



CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

Application for Proposed Official Plan Amendment POPA 17-04, Palgrave Estate Residential Community, Ward 4

Presentation by Bobby Gauthier, Senior Project Manager, WSP

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Presentation](#)

DELEGATIONS

STAFF REPORTS

Staff Report 2018-84	Proposed Zoning By-law Amendment, 1544216 Ontario Ltd., 12700 Regional Road 50, Ward 5
Staff Report 2018-83	Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, 2079618 Ontario Inc., Part of Lots 1, Concession 6 (Albion) designated as Part 4 on Plan 43R-32249, Simpson Road Ward 5
Staff Report 2018-77	Proposed Rogers Communications Telecommunications Tower, 18501 Mississauga Road, Ward 2
Staff Report 2018-76	Proposed Zoning By-law Amendment: Mayfield West Phase 2 Stage 1, Community-Wide Zoning Framework, Ward 2
Staff Report 2018-73	Proposed Zoning By-law Amendment, Cambium Farms Ltd., Proposed Wedding Venue Expansion, 81 Charleston Sideroad, Ward 1
Staff Report 2018-75	Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications, Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Airport Road, Ward 3
Staff Report 2018-65	Mayfield West Phase 2, Stage 2 Initiate Local Official Plan Amendment Process, Ward 2
Staff Report 2018-82	Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications, Villalago Residences Inc., 9023 5th Sideroad, Ward 5

RECOMMENDATIONS OF ADVISORY COMMITTEES

Heritage Caledon Report dated [June 11, 2018](#).

Planning and Development Committee has been requested to consider the following recommendations from Heritage Caledon:

REQUEST TO DEMOLISH A STRUCTURE ON A HERITAGE LISTED PROPERTY - 19721 MAIN STREET, ALTON (WARD 1)

That the owner's request to demolish and replace the rear addition of the house on the heritage listed property at 19721 Main Street, Alton, be supported.

CORRESPONDENCE

Memorandum

Memorandum from Paula Strachan, Senior Planner, Development/Urban Design, Community Services, dated June 26, 2018 re: [Prequalification of the Town's Control Architect Services](#)

ADJOURNMENT



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 legislative.services@caledon.ca.

Notice of Public Meeting Proposed Official Plan Amendment

FILE NUMBER(S): POPA 17-04

Community Involvement:

A Public Meeting will be held to consider proposed modifications to the Town of Caledon's Official Plan. This is your way to offer input and get involved.

Applicant and Location:

Applicant: Town of Caledon

Location: Palgrave Estate Residential Community, Ward 4

What are the Proposed Changes?

The purpose and effect of the proposed Amendment is to integrate refinements to the Palgrave Estate Residential Community land-use and development policies. The Amendment includes revisions to Section 7.1 of the Official Plan to update the development pattern, servicing, environmental and other policies. The purpose of the amendment is to implement the findings and outcomes of the Palgrave Estate Residential Community Policy Review, which involved consultation and input from the community and agencies.

Some of the key policy changes are summarized as follows:

- Revised servicing policies to clarify that development will take place on municipal water and private on-site individual septic systems;
- New guiding policies for appropriate cluster-style residential estate development;
- Clarification to the applicability of Minimum Distance Separation requirements; and
- Clarification to the consent policy;

The lands affected by this Amendment are located in the northeast corner of the Town of Caledon, situated east of Highway 50, south of Highway 9, west of Caledon King Town Line and north of Castlederg Side Road, as identified on Schedule G in Caledon Official Plan.

Additional Information

A copy of the proposed draft Official Plan Amendment, additional information and material about the policy review will be available to the public at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. or visit the project webpage at <https://www.caledon.ca/en/townhall/palgrave-estate.asp>.

How to Stay Informed:

For more information about this matter, including information about preserving your appeal rights, contact Legislative Services at Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6 or via email at legislative.services@caledon.ca.

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 legislative.services@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.



When and Where:

Tuesday June 26, 2018

Info Session: 6:00 p.m.

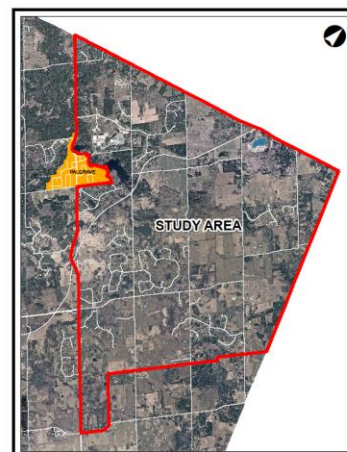
Public Meeting: 7:00 p.m.

Council Chamber, Town Hall,
6311 Old Church Road,
Caledon, ON L7C 1J6



Additional Information:

Contact Margherita Bialy,
Community Planner, Policy at
905.584.2272 x.4049 or
margherita.bialy@caledon.ca



Public Meeting Information Report

Community Services Department - Planning and Development

Public Meeting: June 26, 2018 at 7:00 pm in Council Chambers, Town Hall

Applicant: Town of Caledon

File No: POPA 17-04 Palgrave Estate Residential Community Policy Review

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, this Public Meeting is being held to present information to the public and Council about proposed modifications to the Caledon Official Plan to include revised secondary plan policies for the Palgrave Estate Residential Community. This meeting will enable the public and members of Council to provide input and enable staff and the Town's consultant (WSP) to answer questions about proposed policy modifications for the Palgrave Estate Residential Community Secondary Plan.

The proposed policy modifications are an outcome of the ongoing Palgrave Estate Residential Community Policy Review process, which has been ongoing since approximately April 2017. The proposed application is a Town-initiated amendment.

Staff and Council will not make a recommendation or decision on the proposed policy at this 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 Meeting(s). 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 Official Plan amendment proposal.

Property Location:

The Palgrave Estate Residential Community is an approximately 3,876 hectare area located in the north east portion of the municipality. The Palgrave Estate Residential Community is situated east of Highway 50, south of Highway 9, west of Caledon/King Town line and north of Castlederg Side Road.

Background

The planning policy framework for Palgrave Estate Residential Community began in the late 1970's. In 1979, the Palgrave Rural Estate Residential Study was completed by the Region of Peel, and was inclusive of an environmental analysis to consider constraints and landform characteristics, as well as analysis of servicing. This resulted in the identification of three policy areas, inclusive of areas that are best suited for rural estate residential; areas that are suitable but have some limitations; and areas that are unsuitable based on environmental constraints. The three policy areas included recommended development densities. This new, detailed policy framework was implemented by an amendment to the Town's Official Plan (Official Plan Amendment No. 5). Additional work was conducted in 1990 in association with an Official Plan Review, resulting in further refinement to the policy framework. This included reflection on the implementation of the policy framework completed through Official Plan Amendment No. 5, additional technical work (e.g., a groundwater study conducted in 1989), updated population projections, and analysis of other issues. The policies were further modified through the Town's implementation of the Oak Ridges Moraine Conservation Plan (Official Plan Amendment No. 226).



Public Meeting Information Report

Community Services Department - Planning and Development

Rationale for Palgrave Estate Residential Community Policy Review:

The Town of Caledon commenced a review and analysis of the policy framework for the Palgrave Estate Residential Community in April 2017. The purpose of the policy review was to evaluate the existing policy framework for managing growth, capitalizing on rural development opportunities and protecting and enhancing natural heritage features and water resources within the Palgrave Estate Residential Community. In addition, a review of the current official plan policies in relation to the recent Provincial planning policy changes was also undertaken.

Proposed Policy Modifications:

The proposed Official Plan amendment appended to this report as Attachment A contains specific, strategic policy revisions to strengthen, refine and clarify existing policies. In particular, the proposed amendments to the text and mapping will clarify and/or enhance the policies related to lot area, consent requirements, development form, servicing, natural environment, environmentally significant areas, parks and open space requirements. The proposed amendment conforms to the applicable Provincial policy.

Consultation:

In accordance with the *Planning Act*, the Notice of Public meeting was advertised in the Caledon Citizen and Caledon Enterprise newspapers on May 31, 2018.

On June 1, 2017, the consulting team (WSP) and Town Policy Planning and Sustainability held the first public information meeting and workshop. The meeting consisted of a presentation by WSP regarding the purpose of the review, the policy context, and some initial ideas about the scope and extent of anticipated changes to the policy framework. The meeting also included a question and answer session and a workshop. The workshop aimed at gathering an understanding of community planning values and issues. Participants had access to display boards set up around the perimeter of the room which gave a detailed review of background information, including study process, purpose and policy context. Approximately 150 participants attended the meeting. Input was also received through comment sheets (7 were submitted by participants).

On February 8, 2018, WSP and Town Policy Planning and Sustainability held a second Public Information Meeting. The meeting consisted of an Open House in which participants were able to review display boards and discuss the content and other questions with staff from the Town, Region and WSP. The content presented included a summary of the major policy issues and content that resulted from the analysis in Growth Analysis and Policy Options Report, including a summary of the key policy directions and proposed updates to the Official Plan.

The draft Official Plan Amendment attached as Schedule A is being circulated to provincial ministries, conservation authorities and interest groups including the Toronto and Region Conservation Authority, Nottawasaga Valley Conservation, Lake Simcoe Region Conservation Authority, and the Region of Peel for their comments.

Next Steps:

A final recommendation report and Official Plan Amendment will be brought forward to a future Council in 2019 for consideration.

If you wish to stay informed about the Official Plan amendment process described above, please contact



Public Meeting Information Report

Community Services Department - Planning and Development

the Community Planner as noted below.

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 proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation 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, or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted, 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 Margherita Bialy, Community Planner, Policy at 905-584-2272 ext. 4049 or margherita.bialy@caledon.ca.

Attachment:

- Schedule A: Proposed Official Plan Amendment

AMENDMENT NO. 252
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

(DRAFT FOR STATUTORY PUBLIC MEETING ON JUNE 26, 2018)

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20XX-XX

A By-law to adopt Amendment No. XX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

- 1. Amendment No. XX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this ____ day of _____, _____.

Allan Thompson, Mayor

Carey deGorter, Clerk

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this amendment.
- PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. 252 of the Town of Caledon Official Plan.

AMENDMENT NO. 252

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Secondary Plan policies for the Palgrave Estate Residential Community (Section 7.1) of the Town of Caledon Official Plan, to:

- a) Clarify policies for servicing to align with Regional requirements.
- b) Introduce a policy framework to guide cluster residential development in a manner appropriate for this community.
- c) Clarify the policies for consents, minimum distance separation formulae and other policies to appropriately reflect the planning intent for this unique community.
- d) Introduce various edits to clarify application submission requirements and introduce greater certainty in the development application process.
- e) Integrate other edits of a housekeeping nature.

Location:

The lands subject to this Amendment are inclusive of the entirety of the Palgrave Estate Residential Community, as currently delineated on Schedule G of the Town of Caledon Official Plan.

Basis:

This Amendment is an outcome of the Palgrave Estate Residential Policy Review, which was initiated in spring of 2017. The Review process, led by a consulting team, included consultation with Town staff, agencies, the public and other stakeholders to identify how the policy framework could be improved. A Discussion Paper was completed to identify potential issues and opportunities to improve the policy framework for the Palgrave Estate Residential Community. A growth analysis, identification of policy options and recommendations for policy modifications was undertaken and is detailed in the Growth Analysis and Policy Options Report. The analysis and consultation that has occurred through this process has identified the need for a range of mostly minor improvements to the policy framework, and recognizes that the overall policy framework and approach continues to be largely appropriate for guiding low-density development in the Palgrave Estate Residential Community.

Consultation:

June 1, 2017	Public Information Meeting #1
February 8, 2018	Public Information Meeting #2
June 26, 2018	Statutory Public Meeting as required by the <i>Planning Act</i>
Agencies	The draft policy has been circulated to the following for their comments: <ul style="list-style-type: none">- Clerk, Town of Caledon,

- Clerk, Region of Peel,
- Peel District School Board,
- Dufferin-Peel Catholic District School Board,
- Toronto and Region Conservation Authority,
- Nottawasaga Valley Conservation Authority,
- Lake Simcoe Region Conservation Authority,
- Enbridge,
- Canadian Pacific Railway,
- Ontario Power Generation Inc.,
- Hydro One Inc.,
- Clerk, King Township,
- Clerk, Township of Adjala-Tosorontio,
- Clerk, Township of New Tecumseth,
- Six Nations,
- Metis,
- Huron Wendat,
- Mississaugas of the New Credit,
- Ontario Ministry of Agriculture, Food and Rural Affairs,
- Ontario Ministry of Municipal Affairs,
- Ontario Ministry of Natural Resources and Forestry,
- Peel Federation of Agriculture,
- The Building Industry and Land Development Association, and
- Ontario Stone, Sand & Gravel Association.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. XX of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. The introduction to Section 7.1 - Palgrave Residential Estate Community is amended by replacing the word “a” after “Section 5.3” with the word “the,” replacing the words “has been” with the word “is” and removing the words “as outlined” in the first sentence.
2. The introduction to Section 7.1 - Palgrave Residential Estate Community is amended by deleting the second paragraph, beginning with “All plans of subdivision” and ending with “May 1980” in its entirety.
3. Section 7.1.1 - Definitions is amended by deleting 7.1.1 d) in its entirety and renumbering subsequent sections 7.1.1 e) through m) accordingly.
4. Section 7.1.2.4 is amended by replacing the word “Farming” with the words “The Town will encourage continued prosperity of agricultural uses and farming” and the section is further amended by deleting the words “as an interim land use” between the words “encouraged” and “in.”

5. Section 7.1.2.7 is amended by replacing “should” with “will”.
6. Section 7.1.2.8 is amended by adding the following new sentence to the end of the paragraph:
- “A visual impact assessment, prepared in accordance with Section 7.1.18.7, shall be required by the Town where development includes areas of high potential visual impact, particularly where structure envelopes are proposed on slopes exceeding 10%.”
7. Section 7.1.2.10 is amended by replacing the words “should be encouraged” with “and design is strongly encouraged”.
8. Section 7.1.2.13 is amended by adding the text “in accordance with the policies of this Plan” to the end of the sentence.
9. Section 7.1.2.15 is amended by adding the following wording to the end of the paragraph after the word “addressed:”
- “through the development application review process.”
10. Section 7.1.2.18 is amended by deleting the words “and by the prevailing population policies in the Plan” at the end of the paragraph.
11. Section 7.1.3.2 is amended by deleting the word “and” between the words “Official Plan” and “the implementing” and adding a comma after “Official Plan.”
12. Section 7.1.3 - General Development Policies is amended by adding new Sections 7.1.3.4 and 7.1.3.5 as shown below, and renumbering all subsequent sections within Section 7.1.3 accordingly, ending with 7.1.3.7:
- “7.1.3.4 Estate residential development shall take the form of rural, traditional estate developments consisting of single detached units on large lots, or in the form of cluster estate residential development, which may consist of single detached, semi-detached or townhouse dwelling units. Semi-detached and townhouse dwelling units will only be permitted in the form of a cluster estate residential development in accordance with the policies of this Plan, particularly the policies outlined in Section 7.1.7.4.
- 7.1.3.5 The Town will encourage applicants to consider cluster estate residential development as an alternative to traditional large lot estate residential development, in the interest of encouraging a greater range of potential unit types and reduced development impact. In particular, this form of development is appropriate in areas where there are significant environmental constraints and lands designated EZ (Schedule I) that would limit the potential for a rural, traditional estate residential development.”
13. The renumbered Section 7.1.3.6 (previously Section 7.1.3.4) is amended by adding the words “cluster estate residential uses,” after the words “rural estate residential uses” in fourth line of the first paragraph. The section is further amended by replacing the word “licencing” with the words “licenced (existing)” before the words “extractive industrial uses” in the final sentence of the first paragraph. The section is further amended by adding “cluster estate residential uses,” following the text “rural estate residential uses,” in the second paragraph. A period is added to the end of the second paragraph. The text “(as may be modified through detailed study in accordance with Section 7.1.9.2)” is added following the words “Schedule I” in the final paragraph the Section.

14. The renumbered Section 7.1.3.7 (previously Section 7.1.3.5) is deleted in its entirety and the subsequent section beginning with “Apartments-in-houses” is renumbered to 7.1.3.7.
15. The heading of Section 7.1.5 – Development Pattern is amended by replacing the heading text “Development Pattern” with “Policy Areas.”
16. Section 7.1.5.1 is amended by deleting the words “existing and committed estate residential plans of subdivision and” following the words “It also recognizes.”
17. Section 7.1.5.2 is amended by inserting the words “including cluster residential development” at the end of the sentence.
18. Section 7.1.5.3 is amended by inserting the words “including cluster residential development” before the words “at lower densities.”
19. Section 7.1.5.4 is amended by inserting the words “and cluster residential development,” in the first line, following the words “estate residential development” and replacing the words “Notwithstanding the development pattern depicted on Schedule G” with “Development” at the start of the second sentence.
20. Section 7.1.5.5 is amended by replacing the word “the” with the word “a” between the words “until the time of “and “ten (10) year review” and by adding the words “as contemplated by the *Oak Ridges Moraine Conservation Act, 2001.*” at the end of the paragraph.
21. Section 7.1.6.1 is amended by adding the words “and/or plan of condominium,” following the words “plan of subdivision” in the first line, replacing the words “from plan of subdivision to plan of subdivision” in the third line with the words “from one development proposal and/or application to another,” by adding the word “the” after the word “For” and adding the word “the” between the words “determining” and “maximum,” in the third sentence, and by adding the words “and/or units” between the words “number of lots” and “calculations shall be rounded” in the second sentence.
22. Section 7.1.6.2 is amended by replacing “7.1.11.3” at the end of the sentence with “other applicable policies of this Plan.”
23. Section 7.1.6.3 is amended by deleting the number “7.1.11.3” at the end of the sentence and replacing it with “other applicable policies of this Plan.”
24. Section 7.1.6.4 is amended by deleting the number “7.1.11.3” at the end of the sentence and replacing it with “other applicable policies of this Plan.”
25. Section 7.1.6.10 is amended by adding the text “/development” after the word “subdivision” in the second line.
26. Section 7.1.7 - Lot Area is amended by adding the words “and Development Form” to the section heading after “Lot Area.”
27. Renamed Section 7.1.7 – Lot Area and Development Form is amended by deleting the provisions of the Section in their entirety and replacing them with the following:
 - “7.1.7.1 Estate residential plans of subdivision or condominium will not be permitted on holdings of less than 10 hectares (24.7 acres) except where development of a smaller parcel would complete development of a half township lot or immediately contiguous developable area.
 - 7.1.7.2 Lot areas and dimensions must reflect the topographic and environmental characteristics of the site in accordance with the

policies of Section 7.1.9. Lot areas larger than the minimum applicable in a Policy Area will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area.

