



Public Information Meeting  
Wednesday, February 25, 2015  
7:00 p.m.  
Council Chamber, Town Hall

**Acting Mayor – Councillor McClure**

## **AGENDA**

### **1. CALL TO ORDER**

### **2. PRESENTATIONS**

#### **A. Application for an amendment to the Official Plan, Draft Plan of Subdivision and Zoning By-law Amendment - Paul King on behalf of Caledon Village Corp., 6600 Old Church Road, Caledon East (Ward 3).**

The purpose and effect of the Official Plan Amendment application is to re-designate the lands from Policy Area – Residential and Special Study Area B to Low Density Residential 2, Environmental Policy Area and Open Space Area, as well as amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the property from Rural (A2) to Residential One – Exception X (R1-X), Hazard Land – Exception 5 (HL-) and Open Space – Exception 17 (OS-17).

The property is located within the Settlement Area of the Oak Ridges Moraine Conservation Plan.

The applicant is proposing to re-designate and rezone the lands to permit a residential plan of subdivision consisting of 331 residential lots for single detached, linked and townhouse dwellings along the park, stormwater and open space uses.

Presentation by Paul King.

See attached correspondence.

- a) [Notice](#)
- b) [Public Information Meeting Report](#)
- c) [Applicant presentation](#)

### **COMMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC**

#### **B. Application for a proposed Official Plan Amendment – Paul King on behalf of Castles of Caledon Corp., 89 Walker Road West, Caledon East (Ward 3).**

The purpose and effect of the applications is to re-designate the lands from Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Area, as well as amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the property from Rural (A2) to Residential One – Exception X (R1-X), Hazard Land – Exception X (HL-X) and Open Space – Exception X (OS-X).

The property is located at 89 Walker Road West, on the north east corner of Mountainview Road and Walker Road West.

The applicant is proposing to re-designate and rezone the lands to permit a residential plan of subdivision. The draft plan of subdivision application proposes 203 residential lots for single detached, linked dwellings as well as a park, stormwater management pond and environmental open space blocks.

Presentation by Paul King.

See attached correspondence.

- a) Notice
- b) Public Information Meeting Report
- c) Applicant presentation

#### COMMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

**C. Application for Zoning By-law Amendment – Weston Consulting Group Inc. on behalf of Tarpa Construction Co. Ltd., 7904 Mayfield Road (Ward 4).**

The purpose and effect of the application is to temporarily rezone the subject lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Agricultural - Temporary X (A2-TX) to permit the operation of a commercial nursery and garden centre on the property for a period of three years.

The property is located at 7904 Mayfield Road, on the north side of Mayfield Road, west of Humber Station Road and is located within the Places to Grow: Growth Plan for the Greater Golden Horseshoe.

The applicant is proposing to maintain the existing dwelling as residential use, and change the use of the existing accessory buildings to operate the garden centre (storage and retail uses). The applicant is also proposing a privacy berm, material storage and parking, as well as a washroom trailer and holding tank. The existing access (from Mayfield Road) to the site is not proposed to change.

Presentation by Weston Consulting Group Inc.

See attached correspondence.

- a) Notice
- b) Public Meeting Information Report
- c) Applicant presentation

#### COMMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

### 3. ADJOURNMENT

<http://www.caledon.ca/en/Calendar/Meetings/Default.aspx>



#### Accessibility Accommodations

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to [accessibility@caledon.ca](mailto:accessibility@caledon.ca).

# Public Meeting

## Proposed Draft Plan of Subdivision, Official Plan & Zoning By-law Amendments

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### **Notice of Meeting**

You are invited to attend a Public Meeting to be held by the Council for The Corporation of the Town of Caledon to consider proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications. Staff and external review agencies have prepared comments to present at this meeting. Your attendance and comments at this meeting are also welcome as it is your opportunity to learn about the applications and express any opinions that you may have.

Date: February 25, 2015  
Time: 7:00 p.m.  
Place: Council Chambers, Town of Caledon, Town Hall  
6311 Old Church Road, Caledon East, L7C 1J6

**Prior to the Public Meeting, an informal information session will be held in the main lobby outside Council Chambers with respect to the applications. The information session will start at 6:00 p.m. and will continue to 6:45 p.m. The purpose of the information session is to provide the public with an opportunity to review the applications in more detail prior to the formal Public Meeting at 7:00 p.m.**

### **Subject Property**

Location: 6600 Old Church Road, Caledon East  
Part of Lot 21, Concession 2 (ALB)  
North-East Corner of Old Church Road and Innis Lake Road  
Area: 28.9 Hectares (71.9 Acres)  
Ward: 3  
Applicant: Paul King on behalf of Caledon Villas Corp.  
Our File Number(s): POPA 12-05, 21T-12004C & RZ 12-17

Please visit the Town of Caledon website at [www.caledon.ca](http://www.caledon.ca) or contact the Development Planner noted below at the Town of Caledon to obtain a copy of the location map.

### **Proposal**

The applicant is proposing to redesignate and rezone the lands to permit a residential plan of subdivision. The draft plan of subdivision application proposes 331 residential lots for single detached, linked and townhouse dwellings along with park and open space uses.

### **Purpose and Effect of the Proposed Amendments**

The purpose and effect of the applications is to redesignate the lands from Policy Area - Residential and Special Study Area B to Low Density Residential 2, Environmental Policy Area and Open Space Area and amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the property from Rural (A2) to Residential One - Exception X (R1-X), Hazard Land - Exception 5 (HL-5) and Open Space - Exception 17 (OS-17).

### **Additional Information**

A copy of the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments and additional information and material about the proposed applications will be available to the public prior to the meeting at the Development Approval and Planning Policy Department.

For further information please contact Stephanie McVittie, Senior Development Planner, 905-584-2272 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca) in the Development Approval and Planning Policy Department. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. Written submissions may be mailed or personally delivered to the Development Approval and Planning Policy Department and will become part of the public record.

### **Notification**

If you wish to be notified of the draft approval of the Plan of Subdivision and/or adoption of the proposed Official Plan Amendment and/or the passing of the proposed Zoning By-law Amendment or of the refusal of the request to draft approve the Plan of Subdivision and/or amend the Official Plan and/or Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

### **Appeal Procedures (Bill 51)**

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 before the approval authority gives or refuses to give approval to the Draft Plan or Subdivision or before the proposed Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)  
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

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 in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision or before the proposed Official Plan Amendment is adopted and 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

**Accessibility**

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: February 3, 2015

# Public Meeting Information Report

## Development Approval and Planning Policy Department

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**Public Meeting:** February 25, 2015 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Paul King on behalf of Caledon Villas Corp.

**File No.:** POPA 12-05, 21T-12004C and RZ 12-17

### **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 the 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 subject land is located at 6600 Old Church Road, on the north-east corner of Old Church Road and Innis Lake Road. See Schedule "A" – Location Map, attached. The property is 28.9 ha (71.9 ac) in size and contain a dwelling and accessory (farm) buildings. The surrounding land uses are primarily rural residential and agricultural to the north and east, residential and institutional (elementary school) to the west and institutional (secondary school) to the south. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Settlement Area of the Oak Ridges Moraine Conservation Plan. The Region of Peel's Official Plan designates the lands as Rural Service Centre (Caledon East) – Area with Special Policies (Oak Ridges Moraine) on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Policy Area – Residential and Special Study Area B on Schedule "D", Caledon East Land Use Plan. The property is zoned Rural (A2) in Zoning By-law 87-250, as amended.

### **Proposal Information:**

On November 27, 2012, the Town of Caledon received proposed Official Plan Amendment (POPA 12-05), Draft Plan of Subdivision (21T-12004C) and Zoning By-law Amendment (RZ 12-17) applications from Caledon Villas Corp. for the subject lands. The applications were deemed 'complete' on December 20, 2012.

The applicant is proposing to redesignate and rezone the lands to permit a residential plan of subdivision consisting of 331 residential lots for single detached, linked and townhouse dwellings along with park, stormwater and open space uses. Most of the lots are accessed via an internal street network with entrances on both Old Church Road and Innis Lake Road. Three lots are proposed to front onto Innis Lake Road. The subdivision will be fully serviced. Please see Schedule "C" – Draft Plan of Subdivision, attached.

The purpose of the Official Plan Amendment application is to redesignate the lands from Policy Area – Residential and Special Study Area B to Low Density Residential 2, Environmental Policy Area and Open Space Area, as well as amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the property from Rural (A2) to Residential One – Exception X (R1-X), Hazard Land – Exception 5 (HL-5) and Open Space – Exception 17 (OS-17).



# Public Meeting Information Report

## Development Approval and Planning Policy Department

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These applications have been appealed to the Ontario Municipal Board.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen and Caledon Enterprise on January 3, 2013.

The subject application was most recently circulated to external agencies and internal departments for review and comment on May 20, 2014. Comments received are briefly outlined below for your information:

- Town of Caledon, Development Section - Engineering & Public Works Department: Comments indicated that a number of design details do not meet Town of Caledon standards and therefore approval is required from the Director of Public Works. Noise walls are to be designed using concrete materials and where located on private lands, easements will be required as they will be maintained by the Town. In addition, an appropriate stormwater management outlet has not been determined and therefore further exploration to find an appropriate outlet is required. Finally, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Landscape: Comments requested a staking of the hedgerow feature in order to ensure appropriate buffering and protection. In addition, staff are not in support of the removal of the woodlot to create the three lots which front on Innis Lake Road. As the park size (0.80 ha) has been under dedicated, as a condition of draft approval, cash-in-lieu of parkland will be required for the under dedicated amount. Finally, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Planning: Comments indicated that in order to implement the phasing policies, the draft Zoning By-law is to be amended to include a Holding ("H") symbol. In addition, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Urban Design: Comments indicated that an acceptable Urban Design Report is required which implements the requirements of the Caledon East Design Streetscape and Architectural Guidelines.
- Town of Caledon, Policy and Sustainability Section – Heritage: Recommendations of the Cultural Heritage Impact Statement and submission of the required archaeological assessment must be addressed prior to draft plan approval.
- Town of Caledon, Policy and Sustainability Section – Policy: The plan is proposing approximately 100 more units than can be accommodated within the approved Caledon East population allocation. Pursuant to Regional Council's resolution of September 11, 2014 requiring all greenfield developments in the Region to transfer land for the purposes of social housing, a minimum of 1% of the serviced lots should be conveyed to the Town clear of encumbrances at the time of registration of the plan.
- Toronto and Region Conservation Authority (TRCA): An appropriate stormwater management outlet has not been determined and therefore further exploration to find a suitable outlet is required. TRCA staff requested the staking of the hedgerow feature in order to ensure appropriate buffering and protection. Finally, comments requested a number of technical revisions/updates to the submitted documentation.

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

- Town of Caledon, Planning Law Office
- Canada Post



# Public Meeting Information Report

## Development Approval and Planning Policy Department

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- Dufferin-Peel Catholic District School Board & Peel District School Board
- Enbridge Consumers Gas
- Region of Peel

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

- Municipal Property Assessment Corp. (MPAC)

Comments from the following agencies/departments remain outstanding:

- Hydro One
- Bell
- Ontario Provincial Police – Caledon Detachment
- Rogers Communications
- Town of Caledon, Building and Support Services Section – Building & Public Works Department

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen and Caledon Enterprise on February 5, 2015.

As required by the *Planning Act*, a sign was posted on the property in January 2013.

