



Notice of Public Meeting

Proposed Draft Plan of Subdivision

FILE NUMBER(S): 21T-91015C

Related File Number(s): NEC18-450

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

Meeting Date: June 18, 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: Nicole Yang on behalf of The Manors of Belfountain Corp.

Location: Part of Lots 8 and 9
Concession 5, WHS (CAL)
Ward 1

PROPOSED CHANGES:

To **establish a Plan of Subdivision** on the subject lands to permit the creation of 70 estate residential lots, a 2.35 hectare (5.81 acre) park block and an 18.96 hectare (46.85 acre) open space area and buffer associated with the West Credit River. The residential lots are proposed to be serviced by individual private wells and wastewater (septic) systems. The subject lands are 70.28 hectares (173.67 acres) in area and are located on the east side of Shaws Creek Road, south and east of Mississauga Road/Old Main Street, in the Hamlet of Belfountain.

The application has been appealed to the Local Planning Appeal Tribunal by the applicant under s. 51(34) of the *Planning Act*, because the Town of Caledon did not make a decision to give or refuse to give approval of the draft plan of subdivision within the prescribed time.



**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 - West
905.584.2272 x. 4228
leilani.lee-yates@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed plan of subdivision, additional information and material, 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.

APPEAL PROCEDURE:

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 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 do so.

HOW TO STAY INFORMED:

If you wish to be notified of the decision of the Town of Caledon in respect of the proposed plan of subdivision, 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. 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: May 23, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: June 18, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Nicole Yang on behalf of The Manors of Belfountain Corp.

File No.: 21T-91015C

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 on the east side of Shaws Creek Road, south and west of Mississauga Road/Old Main Street, in the Hamlet of Belfountain, and legally described as Part of Lots 8 and 0, Concession 5 WHS (CAL), Ward 1, Town of Caledon. See Schedule "A" – Location Map, attached. The subject lands are vacant lands approximate 70.28 hectares (173.67 acres) in size. The lands are surrounded by existing agricultural uses to the west and south, and residential uses to the north and east. The West Credit River traverses the north of the subject lands, and there are woodlands, wetlands and watercourses located to the south of the lands. Please see Schedule "B" – Aerial Photograph, attached.

Belfountain is designated a "Minor Urban Centre" within the *Niagara Escarpment Plan, 2017* (NEP). The proposed draft plan of subdivision is subject to the Minor Urban Centre policies (i.e. Section 1.6) and Part 2 Development Criteria of the NEP. As such, Belfountain is within the NEP area of Development Control, and there are no applicable Town zoning standards within the hamlet. The applicant has also submitted a Development Permit application to the Niagara Escarpment Commission (NEC) (Related Town File: NEC18-450). According to Section 24.(3) of the *Niagara Escarpment Planning and Development Act*, the Town cannot make a decision on the proposed Draft Plan of Subdivision application until an NEC Development Permit has been issued.

The Region of Peel's Official Plan designates the lands as "Core Area of the Greenlands System" (Schedule A – Core Areas of the Greenlands System in Peel); "Rural System" (Schedule D – Regional Structure); "Niagara Escarpment Plan Area" (Schedule D3 – Greenbelt Plan Area Land Use Designations); and "Settlement with Undelineated Built Boundaries" (Schedule D4 – The Growth Plan Policy Areas in Peel).

The Town's Official Plan designates the lands as "Settlement Area" (Schedule A, Town of Caledon Land Use Plan); "Hamlet" (Schedule A1 – Town of Caledon Town Structure); and "Settlement Area" (Schedule S – The Greenbelt in Caledon).

A portion of the subject lands are regulated by the Credit Valley Conservation (CVC) under Ontario Regulation (O. Reg.) 160/06.



Public Meeting Information Report

Community Services Department - Planning & Development

Proposal Information:

The subject lands have an extensive history with respect to residential development proposals. A previous Plan of Subdivision application (File No. 21T-88024C) was initially submitted in 1988 by previous owners, and generally referred to as “Enterac”. This plan of subdivision initially proposed to create 73 estate residential lots within the subject lands. Related Development Permit applications were concurrently filed with the NEC to facilitate the proposed dwelling and infrastructure construction within the plan of subdivision. This subdivision application was ultimately referred to the Ontario Municipal Board (OMB) by the Town, applicant and a local ratepayers association under the *Planning Act*. The related NEC Development Permit applications were refused by the NEC and subsequently appealed to the Board by the applicant under the *Niagara Escarpment Planning and Development Act*. The collective referral/appeal of these applications to the Board resulted in a Joint Board Decision dated August 28, 1990 which refused the draft plan of subdivision application and confirmed the NEC decision to refuse the corresponding Development Permit application. The contents of this decision, however, acknowledged the potential for residential development on the subject lands and outlined principles for any future residential development, to be considered as part of any future proposal submission.