7.1.7.3 The following policies for minimum lot area will apply to traditional rural residential estate developments that proceed by way of a plan of subdivision to provide single detached dwellings on large lots:

- a) The minimum net lot area for residential uses in Policy Area 1 will be 0.45 of a hectare (1.1 acres).
- b) The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.6 of a hectare (1.5 acres). Where EZ 1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered, subject to the application meeting all other applicable policy.
- c) Lands within Policy Area 4 shall not be included in new lots except where such a lot contains an existing dwelling that is being included in the plan of subdivision or plan of condominium or where lots are created in accordance with the applicable provisions of Section 7.1.17, and shall be retained as contiguous open space blocks, either in public or private ownership. Where such open space blocks are established, the lands shall be subject to appropriate agreements/restrictions that ensure they are protected from development in perpetuity.
- d) EZ 1 and ponds may be included within a lot but no part of these features may be included in the calculation of net lot area.
- e) Land inside a regional floodline will not normally be included as part of a lot and will not be counted in the calculation of net lot area.
- f) The minimum net lot area for residential uses will be 0.6 of a hectare (1.5 acres) where part of the lot is in Policy Area 1 and part in Policy Area 2 or 3 except, where a smaller net lot area is being considered in accordance with Section 7.1.7.3 b).
- g) Subdivisions with average net lot areas substantially larger than the minimum permitted in the applicable Policy Area will be encouraged.
- h) A variety of lot sizes in a plan of subdivision will be encouraged.

7.1.7.4 The following policies for lot area and configuration of development will apply to cluster-style residential estate developments, which may consist of single detached dwellings, semi-detached dwellings or townhouse dwellings, which may be proposed as part of a plan of subdivision and/or plan of condominium:

- a) There shall be no specific minimum lot size requirements applicable to each individual lot or dwelling unit in a cluster estate development proposal. However,

the number of units shall be in accordance with the Density policies of Section 7.1.6 and any density bonus awarded in accordance with Section 7.1.9.2. Further, the minimum individual lot/unit sizes as well as the form and configuration of development areas shall be subject to the standards and guidelines established by the Ministry of the Environment and Climate Change or its designated agents for the provision of septic systems, in accordance with the policies for servicing (7.1.8).

- b) Cluster development shall be located within portions of the subject lands which are suitable in terms of its topography and environmental characteristics, in accordance with the policies of Section 7.1.9.
- c) The implementing zoning by-law will establish a limitation on the number of attached dwellings permitted within one building. This shall generally be a maximum of four attached dwelling units.
- d) The implementing zoning by-law will establish minimum separation distances between buildings to create privacy between units while contributing to the rural character of the Palgrave Estate Residential Community. The separation distance shall generally be at least 10.0 metres, except in specific circumstances as warranted by limitations on lot configuration or other similar reasons. Larger separation distances are encouraged.
- e) A mix of unit types will be encouraged within a development."

28. Section 7.1.8.1 is amended by adding the words "or unit" after "Every lot" in the first sentence. The section is further amended by replacing the word "must" after "subdivision with "and condominium shall", and by adding the word "individual" after the word "private" in the first sentence.

29. Section 7.1.8.2 is deleted in its entirety and subsequent sections are renumbered accordingly, ending with Section 7.1.8.13.

30. The renumbered Section 7.1.8.2 beginning with the words "An applicant for an estate residential plan of subdivision" is amended by adding the words "and/or condominium" after the words "plan of subdivision" in the first sentence and deleting all the words after "provincial guidelines" in the final sentence and replacing them with "and the Town of Caledon's engineering standards."

31. Section 7.1.8 - Servicing is amended with the addition of a new Section 7.1.8.3 and the renumbering of subsequent sections accordingly:

"7.1.8.3 Every lot and unit in an estate residential plan of subdivision or condominium shall be serviced with municipal water services. New private individual wells shall not be permitted as part of an estate residential plan of subdivision or condominium."

32. Section 7.1.8.4, beginning with "Municipal water service" is amended with the deletion of the word "will" and its replacement by the word "shall."

33. Section 7.1.8 - Servicing is amended with the addition of a new Section 7.1.8.5 and renumbering of subsequent sections accordingly:

"7.1.8.5 Communal septic or wastewater treatment and communal well systems shall not be permitted."

34. The renumbered Section 7.1.8.8 beginning with the words “Communal wells will normally be required” is deleted in its entirety and subsequent sections renumbered accordingly.
35. The renumbered Section 7.1.8.9 beginning with the words “Estate residential plans of subdivision” is amended with the addition of the words “and/or condominium” followings the words “plan of subdivision” in the first sentence.
36. The renumbered Section 7.1.8.12 beginning with the words “The Town encourages” is amended by replacing the words “a consideration of sewage treatment strategies and” following the words “be limited to,” with the words “anticipated phasing or timing of Regional water services.” The section is further amended with the deletion of the words “Palgrave communal” between the words “expanding the” and “water supply system.”
37. The renumbered Section 7.1.8.13 beginning with the words “Policies regarding municipal road” is deleted in its entirety and the subsequent section renumbered accordingly.
38. Section 7.1.9.1 a) is amended by deleting the text “*(Note: these areas were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186” well as the entirety of the “Explanatory Note” text at the end of Section 7.1.9.1 a).
39. Section 7.1.9.1. c) is amended by deleting the words “and EZ 2” in the first line and by adding the following sentence at the end of the paragraph:

“The Town may require zoning EZ 2 in a separate classification in the implementing Zoning By-law to ensure the use of the land conforms to the policies of this Plan.”
40. Section 7.1.9.3 is amended by adding the words “or condominium” after “plan of subdivision” in the first sentence. The following new sentence is inserted after the first sentence:

“The location and extent of the Structure Envelope for all types of development shall be in accordance with the policies of this Plan, including requirements for maintaining EZ 1 and EZ 2 and avoiding steep slopes.”
41. Section 7.1.9.3 is further amended by adding the following text after “lot grading” at the end of the of the sentence beginning with “The Structure Envelope” in the first paragraph: “, as determined through the application of the policies of this Plan for maintaining environmental features, topography and other considerations.”
42. Section 7.1.9.3 is further amended by replacing the word “house” with “dwelling” in the last sentence of the first paragraph and replacing “structure envelope” with “Structure Envelope” at the end of this sentence.
43. Section 7.1.9.3 is further amended by adding “for single detached dwellings on rural estate plans of subdivision” after the text “Structure Envelopes” in the first sentence of the second paragraph.
44. Section 7.1.9.3 is further amended by adding the following new paragraph at the end of this section:

“This Plan does not establish a range for the size of Structure Envelopes in relation to a plan of condominium or plan of subdivision for a cluster estate residential development, as the appropriate structure envelope size may vary depending on the proposed types of dwelling units. However, the Structure Envelope shall be suitably sized to accommodate the dwelling(s), all necessary lot grading, soil absorption area for sewage disposal, driveways, and any accessory uses and

amenity spaces as may be appropriate in the context of the development proposal.”

45. Section 7.1.9 – Environmental Policies is amended with the addition of a new Section 7.1.9.4 and renumbering of subsequent sections accordingly:

“7.1.9.4 The proposed dwelling locations as shown within the Structural Envelope will be located and sized to provide for sufficient outdoor amenity areas in the rear and side yards.”

46. The renumbered Section 7.1.9.7 (previously Section 7.1.9.6) beginning with the words “Plans of Subdivision” is amended by replacing the section in its entirety with the following:

“7.1.9.7 Plans of subdivision and plans of condominium shall be designed such that the layout of roads, services, lots and structural envelopes establish large, contiguous open space blocks which provide continuous connections between EZ 1 areas, to the greatest extent practical.

47. The renumbered Section 7.1.9.8 (previously 7.1.9.7) is amended by replacing the word “inside” with the words “below the” and replacing the word “within” with “below the” in the first sentence.

48. The renumbered Section 7.1.9.8 (previously 7.1.9.7) is further amended by adding the words “and the” between the words “the Town” and “Ministry of Natural Resources,” and deleting the words “and Toronto and Region Conservation Authority” at the end of the sentence.

49. The renumbered Section 7.1.9.9 (previously Section 7.1.9.8) is deleted in its entirety and subsequent sections renumbered accordingly.

50. Section 7.1.9.10 is amended by replacing the words “structure envelopes” with “Structure Envelopes” in the first sentence and replacing “7.1.9.5” with “7.1.9.6.”

51. Section 7.1.9.11 is amended with the addition of the following sentence following the end of the paragraph:

“In all cases the permitted slope for Structure Envelopes shall also be in accordance with the Ontario Building Code, as may be updated from time to time, as may be applicable to buildings, structures and/or the septic system and leaching bed.”

52. Section 7.1.9.12 is amended with the addition of the words “that is” between the words “development” and “suitably,” and with deletion of the words “protected, managed or reforested,” with the words “enhanced through reforestation or other appropriate planting.”

53. Section 7.1.9.12 is further amended with the addition of the following sentence following the end of the paragraph:

“For clarity, areas that are currently forested or are required to be protected in accordance with the policies of this Plan shall not be eligible to be counted for density bonusing. The eligible lands shall consist only of lands that are proposed to be reforested and/or planted in a manner that exceeds the requirements of all applicable policies.”

54. Section 7.1.9.14 is amended by replacing the word “Management” with “Planting” in two instances, between the words “Environmental” and “/Reforestation” and by the deletion of the words “Toronto and Region” at the end of the paragraph.

55. Section 7.1.9.14 is further amended by replacing “7.1.18.9” with “7.1.18.10.”

56. Section 7.1.9.15 is deleted in its entirety and replaced with the following:

“7.1.9.15 Implementation of the Environmental Planting/Reforestation Plan, including related measures to manage impacts from construction activity, shall be addressed as part of conditions of approval and/or implementing agreements.”

57. Section 7.1.9.16 is deleted in its entirety and replaced with the following:

“7.1.9.16 Requirements for protecting, managing and dedicating lands proposed to be reforested shall be addressed as conditions of approval for the plan of subdivision / condominium.”

58. Section 7.1.9.17 is amended by replacing the word “lots” after “bonus” with “units” in the first line. The section is further amended by replacing the word “lots” after “bonus” with “units” at the end of the first sentence.

59. Section 7.1.9 is amended with the addition of a new Section 7.1.9.19 immediately following Section 7.1.9.18 and the renumbering of all subsequent sections accordingly.

“7.1.9.19 To ensure that natural features included within private property are appropriately protected or maintained by the future homeowner, the Town may require restrictive covenants to be registered on title, the use of educational tools, or other appropriate measures. The Town will work with the Conservation Authorities to develop a strategy, programs or appropriate measures to advance this policy.”

60. The renumbered Section 7.1.9.21 (previously 7.1.9.20) beginning with the words “The fire resistance” is amended by adding the word “vegetation” between the words “existing” and “and” on the first line.

61. The renumbered Section 7.1.9.22 (previously 7.1.9.19) beginning with the word “Developers” is amended by adding the following sentence at the end of the paragraph:

“The Town will consult with the applicable Conservation Authority to identify educational programs to support implementation of this policy.”

62. The renumbered Section 7.1.9.23, beginning with “Backyard wildlife”, is deleted.

63. The renumbered Section 7.1.9.26 beginning with “Prior to final approval” is amended by adding the words “in consultation with the Conservation Authority” at the end of the paragraph.

64. The renumbered Section 7.1.9.27 beginning with “New ponds” is amended by deleting the word “and” between the words “Policy Area 4” and “EZ 1” in the second line.

65. The renumbered Section 7.1.9.28 beginning with “Stormwater management facilities” is amended by replacing word “lots” following the word “bonus” in the with the word “units” in the last sentence.

66. The renumbered Section 7.1.9.30 beginning with “A buffer” is amended by replacing the word “lots” after “bonus” with the word “units” in the last sentence.

67. The renumbered Section 7.1.9.33 is amended by deleting the words “Toronto and Region,” between the words “the” and “Conservation Authority.”

68. The renumbered Section 7.1.9.34 is amended by deleting the word “lots” following the word “bonus” in the fifth line and replacing it with the word “units.”

69. The renumbered Section 7.1.9.38 is amended by deleting the words “Toronto and Region” between the words “the” and “Conservation Authority” and by adding the word “the” between the words “and” and “Town of Caledon” in the last sentence.
70. The renumbered Section 7.1.9.39 is amended by replacing “7.1.9.6.b” following the word “Section” and replacing it “7.1.9.7 b).”
71. The renumbered Section 7.1.9.42 is amended by adding the words “and the placement of fill” between the words “cut” and “for” on the first line, and adding the words “or condominium,” between the words “subdivisions” and “will”.
72. The renumbered Section 7.1.9.48 is amended by deleting the word “area” between the words “zoning” and “by-law”.
73. Section 7.1.10 is amended by adding the word “Conservation” to the section heading, following the word “Energy.”
74. Section 7.1.10.1 is amended by adding the words “energy efficient homes” between the words “wind buffers,” and “and energy conservation devices.”
75. Section 7.1.11.4 is amended by deleting the words “Regional Archaeologist of the,” between the words “the” and “Ministry of Tourism”.
76. Section 7.1.11.5 is amended by adding the words “Policy Area 4,” between the words “in” and “EZ 1” in the first sentence.
77. Section 7.1.12.1 is deleted and replaced with the following:
- “7.1.12.1 The implementation of a well-linked network of trails and cycling routes within the Palgrave Estate Residential Community shall be an objective of the Town to promote activity and connectivity in a manner suitable to the estate residential context. Opportunities to enhance a trail network within the Palgrave Estate Residential Community and to identify connections beyond the Palgrave Estate Residential Community shall be explored by the Town as part of its Trails Master Plan, in consultation with the Conservation Authorities and other agencies, to identify and promote linkages between trails.”
78. Section 7.1.12 - Open Space and Recreation is amended by adding new Section 7.1.12.2 and renumbering all subsequent sections accordingly:
- “7.1.12.2 Linkages with regional trail systems and adjacent open space systems will be developed in accordance with the Town of Caledon’s Trails Master Plan, where required by the Town. Such linkages will be passive in nature and shall be developed in an environmentally sound manner through consultation and coordination with the appropriate agency. Any such required trails shall be dedicated to the Town in accordance with the provisions of the *Planning Act*.”
79. The renumbered Section 7.1.12.3 (previously 7.1.12.2) is amended by replacing the word “may” with the word “shall” and by adding “, to the satisfaction of the Town” at the end of the first paragraph.
80. The renumbered Section 7.1.12.4 (previously 7.1.12.3) is amended by replacing the words “environmental management or reforestation of” with “reforested/replanted” in the first sentence, by replacing the word “management” following the word “environmental” with the word “planting” and by adding the word “/planting” between the words “reforestation” and “of such land.”

81. The renumbered Section 7.1.12.8 (previously 7.1.12.7) is amended by adding the words “the size of the proposed development, and the” between the words “upon” and “availability” in the first sentence and deleting the second sentence in its entirety.
82. The renumbered Section 7.1.12.9 (previously 7.1.12.8) is amended by adding the words “Where required,” at the start of the paragraph.
83. The renumbered Section 7.1.12.10 (previously 7.1.12.9) is amended by deleting the word “Management” between the words “Environmental” and “/Reforestation” and replacing it with the word “Planting,” by replacing the number “42” following the word “EZ” with the number “2” and by deleting the word “should” in the second sentence and replacing it with the word “shall.”
84. The renumbered Section 7.1.12.13 (previously 7.1.12.12) beginning with “Additional land may be required” is deleted in its entirety.
85. Section 7.1.13.1 is deleted and the subsequent sections of 7.1.13 are renumbered accordingly.
86. The renumbered Section 7.1.13.3 (previously 7.1.13.4) is deleted.
87. Section 7.1.14.2 is amended by replacing “7.1.9.42” with “7.1.9.43.”
88. Section 7.1.14.4 is amended by replacing “Right-of-Ways” with “rights-of-way” between the words “reasonable” and “to.”
89. Section 7.1.14.12 is amended by replacing the words “to be located” in the first sentence with the word “permitted,” by deleting the word “or” following the words “Policy Area 4” in the first sentence, and by replacing the word “lots” at the end of the paragraph and replacing it with the word “units.”
90. Section 7.1.14.13 is amended by replacing the text “and run with the title of all properties” with “title for all new lots and dwellings” in the first sentence. The section is further amended by replacing the text “right of ways” with “rights-of-way” after the word “railway, replacing the text “right of ways” with “rights-of-way” after the word “highway” and replacing the text “right-of-ways” with “rights-of-way” after the text “presence of these” in the first sentence. The section is further amended by replacing “Conditions of Draft Approval” with “conditions of draft plan of subdivision or draft plan of condominium approval” at the end of the second sentence.
91. Section 7.1.14.14 is amended by deleting the words “right of way” and replacing it with the words “right-of-way,” and by adding the words “or guidelines” following the word “criteria.”
92. Section 7.1.14.16 is amended by deleting the words “right of way” and replacing it with the words “right-of-way,” by ending the first sentence after the words “30 metres” and starting a new sentence with “Uninhabitable” and by deleting the word “accepted” at the end the of the sentence and replacing it with the word “permitted.”
93. Section 7.1.14.17 is amended by deleting “the provisions of” following “the provisions of.”
94. Section 7.1.15.1 is amended by adding the word “Existing” at the start of the sentence, prior to the word “extractive” and by deleting the word “development” and replacing it with the word “uses.”
95. Section 7.1.16 is amended by deleting the heading “Agricultural” and replacing it with the heading “Agriculture and Community Gardens.”
96. Section 7.1.16.1 is amended by adding the words “or condominium” at the end of the sentence, following the word “subdivision.”

97. Section 7.1.16 - Agriculture and Community Gardens is amended with the addition of a new section 7.1.16.2 and renumbering of subsequent sections accordingly:

- “7.1.16.2 A community garden shall be permitted within a plan of subdivision or plan of condominium, provided:
- a) The community garden is designed for the exclusive use by residents of the development;
 - b) The community garden use is located within an identified Structure Envelope as shown on the plan of subdivision / condominium in accordance with the policies of this Plan; and
 - c) The community garden use is suitably zoned in the Zoning By-law with appropriate standards for access, the location of accessory structures and to ensure the community garden is used by residents of the development and not intended for commercial purposes.”

98. Section 7.1.16.3 is amended by deleting the words “Formula in the Agricultural Code of Practice” at the end of the paragraph and replacing them with the words “Formulae, as published by the Province and as may be updated from time to time.”