### **Next Steps:**

If you wish to be notified of the draft approval of the Plan of Subdivision and/or adoption of the proposed Official Plan Amendment and/or the passing of the proposed Zoning By-law Amendment or of the refusal of the request to draft approve the Plan of Subdivision and/or amend the Official Plan and/or Zoning By-law, 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 Subdivision before the approval authority gives or refuses to give approval to the Draft Plan or Subdivision or before the proposed Official Plan Amendment is adopted and the By-law is passed, 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 a public meeting, or make written submissions to The Corporation of the Town in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision or before the proposed Official Plan Amendment is adopted and 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

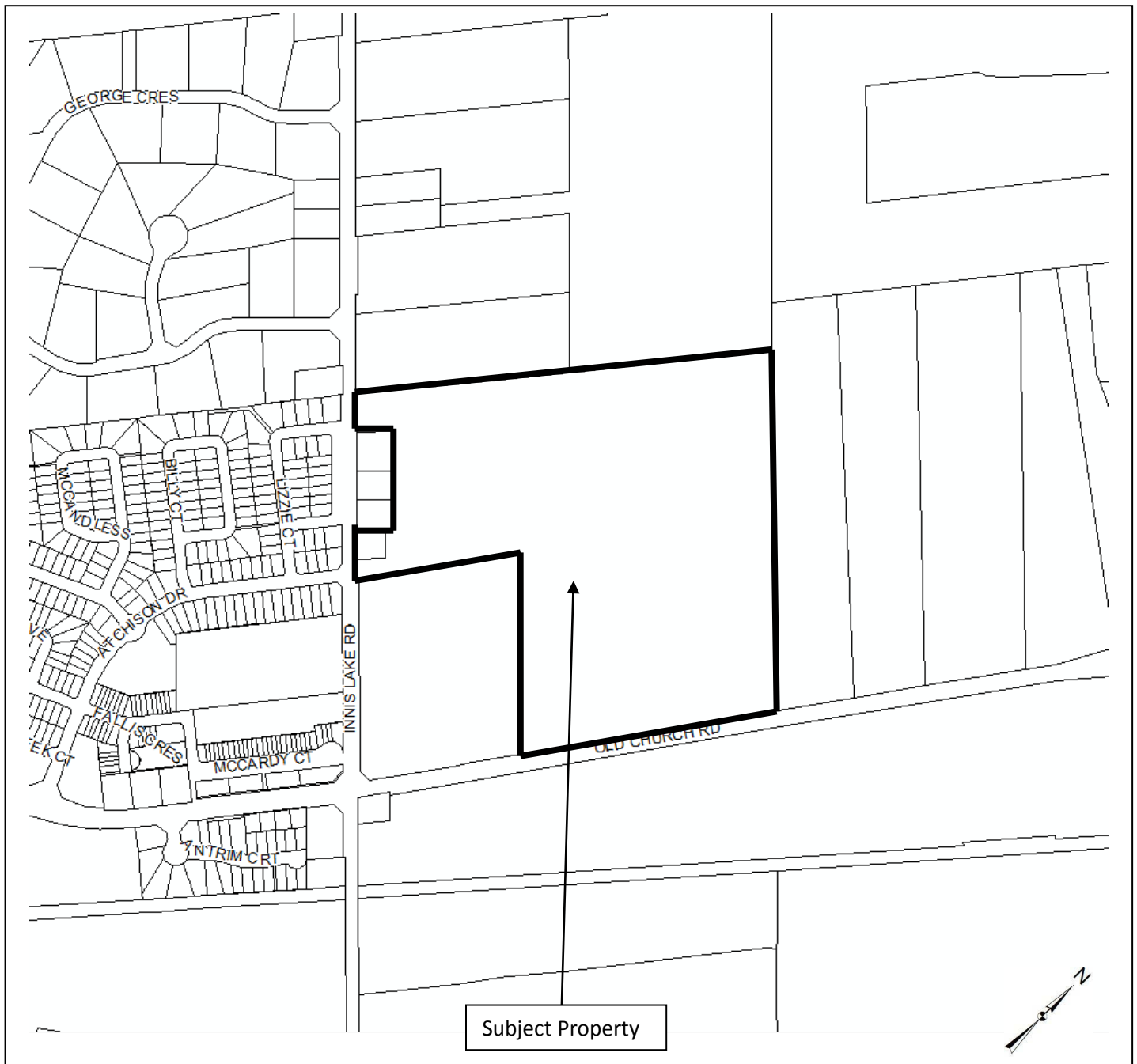
### **Contact:**

For further information, please contact Stephanie McVittie, Senior Development Planner at 905-584-2272 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca).

### **Attachments:**

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





**Official Plan Amendment, Draft Plan of Subdivision and Zoning  
By-law Amendment**

**POPA 12-05, 21T-12004C, RZ 12-17**

**Paul King on behalf of Caledon Villas Corp.**

6600 Old Church Road

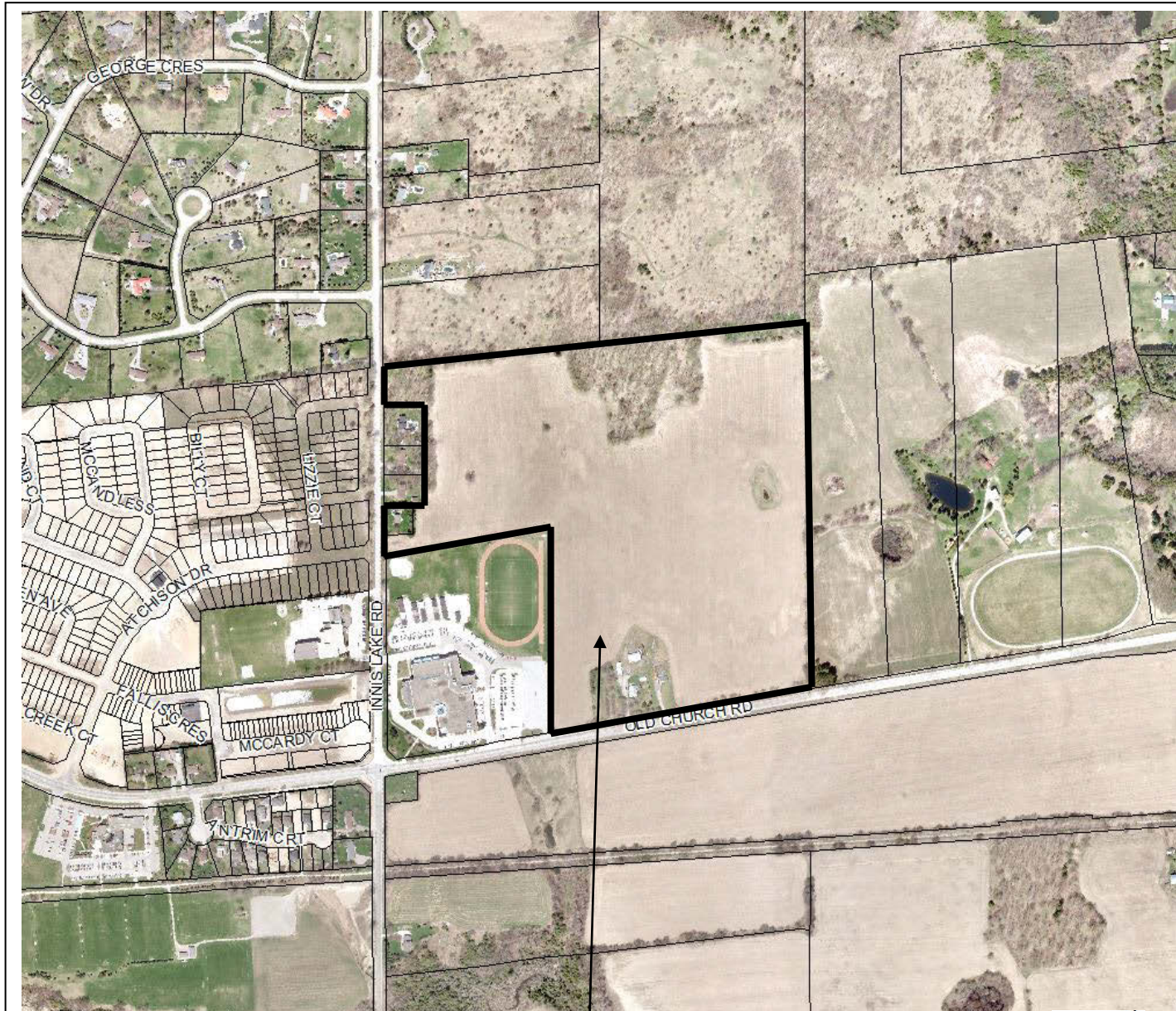
Part Lot 21, Concession 2 (ALB)

**LOCATION MAP**



Date: February 2015

File No.: POPA 12-05, 21T-  
12004C & RZ 12-17



Subject Property

**Official Plan Amendment, Draft Plan of Subdivision and Zoning  
By-law Amendment**

**POPA 12-05, 21T-12004C, RZ 12-17**

**Paul King on behalf of Caledon Villas Corp.**

6600 Old Church Road

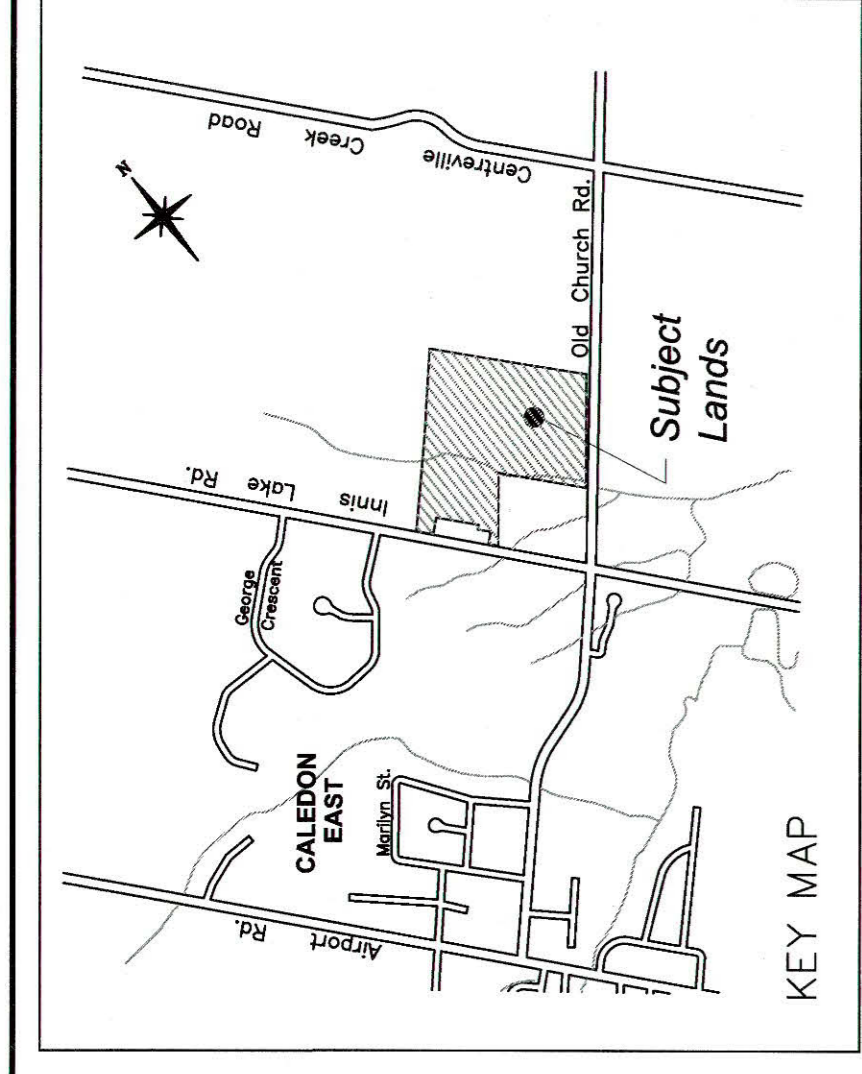
Part Lot 21, Concession 2 (ALB)

**LOCATION MAP**



Date: February 2015

File No.: POPA 12-05, 21T-  
12004C & RZ 12-17



DRAFT PLAN OF SUBDIVISION  
PART OF WEST HALF LOT 21  
CONCESSION 2  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:1250

**OWNERS AUTHORIZATION**  
I authorize Paul A King Planning Consultant to prepare and submit this plan for draft approval.  
Date: Nov 6, 2012  
Caledon Villas Corp.  
35 Blue Willow Drive  
Woodbridge, ON  
L4L 9E6

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.  
Spallholz Date: Nov 6/12  
Ted Van Lankveld O.L.S.  
110 Goldcrest Road  
Bramalea, Ontario  
L6S 1H4

**ADDITIONAL INFORMATION**  
[Section 51(17) of the Planning Act, 1990]  
a), b), e), g), and j) – on plan  
c) – on key plan  
d) – see statistics (f)  
h) – piped water to be installed by Developer  
i) – Clay Loam  
k) – all municipal services to be made available  
l) – nil