Subsequent to the 1990 Joint Board Decision, the current draft Plan of Subdivision application (File: 21T-91015C) was submitted by Enterac on July 5, 1991 for the subject lands. The initial subdivision submission proposed to create 48 estate residential lots as well as a 17.37-hectare open space block. Based on review comments received from Town departments and external public agencies, various technical reports were submitted in support of the proposed plan following the initial application submission. This review dialogue continued for several years and involved revised draft plan submissions in August 1997 and February 1998.

The current applicant, The Manors of Belfountain Corp., attended pre-submission consultation meetings on July 26, 2012, June 12, 2014 and September 21, 2017, regarding a revised application submission. On March 7, 2018, an updated application submission package was received from Glen Schnarr & Associates Inc., on behalf of The Manors of Belfountain Corp, being the new owners of the subject lands.

A related Development Permit application was submitted concurrently to the NEC and circulated to the Town (File NEC2018-450) with respect to the proposed revised subdivision submission. The Draft Plan of Subdivision was appealed to the OMB/LPAT by the applicant on March 27, 2018, because the Town of Caledon did not make a decision to give or refuse to give approval of the draft plan of subdivision within the prescribed time. Under the Ontario *Planning Act*, if the approval authority does not make a decision to approve or refuse the application within 180 days after the day the application is received by the approval authority, the applicant may appeal the application to the Tribunal.

The current application submission proposes to establish a Plan of Subdivision on the subject lands to permit the creation of 70 estate residential lots, a 2.35-hectare (5.81 acre) park block and an 18.96 hectare (46.85 acre) open space area and buffer associated with the West Credit River. The residential lots are proposed to be serviced by individual private wells and wastewater (septic) systems. Please see Schedule “C” – Proposed Draft Plan of Subdivision, attached.

Consultation:

Given that the application was originally submitted in 1991, a Notice of Application was not required to be mailed to surrounding landowners or published in the local newspapers. However, on April 20, 2018, signage was posted on the property to provide notification of the revised application.

Public Meeting Information Report

Community Services Department - Planning & Development

The first submission of the revised application was circulated to external agencies and internal departments for review and comment, and two consolidated comment letters were provided to the applicant on Aug. 15, 2018, and Nov. 2, 2018. A second submission of the application was received on May 9, 2019; however, there were some required reports and plans missing from the submission. Staff will circulate the resubmission when the outstanding submission materials are received. The applicant has submitted the second submission materials to the NEC as well.

Once all the comments on the second submission are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town's website.

Comments received on the first submission are briefly outlined below for your information:

- Region of Peel: The studies and reports submitted in support of the application and summarized in the Planning Justification Report must satisfy all applicable provincial and municipal policy, particularly concerning but not limited to natural heritage protection and site servicing. Mississauga Road is a Regional Road and revisions are required to satisfy the Region's policies and standards related to transportation and servicing.
- Town of Caledon, Finance and Infrastructure Services, Finance: The property is currently assessed as Farmland. If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place. Any future development would be subject to the applicable Town of Caledon, Region of Peel, and Education development charges as per the respective development charge by-laws.
- 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: Several revisions to the Urban Design and Architectural Guidelines are required to address comments related to conformity to the Town-Wide Design Guidelines.
- Town of Caledon, Community Services, Heritage Planning: A Cultural Heritage Impact Study (CHIS) or a Built Heritage Inventory report identifying all built heritage resources is required for the remnant farm house, silo and stone mounds and walls. Heritage Resources that have been acknowledged as tree lines, hedgerows and fence lines that identify the demarcation of fields will be maintained. Heritage resources outlined in the CHIS will be avoided wherever possible and maintained/preserved throughout the development through protection strategies such as tree protection zones. These should be incorporated wherever possible in the design.
- Town of Caledon, Community Services, Engineering: The Functional Servicing Report, Stormwater Management Report and Hydrogeology Report must be revised to address comments from the Region of Peel, Credit Valley Conservation (CVC), and the Town; and to ensure the Town's engineering criteria and standards are met. The hydrogeology report was submitted with the first submission and will be peer reviewed.
- Town of Caledon, Community Services, Open Space Design: Revisions to the Visual Impact Study, Urban Design and Architectural Guidelines, Tree Inventory, landscaping plans and details

Public Meeting Information Report

Community Services Department - Planning & Development

are required to meet Town of Caledon standards. The owner shall pay cash-in-lieu of parkland dedication (CIL) to the Town for the portion of parkland that is under dedicated from the required parkland for the subdivision development.