99. Section 7.1.16 - Agriculture and Community Gardens is amended with the addition of a new section 7.1.16.4 and renumbering of subsequent sections accordingly:

- “7.1.16.4 It is not intended that Minimum Distance Separation Formulae will apply to new residential plans of subdivision or condominium. However, the Town will require the calculation of Minimum Distance Separation and may require warning clauses to be registered on title where proposed residential uses are located adjacent to or within proximity of livestock uses, as calculated through the application of Minimum Distance Separation Formulae, as published by the Province and as may be updated from time to time.”

100. The renumbered section 7.1.16.6 (previously 7.1.16.4) beginning with “Subject to” is amended by replacing “7.1.16.3” with “7.1.16.5”.

101. Section 7.1.17.1 is deleted and replaced with the following:

- “7.1.17.1 Consents for residential purposes will generally not be permitted, except in accordance with the circumstances described below. Residential development is intended to proceed by way of a plan of subdivision and/or plan of condominium. Consents within the Palgrave Estate Residential Community will only be permitted for legal or technical matters, including:
- a) Consents required to facilitate a proposed plan of subdivision or condominium development;
 - b) Consents to facilitate creation or adjustments of easements or rights-of-way; and
 - c) Minor legal lot boundary adjustments or title corrections.”

102. Section 7.1.17 - Consents is amended by deleting Sections 7.1.17.2 and 7.1.17.3 in their entirety.

103. Section 7.1.18.1 is amended by replacing “7.1.18.11” in the first sentence of the second paragraph and replacing it with “7.1.18.12,” by deleting the third paragraph, and by adding the following sentence at the end of the new third paragraph, following the word “requirements:”

“In support of this work it is expected that field investigations will be undertaken to inform delineation of natural features and other information as required.”

104. Section 7.1.18.1 is further amended by deleting the words “an environmental or other consultant” in the first sentence of the fourth paragraph and replacing them with the words “a consultant (peer reviewer).”

105. Section 7.1.18.2 h) is amended by deleting the word “It” at the start of the second paragraph and replacing it with the words “The map”.

106. Section 7.1.18.2 k) is amended by deleting three instances of the words “Environmental Management” and replacing each with the words “Environmental Planting,” adding the words “or plans of condominium,” following the word “subdivisions” in the first sentence and by adding the word “Planting” between the words “Environmental” and “/Reforestation” in the second sentence. The section is further amended by replacing the word “lots” with “units” after the word “bonus” in the second sentence.

107. Section 7.1.18.3 – Geotechnical/Hydrogeological Investigations is amended by deleting the words “and must be approved by the Town” in the first sentence of the second paragraph.

108. Section 7.1.18 – Draft Plan Application Requirements is amended with the addition of a new Section 7.1.18.7 and renumbering of all subsequent sections:

“7.1.18.7 Visual Impact Assessment

A visual impact assessment will be prepared if required by Section 7.1.2.8 to address:

- a) Identification of the potential visual impact on viewsheds based on proposed structure envelopes and slopes and their relationship to the road network, trails and other public lands;
- b) Mitigation measures including recommended building heights, zoning/guidelines, reforestation, etc.; and
- c) Demonstration that the development will have no negative impacts on views.”

109. The renumbered Section 7.1.18.9 is amended by adding the following sentence at the end of the existing paragraph:

“The report shall assume an appropriate minimum typical average estate dwelling size to the satisfaction of the Town and Conservation Authority.”

110. The renumbered Section 7.1.18.10 is amended by deleting two instances of the words “Environmental Planning”, in the heading and at the end of the paragraph, and in both instances replacing them with the word “Environmental Planting.” Additionally, the word “/planting” is added following the word “reforestation” in the first sentence.

111. Section 7.1.19.3 is amended by deleting the word “M.N.R.” and replacing it with the words “Ministry of Natural Resources and Forestry.”

112. Section 7.1.19.4 is amended by deleting the second paragraph of this section (beginning with “Where a golf course”).
113. Section 7.1.19.5 is amended by deleting the word “subdivision” and replacing it with the words “residential development associated with the golf course”.
114. Section 7.1.19.6 is amended by deleting the word “communal”.
115. Section 7.1.19.7 is amended by deleting the word “communal”.
116. Section 7.1.19.9 is amended by deleting the final sentence, starting with the words “Minimum lot size” and replacing it with the following sentence:

“The policies for minimum lot sizes and other design considerations under Section 7.1.2 shall apply.”
117. Section 7.1.25 – Communal Sewage Treatment System is deleted in its entirety.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



Town of Caledon

Palgrave Estate Residential Community **Policy Review and Update**

Statutory Public Meeting – June 26, 2018

Presentation Outline

1. Purpose
2. Process and Consultation
3. Key Policy Recommendations
4. Conclusions & Next Steps

What is the Purpose of this Project?

- To review and update the land use planning policy for the Palgrave Estate Residential Community (PERC) in consideration of:
 - 2017 Provincial Plans
 - Public and Stakeholder Consultation

Study Area

The Study Area
excludes the Village
of Palgrave.

CASTLEDERG SDRD

Palgrave
Palgrave
Estate
Residential
Community

HIGHWAY 50

HIGHWAY 9



Project Timeline and Process

Timing	Step
June 1, 2017	Public Info. Meeting #1
June 2017	Discussion Paper
Summer 2017	Growth Analysis & Policy Options
Feb. 8, 2018	Public Info. Meeting #2
Spring 2018	Growth Analysis & Policy Options Report
Spring 2018	Draft Official Plan Amendment
June 26, 2018	Statutory Public Meeting
Summer 2018	Finalize Report, OPA
Early 2019	Council Adoption

We are here

Public Open House #1

- Held on June 1, 2017
- Approximately 150 participants
- Presentation, open house, Q&A and workshop
- Focus was on gathering issues & opportunities to inform updates to the PERC policies

What We Heard

- Interest in how the PERC is planned, its population and growth
- Value rural feel, natural heritage, trails, open space
- Developers needs to pay for their infrastructure
- Land use compatibility
- High speed internet
- Clarity about Regional servicing policy (connections – optional or required)
- Minimize through traffic
- Connectivity
- Maintain character

Public Open House #2

- Held on Feb. 8, 2018
- Approximately 50 participants
- Open house format
- Consultation on analysis, growth/land supply review and policy directions

What We Heard

- Lots of continued interest in the planning and development process
- Interest in ongoing development applications
- Many one-on-one discussions with residents and interested developers
- Continued to express desire to maintain the character of the community

Deliverables

1. Background Analysis Report

- What are the issues and opportunities?
- Summary of Public Information Meeting #1

2. Policy Options and Growth Analysis

- What are the options to revise the OP, to address the issues & opportunities?
- What will growth look like in the PERC and can it be accommodated?
- Summary of Public Information Meeting #2
- Zoning recommendations

3. Official Plan Amendment

- Implementation of proposed policy directions

Highlights of Analysis

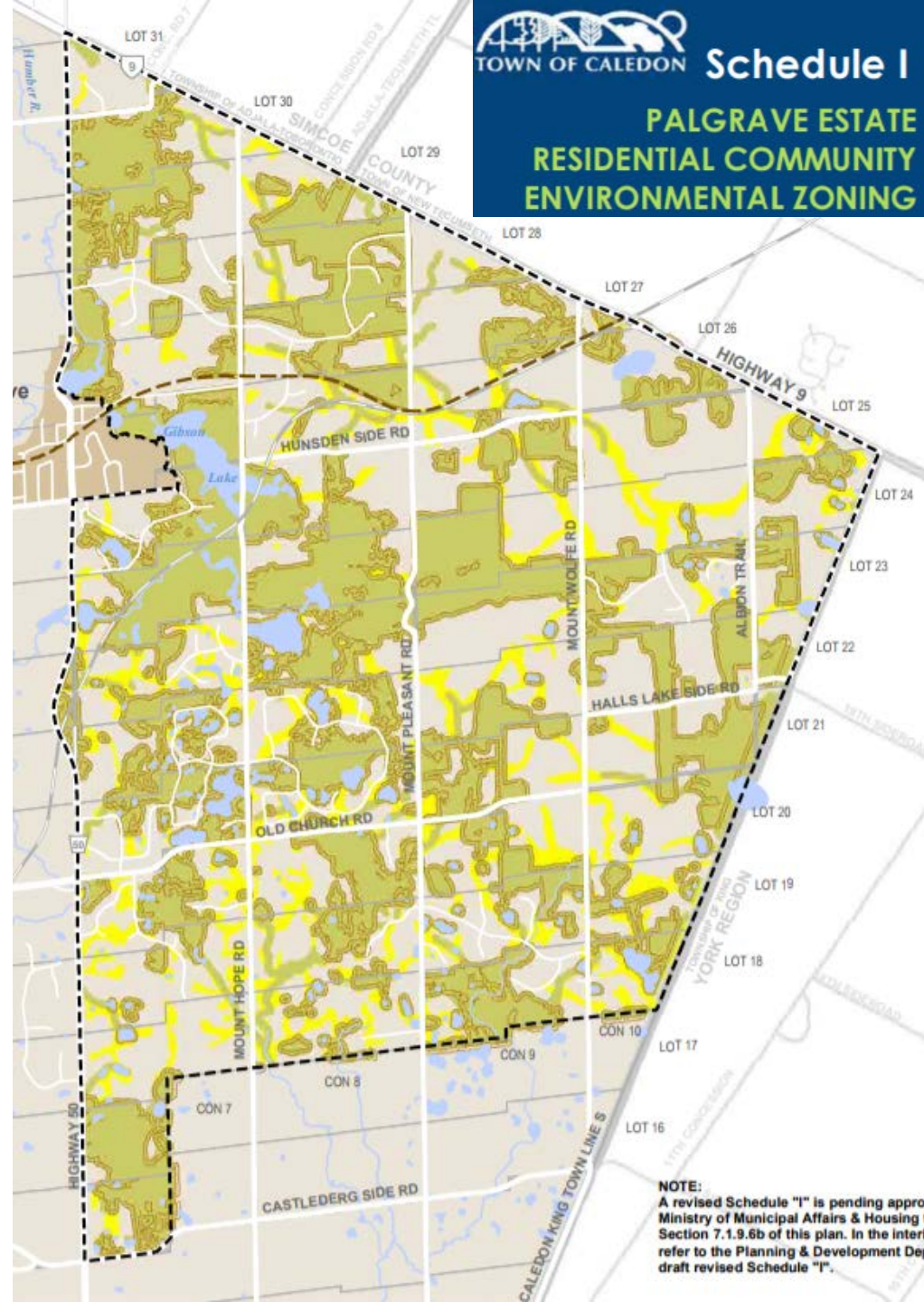
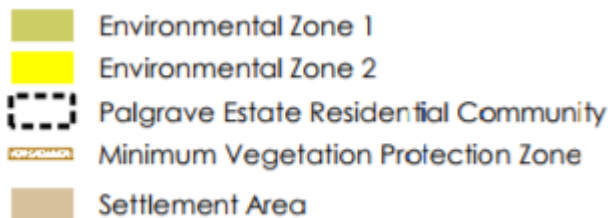
- The current policy framework is effective
 - Highly detailed policy guidance
- Sufficient land supply to accommodate growth in the Town's planning horizon (2031)
 - Estimate land supply being utilized by 2040 - 2050
- Overall intent of Provincial policy is unchanged
 - Province continues to permit development on partial services in the PERC

Summary of Key Policy Changes

- Introduced a policy framework to guide cluster estate residential uses
- Zoning recommendations in the Policy Options & Growth Analysis Report (for future consideration)
- Update to servicing policies
- Minor refinements based on Town and agency input (Region, TRCA)

Schedule Updates

- An update to Environmental Zone areas (Schedule I) based on recent development applications & Provincial data
 - This map can be updated/modified without amending the Official Plan
 - Updated as required through development application process



Conclusions

- Purpose of this meeting is to obtain formal input on the proposed Official Plan Amendment
- We will finalize the documents based on input received
- Council adoption in early 2019

Staff Report 2018-84

Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Zoning By-law Amendment, 1544216 Ontario Ltd.,
12700 Regional Road 50, Ward 5

Submitted By: Cristina Di Benedetto, Community Planner, Development,
Community Services

RECOMMENDATION

That the By-law attached as Schedule B to Staff Report 2018-84 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from General Commercial Exception 515 (C-515) to permit a Medical Centre.

REPORT HIGHLIGHTS

- The applicant submitted an application for a Zoning By-law Amendment on December 1, 2016 which was then deemed complete on December 12, 2016 to permit a Medical Centre in keeping with the Town's Official Plan policies.
- The By-law proposes to rezone the lands to a site specific General Commercial zone to permit an additional commercial use and create site specific zone standards.
- A formal Public Meeting was held on April 18, 2017 in accordance with the requirements of the *Planning Act* and the comments derived from the circulation and Public Meeting has been considered.
- Planning staff is of the opinion that the proposal is consistent with provincial documents, and meets the general purpose and intent of the Region of Peel Official Plan and the Town of Caledon Official Plan.

DISCUSSION

The purpose of this Report is to provide planning rationale in support of staff's recommendation to seek Council enactment of the proposed Zoning By-law Amendment and permit the proposed development.

Subject Lands

The subject property is municipally known as 12700 Regional Road 50 and is located on the west side of Regional Road 50 north of McEwan Drive in Bolton. Refer to Schedule A – Location Map, attached. The property is approximately 1.03 ha (2.55 ac) in size. The property currently has a Hotel, Drive through Restaurant and vacant Pad "A" for the proposed development. The surrounding land uses are primarily commercial to the north, east and south and industrial to the west.

Background

The applicant submitted a Zoning By-law Amendment application in December 2016 in support of the proposed development. In response to internal staff and agency review comments, the applicant made various revisions to support their proposal to permit a Medical Centre and site specific zone provisions.

Proposed Zoning By-law Amendment

The applicant is proposing to rezone the lands from General Commercial Exception 515 (C-515) to General Commercial Exception 515 (C-515). Refer to Schedule B – Draft Zoning By-law Amendment, attached. Pursuant to the definition of medical Centre in the Town's Zoning By-law, a Medical Centre is an establishment having as the main use a clinic, which may include an optometrist with or without an accessory optician. Such medical centre may include a restaurant, one pharmacy and a medical laboratory only, but shall not include a hospital.

The proposed Zoning By-law Amendment permits a Medical Centre in keeping with the Town's Official Plan policies

The proposed Zoning By-law Amendment also identifies site specific standards relating to:

- Reduced setbacks from lot lines
- Restrictions on the maximum height provisions to be in keeping with the surrounding area and land uses
- Reduced Required Parking Spaces
- Reduced Delivery Space Requirements

Planning Review

Documents that have been considered by the Town in its review of the subject application include the Provincial Policy Statement 2014, Places to Grow: Growth Plan for the Greater Golden Horseshoe (incorporated into the Town's Official Plan), Region of Peel Official Plan and the Town's Official Plan, in addition to comments and recommendations provided by internal departments and external agencies.

Provincial Policy Statement, 2014

The Provincial Policy Statement ("PPS") contains policies with respect to promoting efficient development and land use patterns to accommodate a range and mix of employment needs (including industrial and commercial). Pursuant to Section 1.3, the PPS directs the Town to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses as well as opportunities for a diversified economic base through maintaining sites which support a wide range of economic activities and ancillary uses to meet the needs of existing and future businesses. The PPS also speaks to optimizing the use of land and resource by making effective use of existing public infrastructure and services.

The addition of commercial-related uses will promote economic development by providing an appropriate range of commercial uses that support and enhance the surrounding industrial and commercial area. The uses will assist in servicing those living and working in the community by providing additional resources.

Staff is of the opinion that the proposed development is consistent with the Provincial Policy Statement, 2014.

Growth Plan ("Growth Plan") for the Greater Golden Horseshoe (2013 Consolidation)

The Growth Plan contains policies with respect to managing growth, build complete communities and fostering employment growth in appropriate locations within the Built-up Area. Section 2.2.2 outlines that population and employment growth will be accommodated by directing a significant portion of new growth to the Built-up areas of the community through intensification. All municipalities will develop and implement through their official plan policies to achieve and encourage intensification generally throughout the built-up area.

Further, Section 2.2.5 outlines that economic development and competitiveness in the Growth Plan will be promoted by making more efficient use of existing employment areas and vacant or underutilized employment lands. To increase employment densities and aligning land use planning with economic development goals and strategies to retain, attract investment and employment. The proposed addition of commercial-related uses will encourage currently underutilized space on the subject lands to become occupied and promote development and investment into this site to further service the Bolton area.

Staff is of the opinion that the proposed development is consistent with the Growth Plan for the Greater Golden Horseshoe 2013.

Region of Peel Official Plan

The proposed development is located within the Rural Service Centre of Bolton as shown on Schedule D of the Region of Peel Official Plan.

Pursuant to Section 5.4.3.1.4, the Rural Service Centres provide opportunities for a wide range of goods and services for those living and working in the Rural System. Section 5.4.3.2.1 identifies that the Rural Service Centre is a location for growth providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.

The proposed additional uses to be permitted on the subject lands are in keeping with the intent of the Regional Official Plan. The uses will provide opportunities for a wide range of goods and services for those living and working in the Rural Service Centre. A further range of commercial and community services will be a benefit to those living and working in the Rural System.

Staff is of the opinion that the proposed development is consistent with the goals and objectives for Rural Service Centres as set out in the Regional Plan.

Town of Caledon Official Plan

The subject lands are designated Precinct Area G on Schedule “C-6”, Bolton Community Shopping Centre Commercial Area within the Town’s Official Plan.

The boundaries of the Bolton Community Shopping Centre Commercial Area are illustrated on Schedule “C-6” of the Town’s Official Plan. These lands shall function as a commercial shopping centre for large-scale retail facilities that will service the community.

The precinct areas provide site-specific policies regarding permitted uses, floor space and site development for the individual sites or areas within the designation. Pursuant to Section 5.10.4.5.7.16.7, this precinct includes two sites: a site occupied by an existing bank and the adjacent property (the adjacent property being the subject lands). On the site occupied by the bank (Toronto Dominion Bank), a financial office shall be the only permitted use.

On the site adjacent to the bank (the adjacent site being the subject lands), offices and other commercial uses including Non Food Retail Sales (NFRS) are be permitted. New development will be designed comprehensively with the adjacent bank site. The proposed Medical Centre is complimentary to the existing permitted uses on the subject site and the design is compatible with the adjacent Financial Institution contributing the Bolton Community Shopping Centre Commercial Area.

Further, the Medical Centre reflects the intention of the Town’s Official Plan policies as it will contain a business office and provide complimentary retails uses to service and support the Bolton area.

