

# Public Meeting Information Report

## Community Services Department – Planning & Development

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**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.:** POPA 19-06 and RZ 19-08

### **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 Official Plan and Zoning By-law amendments.

Staff and Council will not make a recommendation or decision on the proposed Official Plan Amendment or 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 Official Plan Amendment (POPA 19-06) applies to all properties within the Town.

The proposed Town initiated Zoning By-law Amendment (RZ 19-08) applies to all properties Town-wide which are zoned by Comprehensive Zoning By-law 2006-50, as amended.

### **Proposal Information:**

#### **Proposed Official Plan Amendment (POPA 19-06)**

At the April 30, 2019 Council Meeting, Council adopted a Notice of Motion directing staff to review permissions related to the growing, producing, processing, etc. of cannabis on lands designated Prime Agricultural Area, General Agricultural Area and Rural Lands.

In response to this Motion and further to the agricultural and rural area review of the Town's Zoning By-law, Town staff has initiated a Town-wide Official Plan Amendment to address various policies to recognize the cultivation of cannabis as an agricultural use and to recognize all other cannabis-related activities such as producing, processing, testing and research as agricultural-related industrial uses. The amendment also introduces policies which require that cannabis uses, with the exception of outdoor cultivation, be required to obtain approval of a site-specific Zoning By-law Amendment application and approval of a Site Plan application, satisfying specific policies noted in the Official Plan.

The proposed changes are contained within Schedule 'A' – Draft Official Plan Amendment, attached.

#### **Proposed Zoning By-law Amendment (RZ 19-08)**

As part of continuous process and to implement customer service improvements, Planning and Development staff identified a number of suggested updates to the Town's Comprehensive Zoning By-law 2006-50, as amended, relating primarily to agricultural and rural land uses and zones. In response to these updates, the Town has initiated a Zoning By-law Amendment to amend the Zoning By-law to address the following key topics:



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- To define, establish general provisions and identify permissions for cannabis-related operations consistent with the above-noted proposed Official Plan Amendment changes. This includes permitting outdoor cultivation of cannabis on agricultural and rural zoned lands as-of-right subject to specific setbacks and general provisions, and requiring a site-specific Zoning By-law Amendment for all other cannabis uses on agricultural and rural zoned lands.
- To define and establish general provisions for Country Inns, requiring a site-specific Zoning By-law Amendment to permit the use (as per Official Plan policies). In reviewing this use, amendments are also proposed to clarify differences between other lodging types and Bed and Breakfast Establishment permissions.
- To increase the maximum building area for agricultural uses, by exempting livestock facilities from the calculation for building area.
- To amend standards related to undersized agricultural lots to clarify permitted uses and interpretations relating to this.
- To address the parking of tractor trailers and commercial vehicles on agricultural and rural lands, which also includes amending standards and uses relating to farm equipment storage buildings, open storage areas and the parking/storage of trailers and recreational trailers/vehicles.
- To review and increase maximum driveway width standards, clarify how driveways are measured, and associated permissions and standards, for both urban and rural areas.
- To amend the By-law to address housekeeping items such as streamlining definitions and permitted uses for ease of reference, updating text, mapping (zone labels), footnotes, etc. for clarification purposes.

The by-law does not propose any regulations relating to cannabis retail stores.

The proposed changes are contained within Schedule 'B' – 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.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on November 1, 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 Official Plan Amendment 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 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.



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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 official plan amendment is adopted and/or the 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](mailto:stephanie.mcvittie@caledon.ca).

### **Attachments:**

- Schedule A: Draft Official Plan Amendment
- Schedule B: Draft Zoning By-law Amendment, excluding Schedule “B” being Minimum Distance Separation Implementation Guidelines (which is available on the Town’s website for viewing)