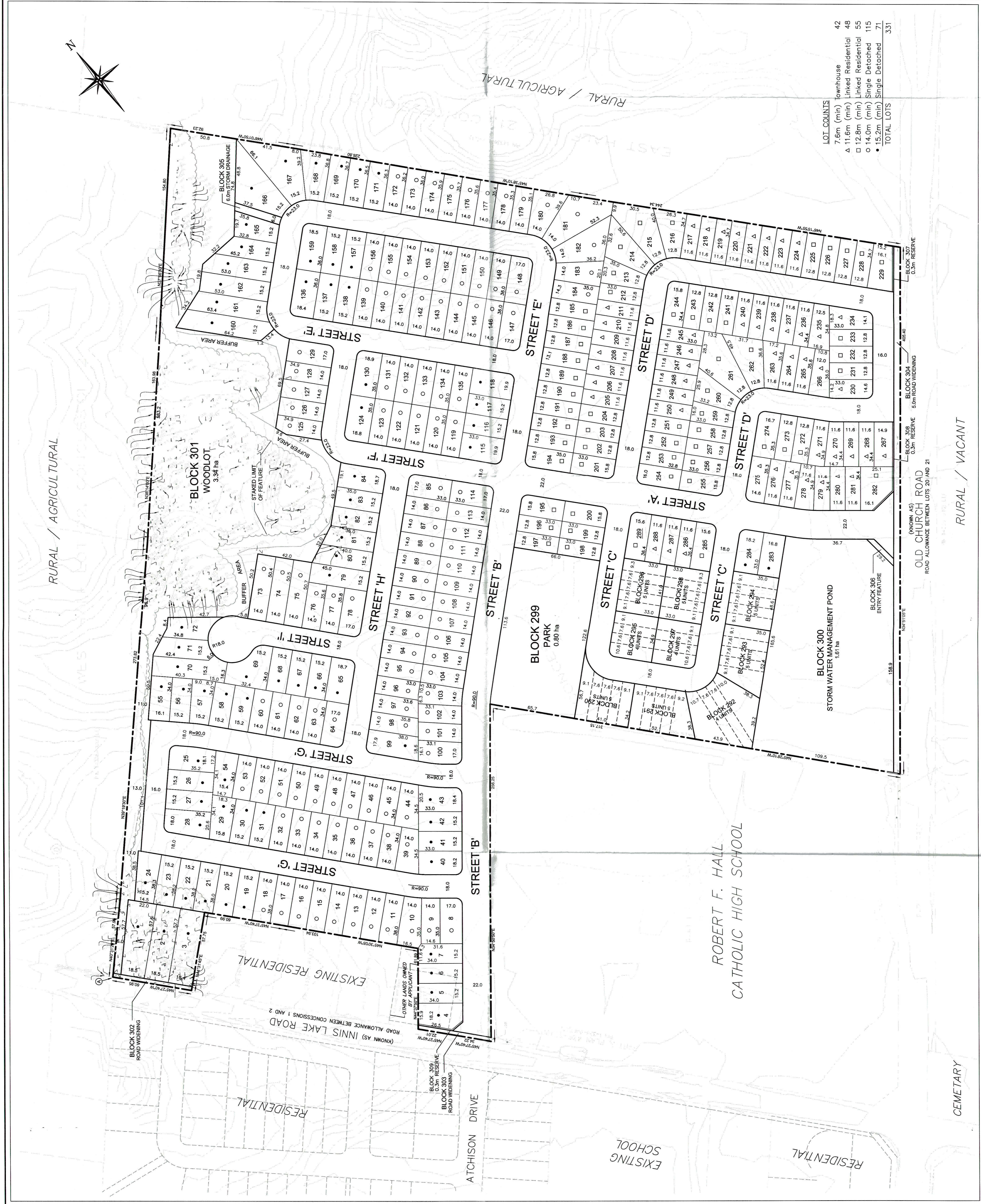
DEVELOPMENT STATISTICS	
PROPOSED LAND USE	Lot/Block No. Units ha.
1) Single Detached & Linked Residential	1-289 289 15.26
2) Townhouse Residential 7.6m (min)	290-298 42 1.33
3) Park	299 0.80
4) Storm Water Management Pond	300 1.61
5) Woodlot	301 3.34
6) Road Widening	302-304 0.23
7) 6.0m Storm Drainage	305 0.02
8) Entry Feature	306 0.01
9) 0.3m Reserves	307-309 0.01
10) Roads	725m @ 22.0 R.O.W. 240m @ 16.0 R.O.W. 205m @ 16.0 R.O.W. 3,590m 331 28.99
TOTAL	

No.	REVISIONS	DATE
1		JULY 28/13
		MAR 9/14

PAUL A. KING  
16 Willett Crescent  
Richmond Hill, Ontario  
L4C 7W3  
Phone: 905 770-0232  
Fax: 905 737-0415  
Email: paking@athcom.com

RECEIVED  
MAY 12 2014  
PLANNING DEPARTMENT

Planning & Development Consultant



LOT COUNTS

7.6m (min) Townhouse	42
Δ 11.6m (min) Linked Residential	48
□ 12.8m (min) Linked Residential	55
○ 14.0m (min) Single Detached	115
• 15.2m (min) Single Detached	71
TOTAL LOTS	331

CEMETARY

RURAL / VACANT

RURAL / AGRICULTURAL

RURAL / AGRICULTURAL

ROBERT F. HALL  
CATHOLIC HIGH SCHOOL

OLD CHURCH ROAD  
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21

BLOCK 300  
STORM WATER MANAGEMENT POND  
1.01 ha

BLOCK 299  
PARK  
0.80 ha

BLOCK 301  
WOODLOT  
3.34 ha

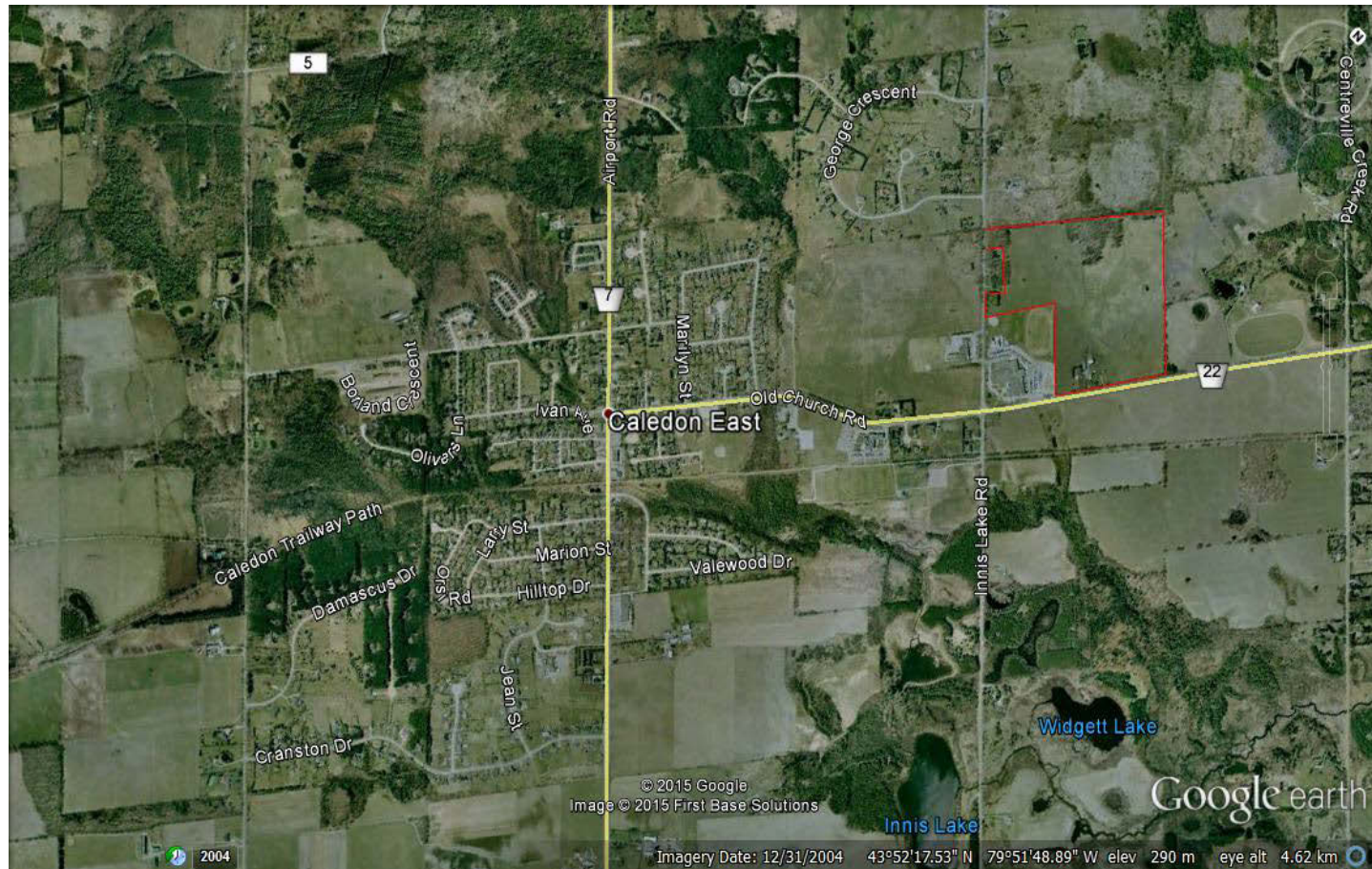
# Public Meeting

Caledon Villas Corporation  
Part of Lot 21, Concession 2 (Albion)  
6600 Old Church Road  
February 25, 2015

- Planning Applications
  - Proposed Official Plan Amendment – POPA 12-05
  - Draft Plan of Subdivision – 21T-12004C
  - Zoning By-law Amendment – RZ 12-17

