

Public Meeting Information Report

Planning Department

Public Meeting: April 15, 2025 at 7:00 p.m., Hybrid Meeting / Council Chamber

Applicant: Weston Consulting on behalf of The Alton Development Inc.

File No.: RZ 2025-0002

Related File No.: 21T-25002C

Address: 0 Agnes Street, Ward 1

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 to answer questions from the public and members of Council.

Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report with recommendations will be brought forward by staff and considered by Council at a later date.

As a member of the public, you may request notification of any future Public or Council Meetings on this matter. Please provide your contact information to the lead planner or clerks department. Please be advised that public participation will form part of the public record for these applications.

Proposal Information

Pre-Consultation and Formal Applications

Under the Pre-Consultation (DART) Review process, the Town of Caledon received DART applications for Zoning By-law Amendment (DART RZ 2023-0002) and Draft Plan of Subdivision (DART 21T-23001C) from Weston Consulting on behalf of The Alton Development Inc. for the subject property. The first submission was received on March 28 and March 31, 2023. Following receipt of internal and external reviewer comments, the Town received a second submission on December 21 and December 29, 2023.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) received Royal Ascent. Bill 185 removed Council's ability to pass a by-law to impose mandatory pre-consultation meetings prior to the submission of a formal development application. Further, Bill 185 removed the mandatory refund of development application fees where a decision was not made within the statutory timeframes. As a result, the Town repealed the Pre-consultation By-law and eliminated the DART Review process. Any application within DART review is or will be transitioned to a formal development application.

On January 31, 2025, the Town of Caledon received formal Zoning By-law Amendment (RZ 2025-0002) and Draft Plan of Subdivision (21T-25002C) applications from Weston Consulting on behalf of The Alton Development Inc. for the subject property. The applications were deemed complete on March 5, 2025. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the applications. This material is available for viewing on the Town's website.

Location

The property is located on the west side of Agnes Street, south of Queen Street. See Schedule "A" – Location Map, attached. The property is approximately 4.04 hectares (10.02 acres) in size, with approximately 99.9 metres of frontage along Agnes Street. Currently the site is occupied by two storage buildings. The surrounding land uses are rural residential. Please see Schedule "B" – Aerial Photograph, attached.



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Official Plan and Zoning

The property is located in the Village of Alton. The Peel Official Plan designates the lands *Protected Countryside - Village* on Schedule “B-5” - Greenbelt Plan Area Land Use Designations and *Rural Settlement Area* on Schedule “D-1” - Rural System.

The Town’s current Official Plan designates the lands *Settlement Area* on Schedule “A” Land Use Plan and *Village* on Schedule A1 Town Structure.

Future Caledon Official Plan designates the lands *Rural Settlement Area* on Schedule “B2” - Growth Management, and *Villages and Hamlets* on Schedule “E1” - Rural System and Schedule “E2” - Alton.

The property is zoned *Rural Residential (RR)* in Zoning By-law 2006-50, as amended.

Proposed Development

The applicant is proposing a residential condominium infill development, comprised of 65 dwelling units within 14 residential townhouse blocks, a common element private road with access onto Agnes Street and Emeline Street, 16 visitor parking spaces, and approximately 1,920 square metres of outdoor common amenity space. Please see *Figure 1* below or Schedule “D” – Concept Plan.

Figure 1 – Concept Plan



Each townhouse block is proposed to be serviced by municipal water and a shared private sewage system. As shown in *Figure 2* below, the common amenity space is located central to the site and is proposed to

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include 1,077.87 square metres of grassed area, a gazebo and seating and will include an underground stormwater management feature approximately 123.7 square metres in size.

Figure 2 – Concept of Common Amenity Area



Note: The graphic is conceptual to illustrate the elements of the amenity area and does not accurately reflect the built form.

To facilitate this development, the applicant is proposing to rezone the lands from *Rural Residential (RR)* to *Residential Townhouse Site Specific (RT-XX)* to permit Townhome and semi-detached dwellings, accessory apartments, private home day cares, and home occupations. The proposed site-specific zone also proposes development standards to fit the proposal. Schedule “E” – Draft Zoning By-law Amendment.