- Town of Caledon, Finance and Infrastructure Services, Transportation Development: As directed by the Caledon Transportation Master Plan, the applicant should review and provide recommendations on the appropriate Cycling Facilities and sidewalks within the subdivision.
- Town of Caledon Fire and Emergency Services: Any building constructed under the requirements of Part '3' of the Ontario Building Code shall be required to provide adequate water supply for firefighting and fire department access. The adequate water supply for firefighting would be on private property and would be on a lot to lot or building to building basis, as this subdivision does not require municipal water supply under the official plan.
- Ontario Provincial Police (OPP), Caledon Detachment: The Belfountain area is subject to seasonal influx of visitors and vehicle traffic which at times already strain existing roadway infrastructure. Further residential development in this area will bring additional vehicle traffic, associated noise, and parking issues onto existing local Town and Regional roads in the area and consideration will have to be given to how this additional traffic will impact. A detailed and careful review of existing traffic patterns and noise levels and the potential impact of any new development on them should be considered prior to approval.
- Credit Valley Conservation (CVC): CVC's Regulated Area encompasses the valleyland located on Block 73 and extends 15 meters from the staked Top of Bank. All development proposed within the Regulated Area (including structures, grading, access, site servicing, etc.) requires a CVC permit, and review for consistency with CVC policies. CVC staff is supportive of the use of Low Impact Development (LID) within the Stormwater Management approach. CVC staff support the concept of preserving the existing depression area (Block 74), woodlot (Block 75) and valleyland (Block 73).
- Town of Caledon, Community Services, Planning & Development: The application must satisfy the various technical requirements related to impacts on the natural environment, cultural heritage, the surrounding community and satisfying the Town's stormwater management requirements. Revisions to the Planning Justification Report and technical studies are required to demonstrate how the proposed development meets the NEP Growth and Development Criteria and Town of Caledon Official Plan policies.

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

- Bell Canada
- Canada Post
- Dufferin-Peel Catholic District School Board
- Peel District School Board
- Enbridge
- Rogers

Public Meeting Information Report

Community Services Department - Planning & Development

Comments are outstanding from the following agencies:

- Hyrdo One Networks

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 23, 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, 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, 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.

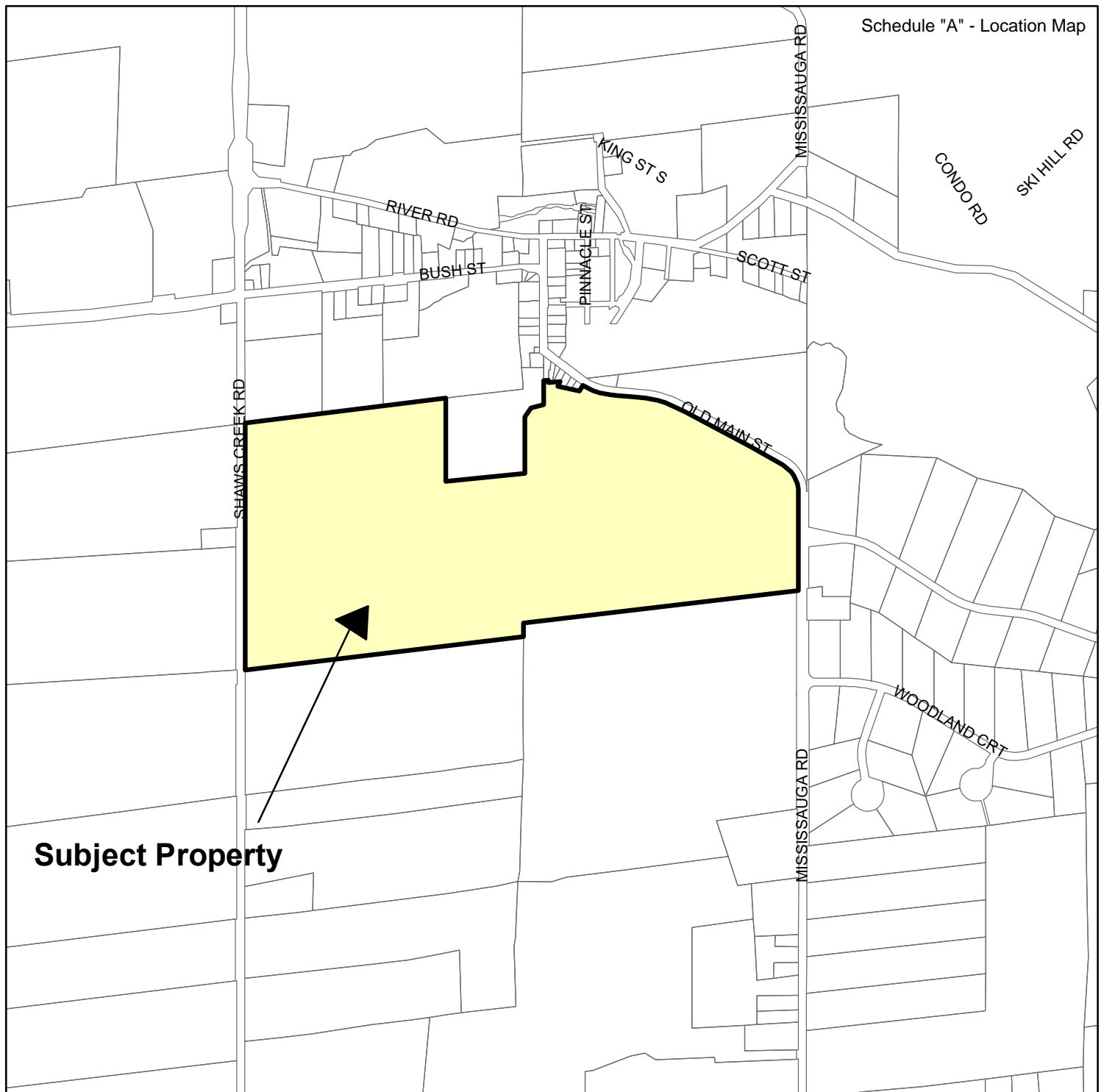
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Contact:

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

Attachments:

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



Draft Plan of Subdivision Application

21T-91015C

The Manors of Belfountain Corp.

Part Lots 8 & 9, Concession 5 (WHS) RP 43R-20408 Part 1
Part Lot 9, Concession 5 RP 43R-20408 Part 2 & 4

LOCATION MAP



Date: May 28, 2019

File No.: 21R-91015C



Draft Plan of Subdivision Application

21T-91015C

The Manors of Belfountain Corp.

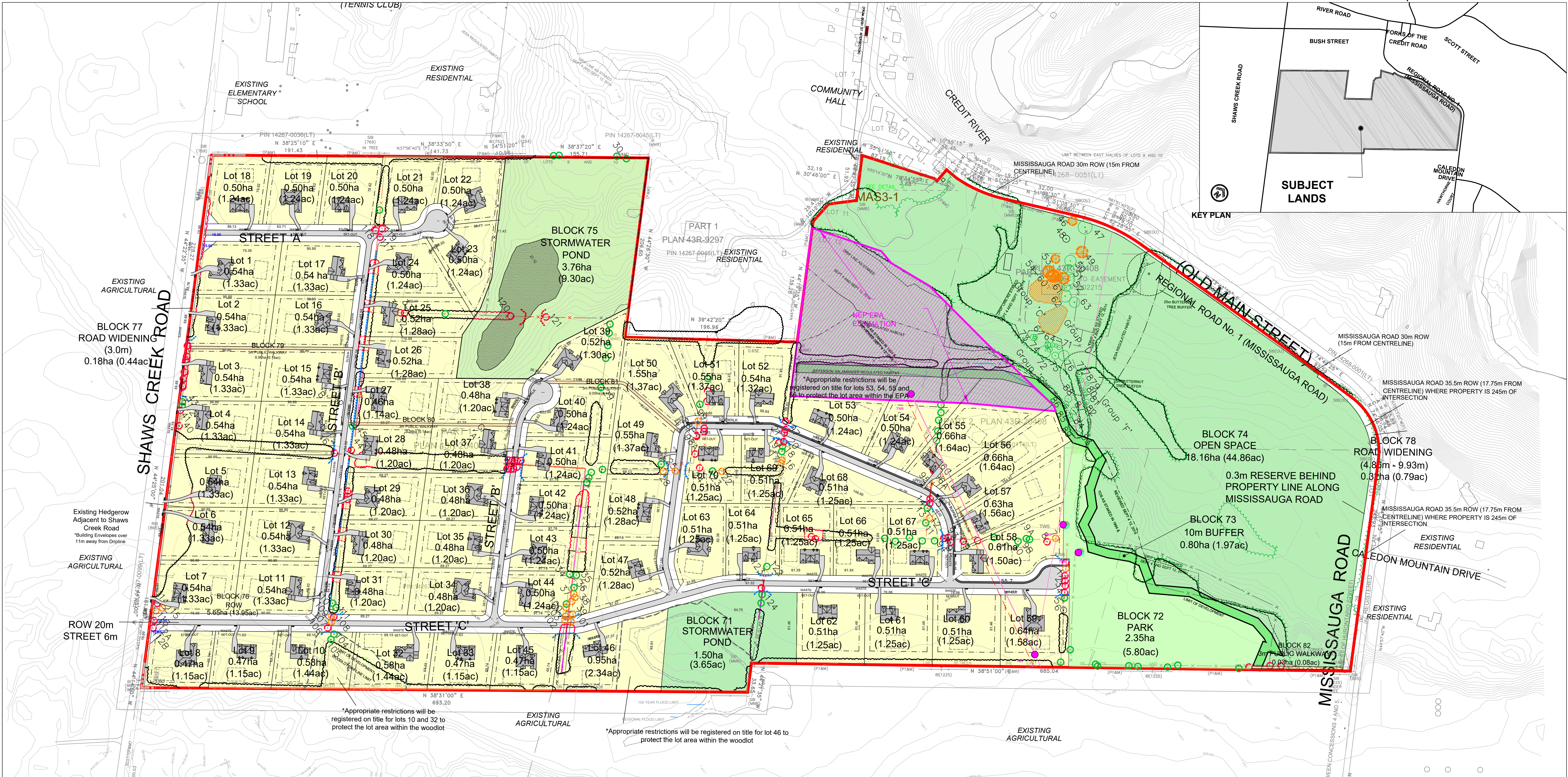
Part Lots 8 & 9, Concession 5 (WHS) RP 43R-20408 Part 1
Part Lot 9, Concession 5 RP 43R-20408 Part 2 & 4

