

# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** November 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** WSP Canada Ltd. on behalf of Bolton Midtown Developments Inc.

**File No.:** POPA 19-04, 21T-19001C and RZ 19-05

### **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 at 13233 and 13247 Nunnville Road, in the Rural Service Centre of Bolton. See Schedule "A" – Location Map, attached. The subject lands consist of two parcels having one existing dwelling on each parcel. The combined area of the site is approximately 3.33 ha (18.23 ac) in size fronting Nunnville Road. The lands are surrounded by existing estate residential uses to the north and south, residential subdivisions (i.e. single detached units) to the west and Albion Vaughan Road to the east, which is the boundary between the Town of Caledon and King Township. A portion of treed valleylands associated with the Main Humber River Valley traverses the north of the subject lands. Please see Schedule "B" – Aerial Map, attached.

The Region of Peel's Official Plan designates the lands as "Core Areas of the Greenlands System" (Schedule A – Core Areas of the Greenlands System in Peel); "Rural Service Centre" (Schedule D – Regional Structure); and "Built-up Area" (Schedule D4 – The Growth Plan Policy Areas in Peel). The Town's Official Plan designates the lands as "Rural Service Centre" (Schedule A-1 – Town of Caledon, Town Structure); "Special Residential" (Schedule C-2 – Bolton South Hill Land Use Plan); and "Environmental Policy Area" (Schedule C-2 – Bolton South Hill Land Use Plan). The subject lands are zoned "Estate Residential – 13" (RE-13) and "Environmental Policy Area 1" (EPA1) within consolidated Zoning By-law 2006-50, as amended.

### **Proposal Information:**

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted by WSP Canada Ltd. to the Town and deemed complete on August 20, 2019.

The applications propose to amend the Official Plan, establish a Plan of Subdivision and amend the Zoning By-law on the subject lands to permit the creation of a 35-lot residential plan of subdivision on a site approximately 3.33 ha (8.23 ac) in size. The applicant proposes to amend the Official Plan to re-designate the lands from the Special Residential Area and Environmental Policy Area to Low Density Residential and Environmental Policy Area. Lands designated Residential Policy Area are recognized in the Town's Official Plan for development, but may be subject to specific constraints including timing, servicing and other factors. Residential Policy Areas will be used to manage the release of land for development consistent with the Principles, Strategic Directions, Goals and Objectives, Population and Employment



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Forecasts, and Population Allocation of the Official Plan. These lands may be considered for redevelopment by an amendment to the Official Plan, and subject to the preparation of a Secondary Plan or additional studies to address servicing, appropriate uses and their demand, transportation issues, and other areas Council may request. Please see Schedule “C” – Proposed Official Plan Amendment, attached.

A Zoning By-law Amendment is proposed to change the Estate Residential Exception-13 (RE-13) Zone and Environmental Policy Area 1 (EPA1) Zone to a site specific Residential One-Exception (R1-XX) Zone for the residential lots and Environmental Policy Area 1 (EPA1) Zone for the environmental blocks. Please see Schedule “D” – Proposed Zoning By-law Amendment, attached.

The Draft Plan of Subdivision proposes to create 35 residential freehold lots with a range of frontages and areas all totaling 1.54 ha (3.80 ac) in area, accessed by a proposed public road, serviced by municipal water and wastewater services and with an overland flow block for drainage purposes. Two environmental blocks totaling 1.33 ha (3.28 ac) in size have been proposed. Please see Schedule “E” – Draft Plan of Subdivision, attached.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject lands. In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on August 29, 2019 and signage is posted on the property.

The first submission of the application was circulated to internal departments and external agencies and is currently under review. Once all the comments are received, staff will provide the applicant with a letter of consolidated comments. Comments will be made available on the Town’s website. The following is a brief summary of comments received to date:

- **Toronto and Region Conservation Authority (TRCA):** The applicant has adequately delineated the limits of the natural system on the property, which includes a portion of the Humber River valley. Appropriate buffers have been provided from the features and hazards associated with the valley corridor in accordance with applicable policies. However, TRCA has comments pertaining to stormwater quality control and access to the valley and buffer blocks that should be addressed prior to draft plan approval. The draft Zoning schedule appears to exclude the 10m buffer, which forms part of the natural system, from the “Environmental Policy Area 1” (EPA1) zoning category. The draft plan submitted identifies the 10m buffer (Block 37) as Open Space (OS). The buffer forms part of the valley corridor and warrants a similar zone to the adjacent slope hazard. TRCA recommends placing the buffer in an “Environmental Policy Area 1” (EPA1) zoning category and Environmental Policy Area land use designation which have the effect of prohibiting development and structural encroachment.
- **Region of Peel:** Watermain diameter and detail design will be addressed at the engineering stage. All costs are the applicant’s expense. There are no issues with water capacity to service the proposed development. The engineering consultant is advised to contact the Region to clarify specific requirements for connection to the sanitary sewer trunk prior to preparation of a detailed engineering submission. All cost associated with the connection to the trunk shall be borne by the developer. Detail design comments will be provided at the engineering stage. There are no issues with sanitary sewer capacity to service the proposed development. Conditions of Draft Plan of Subdivision Approval were provided.

