

# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** May 21, 2019 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** John and Ruth Downey

**File No.:** RZ 19-02 (Related File: B 04-16)

### **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 13471 Heart Lake Road, north of Old School Road, and are legally known as Part of Lot 25 Concession 3 EHS (Chinguacousy) (see Schedule "A" and "B"). Having an area of 19.61 ha, the lands contain a detached dwelling. The surrounding land uses are agricultural. Within the Town's Official Plan, the lands are designated Prime Agricultural Area, and within Zoning By-Law 2006-50 the lands are zoned Agricultural (A1).

### **Proposal Information:**

On February 22, 2019, an application for a Zoning By-law Amendment was submitted by IBI Group on behalf of John and Ruth Downey, which the Town deemed complete March 7, 2019. The application is to amend the Zoning By-law for the subject lands from Agricultural (A1) to Agricultural (A1-X) Exception Zone, Agricultural (A1-XX) Exception Zone, and Environmental Policy Area 1 (EPA1-XX) Exception Zone. The purpose and effect of the application is to fulfill a condition of consent, as determined before the Local Planning Appeal Tribunal (LPAT) in August 2018. The consent application was for a severance to create a lot for a residence surplus to a farming operation. Specifically, the application prescribes for the following (see Schedule C):

1. Prohibition of any dwelling construction on the retained portion of the severed lot;
2. Identification of the limits of the Environmental Policy Area 1 Zone to include the existing floodplain;
3. Recognition of the minimum lot area of the severed parcel containing the existing dwelling.

### **Consultation:**

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 April 25, 2019. Signage was also installed on the frontage of the property 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:** Staff is satisfied that the proposed lot has been located outside of the Regulatory Floodplain. Furthermore, through implementation of this Zoning By-law Amendment, appropriate

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assurances will be applied to manage both existing and future risks associated with the Regulatory Floodplain on the subject lands. As such, TRCA staff has no concerns with this application as currently submitted.

- Region of Peel: As the amendment is implementing the planning considerations under the previous consent file, Regional Staff have no comments on this amendment.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as residential and farmland. If the proposed changes were to proceed as planned, the taxable assessment value of the property may change, to reflect the development that would have taken place.
- Town of Caledon, Community Services - Zoning: Minor modifications are requested in order to bring the proposed zoning wording and schedule in line with text and schedules of Zoning By-law 2006-50.

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

- Dufferin-Peel Catholic School Board
- Canada Post
- Ontario Power Generation
- Town of Caledon, Finance & Infrastructure Services, Transportation
- Town of Caledon, Corporate Services, Legislative Services, Accessibility
- Town of Caledon, Community Services, Fire & Emergency Services
- Town of Caledon, Community Services, Development Engineering
- Town of Caledon, Community Services, Building & Support Services
- Town of Caledon, Community Services, Municipal Numbering
- Town of Caledon, Community Services, Heritage & Urban Design
- Town of Caledon, Finance & Infrastructure, Transportation
- Town of Caledon, Community Services, Policy & Sustainability (Urban Design, Heritage)
- Town of Caledon, Community Services - Open Space Design