# Caledon Villas Corporation

- Community Context



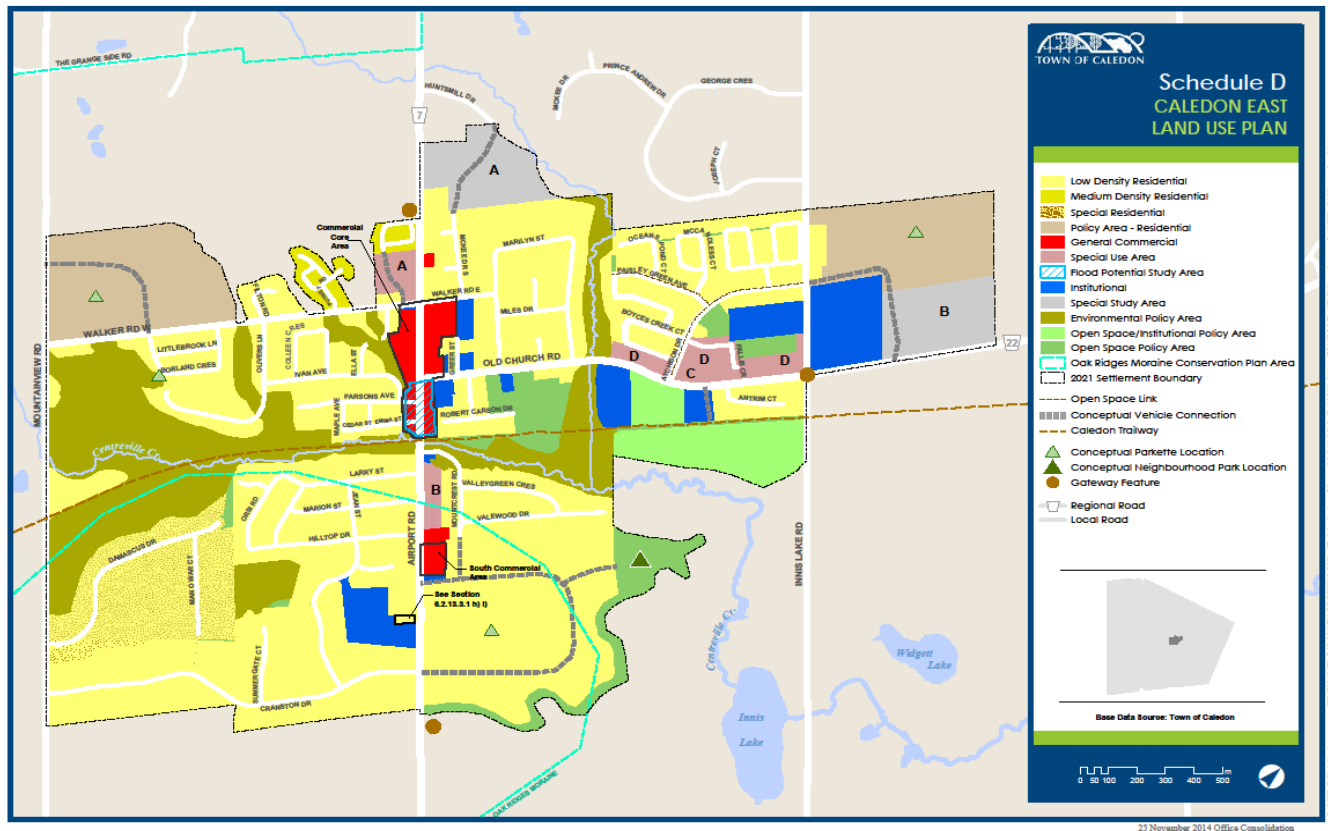
# Caledon Villas Corporation

**FIGURE 1 - Property Location**



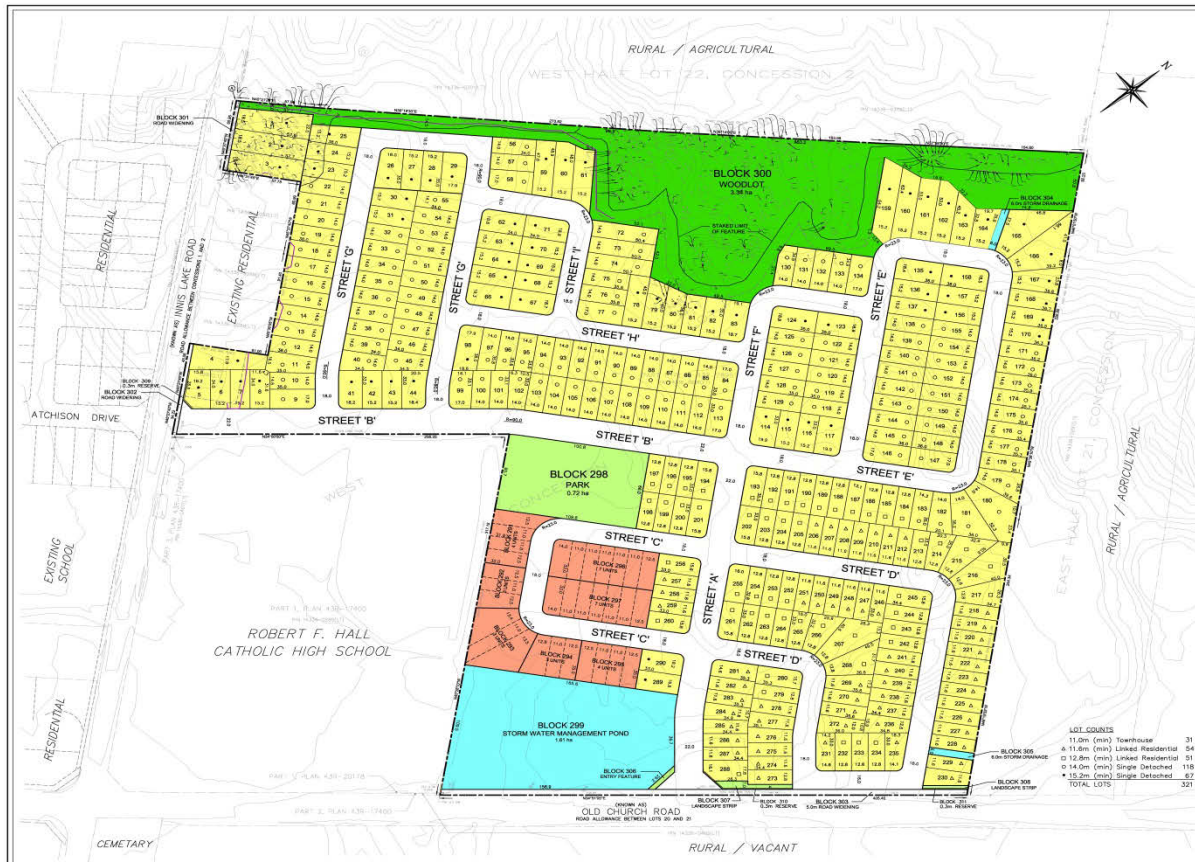
# Caledon Villas Corporation

- Official Plan



# Caledon Villas Corporation

## • Draft Plan of Subdivision



KEY MAP

DRAFT PLAN OF SUBDIVISION  
PART OF WEST HALF LOT 21  
CONCESSION 2  
(GEORGIAN TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEELE

SCALE 1:1250

**OWNERS AUTHORIZATION**

I authorize Paul A King Planning Consultant to prepare and submit this plan for draft approval.

Caledon Villas Corp.  
25 Blue Willow Drive  
Northridge, ON  
L4L 9C8

Date: Nov 6, 2012

**SURVEYORS CERTIFICATE**

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Paul A King  
Date: Nov 6, 2012

Paul A King  
110 Gallop Road  
Brampton, Ontario  
L6S 1H4

**ADDITIONAL INFORMATION**  
(Section 2(17) of the Planning Act, 1990)

a), b), c), d), e), f), g), h), i), j), k), l), m), n), o), p), q), r), s), t), u), v), w), x), y), z) - on plan  
a) - on key plan  
d) - see statistics (f)  
e) - piped water to be installed by Developer  
j) - Day Lot  
k) - all municipal services to be made available  
l) - nil

**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	Lot/Block No.	Units	Area
1) Single Detached & Linked Residential	1-299	299	15.88
2) Townhouse Residential (min)	300-307	31	1.58
3) Park	308	2	0.13
4) Storm Water Management Pond	299	1	1.61
5) Road	300	2	0.13
6) Road Shoulder	301-303	3	0.23
7) Low Storm Storage	304-305	2	0.24
8) Entry Feature	306	1	0.02
9) Landscaping Strip	307-308	2	0.04
10) Storm Water	309	1	0.02
11) Road	310 & 311	2	0.13
12) Storm Water	312 & 313	2	0.13
TOTAL	314-321	331	24.17

**LOT COUNTS**

Lot Count	Units
11.0m (min) Townhouse	31
11.0m (min) Linked Residential	54
12.0m (min) Linked Residential	51
14.0m (min) Single Detached	118
15.0m (min) Single Detached	57
TOTAL LOTS	321

**PAUL A. KING**

18 Millar Crescent  
Brampton, ON, Ontario  
L4L 9C8  
Phone: 905.770-1232  
Fax: 905.770-1233  
Email: paulking@paulking.com

- Draft Plan of Subdivision Site Statistics

- Property Size      29.10 ha.
- Total Residential Lots      321
  - Townhouse (Bungalow/Lofts) 11m      31
  - Linked – detached 11.6m      54
  - Linked – detached 12.8m      51
  - Detached – single 14m      118
  - Detached – single 15.2m      67
- Park      0.72 ha
- Stormwater Management Pond 1.61 ha
- Woodlot and Environment Buffer 3.38 ha

# Public Meeting

## Proposed Draft Plan of Subdivision, Official Plan & Zoning By-law Amendments

---

### **Notice of Meeting**

You are invited to attend a Public Meeting to be held by the Council for The Corporation of the Town of Caledon to consider proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications. Staff and external review agencies have prepared comments to present at this meeting. Your attendance and comments at this meeting are also welcome as it is your opportunity to learn about the applications and express any opinions that you may have.

Date: February 25, 2015  
Time: 7:00 p.m.  
Place: Council Chambers, Town of Caledon, Town Hall  
6311 Old Church Road, Caledon East, L7C 1J6

**Prior to the Public Meeting, an informal information session will be held in the main lobby outside Council Chambers with respect to the applications. The information session will start at 6:00 p.m. and will continue to 6:45 p.m. The purpose of the information session is to provide the public with an opportunity to review the applications in more detail prior to the formal Public Meeting at 7:00 p.m.**

### **Subject Property**

Location: 89 Walker Road West, Caledon East  
Part of Lot 4, Concession 6 EHS (CAL)  
North-East Corner of Mountainview Road and Walker Road West  
Area: 25.57 Hectares (63.18 Acres)  
Ward: 3  
Applicant: Paul King on behalf of Castles of Caledon Corp.  
Our File Number(s): POPA 13-06, 21T-13003C & RZ 13-14

Please visit the Town of Caledon website at [www.caledon.ca](http://www.caledon.ca) or contact the Development Planner noted below at the Town of Caledon to obtain a copy of the location map.

### **Proposal**

The applicant is proposing to redesignate and rezone the lands to permit a residential plan of subdivision. The related draft plan of subdivision application proposes 203 residential lots for single detached and linked dwellings as well as a park, stormwater management pond and environmental open space blocks.

### **Purpose and Effect of the Proposed Amendments**

The purpose and effect of the applications is to redesignate the lands from Policy Area - Residential to Low Density Residential, Environmental Policy Area and Open Space Policy Area and amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the lands from Rural (A2) to Residential One - Exception X (R1-X), Hazard Land - Exception X (HL-X) and Open Space - Exception X (OS-X) to permit the plan of subdivision.

### **Additional Information**

A copy of the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments and additional information and material about the proposed applications will be available to the public prior to the meeting at the Development Approval and Planning Policy Department.

For further information please contact Stephanie McVittie, Senior Development Planner, 905-584-2272 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca) in the Development Approval and Planning Policy Department. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. Written submissions may be mailed or personally delivered to the Development Approval and Planning Policy Department and will become part of the public record.

### **Notification**

If you wish to be notified of the draft approval of the Plan of Subdivision and/or adoption of the proposed Official Plan Amendment and/or the passing of the proposed Zoning By-law Amendment or of the refusal of the request to draft approve the Plan of Subdivision and/or amend the Official Plan and/or Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

### **Appeal Procedures (Bill 51)**

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 before the approval authority gives or refuses to give approval to the Draft Plan or Subdivision or before the proposed Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)  
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

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**Accessibility**

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: February 3, 2015

# Public Meeting Information Report

## Development Approval and Planning Policy Department

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**Public Meeting:** February 25, 2015 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Paul King on behalf of Castles of Caledon Corp.

**File No.:** POPA 13-06, 21T-13003C and RZ 13-14

### **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 the 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 subject land is located at 89 Walker Road West, on the north-east corner of Mountainview Road and Walker Road West. See Schedule "A" – Location Map, attached. The property is 25.57 ha (63.18 ac) in size and contain a dwelling and accessory (farm) buildings. The surrounding land uses are primarily rural residential and agricultural to the north and west, and residential to the south and east. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Settlement Area of the Oak Ridges Moraine Conservation Plan. The Region of Peel's Official Plan designates the lands as Rural Service Centre (Caledon East) – Area with Special Policies (Oak Ridges Moraine) on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Policy Area – Residential on Schedule "D", Caledon East Land Use Plan. The property is zoned Rural (A2) in Zoning By-law 87-250, as amended.

### **Proposal Information:**

On November 13, 2013, the Town of Caledon received proposed Official Plan Amendment (POPA 13-06), Draft Plan of Subdivision (21T-13003C) and Zoning By-law Amendment (RZ 13-14) applications from Castles of Caledon Corp. for the subject lands. The applications were deemed 'complete' on December 13, 2013.

The applicant is proposing to redesignate and rezone the lands to permit a residential plan of subdivision consisting of 213 residential lots for single detached, linked and townhouse dwellings along with park, stormwater and open space uses. Most of the lots are accessed via internal street networks with 3 entrances proposed to Walker Road West. There are approximately 23 lots which will front directly onto Walker Road West. The subdivision will be fully serviced. Please see Schedule "C" – Draft Plan of Subdivision, attached.

The purpose of the Official Plan Amendment application is to redesignate the lands from Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Area, as well as amend the phasing policies to permit the development of a residential subdivision. The applicant is also proposing to rezone the property from Rural (A2) to Residential One – Exception X (R1-X), Hazard Land – Exception X (HL-X) and Open Space – Exception X (OS-X).