LOCATION MAP



Date: May 28, 2019

File No.: 21R-91015C



DEVELOPMENT CONCEPT PLAN MANORS OF BELFOUNTAIN CORP

FILE # 21T-91015C

PART OF EAST HALF AND WEST HALF LOT 9
CONCESSION 5, W.H.S.
(HAMLET OF BELFOUNTAIN)
TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL

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 _____
ALISTER SANKEY, OLS
DAVID B. SEARLES SURVEYING LTD.
4255 SHERWOODTOWNE BLVD. SUITE 206
MISSISSAUGA, ON, L4Z 1Y5
PHONE: 905-273-6840
EMAIL: info@dbsearles.ca

DATE: _____

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) DRILLED WELLS TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) PRIVATE SEPTIC TO BE PROVIDED; STORMWATER DESIGN IN DISCUSSIONS WITH THE TOWN

NOTES

-Developable Area (excludes Open Space & Woodlot) = 45.90 ha (113.38 ac)
-5% of Developable Area (2.35ha, 5.81ac) required for Park land dedication
-70 Total Lots; average lot size: 0.53ha (1.32ac)
-20m ROW; 22m ROW where sidewalks to be provided; Length - 2,634m (8,642')
-3m Public Walkway Width; 1.5m Sidewalk Width
-6m Street Width; Pavement illustration is diagrammatic only
-22m/20m cul-de-sac Turning Radius
-Local to local radii - approx. 14m
-Streets 'A' & 'C' to Shaws Creek Rd. daylight triangles - 15.0 x 15.0
-Top of Slope as staked in 1994, reviewed September 4 & 12, 2014
-Dripline staked September 4 & 12, 2014

LEGEND:	
	Property Line
	Tree Protection - Snow Fence Hoarding
	Snow Fence to be Removed
	Existing Fence Line to Remain
	Existing Fence Line to be Removed
	Slope Direction and Percentage
	Existing Vegetation Grouping to Remain
	Existing Vegetation Grouping to be Removed
	Existing Vegetation Grouping to be Removed
	Existing Dead/Dying Vegetation Grouping to Remain
	Existing Tree to be Preserved
	Existing Tree to be Removed
	Existing Tree to be Removed Dead, Girdled or Dangerous
	Approximate Location and Extent of Stone Rock Wall
	Stone Rock Wall to be Removed
	Test Wells

LAND USE SCHEDULE				
LAND USE	LOTS/BLOCKS	AREA (HA)	AREA (AC)	UNITS
ESTATE RESIDENTIAL	1-70	37.37	92.40	70
OPEN SPACE	74	18.16	44.86	
PARK	72	2.35	5.80	
10m BUFFER	73	0.80	1.97	
STORMWATER POND	71,75	5.26	12.95	
20.0m/22.0m ROW (2,634m LENGTH)	76	5.65	13.95	
ROAD WIDENING	77-78	0.50	1.23	
PUBLIC WALKWAYS	79-82	0.20	0.48	
TOTAL	82	70.28	173.67	70

Scale: 1=2000
March 26, 2019



Public Meeting

The Manors of Belfountain Corp.

