

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: September 17, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Design Plan Services on behalf of Triple Crown Line Developments Inc.

File No.: 21T-17004C, RZ 17-06, POPA 17-01

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 be commenting on the proposal or making any recommendations at the Public Meeting. The applications have been appealed to the Local Planning Appeal Tribunal (LPAT). 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 15717 and 15505 Airport Road in Caledon East. See Schedule "A" – Location Map, attached. The subject lands are approximately 72 ha (178 ac) in size and are currently occupied by one residential dwelling, a barn and farm-related buildings associated with its historical agricultural use. The surrounding land uses include a commercial plaza and residential to the north; Airport Road and residential to the west; agricultural and rural residential to the south; and, environmental lands (Innis Lake) to the east. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates a portion of the lands (within the Caledon East Settlement Boundary) as Rural Service Centre and a portion of the lands (outside the Settlement Boundary) as Rural System and Areas of Special Policies on Schedule "D" - Regional Structure. The lands outside the Settlement Boundary are within the Greenbelt Plan Area. The western portion is Protected Countryside and the eastern portion is Natural Core Area within the Oak Ridges Moraine Conservation Plan Area. The Town's Official Plan designates the lands within the Caledon East Settlement Boundary as Low Density Residential and Open Space Policy Area on Schedule D – Caledon East Land Use Plan and designates the lands outside the Caledon East Settlement Boundary as Prime Agricultural Area and Environmental Policy Area on Schedule A – Town of Caledon Land Use Plan. The subject lands are zoned Agricultural (A1), Environmental Policy Area 2 (EPA2), Agricultural – ORM (A1-ORM) and Environmental Policy Area 2 – ORM (EPA2-ORM) in Zoning By-law 2006-50, as amended.

Proposal Information:

Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment were submitted by Design Plan Services on behalf of Triple Crown Line Developments Inc. to the Town and deemed complete on June 27, 2017 (Original Application). The Original Application proposed to create approximately 562 single detached dwelling lots at a net density of 22.0 units per hectare, a relocated Neighbourhood Park (1.96 ha), future development blocks and a network of public roads. This Original Application was presented to the public at an Open House and Public Meeting at Town Hall on April 3, 2018.



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The Town received revised submission materials in September 2018 to allow for a revised proposal consisting of 554 single detached lots, 67 townhouse units, a residential high density block to accommodate 17-30 units and a condominium block to accommodate 20 single detached units, a revised public road network, open space blocks and a 1.85 ha central Park Block. A Resident's Meeting was held on January 21, 2019 at the Caledon East Community Centre to discuss the revised submission.

In response to comments received to date from the public and commenting agencies and departments, the applicants submitted revised materials in June and July, 2019 in support of a revised development consisting of 549 single detached lots, 68 townhouse units, a high density residential block for 17-30 units and a condominium block to accommodate 20 single detached dwellings, a revised public road network, additional open space lands and a 2.03 ha central Park Block.

The applicants are proposing to amend Zoning By-law 2006-50 to Residential 1 - Exception Zones (R1-XX, R1-YY, R1-ZZ), Residential 2 - Exception Zone (R2-XX), Multiple Residential Exception Zone (RM-XX), Open Space (OS) and Environmental Policy Areas 1 and 1-405 zones (EPA1, EPA1-405) to implement the proposed development. The applicant is also seeking to amend the Official Plan to relocate the Neighbourhood Park to a more central location, introduce a Mixed High/Medium Density Residential designation along Airport Road and adjacent to the existing commercial plaza, revise the range the frontages for single residential lots, and increase the permitted net density in the Low Density Residential designation from 16.6 units per hectare to 21.2 units per hectare.

Consultation:

In accordance with the *Planning Act*, a Notice of Application for the Original Application was mailed to all landowners within 120 m (393.7 ft) and, in addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on July 6, 2017 and signage posted on the property.

The Original Application was circulated to external agencies and internal departments for review and comment in June, 2017 and an Open House and Public Meeting was held at Caledon Town Hall on April 3, 2018.

The applicants appealed the Zoning By-law Amendment Application to LPAT on November 27, 2017 and the Official Plan Amendment and Plan of Subdivision Applications to LPAT on December 29, 2017. Pre-Hearing Conferences were held on September 21, 2018 and May 1, 2019. The Tribunal has set the third Pre-Hearing Conference for November 25, 2019 at 10am at Council Chambers, Caledon Town Hall. For more information regarding LPAT, please visit www.elto.gov.on.ca.

A revised submission was circulated to external agencies and internal departments for review in September, 2018 and a Resident's Meeting was held at Caledon East Community Centre on January 21, 2019.

The most recent submission was circulated to external agencies and internal departments for review and comment on June 27 and July 8, 2019 to address various technical comments provided to date on the first and second submission, including, but not limited to the following:

- Concerns with the proposed stormwater management strategy from policy, environmental and engineering perspectives;
- Further analysis to ensure the heritage attributes of the property are adequately addressed;

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- Additional engineering and environmental assessment to support the proposed limits of development;
- Technical studies, including noise assessment to support the proposed development;
- Improved access to the Town-owned lands to the north-east of the subject lands;
- Regional traffic comments regarding Airport Road widening requirements and access to existing commercial uses;
- Compliance with applicable Provincial, Regional and Town policies.

A copy of the submission materials and comments provided to date are available on the Town's website at: <https://www.caledon.ca/en/business/triple-crown-line-developments.asp>

In accordance with the *Planning Act*, Notice of this Public Meeting was mailed and/or emailed to those requesting notification and all landowners within 120 m (393.7 ft) of the subject lands and, in addition, a Notice published in the Caledon Enterprise and Caledon Citizen on August 22, 2019.

Next Steps:

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 Plan of Subdivision and/or Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of the appeals before LPAT 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