### **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.

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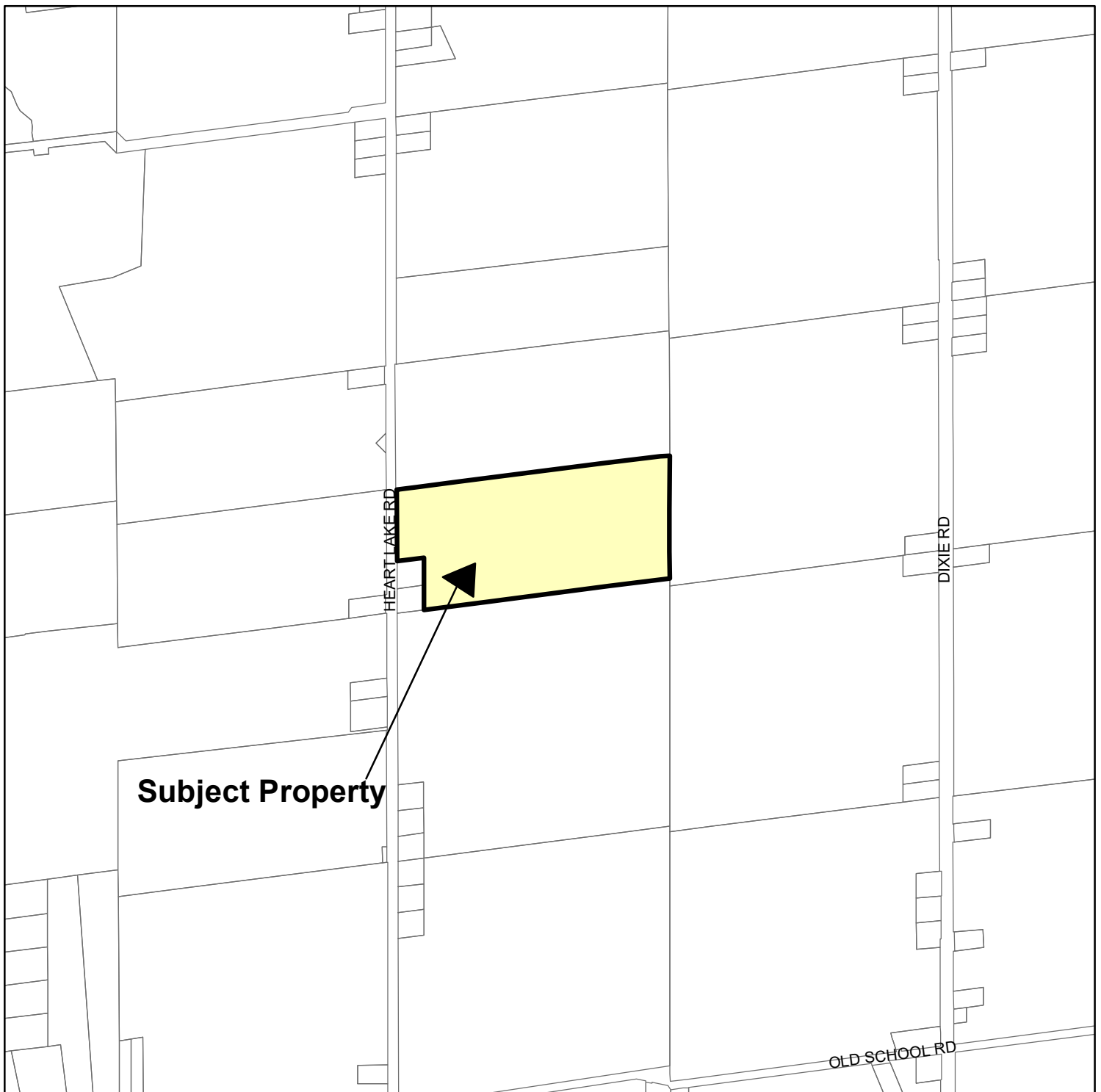
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### **Contact:**

For further information, please contact Rob Hughes, Manager of Development - West at 905-584-2272 ext. 4246 or at [rob.hughes@caledon.ca](mailto:rob.hughes@caledon.ca)

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Zoning



## Application for Zoning By-law Amendment

RZ 19-02

**John & Ruth Downey**

13471 Heart Lake Road

Part of Lot 25, Concession 3 (EHS)

