06ha
- \* DENSITY BONUS LOT PER O.P.  
POLICY 7.19.12

➤ Zoning By-law Amendment and Draft Plan of Subdivision applications to permit an estate residential development consisting of:






- Eight (8) estate residential lots (0.62 to 1.73ha) with frontages between 54.5 and 108.2m;
- Two (2) open space blocks (1.31ha);
- One (1) environmental protection block (2.06ha); and
- Reforested/Protection Area (4.06ha).

➤ Protection for 'Street 2' connection (i.e. "Block 11") in accordance with the Town of Caledon Official Plan

# PROPOSED SITE PLAN



## LEGEND:

-  ENVIRONMENTAL ZONE
-  USABLE REAR YARD
-  SEPTIC BED
-  BUILDING
-  STRUCTURAL ENVELOPE

- 30m Vegetation Protection Zone from woodlot;
- Bio-swale within 22m Right-of-Way;
- Two (2) 1200mm diameter CSP culvert under Mt. Pleasant Road;
- Grass-lined channel within Open Space blocks to convey flow through site; and
- Serviced with municipal water and private septic systems.



# ADDITIONAL SUPPORTING DOCUMENTS SUBMITTED

- Functional Servicing Report;
- Preliminary Geotechnical Investigation;
- Hydrogeological Impact Study;
- Minimum Distance Separation Analysis;
- Environmental Noise Feasibility Study;
- Environmental and Engineering Summary Report;
- Scoped Environmental Impact Study and Environmental Mapping;
- Phase I/II Environmental Site Assessment;
- Planning Rationale Report;
- Site Plan;
- Plan of Survey;
- Topographic Survey;
- Traffic Brief;
- Tree Preservation Plan; and
- Urban Design Brief.

QUESTIONS?