Shaws Creek Road and Mississauaga Road, Hamlet of Belfountain

June 18, 2019

Presentation Outline

1. Introduction
2. Policy Context
3. Development Proposal
4. Planning Applications & Status

Location



FORKS OF THE CREDIT ROAD

CREDIT RIVER

COMMERCIAL

BELFOUNTAIN
CONSERVATION
AREA

RESIDENTIAL

BUSH STREET

PUBLIC
SCHOOL

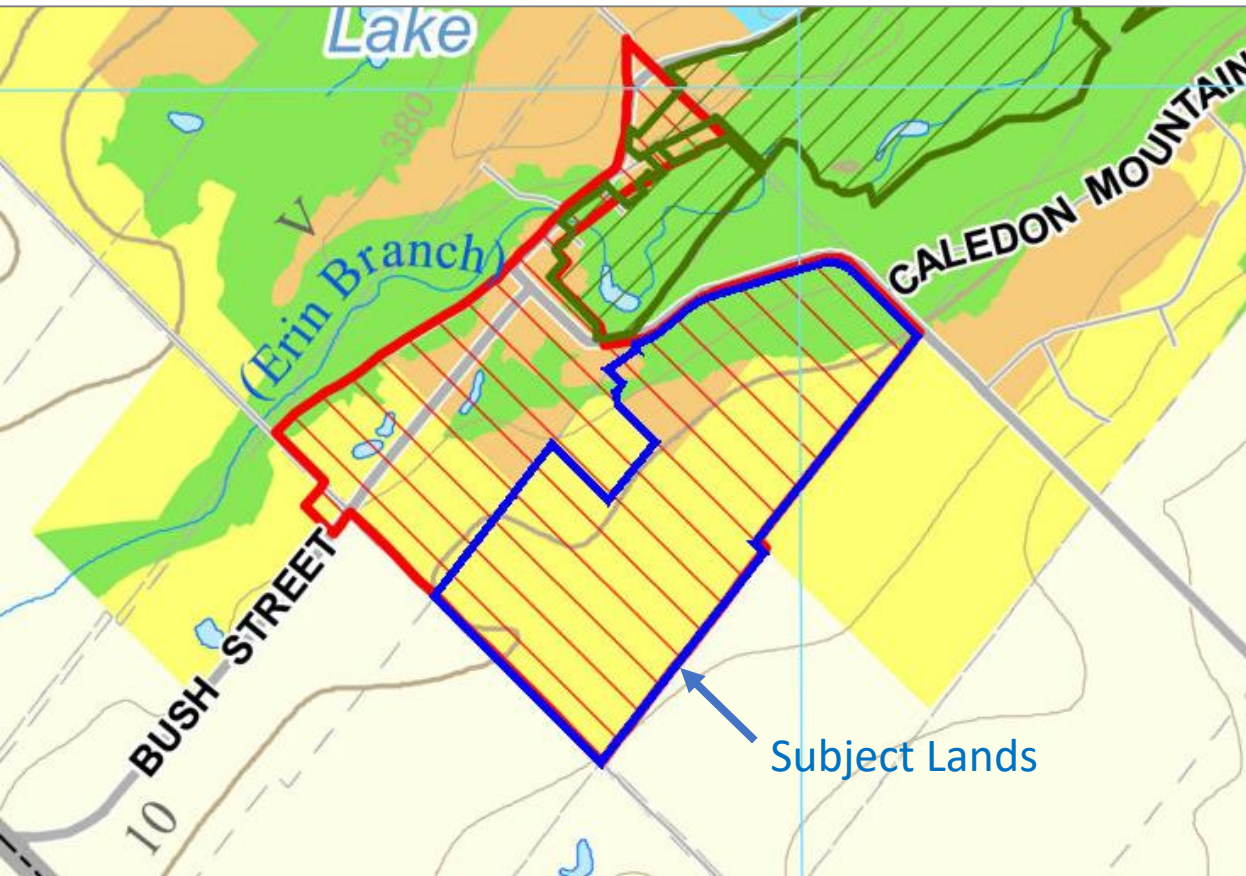