# Public Meeting Information Report

## Development Approval and Planning Policy Department

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These applications have been appealed to the Ontario Municipal Board.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen and Caledon Enterprise on December 27, 2013.

The subject application was circulated to external agencies and internal departments for review and comment on December 18, 2013. Comments received are briefly outlined below for your information:

- Town of Caledon, Development Section - Engineering & Public Works Department: Comments indicated that a number of design details do not meet Town of Caledon standards and therefore approval is required from the Director of Public Works. Noise walls are to be designed using concrete materials and where located on private lands, easements will be required as they will be maintained by the Town. Finally, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Landscape: Comments requested further information on pedestrian connectivity. As the park size has been under dedicated, as a condition of draft approval, cash-in-lieu of parkland will be required for the under dedicated amount. Finally, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Planning: Comments indicated that in order to implement the phasing policies, the draft Zoning By-law is to be amended to include a Holding ("H") symbol. The setback proposed from Walker Creek is to be 40 m rather than 30 m as per the Natural Heritage Evaluation. The Minimum Vegetation Protection Zone (MVPZ) setback requires the removal of the 4 lots located between the heritage dwelling and Walker Road West. In addition, comments requested a number of technical revisions/updates to the submitted documentation.
- Town of Caledon, Development Section – Urban Design: Comments indicated that an acceptable Urban Design Report is required which implements the requirements of the Caledon East Design Streetscape and Architectural Guidelines.
- Town of Caledon, Policy and Sustainability Section – Heritage: Staff are supportive of designating the block containing the heritage dwelling, but are not supportive of the four lots located between the dwelling and Walker Road West.
- Town of Caledon, Policy and Sustainability Section – Policy: Based on the plan, there will be a surplus of approximately 50 units than what was previously predicted within the approved Caledon East population allocation.
- Toronto and Region Conservation Authority (TRCA): Comments requested a number of technical revisions/updates to the submitted documentation as well as additional documentation such as a water balance study and a hydraulic analysis to delineate the Regulatory Floodplain.

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

- Town of Caledon, Planning Law Office
- Bell Canada
- Canada Post
- Dufferin-Peel Catholic District School Board & Peel District School Board
- Enbridge Consumers Gas
- Region of Peel

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



# Public Meeting Information Report

## Development Approval and Planning Policy Department

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- Town of Caledon, Fire and Emergency Services Department
- Town of Caledon, Building and Support Services Section – Building
- Hydro One Inc.
- Municipal Property Assessment Corp. (MPAC)
- Ontario Power Generation
- Ontario Provincial Police – Caledon Detachment
- Rogers Communications

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen and Caledon Enterprise on February 5, 2015.

As required by the *Planning Act*, a sign was posted on the property in December 2013.

### **Next Steps:**

If you wish to be notified of the draft approval of the Plan of Subdivision and/or adoption of the proposed Official Plan Amendment and/or the passing of the proposed Zoning By-law Amendment or of the refusal of the request to draft approve the Plan of Subdivision and/or amend the Official Plan and/or Zoning By-law, 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 Subdivision before the approval authority gives or refuses to give approval to the Draft Plan or Subdivision or before the proposed Official Plan Amendment is adopted and the By-law is passed, 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 a public meeting, or make written submissions to The Corporation of the Town in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision or before the proposed Official Plan Amendment is adopted and 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 Ontario Municipal Board unless, in the opinion of the Board, 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 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca).

### **Attachments:**

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



Subject Property



**Official Plan Amendment, Draft Plan of Subdivision and Zoning  
By-law Amendment**

**POPA 13-06, 21T-13003C, RZ 13-14**

**Paul King on behalf of Castles of Caledon Corp.**

89 Walker Road West

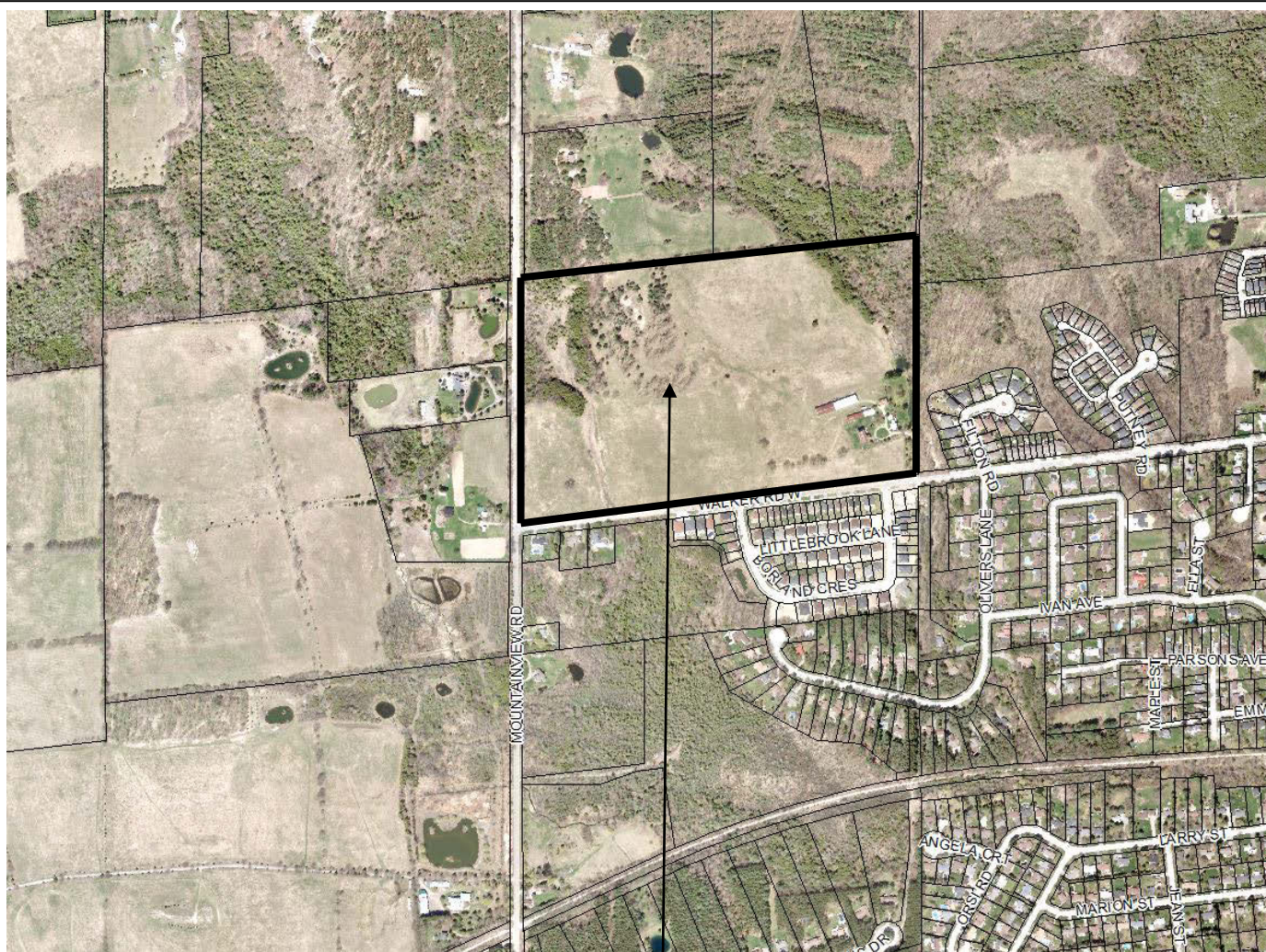
Part Lot 4, Concession 6 EHS (CAL)

**LOCATION MAP**



Date: February 2015

File No.: POPA 13-06, 21T-13003C & RZ 13-14



Subject Property



**Official Plan Amendment, Draft Plan of Subdivision and Zoning  
By-law Amendment**

**POPA 13-06, 21T-13003C, RZ 13-14**

**Paul King on behalf of Castles of Caledon Corp.**

89 Walker Road West

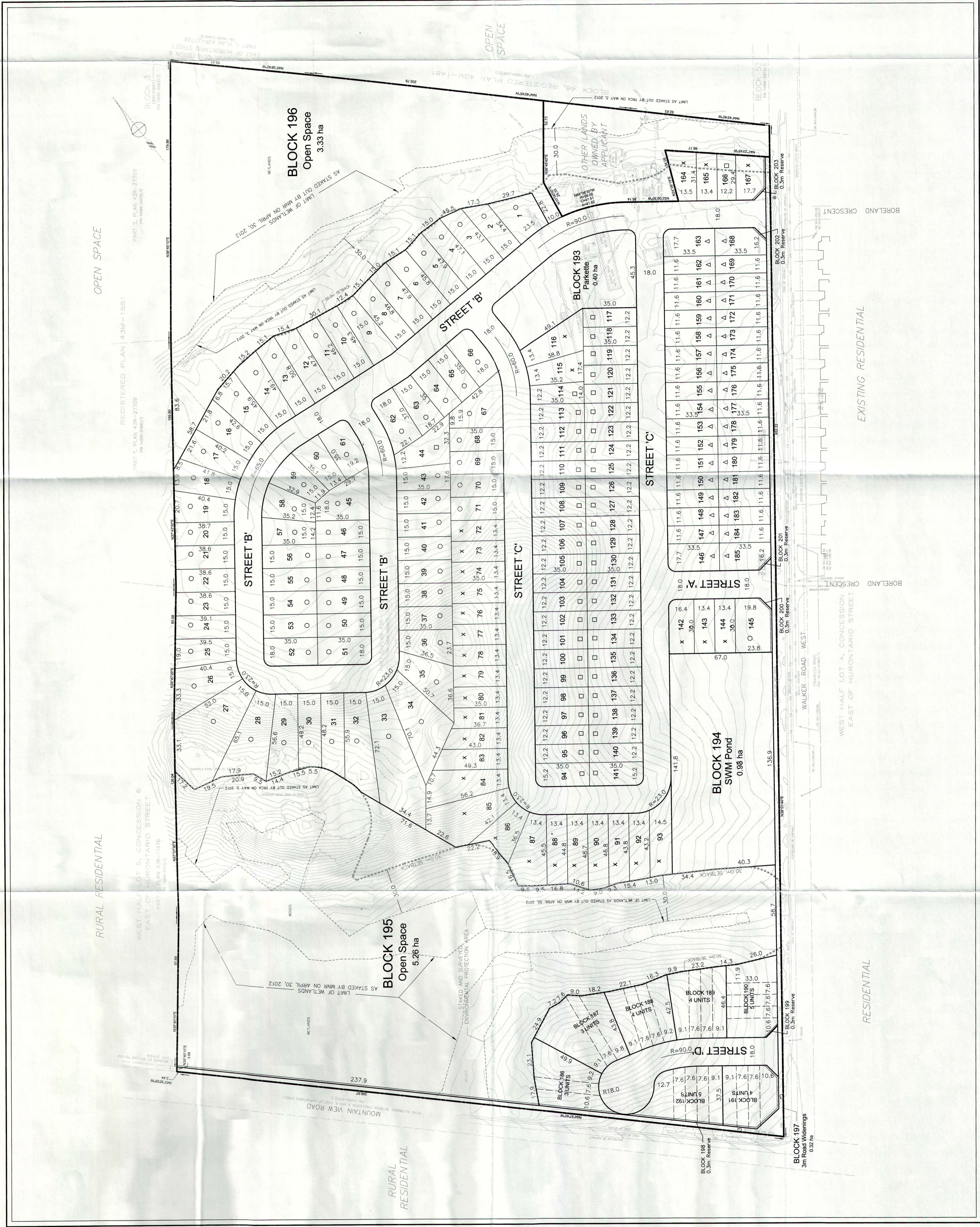
Part Lot 4, Concession 6 EHS (CAL)

**LOCATION MAP**



Date: February 2015

File No.: POPA 13-06, 21T-13003C & RZ 13-14



Subject Lands

### DRAFT PLAN OF SUBDIVISION

WEST HALF LOT 4, CONCESSION 6  
EAST OF HURONTARIO STREET  
TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:1000



### OWNERS AUTHORIZATION

I authorize Paul A. King Planning Consultant to prepare and submit this plan for draft approval.