Consultation

Non-Statutory Public Information Meeting

The applicants hosted a non-statutory public information meeting in Alton on March 27, 2024. Notice of the meeting was placed in the Caledon Citizen on March 7, 2024, posted on the Town’s website, and mailed to landowners within 120 metres of the property. The applicant has provided a public engagement summary which includes responses to public comments and concerns received to-date. See Schedule “F”, Public Engagement Summary.

Statutory Public Meeting

Following receipt of the formal applications for a Zoning By-law Amendment and Draft Plan of Subdivision, a Notice of Application and Public Meeting was placed in the Caledon Citizen on Thursday March 20, 2025, in accordance with the *Planning Act*. The Notice was also mailed to all landowners within 1,000 metres (1 km) on Thursday March 20, 2025 and a sign was posted on the property on Thursday March 20, 2025. the Notice was also posted on the Town’s website.

Department and Agency Comments

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The application was most recently circulated to external agencies and internal departments for review and comment on February 11, 2025. Comments received are summarized below for your information:

- **Town of Caledon, Development Planning**
 - Request revisions to the Addendum to the Planning Justification Report with respect to the analysis of the Provincial Planning Statement, 2024.
 - Request the coloured landscape plan remove the label “tot lot” over the outdoor amenity area.
 - Request revisions to the proposed condominium structure to require all septic systems be a common element.
- **Town of Caledon, Legal Services**
 - Septic systems treating nitrates (Advanced Sewage Treatment Systems) are not regulated under the Building Code and are not required to be installed in this province at any given location. If Advanced Sewage Treatment Systems are required to meet regulatory requirements for nitrates for this development proposal, then agreements will be required on title that will require use of these systems in perpetuity, or until the Building Code is amended to include nitrates as a monitored parameter. Further, appropriate financial assurance, in perpetuity, will be required to ensure monitoring, repair and maintenance can be conducted by the Town or Region if an owner fails to install, maintain, or replace the system or required parts that are required for the management of nitrate. Monitoring plans will need to be established with appropriate reporting to the Town and Region.
 - A postponement of mortgage will be required prior to the registration of any agreement between the applicant and the Town.
- **Town of Caledon, Building Services**
 - The Ontario Building Code does not regulate nitrate levels as part of the requirements for testing of effluent concentration levels for private septic systems, therefore it is preferred that a single communal septic system within a common element condominium be constructed, servicing the entire development
- **Town of Caledon, Zoning**
 - Requested clarification of certain proposed zone provisions.
 - Identified discrepancies between the zoning matrix and proposed by-law.
 - A fulsome zone review cannot be conducted until the individual lot boundaries and details are provided.
- **Town of Caledon, Parks**
 - Payment of money in lieu of conveyance of parkland will be required, to be collected prior to the execution of the Subdivision Agreement.
- **Dufferin-Peel Catholic District School Board**
 - The applicant proposes the development of 65 townhouse units, which are anticipated to yield:
 - 9 Junior Kindergarten to Grade 8 Students; and
 - 4 Grade 9 to Grade 12 Students.
 - The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

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Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Peter CES	301	360	0
Secondary School	Robert F. Hall CSS	1592	1314	4

- Provided conditions of draft plan approval.

The following agencies/departments have no concerns or no additional comments with respect to the revised submission material, or have provided standard conditions of draft plan approval:

- Town of Caledon, Urban Design
- Town of Caledon, Strategic Policy Planning
- Town of Caledon, Municipal Numbers
- Town of Caledon, Finance
- Credit Valley Conservation Authority
- Enbridge
- Bell Canada
- Hydro One

Next Steps

If you wish to be notified of the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning and Development Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures

The applicant or specified persons as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the Planning Act, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the adoption of the amendment may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the bylaw was adopted, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

Contact

For further information, please contact the representatives below.

Town of Caledon Contact: Tanjot Bal, Senior Planner at 905.584.2272 x. 4418 or via email to Tanjot.bal@caledon.ca.

Applicant Contact: Michael Vani, Senior Associate at 905.738.8080 x. 252 or via email to mvani@westonconsulting.com.

Attachments

- Schedule A: Location Map
- Schedule B: Aerial Map
- Schedule C: List of Supporting Material



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- Schedule D: Concept Plan
- Schedule E: Draft Zoning By-law Amendment
- Schedule F: Public Engagement Summary