RESIDENTIAL

MISSISSAUGA ROAD

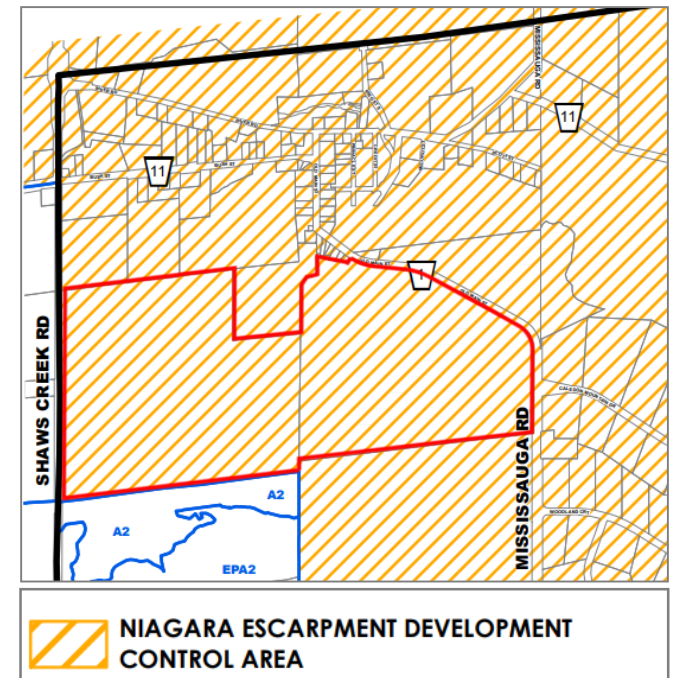
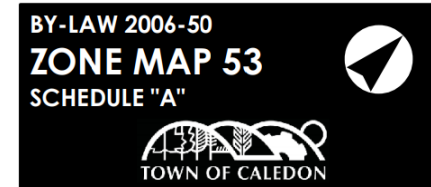
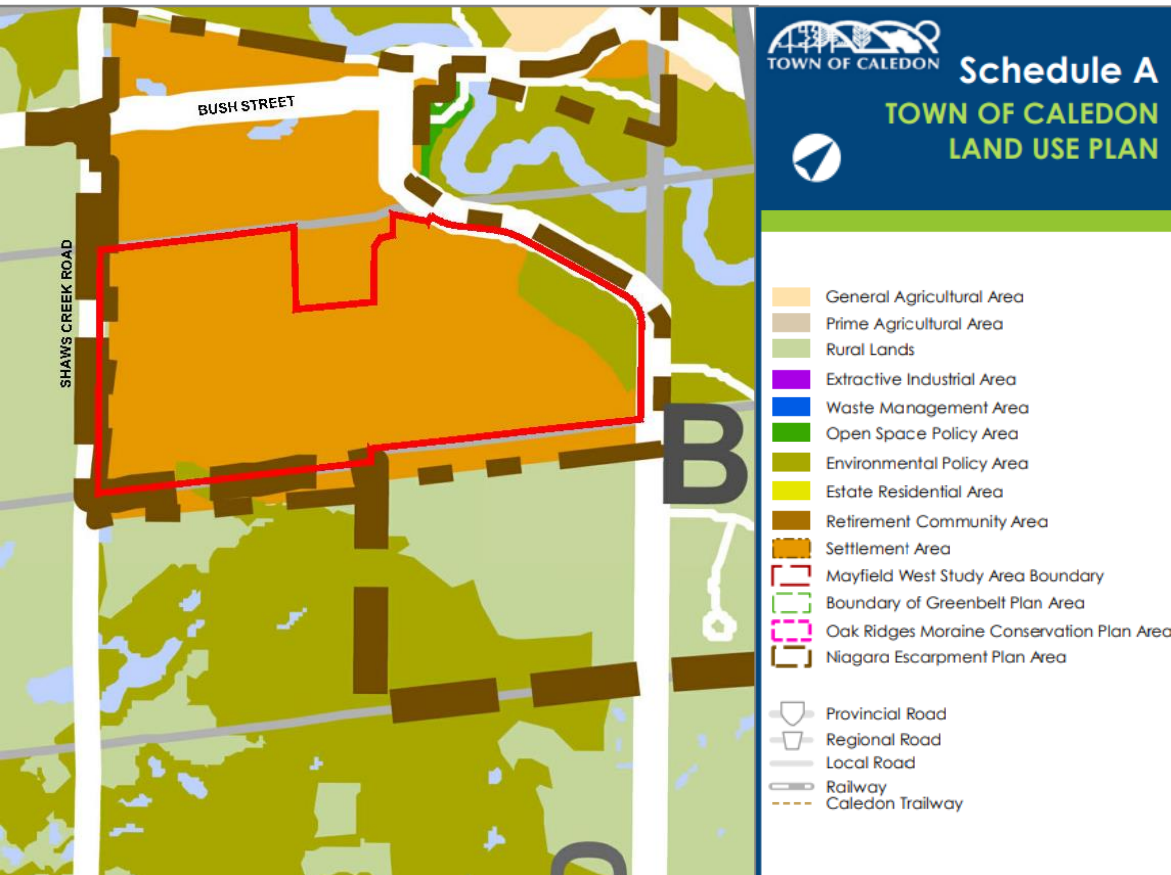
SHAWS CREEK ROAD



Policy Context



Policy Context



Development Proposal

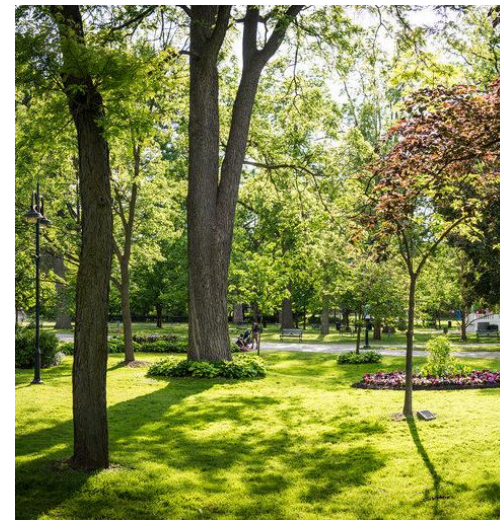
70 Estate Residential Lots
Average Lot Size 0.53 ha (1.38 ac)
Private Individual Well & Septic