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- Town of Caledon Policy and Sustainability, Community Services: The subject lands are within the settlement area and within the delineated built boundary. The lands are currently underutilized with two existing dwellings. The proposed development would be considered an infill development. In keeping with the intent of the Town of Caledon Official Plan, the proposed subdivision will assist the Town in meeting its intensification targets. There is currently population available for the number of units proposed.
- Town of Caledon Legislative Services, Accessibility: The Town will require as a condition of draft approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development prior to offering units for sale. The Site Plan shall indicate that exterior travel routes (sidewalks) shall be a minimum of 1.5 m wide as per the Design of Public Spaces legislation of the *Accessibility for Ontarians with Disabilities Act (AODA)*, pertaining to exterior travel routes. All sidewalks shall be connected when crossing over to another street with accessible features, such as tactile surfaces and curb ramps. If a Community Mail Box is installed, the area shall be well lit via a light standard and a curb depression from the sidewalk and/or roadway to the mail box landing area. Lighting on exterior routes of travel shall comply with the Town's lighting standard.
- Town of Caledon Finance, Finance and Infrastructure Services: The property is currently assessed as Residential. Any future development would be subject to the applicable Town of Caledon, Region of Peel, GO Transit and Education development charges as per the respective development charge by-laws.
- Town of Caledon Fire and Emergency Services, Community Services: Pressurized fire hydrants must be provided and installed in accordance with Region of Peel standards.
- Urban Design Peer Reviewer, John G. Williams Architect: Given the heightened public visibility of homes adjacent to Albion Vaughan Road, it is recommended that appropriate architectural upgrades be applied to the exposed rear and side facades. This can be implemented through the architectural control process. The Urban Design Brief and Community Design Assessment document provides a sufficient level of detailing to guide the proposed residential development. While this document is generally acceptable, some items should be expanded upon such as Low Impact Development (LID) examples, entry stairs, siding materials, garage doors and the Priority Lot Plan. Given the importance of the corner lot dwellings on Lots 1 and 35, it would be helpful for the applicant to also include conceptual corner lot designs.
- Town of Caledon Development Engineering, Community Services: Updates to engineering drawings and the Stormwater Management and Functional Servicing studies are required to meet Town of Caledon standards related to water quality, erosion and sediment control, grading, slopes, road design and outlet design. The Noise Feasibility Study is to be peer reviewed at the applicant's expense.
- Town of Caledon Open Space, Community Services: Revisions to the Landscape Drawings, Tree Inventory and Preservation Plan Report, and Urban Design Brief & Community Design Assessment are required to meet Town of Caledon standards.
- Town of Caledon, Zoning Administrator, Community Services: Staff require a revised site plan that illustrates all setbacks, dimensions, porches, balconies, driveway width etc. Staff also

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require a complete zoning matrix on the revised site plan that illustrates all standards, etc.

Revisions to the draft Zoning By-law and Schedule are required to satisfy Town of Caledon staff.

- Town of Caledon, Building Services, Community Services: Provide location of fire hydrants; and ensure fire route access shall have a minimum width of 6m, minimum centreline radius of 12m and an overhead clearances shall be not less than 5m. The proposed development will be reviewed under the Ontario Building Code through the review of the Building Permit application.
- Township of King: The proposed subdivision is designed to utilize an easement at Block 36 as an overland flow path draining towards Albion Vaughan Road. A Stormwater management plan prepared by a licensed professional engineer shall be provided to demonstrate the post development release rates and to confirm that post-development runoff from the site shall not exceed the pre-development level for all major storm events. Additionally, the Stormwater management plan shall confirm that any cross culverts traversing Albion Vaughan Road will have sufficient capacity to handle all major storm events. The Developer's Engineer should provide a cover letter (signed and sealed) certifying the above and confirming that there shall be no negative impacts within the road allowance of Albion Vaughan Road.

At the time of preparing this report, comments were not received from:

- Town of Caledon Legal Services, Corporate Services;
- Municipal Property Assessment Corporation (MPAC).

The following agencies or departments have no objection to the applications or have provided conditions of approval:

- Ontario Provincial Police – Caledon Detachment;
- City of Vaughan;
- York Region;
- Town of Caledon Transportation Engineering, Finance and Infrastructure Services;
- Town of Caledon Heritage Planning, Community Services;
- Bell Canada;
- Canada Post;
- Dufferin-Peel Catholic District School Board;
- Peel District School Board;
- Enbridge Gas Inc.;
- Hydro One Networks Inc.;
- Rogers Communications.

In addition, the Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on October 24, 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 Official Plan Amendment, Draft Plan of Subdivision and/or Zoning By-law Amendment, 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 would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before



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the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

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 before the proposed official plan amendment is adopted, and/or before the by-law is passed, and/or 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 add the person or public body as a party.

### **Contact:**

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

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Map
- Schedule C: Proposed Official Plan Amendment
- Schedule D: Proposed Zoning By-law Amendment with Schedules A and B and Site Plan