Consultation

The subject application was circulated to external agencies and internal departments for review and comment. As per Schedule C – Comment Sheet, attached, comments from agencies and departments have been addressed and there is support for the proposed zoning of the lands. Detailed site design is currently being addressed through the processing of the current Site Plan Application (SPA 16-72).

In accordance with the *Planning Act*, a Notice of Application and 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 March 23, 2017.

A statutory Public Meeting was held in accordance with the requirements of the *Planning Act* on Tuesday, April 18, 2017. The following questions and comments were raised at the Public Meeting:

Comment: Concerns were expressed relating to parking requirements and the proposed reduction.

Response: The applicant has provided a Traffic Impact Study and Parking Study in support of the application. Region and Town staff found the studies are in support of the proposed development acceptable.

The parking requirements as set out in the Town's Zoning By-law include:

- Medical Centre (1, 564.7 m² of Net Floor Area) = 95 Spaces
- Restaurant and Drive Through Facility (173 m² of Net Floor Area) = 8 Spaces
- Hotel (based on number of rooms and assembly space) = 101 Spaces

Given the above, the proposed Medical Centre along with the existing uses requires a total of 204 parking spaces; whereas the applicant is proposing 148 spaces.

The analyst that authored the Traffic Impact and Parking Study analyzed the existing land use characteristics, times of the day the uses are in operation, the peak times, the peak season of the uses, parking supply and associated time the parking was utilized and consumption over various seasons. The study provided a result that the proposed 148 spaces is sufficient and can accommodate the existing peak parking demand plus the additional spaces required for the proposed Medical Centre.

Comment: Concerns were expressed relating to similarity and proximity of use and their ability to retain medical practitioners.

Response: The proximity and retention of medical practitioners is a matter to be addressed by individual business and property owners.

Application Revisions

The applicant modified the application to reflect minor revisions to the zoning standards to reflect parking provisions as it relates to a Business Office. This is a minor revision to what was presented at the Public Meeting. Accordingly, staff consider the changes to not require further notice and therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.

FINANCIAL IMPLICATIONS

For property tax purposes, this property is currently assessed as Commercial (\$8.2 million CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$61,500. As at June 19, 2018, the property tax account is determined to be current.

If the proposed development were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.

Future developments would be subject to Town of Caledon development charges as per By-law No. 2014-054, or as amended, and currently at \$38.87 per m2 of added non-industrial space.

Any development would also be subject to Region of Peel development charges, currently \$211.56 per m2 of added non-industrial space. Also applicable would be development charges for Education, currently \$10.87 per m2 of added non-industrial space.

The Development Charges comments and estimates above are as at June 19, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

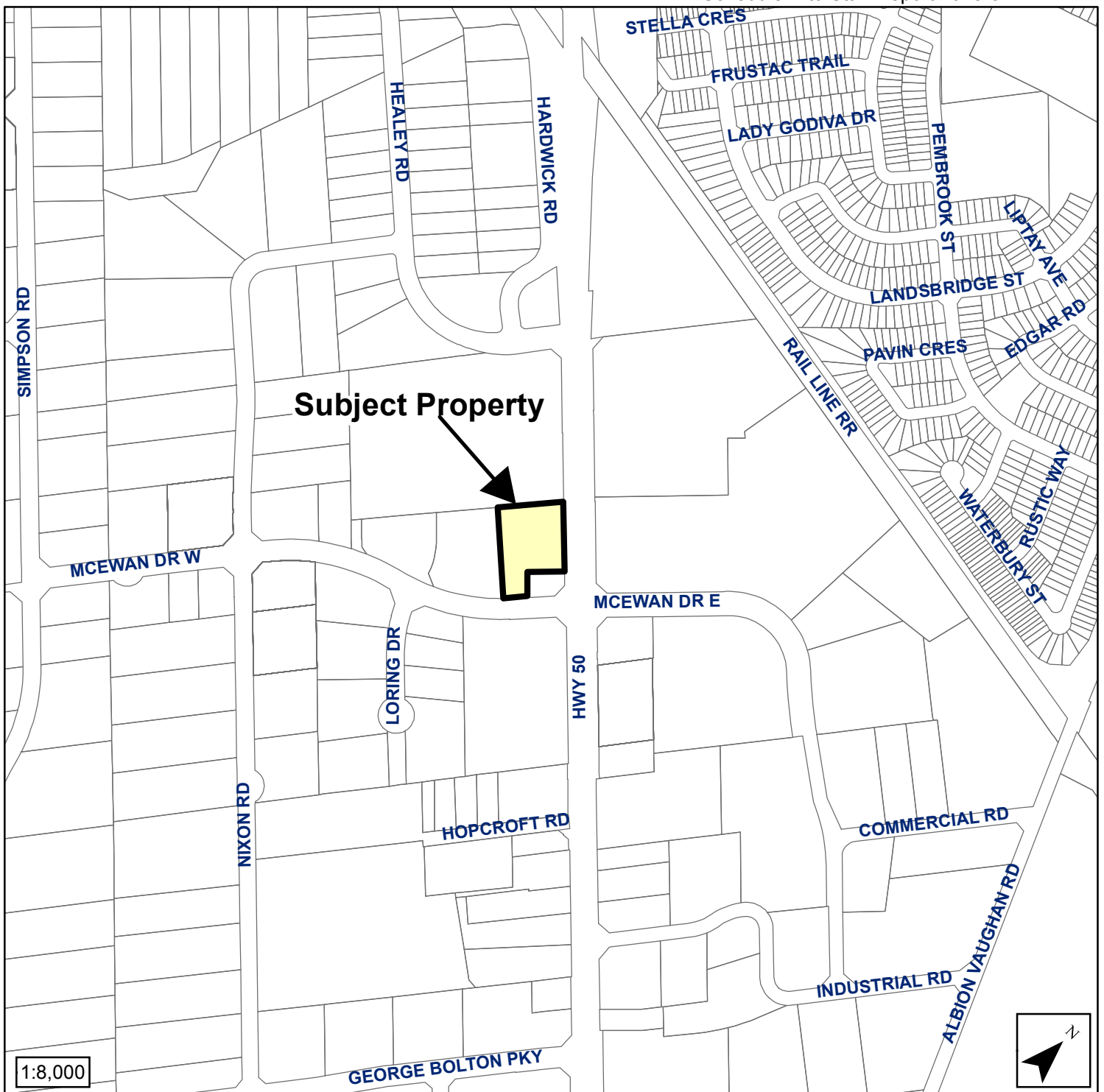
COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

- Customer Service: To adopt an innovative approach that adapts to the changing needs and expectations of our community while supporting best practices.
- Growth: To plan for complete communities under the growth plan.

ATTACHMENTS

Schedule A - Location Map
Schedule B - Draft By-law & Schedule
Schedule C - Comment Sheet



Applications for Zoning By-law Amendment

RZ 16-15
1544216 Ontario Ltd.

LOCATION MAP



Date: June 7, 2018

File No.: RZ 16-15

12700 Regional Road 50
 Part Lot 4 Concession 6 (ALB)
 Designated as Parts 1,2,3,4,9 & 10 on RP 43R34893

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2018-XXX

A By-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 4, Concession 6 (Albion), designated as Parts 1, 2, 3, 4, 9 and 10 on 43R-34893, Town of Caledon, Regional Municipality of Peel, municipally known as 12700 Regional Road 50

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 4, Concession 6 (Albion), designated as Parts 1, 2, 3, 4, 9 and 10 on 43R-34893, Town of Caledon, Regional Municipality of Peel, for commercial purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. By deleting the existing C-515 row of Table 13.1 and replacing it as follows:

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
C	515 (By-law 2018-XXX)	<ul style="list-style-type: none">- <i>Business Office</i>- <i>Clinic</i>- <i>Drive-Through Service Facility (13)</i>- <i>Dry Cleaning or Laundry Outlet</i>- <i>Financial Institution</i>- <i>Fitness Centre</i>- <i>Grocery Store (5)</i>- <i>Hotel</i>- <i>Laundromat</i>- <i>Medical Centre</i>- <i>Merchandise Service Shop</i>- <i>Personal Service Shop</i>- <i>Place of Assembly</i>- <i>Place of Entertainment</i>- <i>Private Club</i>- <i>Restaurant</i>- <i>Retail Store</i>- <i>Sales, Service and Repair Shop</i>- <i>Training Facility</i>- <i>Video Outlet/Rental Store (3)</i>	<p><i>Yard, Front</i> (minimum) 9m</p> <p><i>Yard, Rear</i> (minimum) 6m</p> <p><i>Yard, Interior Side</i> (minimum) 4m</p> <p><i>Yard, Exterior Side</i> (minimum) 3m</p> <p><i>Building Height</i> (maximum)</p> <p>(a) to roof of <i>hotel</i> 18m</p> <p>(b) to parapet of <i>hotel</i> 21.5m</p> <p>(c) to roof of <i>medical centre</i> or <i>business office</i> 12m</p> <p>(d) to top of <i>medical centre</i> or <i>business office</i> parapet 15.5m</p> <p>(e) all other <i>buildings</i> 10.5m</p> <p><i>Planting Strip Locations & Widths</i> (minimum)</p> <p>(a) adjacent to McEwan Drive 3m</p> <p>(b) adjacent to Regional Road 50 3m</p> <p><i>Parking Area Location</i></p> <p>Notwithstanding any other provision of this By-law, <i>parking spaces</i> shall be setback a minimum of 1.2m from any <i>building</i> or <i>structure</i>.</p> <p><i>Parking Spaces</i> (minimum)</p> <p>(a) <i>Restaurant</i> or <i>Financial Institution</i> 1 per 23m² of net floor area or portion thereof</p> <p>(b) <i>Hotel</i> 1 per guest room</p> <p>(c) <i>Medical Centre</i> or <i>Business Office</i> 1 per 36 m² of net floor area or portion thereof</p>	

			<p>Delivery Spaces (minimum) 2 spaces per lot</p> <p>Drive-Through Service Facility Requirements Site Plan Approval is required for the establishment of any <i>drive-through service facility</i>.</p> <p>Permitted Number of Drive-Through Service Facilities (maximum)</p> <table><tr><td>(a) for a <i>restaurant</i> use</td><td>1</td></tr><tr><td>(b) for a <i>financial institution</i> use</td><td>1</td></tr></table> <p>Queuing Spaces and Lanes <i>A minimum of six (6) queuing spaces plus one (1) queuing space for each point of service delivery is required</i></p> <p><i>Queuing lanes shall be clearly delineated by a curbed barrier and shall not block or interfere with any driveway, parking space, loading space or delivery space.</i></p> <p><i>A minimum of 1.5m wide planting strip is required on both sides of a queuing lane except where the lane is adjacent to a building.</i></p>	(a) for a <i>restaurant</i> use	1	(b) for a <i>financial institution</i> use	1
(a) for a <i>restaurant</i> use	1						
(b) for a <i>financial institution</i> use	1						

READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS 10th DAY OF July, 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk

COMMENT SHEET

Committee of the Whole (PD) Date: June 26, 2018

PIM Date: April 18, 2017

Prepared: June 5, 2018

Lead Planner: Cristina Di Benedetto

Ext. 4064

Proposed Zoning By-law Amendment

544216 Ontario Ltd., 12700 Regional Road 50, Part Lot 4, Concession 6 (Alb) designated as Parts 1, 2, 3, 4, 9 and 10 on 43R-34893, Ward 5

**West of Regional Road 50, north of McEwan Drive
File Number: RZ 16-15**

The following comments were received regarding the above-noted file.

EXTERNAL AGENCY COMMENTS

Bell Canada

Comments: No comments received.

Canada Post – January 10, 2017

Comments: No objection to the Zoning By-law amendment. The business will receive mail through a lockbox assembly in the general area and as such, Canada Post does not wish to impose any conditions.

Enbridge Gas – December 20, 2016

Comments: Enbridge Gas Distribution does not object to the proposed application and reserves the right to obtain any blanket easements as required, should any changes occur in the alignment of grade of the future road allowances or for temporary gas pipe installations pertaining to construction, all associated costs are the responsibility of the applicant.

Hydro One – December 21, 2016

Comments: Hydro One has no objections. Please ensure that all underground locates are obtained prior to excavation, no open trenching within 1.5 metres of Hydro poles and/or anchors, maintain 1 metre clearance from Hydro One Plant if trenchless horizontal drilling, owner is responsible to address all conflicts with Hydro One Plan and request conflict corrections through appropriate channels, and any grade changes are brought to the attention of Hydro One and addressed prior to commencing work.

Peel District School Board

Comments: No comments received.

Dufferin Peel Catholic District School Board – January 3, 2017

Comments: No objection, comments or issues with this application.

Rogers Communication – December 13, 2017

Comments: No concerns.

Region of Peel – June 7, 2018

Comments: Regional Staff have no concerns with the Zoning By-law Amendment. All other comments pertaining to encroachment, traffic, engineering, servicing etc. will be addressed through the Site Plan Application.

Ontario Power Generation

Comments: No comments received

Municipal Property Assessment Corp.

Comments: No comments received.

Ontario Provincial Police (Caledon Detachment)

Comments: No comments received.

GO Transit

Comments: No comments received.

TOWN OF CALEDON – DEPARTMENT COMMENTS

Community Services, Development Section, Urban Design – March 26, 2018

Comments: Urban Design staff has no further concerns with the proposed Zoning By-law Amendment, the remainder of the comments pertain to the elevations and lighting which will be reviewed under the Site Plan Application process.

Community Services, Open Space Design, Landscape – March 12, 2018

Comments: Open Space Design staff has no concerns with the proposed Zoning by-law Amendment. Revised landscape plans are required to address landscape requirements which will be reviewed under the Site Plan Application process.

Corporate Services, Legislative Section, Accessibility – March 14, 2018

Comments: No concerns.

Corporate Services, Legal Services –April 13, 2018

Comments: No concerns.

Finance & Infrastructure, Traffic – March 22, 2018

Community Services, Building Services Section, Building – April 19, 2018

Comments: No concern with the proposed Zoning By-law Amendment. The proposed development will be reviewed under the Ontario Building Code through the review of the Building Permit application.

Community Services, Building Services Section, Signage – April 18, 2018

Comments: No concerns.

Community Services, Development Section, Engineering – March 13, 2017

Comments: Engineering staff has no concerns with the Zoning By-law Amendment. All other comments pertaining to revised cost estimates and site plan are to be addressed through the site plan application.

Community Services, Fire and Emergency Services – February 21, 2017

Comments: No concerns.

Finance and Infrastructure Services, Finance – June 8, 2018

Comments: For property tax purposes, this property is currently assessed as Commercial (\$8.2 million CVA).

If the proposed development were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.

Future developments would be subject to Town of Caledon development charges as per By-law No. 2014-054, or as amended, and currently at \$38.87 per m² of added non-industrial space.

Any development would also be subject to Region of Peel development charges, currently \$211.56 per m² of added non-industrial space. Also applicable would be development charges for Education, currently \$10.87 per m² of added non-industrial space.

The Development Charges comments and estimates above are as at June 8, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

Finance and Infrastructure Services, Engineering Services – February 16, 2017

Comments: No concerns.

Finance and Infrastructure Services, Transportation – March 22, 2018

Comments: No concerns.

Community Services, Policy and Sustainability Section, Heritage – February 17, 2017

Comments: No concerns.

Community Services, Policy and Sustainability, Policy – February 16, 2017

Comments: No concerns.

Development Section, Zoning – June 7, 2018

Comments: No concerns.

Staff Report 2018-83

Meeting Date: June 26, 2018

Subject: Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, 2079618 Ontario Inc., Part of Lots 1, Concession 6 (Albion) designated as Part 4 on Plan 43R-32249, Simpson Road Ward 5

Submitted By: Cristina Di Benedetto, Community Planner, Development, Community Services

RECOMMENDATION

That the By-law attached as Schedule B to Staff Report 2018-83 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to remove a site-specific Holding Symbol ("H11") from the subject lands which will permit the intended development of industrial-related uses.

REPORT HIGHLIGHTS

- The applicant, 2079618 Ontario Inc., is proposing to construct two separate industrial-related buildings on lands located on the west side of Simpson Road and the east side of Simpson Road south of Parr Boulevard. Each lot was created by a natural severance with the construction and creation of the Simpson Road extension.
- By-law 2008-123 contains a site-specific Holding Symbol ("H11") restriction which prohibits future development until all conditions specified by the By-law have been satisfactorily fulfilled. The conditions for the removal of this Holding ('H') Symbol relate to the road allowance for the extension of Simpson Road being in ownership by the Corporation, the road and all the municipal services have been installed and the road allowance has been declared a public highway.
- On August 9, 2016, the applicant submitted an application to remove the site-specific Holding Symbol ("H11") from the subject lands and provided documentation demonstrating how the related conditions for removing this Holding ('H') Symbol have been fulfilled.
- The application and supporting documents were circulated to the Region of Peel and Town staff for review and comment to determine if the conditions specified in the site-specific Holding Symbol ('H11') have been satisfactorily cleared. Staff from the Region and the Town has advised that the documentation submitted in support of the application to remove the Holding ('H') Symbol from the subject lands is satisfactory.
- The Region and Town staff have no objections to the Town's enactment of a Zoning By-law Amendment to remove the site-specific Holding Symbol ("H11") from the subject lands. The remainder of the proposal will be reviewed through detailed-design of the site and implemented through the Site Plan Approval process (SPA 11-82).

- Legal Services brought forward a By-law (BL 2018 – 52) to dedicate, establish and name certain roads as part of a public highway which was passed on June 5, 2018 Town Council Meeting.

DISCUSSION

The purpose of this report is to recommend Council enactment of the proposed Zoning By-law amendment which will remove a Holding (“H”) Symbol restriction from the subject lands.

Subject Lands

The subject lands are approximately 3.29 hectares (8.13 acres) in area and are located on the east and west side of Simpson Road, south of Parr Boulevard, Bolton. Refer to Schedule “A” – Location Map, attached to this report. The subject lands are currently used for industrial purposes and the surrounding sites consist of primarily industrial uses.

Proposed Zoning By-law Amendment

The applicant is proposing to remove the Holding (“H”) in order to facilitate development on the subject lands. Refer to Schedule “B” – Draft Zoning By-law Amendment, attached. The Serviced Industrial Holding 11 (MS-H11) and Serviced Industrial Exception 467 Holding 11 (MS-467-H11) are subject to the Special Standard with regard to the use of the lands, until such time as the Holding Symbol is removed, the lands that are zoned MS-H11 and MS-467-H11 shall not be used for any purpose other than the use which legally existed on such lands on the effective date of this By-law.

