

Public Meeting Information Report

Development Approval and Planning Policy Department

Public Meeting: Tuesday, September 16, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Brentwood Development Corporation

File No.: Draft Plan of Condominium Application 21CDM-19001C (Kennedy Trails)

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.

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 this application.

Property Information:

The subject land is located on the southwest corner of Newhouse Boulevard and Kennedy Road (See Schedule "A" – Location Map, attached). The property is 1.49 ha (3.7 ac) in size and is currently under construction. The surrounding land uses are existing and proposed residential lands (See Schedule "B" – Aerial Photograph, attached).

The property is located within the Settlement Area of Mayfield West (Southfields). The Region of Peel's Official Plan designates the lands as within a Rural Service Centre on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Residential Area. The property is zoned Townhouse Residential Exception (RT-606), (RT-607) and (RT-607) in Zoning By-law 2006-50, as amended.

Proposal Information:

On June 12, 2019, the Town of Caledon received proposed Draft Plan of Condominium (21CDM-19001C) application from Brentwood Development Corporation (Kennedy Trails) for the subject lands.

The applicant is proposing to establish a common-elements condominium development comprised of 66 townhouse dwelling units. The common elements will consist of private roads, parking and amenity area (See Schedule "C" – Draft Plan of Condominium).

Consultation

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the property. In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen on August 22, 2019.

The subject application was most recently circulated to external agencies and internal departments for review and comment on June 20, 2019. Comments received are outlined in brief below for your information:

- Region of Peel:
Site Servicing:
 - A Condominium Water Service Agreement is required prior to registration of the Condominium.



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- Private servicing easements may be required prior to obtaining Regional Servicing approvals. This will be determined once the legal review has been completed and the site servicing proposal is reviewed.
- Town of Caledon, Fire & Emergency Services: Fire Route signage shall be installed as required by Town of Caledon By-law 2015-058. Signs may be installed on the proposed light standards.

The following agencies/departments have requested standard conditions of draft approval:

- Region of Peel
- Town of Caledon, Legal Services

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

- Town of Caledon, Development Services: Engineering
- Town of Caledon, Building & Support Services
- Town of Caledon, Open Space Design, Landscape

Next Steps:

If you wish to be notified of the draft approval of the Plan of Condominium or of the refusal of the request to draft approve the Plan of Condominium, 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 in respect of the proposed Plan of Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Plan of Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Condominium the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Contact:

For further information, please contact Elaine Leung, Community Development Planner 905-584-2272 ext. 4514 or elaine.leung@caledon.ca.

Attachments:

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