Date: NOV 6/13

Paul A. King  
144 Willow Drive  
Woodbridge, ON  
L4L 9E8

### SURVEYORS CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: NOV 11/13

Van Lierke  
1100  
Bramalea, Ontario  
L6S 1H4

### ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]

- a) - on key plan
- b) - see statistics (i)
- c) - piped water to be installed by Developer
- d) - Clay Loom
- e) - all municipal services to be made available
- f) - nil

### DEVELOPMENT STATISTICS

PROPOSED LAND USE	Lot/Block No.	Units	ha.
1) Single Family Residential	1-185	36	10.36
2) Single Family Residential	186-192	48	14.40
3) Single Family Residential	193-198	30	9.00
4) Single Family Residential	199-203	24	7.20
5) Open Space	204-205	2	0.60
6) Road Widening	206-207	2	0.60
7) 0.3m Reserves	208-209	2	0.60
8) Roads	175m @ 18.0 R.O.W.	213	24.91
TOTAL			

No.	REVISIONS	DATE
1		NOV 11/13
2		JUL 28/14

Planning & Development Consultant

**PAUL A. KING**

16 Wilket Crescent  
Richmond Hill, Ontario  
L4C 7M3  
Phone: 905-770-0232  
Fax: 905-770-0233  
Email: paul@pking.com

# Public Meeting

Castles of Caledon Corp.

Part of Lot 4, Concession 6 EHS (Caledon)

89 Walker Road West

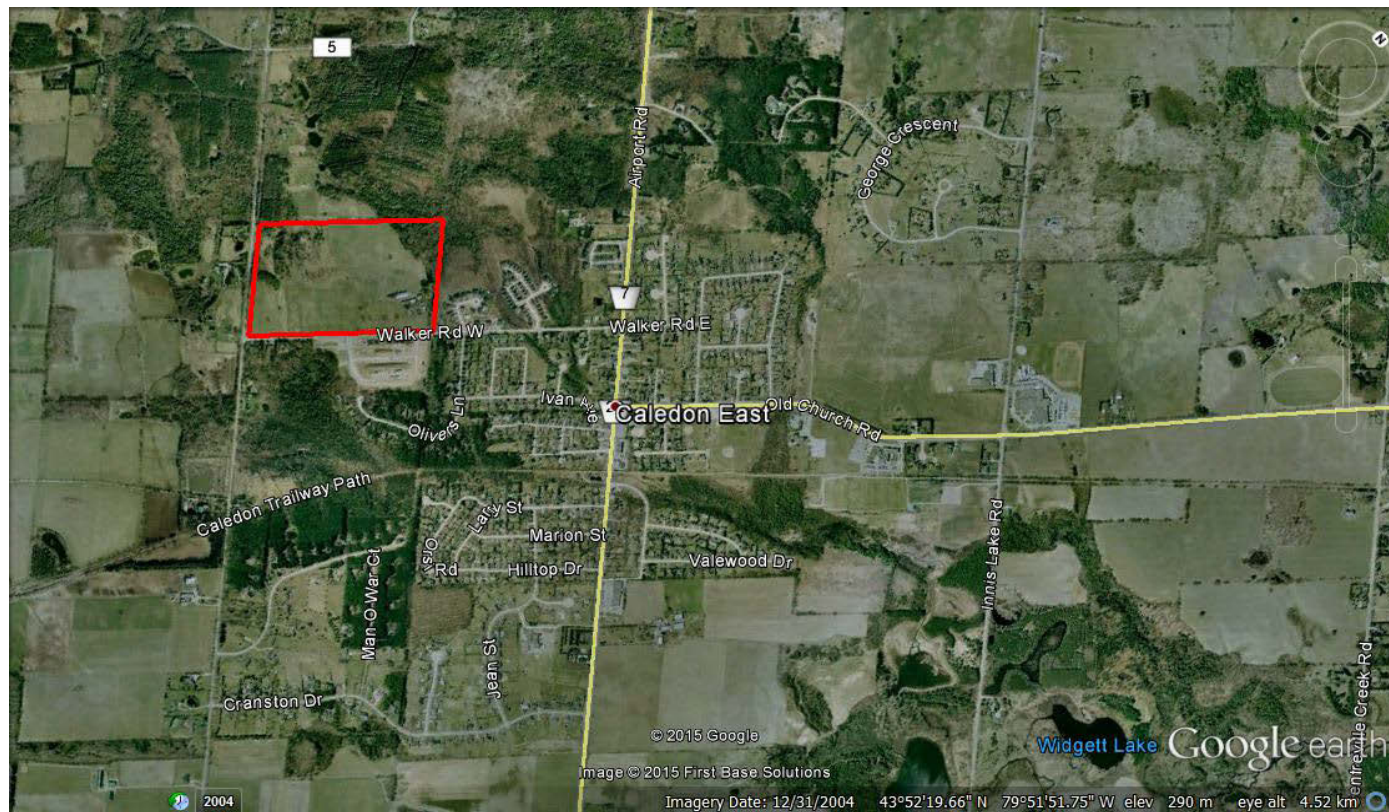
February 25, 2015

Castles of Caledon Corp.

- Planning Applications
  - Proposed Official Plan Amendment – POPA 13-06
  - Draft Plan of Subdivision 21T-13003C
  - Zoning By-law Amendment – RZ 13-14

## Castles of Caledon Corp.

- Community Context



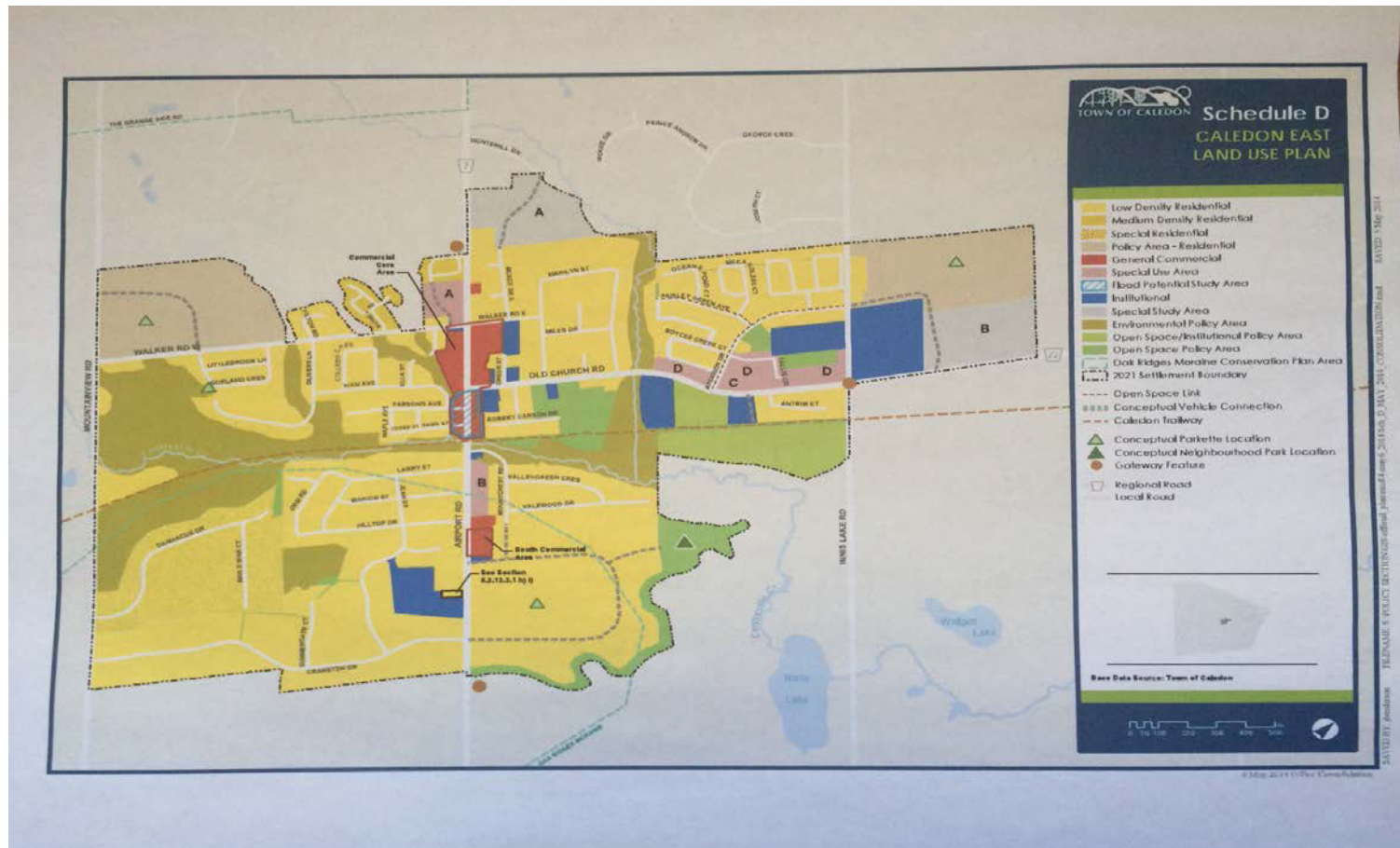
Castles of Caledon Corp.

- Property Location



# Castles of Caledon Corp.

- Official Plan



# Castles of Caledon Corp.

## Draft Plan of Subdivision



- Draft Plan of Subdivision Site Statistics

- Property Size      25.5 ha (Draft Plan Area 24.9 ha)
- Total Residential Lots      231
  - Townhouse 7.6m      28
  - Linked – detached 11.6m      36
  - Detached - single 12.2m      48
  - Detached - single 13.4m      30
  - Detached – single 15 m      71
- Park      0.40 ha
- Stormwater Management Pond 0.93 ha
- Environmental Protection Areas and Buffer 8.59 ha

# Public Meeting

## Proposed Zoning By-law Amendment

---

### **Notice of Meeting**

You are invited to attend a Public Meeting to be held by the Council for The Corporation of the Town of Caledon to consider a proposed Zoning By-law Amendment. Staff and external review agencies have prepared comments to present at this meeting. Your attendance and comments at this meeting are also welcome as it is your opportunity to learn about the application and express any opinions that you may have.

Date: February 25, 2015  
Time: 7:00 p.m.  
Place: Council Chambers, Town of Caledon, Town Hall  
6311 Old Church Road, Caledon East, L7C 1J6

**Prior to the Public Meeting, an informal information session will be held in the main lobby outside Council Chambers with respect to the application. The information session will start at 6:00 p.m. and will continue to 6:45 p.m. The purpose of the information session is to provide the public with an opportunity to review the application in more detail prior to the formal Public Meeting at 7:00 p.m.**

### **Subject Property**

Location: 7904 Mayfield Road  
Part Lot 1, Concession 4 (ALB)  
North side of Mayfield Road, West of Humber Station Road  
Area: 3.9 Hectares (9.6 Acres)  
Ward: 4  
Applicant: Weston Consulting Group Inc. on behalf of Tarpa Construction Co. Ltd.  
Our File Number(s): RZ 12-08

Please visit the Town of Caledon website at [www.caledon.ca](http://www.caledon.ca) or contact the Development Planner noted below at the Town of Caledon to obtain a copy of the location map.

### **Proposal**

The applicant is proposing to temporarily rezone the subject lands for a period of three (3) years to permit a temporary commercial nursery and garden centre.

### **Purpose and Effect of the Proposed Amendment**

The purpose and effect of the application is to temporarily rezone the subject lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Agricultural Temporary X (A1-TX) and Environmental Policy Area 2 (EPA2) to permit a commercial nursery and garden centre with open storage.

### **Additional Information**

A copy of the proposed Zoning By-law Amendment and additional information and material about the proposed application will be available to the public prior to the meeting at the Development Approval and Planning Policy Department.

For further information please contact Stephanie McVittie, Senior Development Planner, 905-584-2272 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca) in the Development Approval and Planning Policy Department. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. Written submissions may be mailed or personally delivered to the Development Approval and Planning Policy Department and will become part of the public record.

### **Notification**

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

### **Appeal Procedures (Bill 51)**

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 before the By-law is passed, 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 a public meeting, or make written submissions to The Corporation of the Town of Caledon before 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

### **Accessibility**

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by



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[www.caledon.ca](http://www.caledon.ca)  
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

phone at 905-584-2272 x. 2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

Notice Date: February 3, 2015

# Public Meeting Information Report

## Development Approval and Planning Policy Department

---

**Public Meeting:** February 25, 2015 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Weston Consulting Group Inc. on behalf of Tarpa Construction Co. Ltd.