Through SPA 11-82, the applicant is proposing to construct one (1) industrial building to be constructed on each parcel that fronts on Simpson Road. Prior to finalizing the Site Plan Application, the applicant is required to pass an amending by-law to remove the Holding (“H”) Symbol.

Background

The applicant submitted Zoning By-law Amendment (File: RZ 16-09) to the Town in August, 2016 to facilitate the proposed development described above. Following a review and commenting as per Schedule “C” – Comment Sheet, attached, comments from agencies and departments have been addressed and there is support for the proposed Lifting of the Holding (“H”) Symbol of the lands.

Planning Review: Conditions to Remove the Holding (“H”) Symbol

On August 9, 2016 the applicant (Bessant Pelech Associates Inc., on behalf of 2079618 Ontario Inc.) submitted a Zoning By-law Amendment application (File: RZ 16-09) to remove the site-specific Holding Symbol ('H11') restriction from the subject lands. This application was deemed complete on August 16, 2016 and was circulated to pertinent internal Town departments and external public agencies for review and comment. An analysis of the clearance of the conditions for the removal of this Holding Symbol ('H11') is provided below:

With respect to the lands zoned MS-H11 and MS-467-H11, the Holding “H” Symbol shall not be removed until such time as:

- 1. The Road Allowance for the extension of Simpson Road through the lands that are zoned MS-H11 and MS-467-H11 is owned by the Corporation;*

Legal Services staff finalized the transfer of this portion of Simpson Road to the Town on June 1, 2018, therefore this portion of the road is now owned by the Corporation.

- 2. A road and all other municipal services have been installed or constructed within the foregoing road allowance to the appropriate municipal standard; and,*

Finance and Infrastructure Services staff provided a letter of Substantial Completion on July 25, 2016 and entered into a Road Construction Agreement with the applicant.

- 3. The foregoing road allowance has been declared to be a public highway.*

A By-law (BL 2018-52) was brought forward by Legal Services staff and passed by Council on June 5, 2018 to dedicate, establish and name certain roads (Simpson Road) as part of a public highway.

Staff therefore recommends that the above-referenced conditions for the removal of this site-specific Holding Symbol (“H11”) restriction have been fulfilled. A draft amending By-law to remove the Holding Symbol from the subject lands is attached to this report as Schedule “B”.

FINANCIAL IMPLICATIONS

The subject property is currently assessed as Commercial (\$2.58 million current assessment value). The Town’s share of taxes levied, based on the current value assessment is approximately \$19,300. As at June 19, 2018, the property tax account was determined to be current.

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.

Staff Report 2018-83

Any future development would be subject to Town of Caledon development charges, currently \$38.87/m², as per By-law No. 2014-054.

Any development would also be subject to Region of Peel development charges, currently \$211.56/m², and Education development charges, currently \$10.87/m² as per the respective development charge by-laws.

The Development Charges comments and estimates above are as at June 19, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

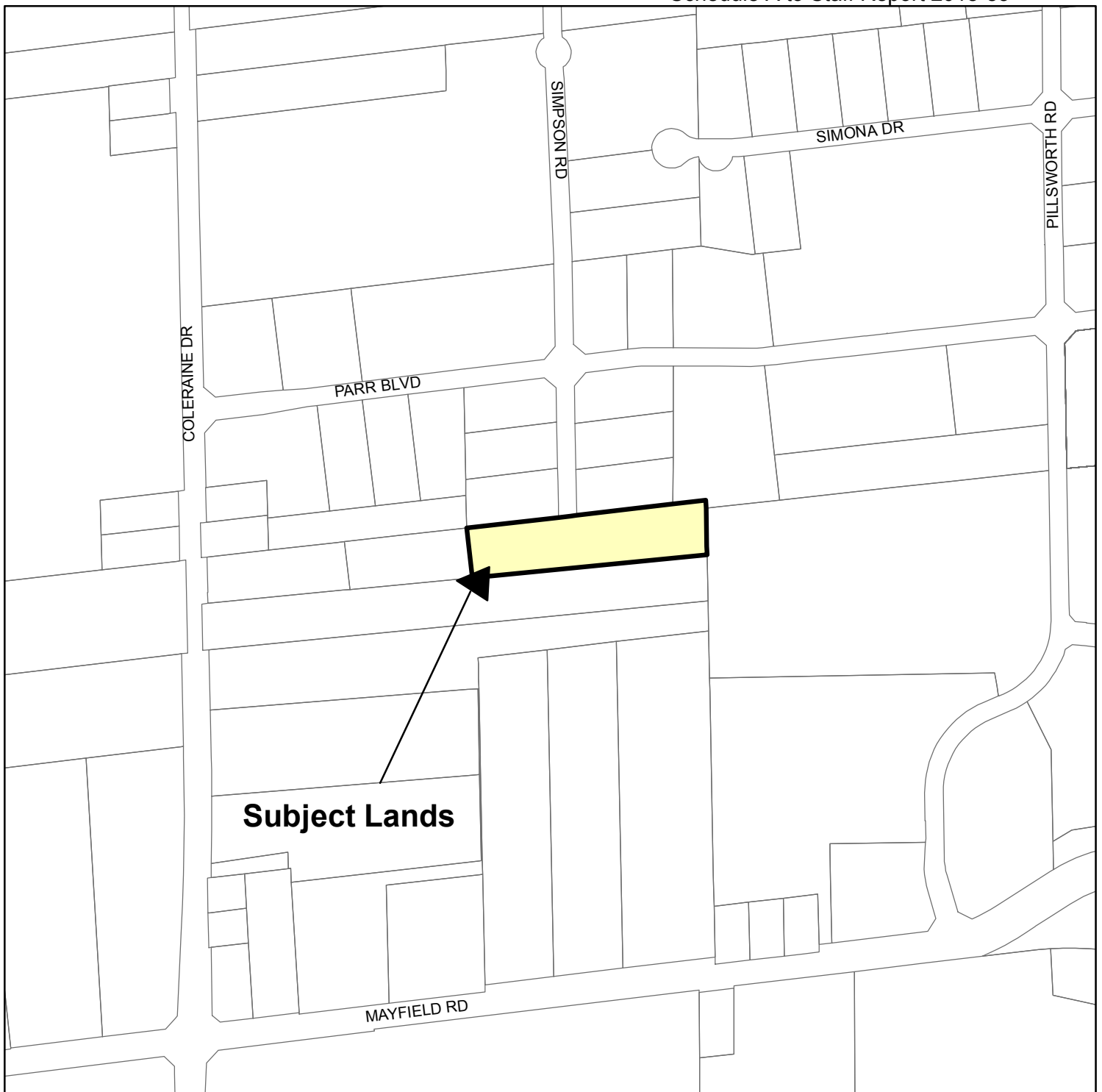
- Customer Service: To adopt an innovative approach that adapts to the changing needs and expectations of our community while supporting best practices.
- Growth: To plan for complete communities under the growth plan.

ATTACHMENTS

Schedule A – Location Map

Schedule B – Draft Amending By-law

Schedule C – Agency Review Comments



**Notice of Intention to Pass an Amending
By-law to Remove a Holding Symbol ("H")**

RZ 2016-0009

**Bessant Pelech Associates Inc. on
behalf of 2079618 Ontario Inc.**

0 Simpson Road

**Part of Lot 1, Concession 6 (ALB),
Parts 4 of RP 43R-32249**

LOCATION MAP



Date: June 6, 2018

File No.: RZ 2016-0009

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018– XXXX

A By-Law to amend comprehensive Zoning By-Law No. 2006-50, as amended, with respect to Part of West Half of Lot 1, Concession 6 (Albion), designated as Part 4, Plan 43R-32249, Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, permits Councils of local municipalities to pass Zoning By-Laws for prohibiting the use of land or the erecting, locating or use of buildings or structures for or except for such purposes as may be set out in the By-Law;

WHEREAS Zoning By-Law No. 2006-50, being a comprehensive By-Law to regulate the use of land and the erecting, locating or use of buildings or structures in the Town of Caledon, was passed by Council on April 18, 2006;

AND WHEREAS Section 36 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, permits Councils of local municipalities, in a By-Law passed under Section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, by the use of the Holding symbol “H” in conjunction with any use designation, to specify the use to which land, buildings or structures may be put at such time in the future as the holding symbol is removed by Amendment to the By-Law;

AND WHEREAS Council enacted By-Law 2008-123 to affix the Holding “H” symbol to Part 4, Plan 43R-32249, designated as Parts 1 to 8, Plan 43R-36253, Part of West Half of Lot 1, Concession 6 (Albion), Town of Caledon, Regional Municipality of Peel;

AND WHEREAS it is deemed necessary to further amend By-Law 2006-50, as amended, where such Amendment conforms to the Town of Caledon Official Plan;

AND WHEREAS the Council of the Corporation of the Town of Caledon is satisfied that the conditions for the removal of the Holding symbol ‘H11’ from Serviced Industrial – Holding 11 (MS-H11) and Serviced Industrial –Exception 467 – Holding 11 (MS–467-H11) contained within comprehensive Zoning By-Law No. 2006-50, as amended, have been satisfied;

NOW THEREFORE the Council of the Corporation of the Town of Caledon enacts that By-Law No. 2006-50, as amended, being the comprehensive Zoning By-Law for the Town of Caledon, shall be and is hereby amended further as follows:

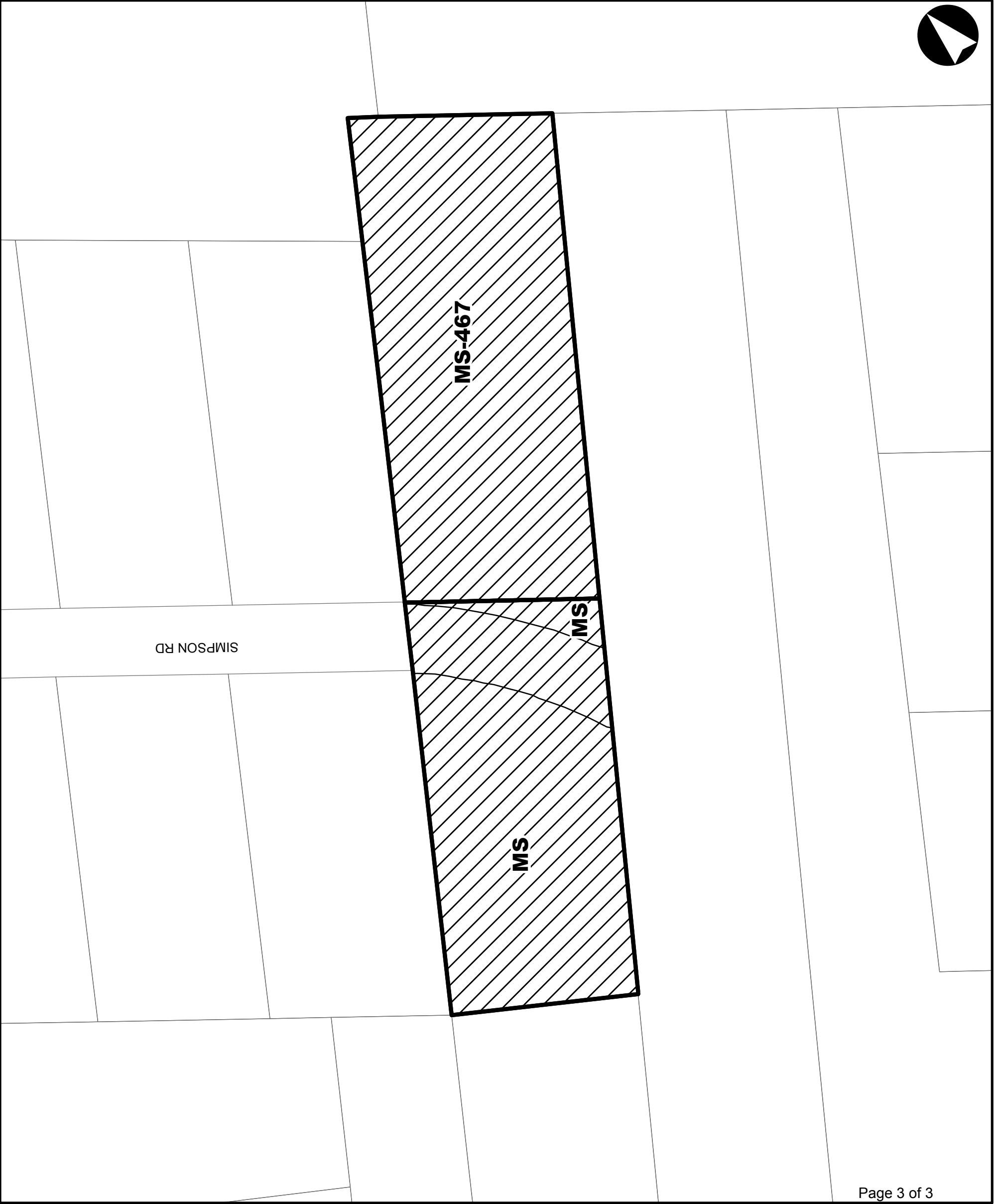
1. All references to the Holding “H” symbol from Section 13.3 – Holding Provisions applicable to these lands are hereby removed.
2. Schedule “A”, Zone Map 1a of By-Law No. 2006-50, as amended is further amended for Part 4, Plan 43R-32249, designated as Parts 1 to 8, Plan 43R-36253, Part of West Half of Lot 1, Concession 6 (Albion), Town of Caledon, Regional Municipality of Peel from Serviced Industrial – Holding – 11 (MS-H11) to Serviced Industrial (MS) and from Serviced Industrial – Exception 467 – Holding – 11 (MS–467-H11) to Serviced Industrial –Exception 467 (MS-467) in accordance with Schedule “A” attached hereto.

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL THIS 10th
day of July, 2018.**

Allan Thompson, Mayor

Carey deGorter, Clerk

<div>Schedule A</div> <div>By-law 2018-XXX</div>	<div>Part of West Half of Lot 1, Concession 6 (Albion) designated as Part 4 on Plan 43R-32249, Town of Caledon, Regional Municipality of Peel</div>	<div>Legend</div> <div><div><div></div></div>Lands from which the holding symbol (H) is to be removed</div>	<div>Key Map</div> <div><div><div></div></div><div>Subject Lands</div></div>	<div>Date: June 6, 2018</div>	<div>File: RZ 16-09</div>
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COMMENT SHEET

Committee of the Whole (PD) Date: June 26, 2018

Prepared: June 5, 2018

Lead Planner: Cristina Di Benedetto

Ext. 4064

**Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol
2079618 Ontario Inc.**

**Part of Lot 1, Concession 6 (Albion) designated as Part 4 on Plan 43R-32249, Town of
Caledon, Regional Municipality of Peel, Ward 5**

**East and West side of Simpson Road, South of Parr Boulevard
File Number: RZ 16-09**

The following comments were received regarding the above-noted file.

EXTERNAL AGENCY COMMENTS

Canada Post

Comments: No comments received.

Enbridge Gas

Comments: No concerns.

Hydro One

Comments: No concerns.

Region of Peel

Comments: No concerns.

Municipal Property Assessment Corp.

Comments: No comments received.

Ministry of Environment:

Comments: No comments received.

TOWN OF CALEDON – DEPARTMENT COMMENTS

Corporate Services, Legal Services

Comments: No concerns.

Community Services, Building Services Section, Building

Comments: No concerns.

Finance and Infrastructure Services, Finance

Comments: The subject property is currently assessed as Commercial (\$2.56 million current assessment value).

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.

Any future development would be subject to Town of Caledon development charges, currently \$38.87/m², as per By-law No. 2014-054.

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Finance and Infrastructure Services, Engineering

Comments: Substantial Completion issued July 25, 2016. No concerns.

Community Services, Fire & Emergency Services

Comments: No concerns.

Community Services, Heritage

Comments: No concerns.

Community Services, Open Space Design (Landscape)

Comments: No concerns.

Community Services, Urban Design

Comments: No concerns.

Development Section, Zoning

Comments: No concerns.

Staff Report 2018-77

Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Rogers Communications Telecommunications Tower,
18501 Mississauga Road, Ward 2

Submitted By: Rob Hughes, Manager of Development - West, Community
Services

RECOMMENDATION

That the Town of Caledon provide concurrence for the proposed Rogers Signum Wireless Telecommunications Tower, 18501 Mississauga Road, to Innovation, Science and Economic Development Canada, and that the application be endorsed subject to the conditions as outlined in Table 1 of Report 2018-77.

REPORT HIGHLIGHTS

- The application was filed by Rogers Communications on May 25, 2017 for a telecommunications tower on the north side of Charleston Sideroad, east of Mississauga Road. The proposal is for a 70 m lattice structure.
- A Public Information Centre was conducted by the applicant on July 29, 2017 at the Inglewood Community Centre.
- Staff has reviewed the proposal in conjunction with internal departments and external agencies and is of the opinion that the proposal is consistent with Provincial, Regional and local planning documents, meets the Town's Protocol for Establishing Telecommunication Facilities, and recommends concurrence of the application subject to conditions regarding the applicant constructing the Tower as per the drawings outlined in this report; an executed Letter of Undertaking; payment of all required fees and securities; and clearance from the Region of Peel.

DISCUSSION

On May 25, 2017, the Town of Caledon received a site plan application for a telecommunications tower from Rogers Communications (as filed by LandSquared) for lands municipally known as 18501 Mississauga Road (see Schedules "A" and "B"). The purpose of the tower is to replace an existing tower located to the east near Green Lake that is proposed to be removed. The new tower will improve cellular coverage, and have the ability to accommodate shared infrastructure intended to be co-locatable for other carriers (including Town equipment on the Green Lake Tower if required). The applicant is proposing to erect a 70 m (230 ft.) telecommunications tower along with an associated fenced and secured equipment enclosure. While the lands are addressed off of Mississauga Road, the tower will be adjacent to Charleston Sideroad.

The Region of Peel Official Plan, Town of Caledon Official Plan, Comprehensive Zoning By-law 2006-50, as amended, as well as the Town of Caledon's Telecommunication Protocol was reviewed in consideration of this application.

Staff Report 2018-77

Region of Peel Official Plan

The subject property is designated as Rural System on Schedule “D”, Regional Structure in the Region of Peel Official Plan. The Region has advised that they have no objection to the proposed facility. Full clearance is pending the submission of additional grading information at the site access along Charleston Sideroad (a Regional road).

Town of Caledon Official Plan

The subject property is designated as General Agricultural Area on Schedule “A”, Town of Caledon Land Use Plan in the Town’s Official Plan. Section 5.15 of the Plan contains policies with respect to Public Uses which note that Public utilities that provide services to the general community shall be permitted in all areas. The proposed application is in keeping with these policies.