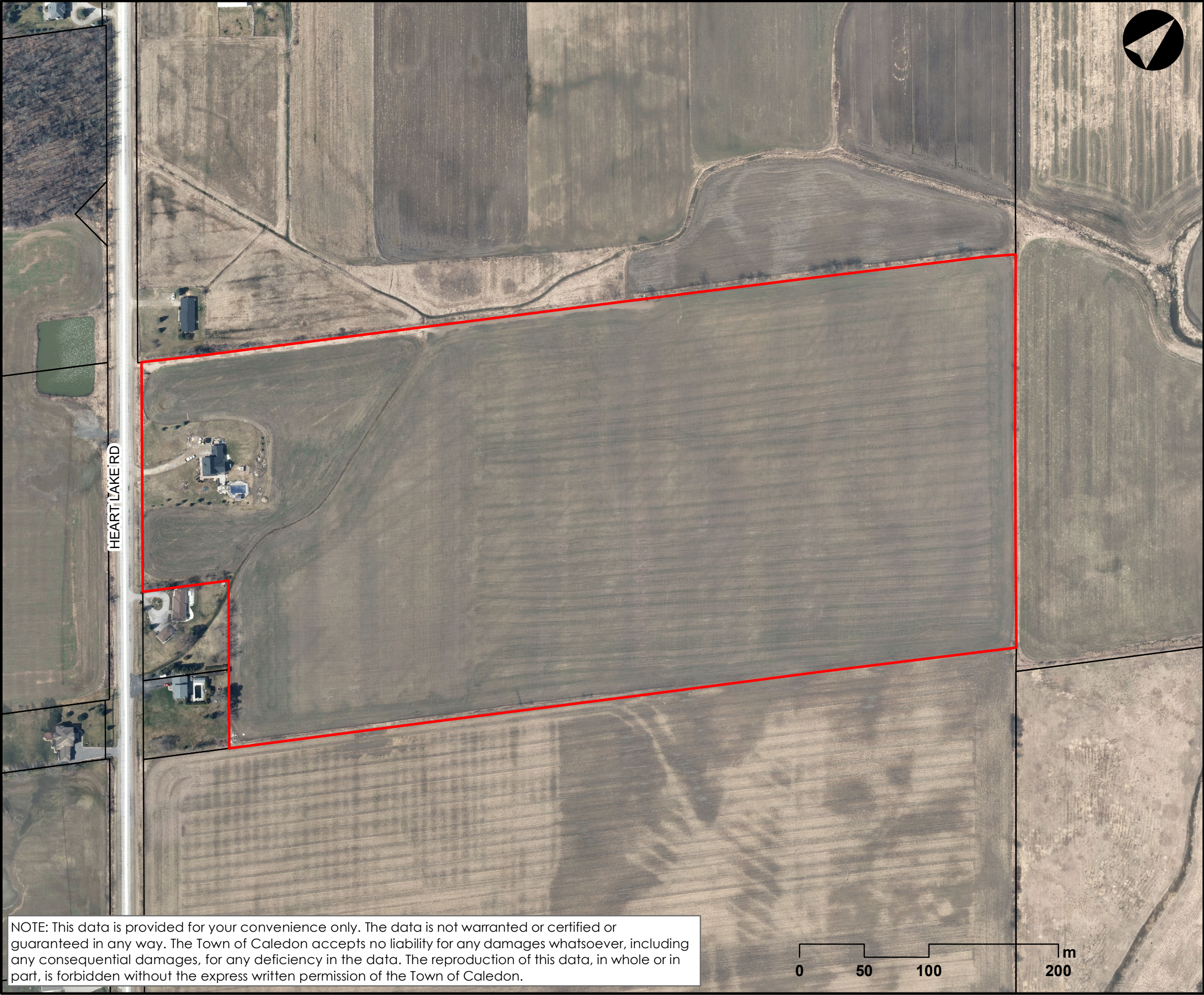
## LOCATION MAP



Date: March 7, 2019

File No.: RZ 19-02





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13471 Heart Lake Road  
Town of Caledon  
Regional Municipality of Peel

**Legend**

Subject lands

Zone Boundary

**Key Map**

HEART LAKE RD

Subject Lands

Date: May 2, 2019




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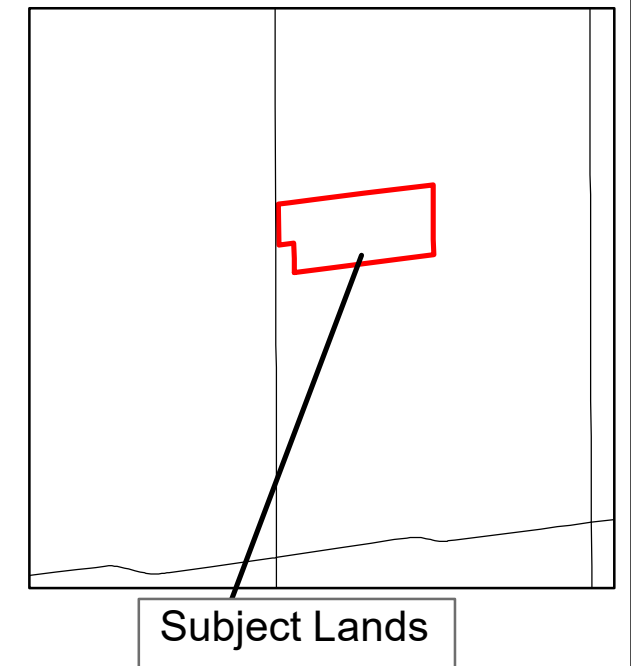
**Schedule C  
By-law 2019-XXX**

13471 Heart Lake Road  
Part of Lot 25, Concession 3 (EHS)  
Town of Caledon  
Regional Municipality of Peel

**Legend**

-  Agricultural (A1-X)
-  Environmental Policy Area 1 (EPA-XX)
-  Agricultural (A1-XX)

**Key Map**



Date: May 2, 2019

File: RZ 19-02

HEART LAKE ROAD