**File No.:** RZ 12-08

### **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 the 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 subject land is located at 7904 Mayfield Road, on the north side of Mayfield Road, west of Humber Station Road. See Schedule "A" – Location Map, attached. The property is 3.9 ha (9.6 ac) in size and currently contains a detached dwelling and various accessory buildings (barns and sheds). The surrounding land uses are primarily rural and rural residential in nature. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Places to Grow: Growth Plan for the Greater Golden Horseshoe. The Region of Peel's Official Plan designates the lands as Rural Area on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Prime Agricultural Area and Environmental Policy Area on Schedule "A" Town of Caledon Land Use Plan. The property is zoned Agricultural (A1) and Environmental Policy Area (EPA2) in Zoning By-law 2006-50, as amended. The property is partially regulated by the Toronto and Region Conservation Authority (TRCA) and located within the GTA West Corridor.

### **Proposal Information:**

On June 27, 2012, the Town of Caledon received proposed Temporary Use By-law (RZ 12-08) application from Weston Consulting Group Inc. for the subject lands. The application was deemed 'complete' by staff on July 10, 2012.

The applicant is proposing to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Agricultural – Temporary X (A2-TX) to permit the operation of a commercial nursery and garden centre on the property for a period of three years.

The applicant is proposing to maintain the existing dwelling as a residential use, and change the use of the existing accessory buildings to operate the garden centre (storage and retail uses). The applicant is also proposing a privacy berm, material storage and parking, as well as a washroom trailer and holding tank. The existing access (from Mayfield Road) to the site is not proposed to change. Please see Schedule "C" – Site Plan, attached.

# Public Meeting Information Report

## Development Approval and Planning Policy Department

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### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Enterprise on July 19, 2012 and Brampton Guardian on July 20, 2012.

The subject application was circulated to external agencies and internal departments for review and comment on July 11, 2012. Comments received are briefly outlined below for your information:

- Town of Caledon, Development Section - Landscape, Planning, Urban Design and Zoning: Technical comments were provided relating to the formatting and content of the draft Zoning By-law and Planning Justification Report. Cash-in-Lieu of Parkland will be required prior to Building Permit issuance.
- Ministry of Transportation (GTA West): Comments confirmed that the site is located within the Preliminary Route Planning Study Area; however, since the applicant is proposing a temporary garden centre without the construction of any new buildings, MTO does not object to the temporary use by-law.
- Region of Peel: Comments indicated that land dedication (road widening, 0.3 metre reserve) are required. Additional comments will be provided with respect to the Functional Servicing Report, Stormwater Management Report and Traffic Impact Study.
- Toronto and Region Conservation Authority: Comments were provided which request the applicant to update reports, studies and plans to reflect the Regional Floodplain. The TRCA also requested that a portion of the site (containing the floodplain and top of bank) be zoned an appropriate environmental zone.

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

- Town of Caledon, Building and Support Services Department
- Town of Caledon, Fire and Emergency Services Department
- Town of Caledon, Planning Law Office
- City of Brampton
- Dufferin-Peel Catholic District School Board
- Peel District School Board

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen, Caledon Enterprise and Brampton Guardian on February 5, 2015.

As required by the *Planning Act*, a sign was posted on the property on July 27, 2012.

### **Next Steps:**

If you wish to be notified of the passing of the proposed Zoning By-law or of the refusal of the request to amend the Zoning By-law, 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 before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.



# Public Meeting Information Report

## Development Approval and Planning Policy Department

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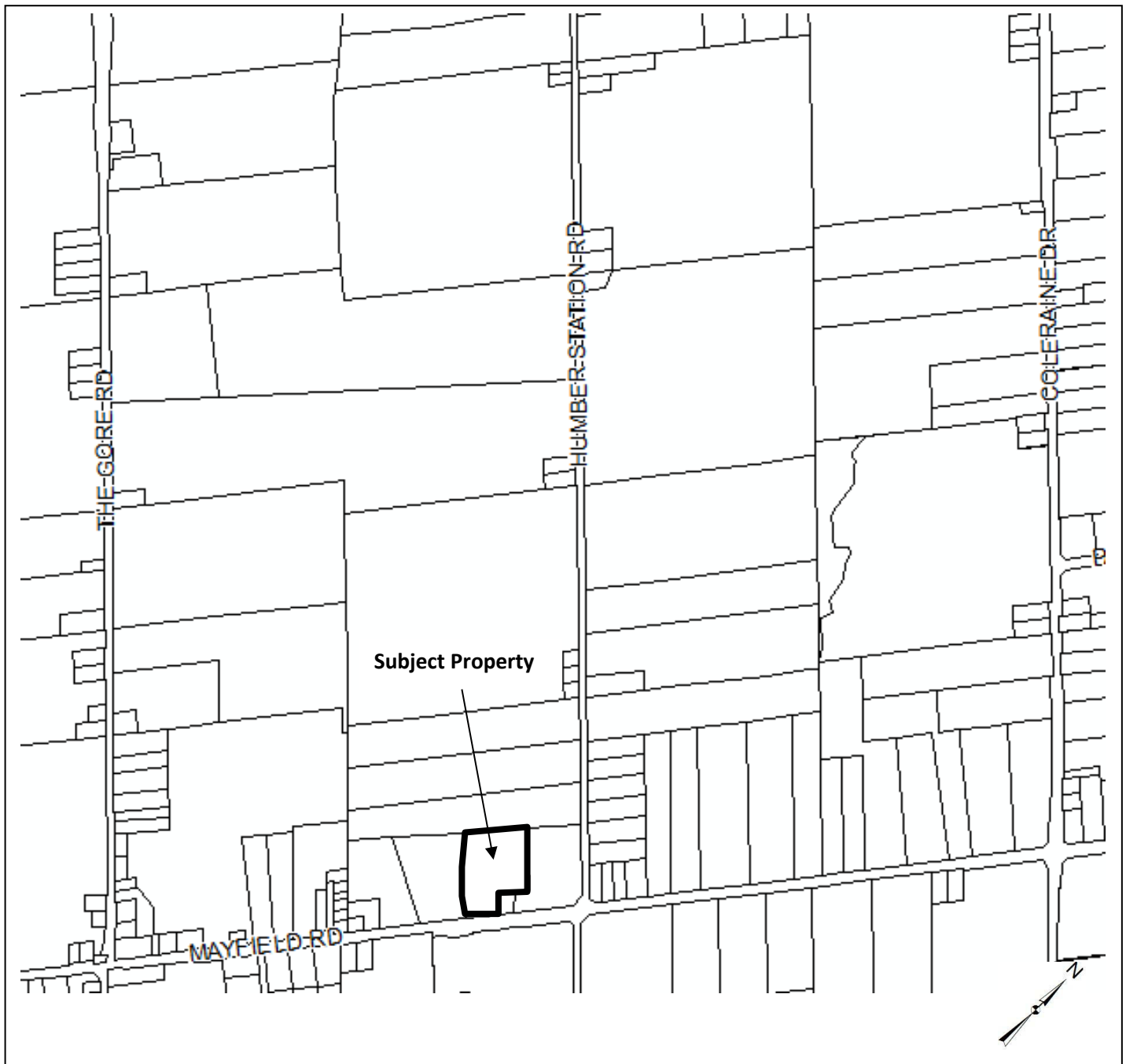
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### **Contact:**

For further information, please contact Stephanie McVittie, Senior Development Planner at 905-584-2272 ext. 4253 or [stephanie.mcvittie@caledon.ca](mailto:stephanie.mcvittie@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Site Plan



## Zoning By-law Application

**RZ 12-08**

**Weston Consulting**

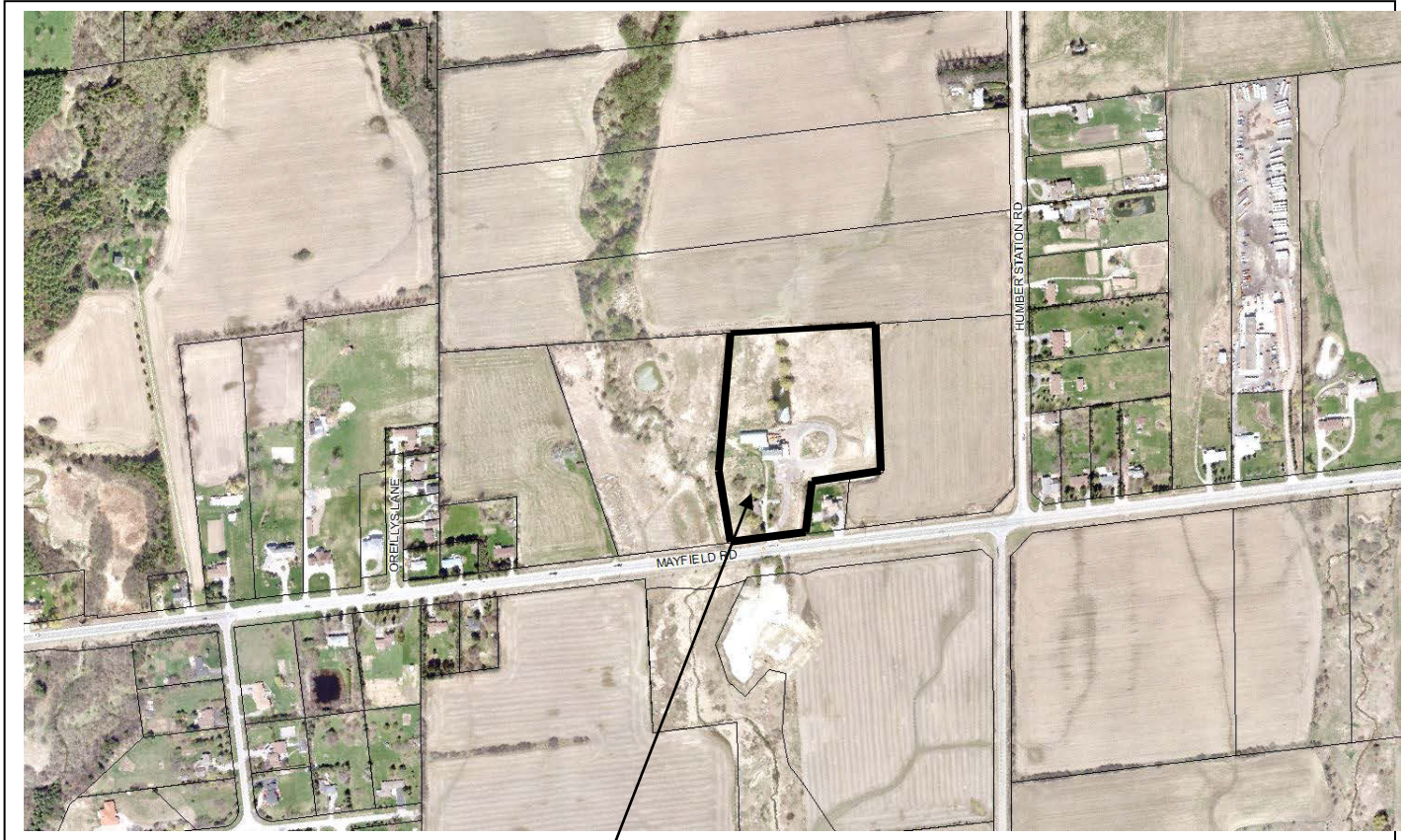
Part of Lot 1 Concession 4 (Albion)  
Town of Caledon  
Regional Municipality of Peel

## LOCATION MAP



Date: July 10, 2012

File No.: RZ 12-08



Subject Property



## Zoning By-law Application

**RZ 12-08**

**Weston Consulting**

Part Lot 1, Concession 4 (Albion)  
Town of Caledon  
Regional Municipality of Peel