Comprehensive Zoning By-law 2006-50, as amended

The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended. As per Section 4.17, nothing in this by-law shall prevent the use of land or prevent the installation and maintenance of a telephone or other supply or communication line or structure clearly ancillary to the foregoing provided that the location of such has been approved by the Corporation. The proposed telecommunication facility complies with Comprehensive Zoning By-law 2006-50, as amended.

Town of Caledon, Protocol for Establishing Telecommunication Facilities

A new Protocol for Establishing Telecommunication Facilities was endorsed by Council on November 24, 2015. The protocol contains specific requirements of proposed telecommunication facilities and criteria for review by Council and staff. The applicant has made their best efforts in meeting these requirements and criteria as summarized below. Staff is of the opinion that the applicant has satisfactorily addressed the Protocol (see Schedule “C”).

Public Consultation and Information Centre

As per the protocol, a sign was erected on the subject lands notifying the public of the proposal to establish a telecommunication tower on the site at least 20 days prior to the advertised Public Information Centre. The sign posted on the property was in accordance with the Protocol, which included the date, location and time of the Public Information Centre.

A Public Information Centre was held on the evening of June 29, 2017 at the Inglewood Community Centre in Inglewood. Property owners within 500 metres (1,640.42 feet) of the site were notified by mail and an advertisement was placed in the Caledon Enterprise and Caledon Citizen on June 8, 2017. A total of six individuals were in attendance at the Information Centre meeting. Several project specific inquiries were made, regarding location of the tower and proximity to residential properties, tower height and design, safety and coverage and data speeds. Staff and the applicant have

not received correspondence from members of the public in opposition to the proposal to date.

In considering the concerns expressed by a nearby resident regarding the proximity of the tower to their lands, the applicant modified the plan in order to shift the tower site west of the original location. This has resulted in a location which is closer to the road, however more distant from the residence.

Agency/Department Circulation

The subject application was circulated to external agencies and internal departments for review and comment, of which there were no objections (see Schedule “C”). The Town will require the applicant to execute a Letter of Undertaking to ensure that appropriate arrangements have been made to completely dismantle and remove the telecommunication facility from the property, once deemed redundant.

Concurrence with Conditions

Since Telecommunication Facilities are regulated by Innovation, Science and Economic Development Canada (formerly known as Industry Canada), the applicant submits an application to the Town to address the requirements of the Town’s Protocol. Council has the ability to make three decisions with respect to these towers:

- 1) Concurrence: The applicant has satisfactorily addressed the Protocol and there are no additional requirements or material required by the applicant.
- 2) Concurrence with Conditions: The applicant has satisfactorily addressed the Protocol; however, additional requirements are to be satisfied (i.e. drawing revisions and agreements).
- 3) Non-Concurrence: The applicant has not satisfactorily addressed the Protocol.

Table 1: Recommendations:

In the case of this proposal, staff is recommending that Council provide concurrence of the proposal subject to the following conditions:

1. The applicant must construct the Tower in accordance with the following drawings:
 - i. Plan 16-12-080-00 Sheet 1 of 2, prepared by J.D. Barnes Limited, dated June 4, 2018;
 - ii. Plan 16-12-080-00 Sheet 2 of 2, prepared by J.D. Barnes Limited, dated June 4, 2018.
2. The applicant must execute a Letter of Undertaking to the satisfaction of the Town and provide payment of all required fees and securities.
3. The Town receive final written clearance regarding the proposal from the Region of Peel.

FINANCIAL IMPLICATIONS

For property tax purposes, this property is currently assessed as Farmland (\$1.38 million current value assessment). The Town's share of property taxes levied, based on current value assessment is approximately \$1,960. As at June 8, 2018, the property tax account is determined to be current.

If the proposed Tower were to proceed as planned, the taxable assessment value of the property would change to reflect the development that takes place.

Under the Municipal Act 2001, Ontario Regulation 584/06, Development Charges are not applicable to the construction of telecommunication towers, and other telecommunication services and activities.

COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

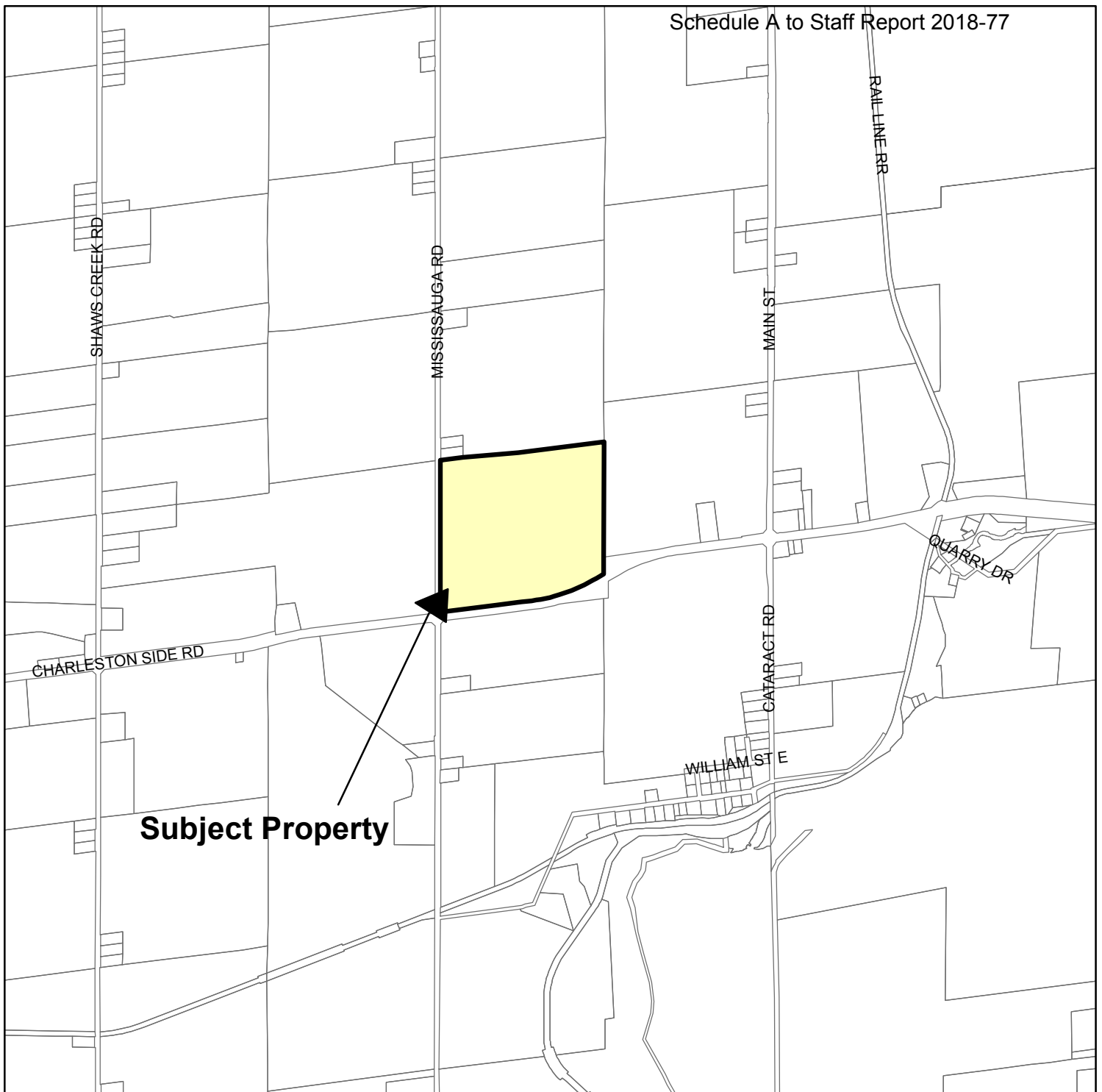
- Broadband Internet - To provide high speed internet access to each home
- Infrastructure - To increase overall condition of Town's assets for public use

ATTACHMENTS

Schedule "A" - Location Map

Schedule "B" - Proposed Tower Site Plan

Schedule "C" - Comment Sheet and Protocol Comments



Site Plan (Telecommunications)

SPA 2017-0036

Rogers Communications

18501 Mississauga Road

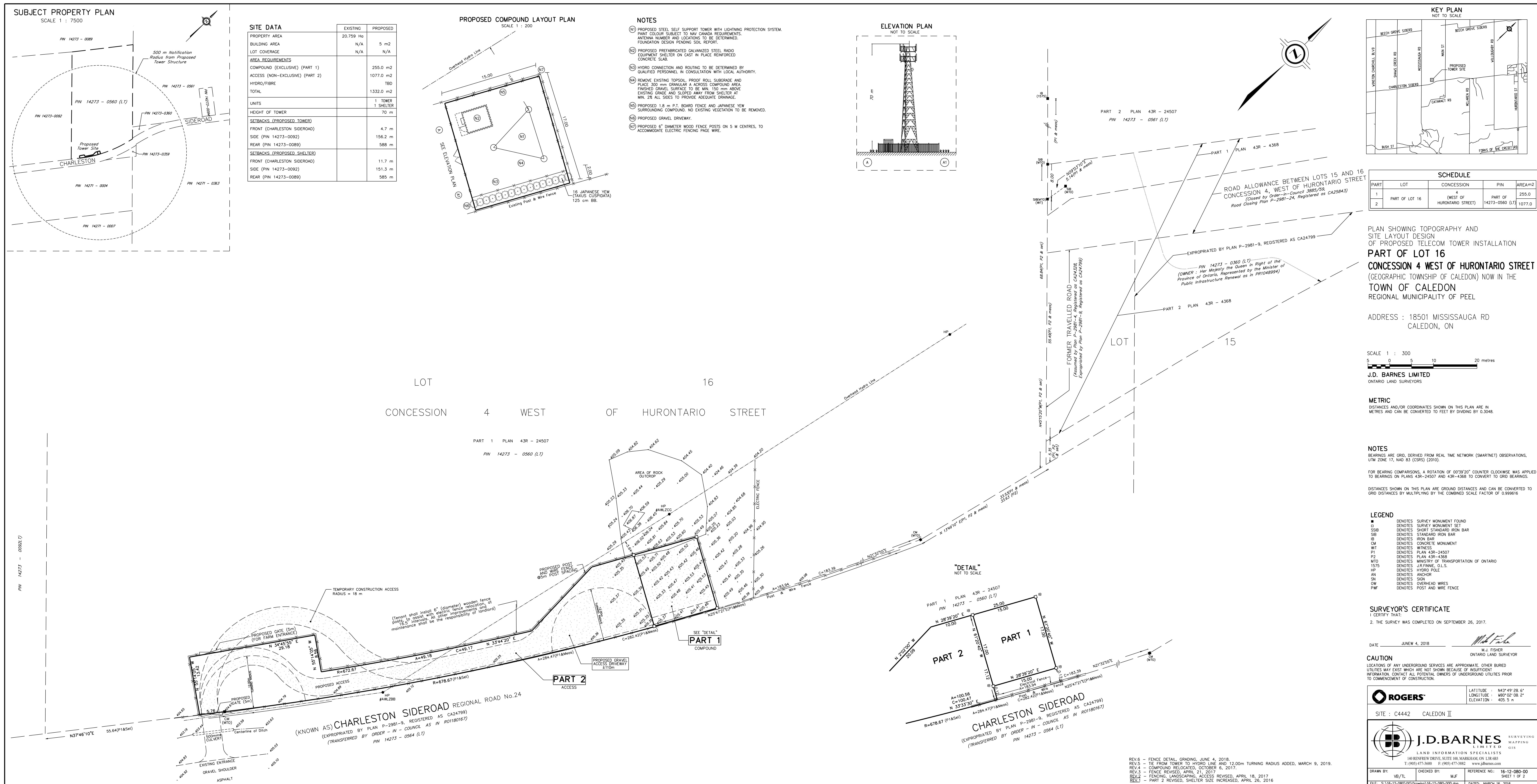
Part of Lot 16, Concession 4 (WHS)

LOCATION MAP



Date: June 26th, 2018

File No.: SPA 2017-0036



Town of Caledon, Protocol for Establishing Telecommunication Facilities

The Town's telecommunication protocol contains specific development guidelines for proposed telecommunication facilities for review by Council and staff. The applicant has made their best efforts in meeting these guidelines as summarized below. Staff is of the opinion that the applicant has satisfactorily addressed the Protocol.

Part 1 - Location and Siting Requirements

- *Tower Minimization and Co-location:* The proponent has advised that an existing tower located to the west along Charleston Sideroad near Green Lake will need to be removed at the request of the landowner. The subject tower is a replacement of this structure. The tower has been designed to accommodate co-location, including existing infrastructure on the Green Lake tower that may be transferred over.
- *Environmental and Heritage:* The tower is not proposed for an area that is designated in the Official Plan as Environmental Policy Area and there are no environmental concerns. Likewise, there are no heritage concerns with the location.
- *Locational Criteria:* The proposed tower is located in an agricultural area, away from settlement areas and any residential clusters, and not within a prominent vista or gateway. The farm cluster is located in the centre of the very large property, and hence not a practical location for the proposed tower. The revised location, more distant from a nearby residence, is closer to the road however not in a location which sterilizes farmland. No vegetation will be lost through development of the tower and the immediate area offers no topographical prominence. The closest residential building is 560 m away (fronting Charleston Sideroad and Mississauga Road).

Part 2 - Development and Design Preferences

- *Style and Structure:* As noted above, the tower will be constructed to accommodate co-location opportunities. The design, being 70 m in height, is proposed to be a self-supporting lattice tri-pole structure, a common form. No guy wires and cables are proposed.
- *Buffering and Screening:* The subject tower will include a secured fenced 255 sq m compound with an associated equipment shelter and gravel access road. The views from Charleston Sideroad are proposed to be landscaped with year round coverage.
- *Parking and Access:* Access will be provided from an existing driveway entrance off of Charleston Sideroad, to the satisfaction of the Region of Peel. Satisfactory room is provided for the parking of service vehicles.
- *Equipment Structures:* The proposal will include one small equipment shelter within the compound, which will be partially screened from view by landscaping.
- *Colours and Lighting:* All proposed components of the tower are proposed to be silver/grey in colour, with no illumination beyond what is required for flight navigation by NAV Canada.
- *Signage:* No signage is proposed for the facility.
- *Rooftop Antenna Systems and Fibre Optic Cables:* Not applicable.

**COUNCIL MEETING
COMMENT SHEET**

PIC Date: June 29, 2017
Prepared: June 6, 2018
Planner: Rob Hughes

**Proposed Telecommunication Facility
Rogers Communications
18501 Mississauga Road
Ward 1
File Number: SPA 17-36T**

The following comments were received regarding the above-noted file:

TOWN OF CALEDON – DEPARTMENT COMMENTS

Community Services - Building

Comments: The Building Section has no concerns regarding this proposal. A building permit is not required for the proposed telecommunication tower as it is regulated under federal legislation. There are no concerns.

Community Services, Development Section - Engineering

Comments: No concerns.

Community Services, Development Section - Landscape

Comments: Landscape plans are satisfactory. Securities will be taken to for landscape works proposed for the site.

Community Services, Development Section - Urban Design

Comments: The revised proposal relocates the proposed tower from the previous location so that it is directly adjacent to Charleston Side Road, where it was significantly set back from Charleston Side Road in the previous submission. While this is less preferable from its previous location set back from the road, its understood the change in location was to address proximity to a nearby residence.

Community Services, Development Section - Zoning

Comments: As per Section 4.17, nothing in this by-law shall prevent the use of land or prevent the installation and maintenance of a telephone or other supply or communication line or structure clearly ancillary to the foregoing provided that the location of such has been approved by the Corporation. Based on this section, zoning staff has no comments on the proposed telecommunication tower and associated compound.

Community Services, Policy and Sustainability Section - Heritage

Comments: No concerns.

Corporate Services, Legal Services

Comments: No concerns.

Corporate Services, Accessibility

Comments: No concerns.

EXTERNAL AGENCY COMMENTS

Region of Peel

Comments: Regional staff supports the use of the existing driveway on the property and will require a mud-tracking permit. Please be advised that as per Region of Peel Storm Design Criteria 2.0, no additional storm drainage shall be conveyed to, nor any grading permitted within, the Region of Peel's right-of-way. As per Region of Peel Storm Design Criteria 3.0, post-development flows must be equal to, or less than, pre-development levels. The Compound Layout Plan is to be revised to show existing and proposed grading. Based on any changes to the grading that may impact the storm water management flows, a storm management report may be required. Clearance of this matter shall be a condition of development.

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Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Zoning By-law Amendment: Mayfield West Phase 2 Stage 1, Community-Wide Zoning Framework, Ward 2

Submitted By: Rob Hughes, Manager of Development - West, Community Services

RECOMMENDATION

That the draft Zoning By-law Amendment attached as Schedule C to Staff Report 2018-76 be enacted to amend the zone standards as they would apply to Draft Plan of Subdivisions within Mayfield West Phase 2 Stage 1, under files listed on Table 1 of Staff Report 2018-76, to permit residential and mixed-use development;

That applications for minor variances within the boundary of Mayfield West Phase 2 Stage 1, as identified in Schedule A to Staff Report 2018-76, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to section 45 (1.4) of the *Planning Act*;

REPORT HIGHLIGHTS

- Eight Draft Plan of Subdivision and Zoning By-law Amendment applications have been filed for lands located in Mayfield West Phase 2 Stage 1, an area located in the southwest part of the Town which is planned as a compact, vibrant and well integrated community. Subdivision applications to date encompass 209.8 ha of land, and propose a total of 3,335 dwellings. Public Meetings have been conducted for each plan, which are in various stages of the approval process.
- A draft Zoning By-law Amendment has been finalized to implement specific zoning framework for residential development across Mayfield West Phase 2 Stage 1 (single, semi-detached and townhouse dwellings). It is proposed as a condition of Draft Plan Approval that geographic specific individual Zoning By-laws will precede for each Draft Plan moving forward that will address other zoning requirements (institutional, commercial, employment, open space and affordable housing land uses). A complete review considering applicable Provincial, Regional and Town requirements was undertaken, as prescribed in the report.
- Healthy Development Assessments, as required by the Region of Peel, have been completed for each of the applications filed. The report advises on scores for each plan achieved to date.
- To ensure appropriate development of Mayfield West Phase 2 Stage 1, approval of a Community-wide Development Staging and Sequencing Plan, Functional Servicing Report, and Environmental Implementation Report are required. These documents

remain under review by technical agencies, and are expected to be finalized later this year. Final approval of these documents by Council will be required prior to registration of the first Draft Plan of Subdivision.

