

Public Meeting Information Report

Community Services Department – Planning & Development

Public Meeting: December 3, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: The Corporation of the Town of Caledon

File No.: RZ 19-09

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for the public to provide comments concerning the proposed Town-wide Zoning By-law amendment.

Staff and Council will not make a recommendation or decision on the proposed Zoning By-law Amendment at a Public Meeting. A Planning Report will 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 proposed Town initiated Zoning By-law Amendment (RZ 19-09) applies to all properties Town-wide which are zoned by Comprehensive Zoning By-law 2006-50, as amended.

Proposal Information:

The Town is currently in the process of digitizing the Zoning By-law mapping to bring all maps into digital (GIS) format, ultimately allowing the Zoning By-law to be viewable interactively online. As part of this larger project, staff are first revising all structure envelope (SE) maps contained within the Zoning By-law. Structure envelope (SE) mapping is used to protect environmental features on residential lots or to prescribe building envelope requirements.

The proposed Zoning By-law Amendment seeks to amend Zoning By-law 2006-50 to:

- Introduce housekeeping language into the By-law which will permit the Town to undertake minor amendments and other technical revisions that in no way affect the existing zoning
- Introduce enforcement provisions into the By-law for clarity purposes
- Alter the numbering of the structure envelope maps to be chronological
- Amend the structure envelope maps, which may include, but is not limited to the following amendments:
 - Introduce structure envelopes which already exist on title and other approved planning documentation
 - Recognize approved minor variances to expand structure envelopes in terms of location, dimensions and configuration
 - Update structure envelope and natural area limits, boundaries and dimensions to reflect locations of lot lines and improve accuracy, utilizing current technology and the ability to digitally dimension structure envelopes

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- Update zones, zone map and text to reflect administrative changes to implement the structure envelope mapping updates

Update Methodology

In updating the structure envelope maps, staff reviewed a number of sources to compile the most accurate and current information relating to structure envelopes.

- A Review of Property Title: Staff reviewed property title to determine if there are structure envelopes and reference plans applicable to properties. As surveys are the most accurate information, these documents were then used to identify and reproduce structure envelope boundaries.
- A Review of Existing Structure Envelopes: Staff reviewed the existing structure envelopes and compared them to the reference plans, or used the existing mapping as a base map for the new structure envelopes.
- A Review of Minor Variances: Staff completed a review of all minor variances which amended structure envelopes and incorporated these changes into the new structure envelope maps.
- Other Data Sources and Aerial Photo Review: Staff also reviewed applicable subdivision plans and documentation, and performed completed a review using aerial photography to validate proposed structure envelope boundaries.

The proposed changes are contained within Schedule 'A' – Draft Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a combined Notice of Application and Public Meeting was posted on the Town's website and placed in the Caledon Enterprise, Brampton Guardian, Erin Advocate, Georgetown Independent and Orangeville Banner on or before November 7, 2019.

Staff also completed an extensive mail-out for all landowners which have structure envelopes on their property. This mail-out included a Notice of the Public Meeting, an explanation of the proposed changes and invitation to an Open House, as well as the existing and proposed structure envelope mapping related to their property.

Staff held three open houses as follows:

- November 18, 2019 from 6:00 pm to 8:00 pm at the Caledon Equestrian Park
- November 20, 2019 from 6:00 pm to 8:00 pm at the Caledon Equestrian Park
- November 26, 2019 from 6:00 pm to 8:00 pm at Town Hall

The subject application was most recently circulated to external agencies and internal departments for review and comment on November 11, 2019. Comments from agencies and departments remain outstanding at this time.

Next Steps:

If you wish to be notified of the decision of the Town of Caledon on the proposed 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.



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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 the proposed 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, or make written submissions to the Clerk of the Town of Caledon before the proposed by-law is passed, 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 Stephanie McVittie, Senior Development Planner at 905-584-2272 x. 4253 or stephanie.mcvittie@caledon.ca.

Attachments:

- Schedule A: Draft Zoning By-law Amendment