Joshua Venzel VEIVISIO, LLC





Planning Applications & Status

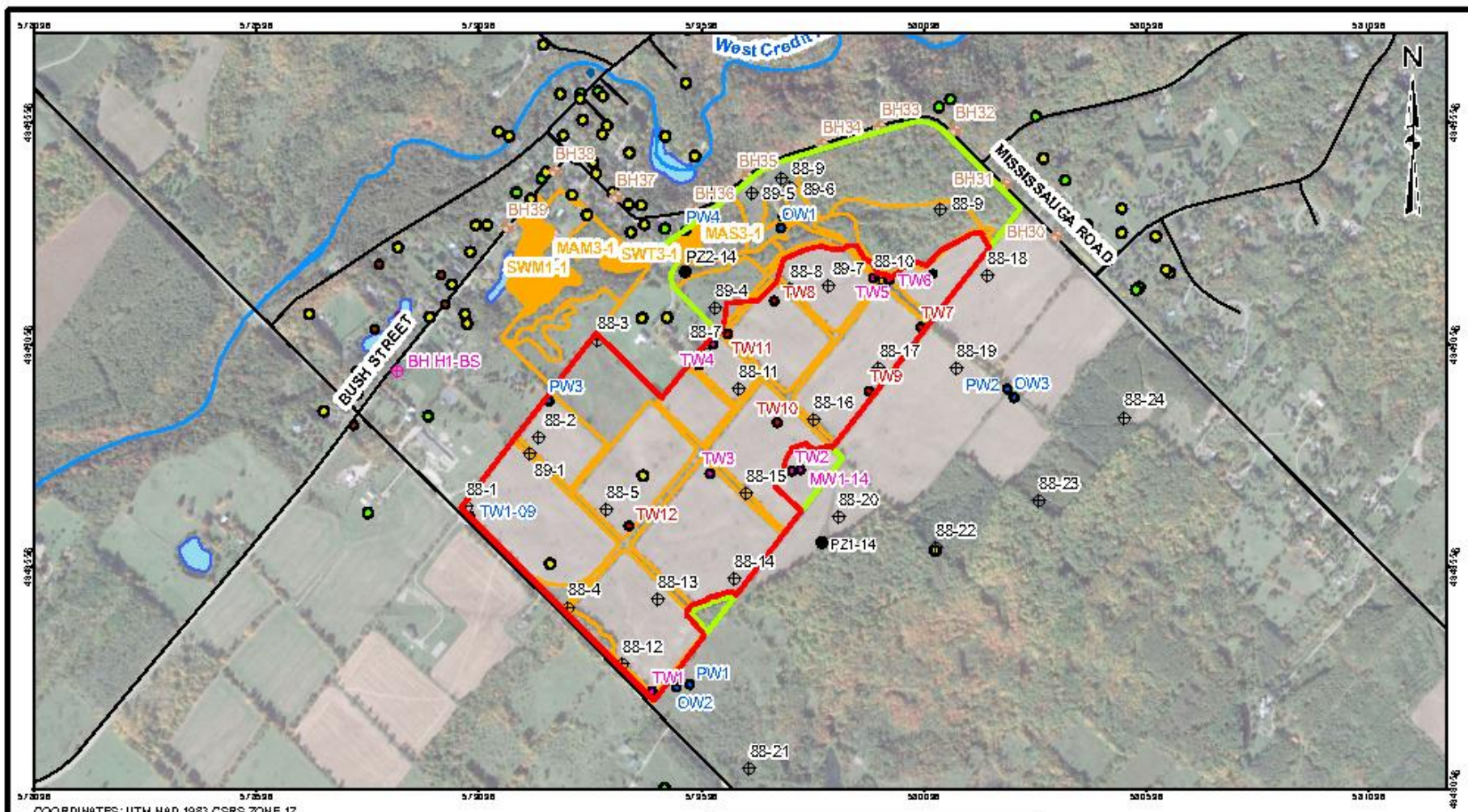
Development Permit Application – NEC 2017/208-450

Draft Plan of Subdivision – 21T-91015C

- Permit development of a 70 lot Draft Plan of Subdivision on approx. 70.28 ha (173.67 ac) of land within the Belfountain Hamlet and Belfountain Minor Urban Centre area in the Niagara Escarpment Plan
- Proposed subdivision to be serviced via private water and wastewater services and related public roads

Application Status

- Revised supporting technical studies and Draft Plan of Subdivision submitted to the Town and NEC for review
- Hydrogeology Report will be peer Reviewed
- Stormwater Management Report and Functional Servicing Report will be updated following Hydrogeology Report peer review
- NEC Development Permit approval required before Town makes a decision
- Appealed by applicant to Local Planning Appeal Tribunal (LPAT) under s. 51(34) of *Planning Act*



COORDINATES: UTM NAD 1983 CSRS ZONE 17.

LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Site - Development Area Site - Open Space Area PZ2-14 Roads Coffey (2013) Terraprobe (2013) | <ul style="list-style-type: none"> Terraprobe Standpipes Burnside Wells (2016) Burnside Wells (2014) Bestly Wells MOECC Records (Shale) MOECC Records (Limestone) MOECC Records (Overburden) | <ul style="list-style-type: none"> Watercourses Waterbody Ecological Land Classification ELC marshes and swamps MOECC Records (Dug Overburden) MOECC Records (Dug Shale) |
|--|---|--|

REFERENCE

Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA



PROJECT
Hydrogeological Investigation
Manors of Belfountain
Caledon, ON

TITLE
**Boreholes, Wells, and
Other Monitoring Locations**



DATE:	10/18/2017	PROJECT:	2017-0645
DWG:	CC	10/18/2017	
DESIGN:			
CHECK:	DES	10/18/2017	

FIGURE 6