DISCUSSION

The purpose of this report is to provide an overview of Draft Plan of Subdivision development in Mayfield West Phase 2 Stage 1, in addition to planning rationale in support of staff's recommendation for the enactment of a proposed Zoning By-law Amendment to facilitate future residential development for that area.

Mayfield West Background

Located in the southwest part of the Town of Caledon, the Rural Service Centre of Mayfield West is planned as a compact, vibrant and well integrated community through a series of phased settlement boundary expansions. The first such expansion occurred through the Mayfield West Community Development Plan (Official Plan Amendment No. 208), which was endorsed by Town Council in July 2006 and approved by the Ontario Municipal Board (OMB) in October 2007 (Southfields).

The next phase, known as the Mayfield West Phase 2 Secondary Plan Study, was initiated in 2008 to strategically identify a location for the population and employment increase anticipated for the planning period from 2021 to 2031. This matter was endorsed by Council through the approval of OPA 226 in June 2010. In September 2012, Council approved modifications to OPA 226, which required specific caps for residents and jobs, to achieve a density target of 68.2 people and jobs per hectare. As a result, the original planning area was reduced to a total of 206 hectares of land, leaving a significant amount of lands along Etobicoke Creek and Chinguacousy Road out of the settlement area expansion (an area now known as Mayfield West Phase 2 Stage 2). The subsequent approval by the Region of Peel in September 2015 (ROPA 29) and Council adoption of OPA 222 in November 2015, apply only to the reduced area. A series of appeals were resolved through approval by the OMB in May 2017.

Official Plan Policy Framework

The overall frame work for development in Mayfield West Phase 2 (MWP2) was determined through the adoption of the above referenced OPA 222, the result of a comprehensive planning process that identified the appropriate location, form and function for population and employment growth. The document as well established goals, objectives and policies to govern development on the lands. The area is envisioned as a complete community that is compact, pedestrian and cyclist friendly, and transit oriented that collectively would support the development of a healthy, safe

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and balanced community (see below for additional OPA 222 information and planning analysis).

Draft Plan of Subdivisions

With the approval of the above referenced Official Plan provisions for the lands and in accordance with the population and density requirements as prescribed, a total of eight site specific Draft Plan of Subdivision applications have been received by the Town (see Schedule A). The applications effect 209.8 ha of land, and propose a total of approximately 3,335 dwellings. Below is a brief summary of each application, with greater detail and status contained in Schedule B.

Table 1

Application Name & Files	Public Meeting	Site Area	Number of Dwellings	Proposed Density
Mayfield Developments Inc. (Mattamy) 21T-16004, RZ 16-07	Nov 22, 2016	14.81 ha	232	6.76
Caledon Developments #2 LP (Brook Valley) 21T-16005, RZ 16-08	Nov 22, 2016	35.24 ha	750	16.33
The Laurier Group 21T-16006, RZ 16-11	Jan 24, 2017	41.85 ha	348	11.14
Caledon Terra Investments Inc. 21T-16007, RZ 16-12	Mar 21, 2017	10.07 ha	180	6.55
Lormel Joint Venture Inc. 21T-16008, RZ 16-13	Mar 21, 2017	18.26 ha	197	6.92
A-Major Homes Ontario Inc. 21T-17001, RZ 17-04	Jan 16, 2018	19.84 ha	442	9.72
Caledon 410 Developments Ltd. (Fieldgate) 21T-17007, RZ 17-11	Mar 6, 2018	38.14 ha	509	11.79
Shanontown Developments Inc. 21T-17008, RZ 17-13	May 1, 2018	30.76 ha	677	15.52

Each of the Draft Plans are at various stages in the approval process. To date, all have been circulated for technical comment and subject to a Public Meeting. Resubmissions on several have been received, and circulated for review. To date, none have received

Draft Plan Approval, pending receipt of a full set of conditions from commenting agencies. This is expected to occur later in the year. Conditions imposed by both internal and external agencies will capture standard planning, legal, engineering, landscape and environmental requirements.

Zoning By-law Amendment - Community Wide Zoning Framework

Directly in association with the above referenced Draft Plan of Subdivision applications filed with the Town were eight Zoning By-law Amendment applications, to implement specific zoning regulations for residential and mixed use development of the lands. Each application, as considered to date at public meetings, proposes a range of zoning standards and requirements, each diversely different from the other. In order to establish a uniform framework of zoning standards for the entire community, consistent with policy and design requirements and criteria, it was determined that the most feasible way of moving forward was for Council to consider a zoning document which provided for a set range of zoning standards for detached, semi-detached and townhouse development.

While the proposed By-law is proposed to apply to all Mayfield West Phase 2 Stage 1 lands, at this time it's not intended to be geographic specific. As each plan is Draft Approved, a condition of approval will require a subsequent Zoning By-law Amendment that will incorporate mapping changes to bring into force the standards as set out in the subject By-law, in addition to other applicable zoning changes for each individual draft plan (i.e. open space, commercial, employment, higher density residential and affordable housing land uses).

The following is a detailed planning analysis of applicable policy documents as it pertains to the proposed Zoning By-law Amendment. Documents that have been considered by the Town in its review of these applications include the Provincial Policy Statement (2014), Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017), the Region of Peel Official Plan, the Town's Official Plan, and Zoning By-law 2006-50, as amended. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of these applications.

Provincial Policy Context

The Provincial Policy Statement 2014 (PPS) contains policies with respect to promoting efficient development and land use patterns in order to create healthy, liveable and safe communities. The PPS also contains various policies with respect to providing for an appropriate range of housing types and densities to meet requirements of current and future residents. In this respect, regard should be had to the provisions of Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and

Land Use Patterns), Section 1.2 (Coordination), Section 1.4 (Housing) and Section 4.0 (Implementation and Interpretation) in considering the subject applications. The proposed residential development in Mayfield West Phase 2 Stage 1 is consistent with the Provincial Policy Statement (2014) sections as referenced above.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth in the region. In this respect, regard should be had for Section 2.2.1 (Managing Growth), Section 2.2.2 (Delineated Built-up Areas), Section 2.2.7 (Designated Greenfield Areas), and Section 5 (Implementation and Interpretation) in considering the subject applications. The proposed residential development in Mayfield West Phase 2 Stage 1 is consistent with the Growth Plan for the Greater Golden Horseshoe (2017) sections as referenced above.

Region of Peel Official Plan

The subject lands are located within the Mayfield West Rural Service Centre as shown on Schedule 'D' of the Region of Peel Official Plan. The proposed residential development is consistent with the goals and objectives for Rural Service Centres as set out in the Regional Plan.

Town of Caledon Official Plan (OPA 222)

The subject lands contain a range of designations as identified on Schedule "B-2" Mayfield West Phase 2 Secondary Plan: Land Use Plan. In total, the MWP2 planning area is approximately 251 ha in size, of which approximately 44 ha are comprised of existing and introduced natural heritage features and an existing rail corridor. The total planned population for the area is 10,348, in conjunction with 2,635 population-related jobs and 1,164 employment area jobs. This translates into a projected density (combined population and jobs per ha) of 68.2. Compliance with these numbers is to be achieved through the approval of a community wide Development Staging and Sequencing Plan (DSSP). Development is also to conform with the goals and recommendations of a series of other studies that include the following: Functional Servicing Report (FSR), Community Design Plan (CDP) and an Environmental Implementation Report (EIR). The other important element in the planning of the community is a Financial Agreement that was executed with members of the Mayfield Station Developers Group dated November 2015. Staff has reviewed the proposal against the above referenced policies and draft study documents. The proposed zoning standards are in keeping with the above land use designations and policies.

Zoning By-law Amendment Details

The subject lands are presently zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2) zones in Zoning By-law 2006-50, which do not permit the development as envisioned by the Mayfield West Phase 2 Stage 1 Secondary Plan. The proposed amending By-law establishes a community-wide framework that will implement the development vision for the community as articulated in the Mayfield West Phase 2 Secondary Plan and Community Design Plan. Specifically, the amending By-law consists of two new residential exception zones as follows:

- *Residential Two Exception 614 (R2-614):*
Permits Detached dwellings (conventional, dual frontage and rear-lane housing types) and Semi-detached dwellings (conventional, dual frontage, rear-lane and back-to-back formats)
- *Townhouse Residential Exception 615 (RT-615):*
Permits Townhouse dwellings (conventional, dual-frontage, rear-lane and back-to-back formats)

These exception zones include new definitions, standards and terminology to facilitate the intended range of residential uses and built-form envisioned for the Secondary Plan area. It is intended that as individual Draft Plan of Subdivision application sites within the community move forward through the draft-approval process, each application site will be individually rezoned to geographically implement above-noted zone categories according to the layout of the corresponding draft plan.

In view of the necessity to meet Provincial and Regional housing density requirements, a number of the standards proposed within these exception zones tend to facilitate more compact built-form than existing zoning requirements, in particular lot frontages, setbacks, and permitted encroachments. This will result in a more urban style feel for the community. In considering the new standards, staff reviewed and visited similar developments in Milton and Brampton to understand the full context of the changes contemplated. All development will be subject to review by a Control Architect, taking into account the recommendations and requirements of the CDP. Highlights of the proposed Zoning By-law are as follows (see Schedule C for full draft Zoning By-law details):

1. Residential Two Exception 614 (R2-614) Zone:

- Allows for a range of dwelling types including single detached (traditional, rear lane and duel frontage), semi-detached (traditional, rear lane, duel frontage and back-to-back), and an accessory apartment;

- Site specific definitions and standards;
- Lot frontages that range from minimums of 6.85 m to 9.1 m for interior lots;
- Front yard setbacks having a minimum of 3 m (with 5.5 m to the garage), with rear yard setbacks for traditional dwellings a minimum of 6.5 m;
- Building height maximum of 12.5 m;
- Maximum encroachments for porches, stairs and architectural features;
- Specific maximum encroachments for decks, allowing for greater permissions than current standards, in particular where lots abut open space and environmental protection zone categories;
- Maximum cap on accessory buildings of 10 m²;
- Increase in the number of permitted model homes.

2. Townhouse Residential Exception 615 (RT-615) Zone:

- Allows for a range of townhouse types (traditional, rear lane, duel frontage and back-to-back), and an accessory apartment;
- Site specific definitions and standards;
- Minimum lot frontage of 5.5 m;
- Front yard setbacks having a minimum of 3 m (with 5.5 m to the garage), with rear yard setbacks for traditional dwellings a minimum of 6.5 m;
- Building height maximum of 12.5 m;
- Maximum encroachments for porches, stairs, architectural features and decks as noted above for R2-614 standards.

Public Consultation

Statutory Public Meeting dates for each of the subject Draft Plans of Subdivision, in accordance with the requirements of the *Planning Act*, are identified in the chart above. Property owners within 120 m of each plan were advised of the Public Meeting by direct mail as required under the *Planning Act* and advertisements were placed in the Caledon Enterprise and Caledon Citizen, in addition to the posting of notification signs on the properties. As individual Zoning By-law Amendments specific to each development precede forward, staff will report on any comments received from members of the public. At that time, staff will also report on any applicable internal and external agency comments specific to each plan.

Application Revisions

As noted above, individual Zoning By-law Amendment applications were filed for each of the Draft Plans of Subdivision. The proposed zoning for the lands differs from that as presented at the Public Meetings for each plan. It has been determined that a uniform

set of zoning standards be presented for Council approval. Accordingly, staff consider that the changes do not require further notice and therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendments are hereby waived.

Minor Variances within Mayfield West Phase 2 Stage 1

Section 45 (1.3) of the *Planning Act* prohibits any owner or applicant to apply for a Minor Variance application within two years of the approval of a Zoning By-law Amendment. Normally variances would proceed to the Committee of Adjustment, however prior to the expiration of that two year period, any request for a variance would need to appear before Council to allow a land owner to make an application to the Committee. This step may cause significant delay in processing of related Site Plan and Building Permit applications if a Minor Variance is required.

Section 45 (1.4) of the *Planning Act* does allow Council to declare by resolution that such application is permitted within the two years. Staff is therefore recommending that Council, pursuant to the above *Planning Act* reference, permit Minor Variance applications to be applied for within the Mayfield West Phase 2 Stage 1 area as a precautionary measure to ensure development can proceed in a timely manner. Any variance application submitted would still require consideration and approval by the Committee of Adjustment in order to be allowed.

Region of Peel - Healthy Development Assessment

Regional Official Plan Amendment No. 27 was approved by the Province in September 2017, and includes policies related to health and the built environment, and age-friendly planning. The intent of ROPA 27 is to strengthen the application of health-based criteria in the land-use planning process. Work in this regard stemmed from the Region working with area municipalities, as well as planning and health researchers, to create and implement evidence-based tools and guidelines to design neighbourhoods that promote healthy, active lifestyles. To implement the above, applicants are to complete a Healthy Development Assessment (HDA) as part of the application process. The Region also requires that any results be reported to Council.

A HDA for each of the eight Draft Plan of Subdivision applications was filed and forwarded to the Region for review and comment. The HDA provides scores based on how health promoting standards in the document have been met, and then identifies a category of merit (pass, bronze, silver and gold). The following are scores as determined by the Region through review of each plan received. In moving forward, staff will continue to work with the Region and the applicants to achieve a higher level of merit,

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where requested. Where required, additional reporting on HDAs will be brought forward to Council with site specific Zoning By-laws.

Table 2

Application Name & File	Score As Revised	Modifications
Mattamy, 21T-16004	Pass	Modifications requested
Brook Valley, 21T-16005	Silver	Modifications requested
Laurier Group, 21T-16006	Bronze	Modifications requested
Caledon Terra, 21T-16007	Resubmission required*	Modifications requested
Lormel, 21T-16008	Resubmission required*	Modifications requested
A-Major, 21T-17001	Silver	Not required
Fieldgate, 21T-17007	Silver	Minor Modifications requested
Shanontown, 21T-17008	Gold	Modifications requested

* Satisfactory HDA's were not received, and will be required as part of the subdivision process.

OPA 222 Project Study Status and Approvals

As noted above, there are a number of key study documents that provide a technical framework for approval of Draft Plans within Mayfield West Phase 2 Stage 1. The following is an update on each of those documents:

- Community-wide Development Staging and Sequencing Plan (DSSP): The purpose of the document is to describe the staging and sequencing of development within the community, taking into consideration infrastructure, vehicular connections to Hurontario and Highway 410, public transit, schools, community facilities, affordable housing, and the natural heritage system. Matters regarding affordable housing, phasing, and development timelines remain under review by commenting agencies, with expected completion in late 2018.
- Community-wide Functional Servicing Report (FSR): The purpose of the document is to provide a complete servicing report for the community, in terms of water and wastewater servicing, natural channel design, site grading, stormwater management, and a comprehensive adaptive management plan. Addendums to the originally filed document addressing technical items are currently under review by commenting agencies, with expected completion in mid-2018.
- Community-wide Environmental Implementation Report: The purpose of the document is to provide environmental design detail for proposed development, having regard for existing conditions, biophysical inventory and analysis, impact assessment, a management plan, and policy compliance. A recent resubmission of the document responding to various technical items is currently under review by commenting agencies, with expected completion in mid-2018.

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Once all commenting agencies are satisfied with the reports, Draft Plan approval with a full set of conditions can be issued for each of the respective plans. The above studies are to be approved by the Town (Council), prior to the registration of the first Draft Plan of Subdivision within the boundary of OPA 222.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

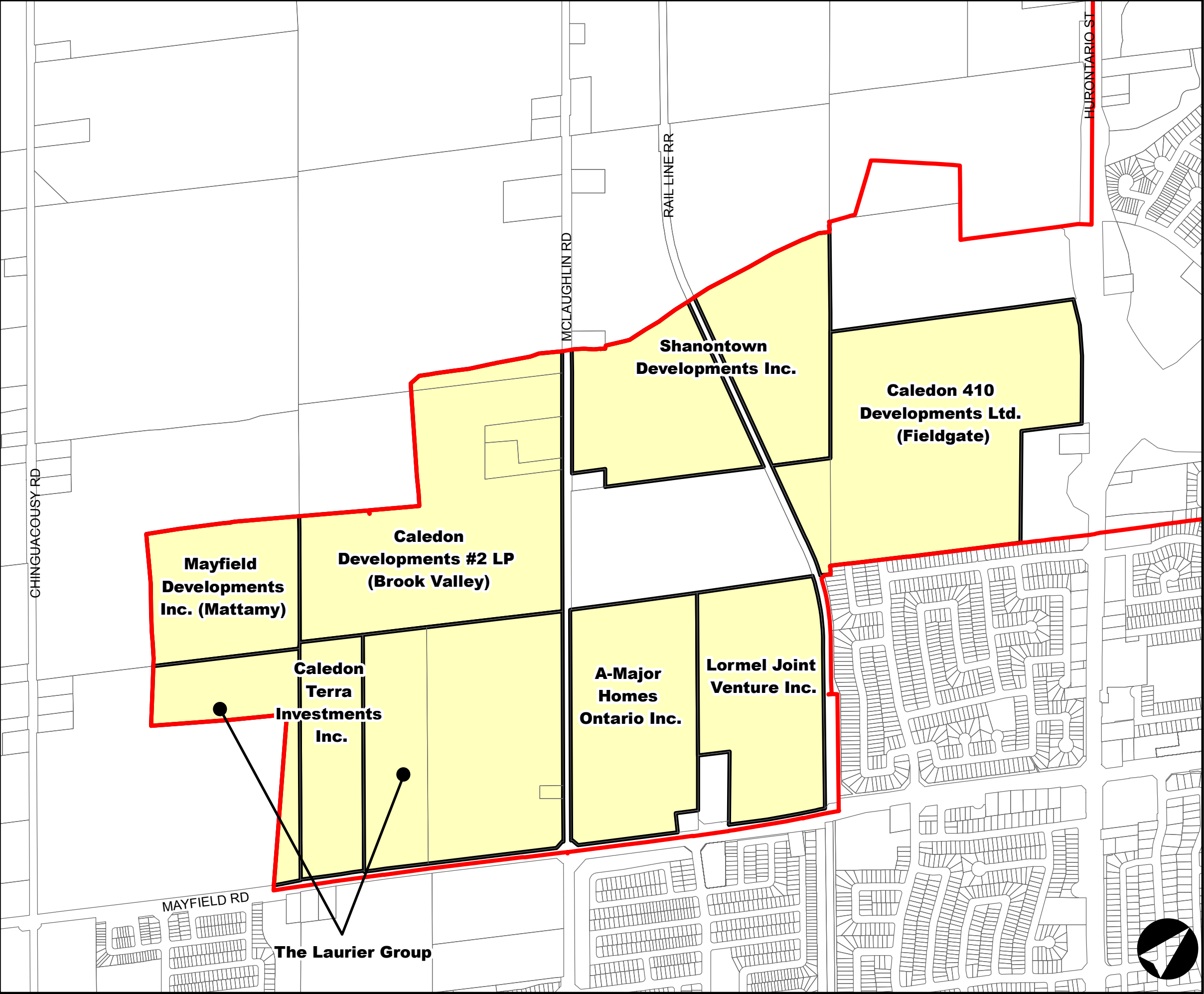
- Growth - To plan for complete communities as required under Growth Plan.