## LOCATION MAP



Date: Feb. 17 2015

File No.: RZ 12-08



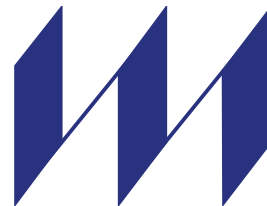
# 7904 Mayfield Road

## Tarpa Construction

### Proposed Temporary Use RZ 12-08

## Public Meeting

February 23, 2015



WESTON  
CONSULTING

planning + urban design

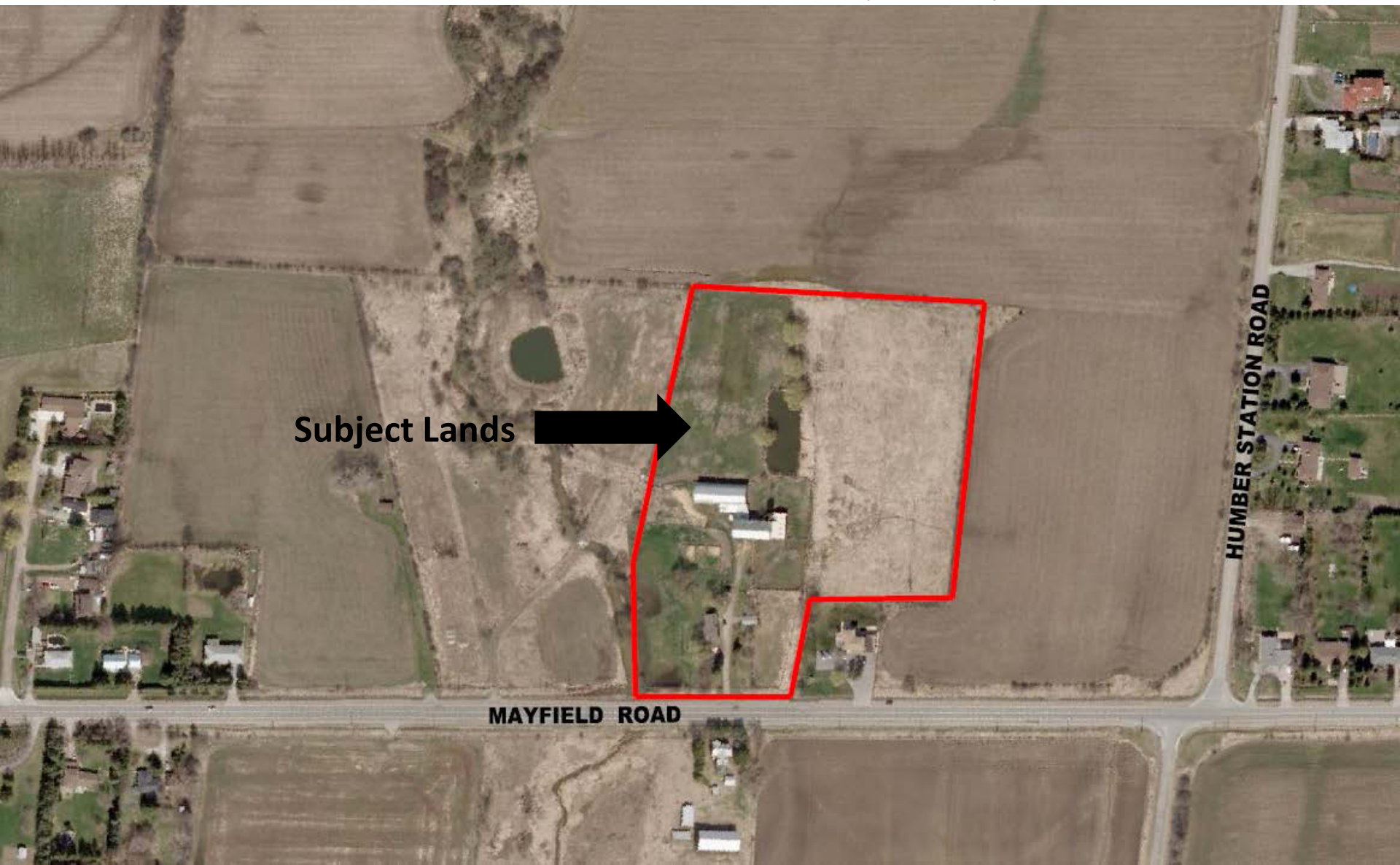


WESTON  
CONSULTING

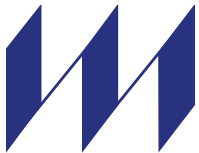
planning + urban design

7904 Mayfield Road  
Tarpa Construction

Site Area: 4,045 ha (9.995 ac)



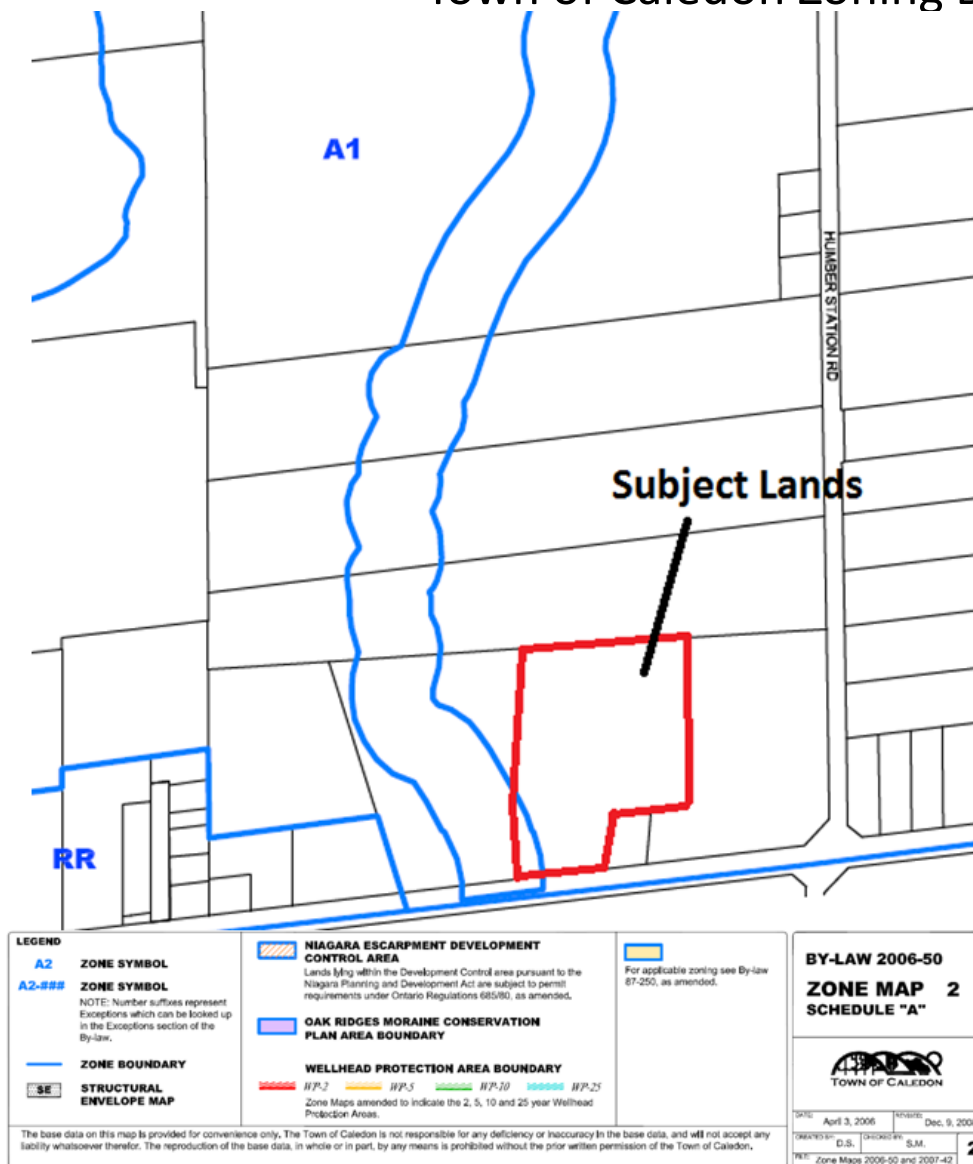


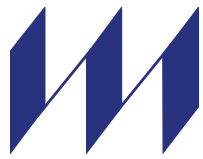


## Town of Caledon Zoning By-law 2006-50

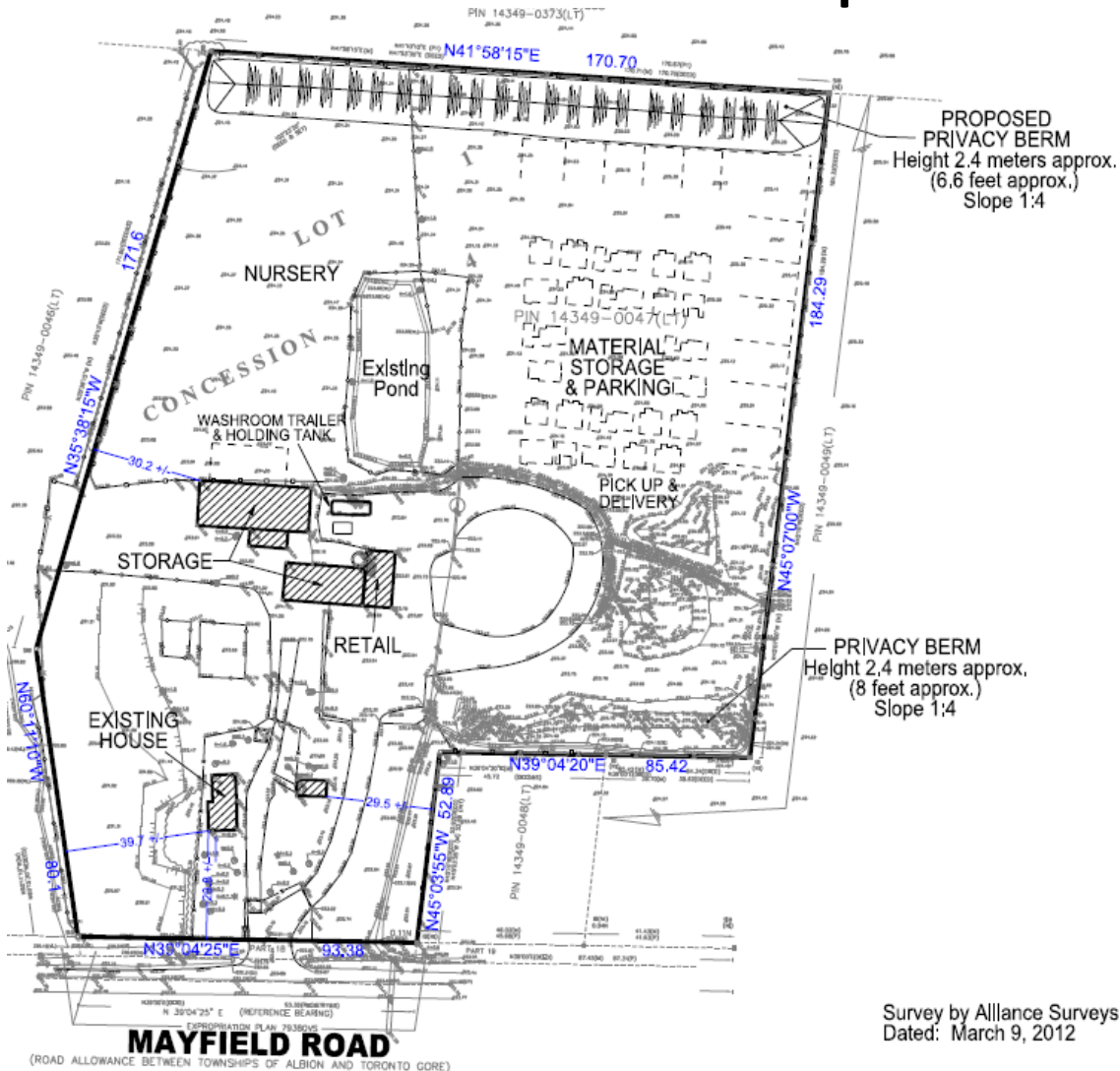
**Subject Lands:**  
**A1 “Agricultural”**

**EPA2**  
“Environmental Policy  
Area 2”





# Concept Plan



## Proposal:

- Temporary Use By-law to permit a commercial nursery and garden centre
- Period of 3 years
- Conversion of existing agricultural building
- Two Proposed Privacy Berms: 2.4m