ATTACHMENTS

Schedule A - Location Plan

Schedule B - Draft Plan of Subdivision Details

Schedule C - Draft Zoning By-law



Schedule A to Staff Report 2018-76

Schedule A

Legend

Mayfield West Settlement Boundary

Subdivison Application

Key Map

Subject Lands

Date: June 12, 2018

File:

1 of 1

Schedule C - Mayfield West Phase 2 Draft Plan of Subdivision Details (Updated: June 14, 2018)

SUBDIVISION APPLICATION	FILE: SUBDIVISION NAME:	21T-16004C "Mattamy"	21T-16005C "Brookvalley"	21T-16006C* "Laurier Group"	21T-16007C "Caledon Terra"	21T-16008C "Lormel"	21T-17001C "A-Major"	21T-17007C "Fieldgate"	21T-17008C "Shanontown"	TOTALS Units Ha.
	OWNER:	Mayfield Developments Inc.	Caledon Developments #2 LP	Caledon West 25 Inc., Mayfield McLaughlin Developments Inc. and Mayfield Station Developments Inc.	Caledon Terra Investments Inc.	Lormel Joint Venture Inc.	A-Major Homes (Ontario) Inc.	Caledon 410 Developments Inc.	Shanontown Developments Inc.	
	APPLICANT/AGENT:	Korsiak Urban Planning	Malone Given Parsons Ltd.	Glen Schnarr & Associates Inc.	KLM Planning Partners Inc.	KLM Planning Partners Inc.	PMG Planning Consultants May 15 and September 18, 2017	Glen Schnarr & Associates Inc. December 1 and 12, 2017	PMG Planning Consultants 12-Dec-17	
	DATE SUBMITTED:	11-Jul-16	26-Jul-16	12-Oct-16	26-Oct-16	26-Oct-16	18, 2017	2017	12-Dec-17	
	DATE DEEMED COMPLETE:	18-Aug-16	9-Aug-16	31-Oct-16	15-Dec-16	15-Dec-16	23-Oct-17	14-Dec-17	25-Jan-18	
	PUBLIC MEETING:	22-Nov-16	22-Nov-16	24-Jan-17	21-Mar-17	21-Mar-17	16-Jan-18	6-Mar-18	1-May-18	
	1st Circulation:	19-Aug-16	17-Aug-16	10-Nov-16	19-Dec-16	19-Dec-16	10-Nov-17	5-Jan-18	7-Mar-18	
	Summary to Applicant:	1-Nov-16	8-Nov-16	24-Jan-17	20-Apr-17	24-Apr-17	25-Feb-18	In Progress	In Progress	
	Comments to be addressed:	Region CVC (outstanding) Dev-Eng. OSD Policy Planning FIS - Trans. FIS-Eng. (Outstanding) Control Arch.	CVC (outstanding) FIS-Eng. (Outstanding) FIS-Trans. Dev-Eng. OSD Planning Region Control Arch.	CVC (outstanding) FIS-Eng. (Outstanding) FIS-Trans. Dev-Eng. OSD Policy Planning Control Arch. PDSB Region 12-Jun-17 26-Jan-18	CVC (Outstanding) FIS-Eng. (Outstanding) Dev-Eng. OSD Planning Control Arch. Region	CVC (Outstanding) FIS-Eng. (Outstanding) Legal Dev-Eng OSD Planning Control Arch. Region Control Arch.	CVC (outstanding) FIS-Eng. FIS-Trans. Dev-Eng. OSD Policy Planning Region Control Arch.	TRCA (Outstanding) Region OSD Orangeville Railway Dev-Eng. FIS-Eng. Policy Planning Control Arch.	CVC (Outstanding) Region OSD Dev-Eng. FIS-Eng. Policy Planning Control Arch.	
	STATUS									
	Revised Submission(s)	18-Apr-18								
PRELIM INFO	PRE-FILE: DART MEETING:	PRE 2015-0055 15-Oct-15	PRE 2016-0115 2-Jun-16	PRE 2016-0054 5-May-16	PRE 2016-0089 5-Aug-16	PRE 2016-0089 16-Jul-16	PRE 2015-0060 19-May-16	PRE 2016-0129 7-Sep-17	PRE 2016-0027 1-Jun-17	
SITE AREA (Ha):		14.81	35.24	41.85	10.07	18.26	19.84	38.14	30.736	208.946
RESIDENTIAL	Single Detached (units Ha.)	232 6.76	321 9.67	208 7.8	180 6.553	197 6.928		197 6.95	104 4.145	1,439 48.806
	Semi-detached (units Ha.)			36 0.86			160 4.022		164 4.855	360 9.737
	Townhouses (units Ha.):									
	Rear Lane		53 0.86	47 0.87			98 1.95	255 3.9	137 2.717	590 10.297
	On-street		103 2.13	46 0.82			184 3.748	39 0.73	100 2.176	472 9.604
	Dual-frontage			11 0.22						11 0.22
	Back-to-Back							18 0.21		18 0.21
	(Est. units Ha)		265 3.53						172 1.278	437 4.808
	Res. Reserve (Ha.)			0.57					0.35	0.92
	Live-Work Units (units Ha.)		8 0.14							8 0.14
TOTAL RESIDENTIAL (units Ha):		232 6.76	750 16.33	348 11.14	180 6.553	197 6.928	442 9.72	509 11.79	677 15.521	3,335 84.742
COMMERCIAL / INSTITUTIONAL	Commercial		1.46				1.162	6.39		9.012
	Institutional							1.22		1.22
	Elementary School			3.13						3.13
	Separate School			2.8						2.8
OPEN SPACE	Village Square								0.098	0.098
	Community Park			4.65		0.448		0.25	0.83	6.178
	Greenway Corridor			3.03	0.161	1.905		0.2	0.103	5.399
	Open Space/Buffer	0.26				0.083		0.31	1.303	1.956
EPA	Woodlot	2.02	7.32		0.441	4.524				14.305
	Environmental Buffer	0.57			0.166					0.736
	Environmental Protection			3.63				6.92	1.336	11.886
INFRASTRUCTURE	Transit Hub							0.6		0.6
	SWM Facility			3.64		1.394	2.842	1.84	1.05	10.766
	Roadways	5.2	9.01	7.47	2.568	2.701	5.308	8.62	10.181	51.058
	Widenings, 0.3m reserves	0	1.12	2.31	0.185	0.282	0.81	0	0.314	5.021
TOTAL:		14.81	35.24	41.8	10.074	18.265	19.842	38.14	30.736	

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-XX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, to add new residential zones and standards to facilitate future residential development within the Mayfield West Phase Two Settlement Area.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to add new residential zones, permitted uses and standards to facilitate residential development in the Mayfield West Phase Two Settlement Area;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R2	614 (By-law 2018-XXX)	<div>- Apartment Accessory</div> <div>- Day Care, Private Home</div> <div>- Dwelling, Detached</div> <div>- Dwelling, Detached, Dual-Frontage</div> <div>- Dwelling, Detached, Rear-Lane</div> <div>- Dwelling, Semi Detached</div> <div>- Dwelling, Semi Detached, Back-to-Back</div> <div>- Dwelling, Semi Detached, Dual Frontage</div> <div>- Dwelling, Semi Detached, Rear-Lane</div> <div>- Home Occupation</div>	<div>1.0 DEFINITIONS:</div> <div>a) Building Height</div> <div>For the purpose of this zone, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between the eaves and ridge on a gable, gambrel or hip roof.</div> <div>b) Dual-Frontage</div> <div>For the purpose of this zone, <i>Dual-Frontage</i> means a <i>Dwelling</i> with a <i>driveway</i> access to a <i>street</i> adjacent to a <i>Rear Lot Line</i> that is not a <i>Lane</i>.</div> <div>c) Rear-Lane</div> <div>For the purpose of this zone, <i>Rear-Lane</i> means a <i>dwelling</i> with a <i>driveway</i> access to a <i>lane</i> adjacent to the <i>rear lot line</i>.</div> <div>d) Back-to-Back</div> <div>For the purpose of this zone, <i>Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</div> <div>e) Established Grade</div> <div>For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</div> <div>f) Lot Depth</div> <div>For the purpose of this zone, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>g) Lot Line, Front For the purpose of this zone, for a lot containing a <i>Rear-Lane Detached Dwelling</i> or a <i>Dual-Frontage Detached Dwelling</i>, the <u>Front Lot Line</u> shall be the <i>lot line</i> opposite to the <i>lot line</i> intersected by a <i>driveway</i>.</p> <p>h) Lot Frontage i) For the purpose of this zone, <u>Lot Frontage</u> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>. ii) In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p>i) Outdoor Amenity Space For the purpose of this zone, <u>Outdoor Amenity Space</u> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</p> <p>j) Porch For the purposes of this zone, <u>Porch</u> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p>2.0 REGULATIONS</p> <p>a) Access Regulations i) For the purpose of this zone Sections 4.3.3 (<u>minimum entrance setback</u>) and 4.3.4 (<u>minimum entrance separation</u>) shall not apply. ii) Notwithstanding Section 4.3.1., a <i>rear-lane</i> or <i>dual-frontage dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage on a public <i>lane</i> or private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a public or private <i>street</i> or <i>lane</i>.</p> <p>b) Accessory Buildings For the purpose of this zone, an <i>accessory building</i> shall not be permitted in the <i>front</i> or <i>exterior side yard</i>.</p> <p>c) Accessory Building Size For the purpose of this zone, (an) <i>accessory building(s)</i>, not including a detached or <i>dual garage</i>, shall have a total maximum <i>building area</i> of 10m².</p> <p>d) Accessory Building Location: For the purpose of this zone, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p>e) Air Conditioners and Heat Pumps For the purposes of this zone, no air conditioner or heat pump may be located in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>f) Detached or Dual Garage For the purpose of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall:</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																
			<div><div><div><div>i. have a minimum <i>setback</i> of 0.5m to a <i>rear lot line</i>;</div><div>ii. have a minimum <i>setback</i> of 6.5m to a <i>main building</i>;</div><div>iii. not be subject to Section 4.2.2 (ii) (<i>accessory uses, building area</i>); and</div><div>iv. comply with all minimum <i>side yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i> or portion thereof on a <i>lot</i> with a <i>detached dwelling</i> no <i>setback</i> is required on the attached side of the <i>main building</i>.</div></div><div><div>g) Model Homes:</div><div>Notwithstanding 4.22.4 (<u>maximum number of model homes</u>), for the purpose of this <i>zone</i>, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft-approved plan of subdivision, up to a maximum of 10 model homes.</div><div><div>h) Residential Parking Requirements</div><div>Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</div><div><div>i) Sight Triangles</div><div>For the purposes of this <i>zone</i> Section 4.34 (<i>Sight Triangles</i>) shall not apply.</div><div><div>j) Size of Parking Spaces</div><div>For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</div><div><div>k) Width of Driveways Accessing Individual Residential Dwellings:</div><div><div>i) For the purpose of this <i>zone</i>, Section 5.2.15 shall not apply to <i>rear-lane dwellings</i>.</div><div>ii) Notwithstanding the maximum <i>driveway</i> width permitted for a <i>semi-detached dwelling</i> in Section 5.2.15, the maximum <i>driveway</i> width for a <i>semi-detached dwelling</i> on a <i>corner lot</i> is 6.0m.</div></div></div></div></div><div><div><div>3.0 ZONE STANDARDS</div><div><div>3.1 Detached Dwellings</div><table><tr><th>STANDARD</th><th>Dwelling, Detached</th><th>Dwelling, Detached, Dual-Frontage</th><th>Dwelling, Detached, Rear-Lane</th></tr><tr><td>Lot Area (Min.)</td><td colspan="3">N/A</td></tr><tr><td rowspan="2">Lot Frontage (Min.)</td><td>interior lot:</td><td>9.1m</td><td>interior lot: 7.8m</td></tr><tr><td>corner lot:</td><td>10.3m</td><td>corner lot: 9.6m</td></tr><tr><td rowspan="2">Yard, Front (Min.)</td><td>to main building: 3m</td><td colspan="2" rowspan="2">3m</td></tr><tr><td>to vehicular door of private garage 5.5m</td></tr><tr><td rowspan="2">Yard, Interior Side (Min.)</td><td colspan="3">where the <i>main building</i> is ≥ 12.8m in width: 1.2m</td></tr><tr><td colspan="3">where the <i>main building</i> is < 12.8m in width: 0.6m on one side and 1.2m on the other side</td></tr><tr><td rowspan="2">Yard, Exterior Side (Min.)</td><td>to main building: 2.4m</td><td colspan="2" rowspan="2">2.4m</td></tr><tr><td>to vehicular door of private</td></tr></table></div></div></div></div></div></div></div>	STANDARD	Dwelling, Detached	Dwelling, Detached, Dual-Frontage	Dwelling, Detached, Rear-Lane	Lot Area (Min.)	N/A			Lot Frontage (Min.)	interior lot:	9.1m	interior lot: 7.8m	corner lot:	10.3m	corner lot: 9.6m	Yard, Front (Min.)	to main building: 3m	3m		to vehicular door of private garage 5.5m	Yard, Interior Side (Min.)	where the <i>main building</i> is ≥ 12.8m in width: 1.2m			where the <i>main building</i> is < 12.8m in width: 0.6m on one side and 1.2m on the other side			Yard, Exterior Side (Min.)	to main building: 2.4m	2.4m		to vehicular door of private
STANDARD	Dwelling, Detached	Dwelling, Detached, Dual-Frontage	Dwelling, Detached, Rear-Lane																																
Lot Area (Min.)	N/A																																		
Lot Frontage (Min.)	interior lot:	9.1m	interior lot: 7.8m																																
	corner lot:	10.3m	corner lot: 9.6m																																
Yard, Front (Min.)	to main building: 3m	3m																																	
	to vehicular door of private garage 5.5m																																		
Yard, Interior Side (Min.)	where the <i>main building</i> is ≥ 12.8m in width: 1.2m																																		
	where the <i>main building</i> is < 12.8m in width: 0.6m on one side and 1.2m on the other side																																		
Yard, Exterior Side (Min.)	to main building: 2.4m	2.4m																																	
	to vehicular door of private																																		

Zone Prefix	Exception Number	Permitted Uses	Special Standards				
				garage: 5.5m			
			Yard, Rear (Min.)	where the lot depth is ≥ 30m: 7m	to main building: 3m	to a main building with an attached private garage: 0.5m	
				where the lot depth is < 30m: 6.5m	to vehicular door of private garage: 5.5m	to a main building with no attached private garage: 12.5m	
			Outdoor Amenity Area (Min.)	N/A	7m²		
			Backyard Amenity Area (Min.)	N/A			
			Building Height (Max.)	12.5m			
			Building Area (Max.)	N/A			
			Landscape Area (Min.)	N/A			
			Dwelling Unit Setback from Railway Right-of Way (Min.)	30m			
			3.2 Semi-Detached Dwellings				
				Dwelling, Semi-Detached	Dwelling, Semi-Detached, Dual-Frontage	Dwelling, Semi-Detached, Rear-Lane	Dwelling, Semi-Detached, Back-to-Back
			Lot Area (Min.)	N/A			
			Lot Frontage (Min.)	interior lot:		6.85m	
				corner lot:		8.05m	
			Yard, Front (Min.)	to main building: 3m	3.0m	to main building: 3m	
				to vehicular door of a private garage: 5.5m		to vehicular door of a private garage: 5.5m	
			Yard, Interior Side (Min.)	to main building		0.9m	
				between attached dwelling units		nil	
			Yard, Exterior Side (Min.)	to main building: 2.4m	2.4m		
				to vehicular door of a private garage: 5.5m			
			Yard, Rear (Min.)	where the lot depth is ≥ 30m: 7m	to main building: 3m	to main building with an attached private garage: 0.5m	nil
				where the lot depth is < 30m:	to vehicular door of a private garage:	To a main building with no attached private	

Zone Prefix	Exception Number	Permitted Uses	Special Standards					
				6.5m	5.5m	garage: 12.5m		
			Outdoor Amenity Area (Min.)	N/A	7m²			
			Backyard Amenity Area (Min.)	N/A				
			Building Height (Max.)	12.5m				
			Building Area (Max.)	N/A				
			Landscape Area (Min.)	N/A				
			Dwelling Unit Setback from Railway Right-of Way (Min.)	30m				
			4.0 PERMITTED ENCROACHMENTS					
			4.1 Detached and Semi-Detached Dwellings					
			Permitted Ornamental Structure		Maximum Permitted Distance of Encroachment			
a) Bay, Box or Bow Windows with or without Foundations		1.0m into a required front, exterior side or rear yard						
b) Covered or Uncovered Porch or Balcony, Canopy or Portico		i) 2.0m into a required front yard ii) 2.5m into a required rear yard iii) 1.5m into a required exterior side yard iv) 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to the interior side lot line						
c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck		i) 2.7m into a required front or rear yard ii) 2.1m into a required exterior side yard						
d) Deck ≥ 0.75m in Height		i) 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required rear yard. ii) 4.0m into a required rear yard, inclusive of any stairs, ramp or barrier-free access feature where the rear lot line abuts an Open Space (OS) zone, Environmental Policy Area 1 (EPA1) zone or Environmental Policy Area 2 (EPA2) zone.						
e) Deck < 0.75m in Height		4.5m, inclusive of any stairs, ramp or barrier-free access feature into a required rear yard, provided that the encroachment results in a setback of no less than 0.6m to any lot line.						
f) Chimneys or Vents		0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line						
g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.		0.6m extending from: i) a main building wall; ii) a bay, box or bow window; or iii) a covered or uncovered porch or balcony						

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
				into a required <i>yard</i> , provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or a <i>rear lot line</i>
			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>
			4.2 Permitted Encroachments: Detached and Semi-Detached Dwellings, DUAL FRONTAGE	
			Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment
			a) Bay, Box or Bow Windows with or without Foundations	1.0m into a required <i>front, exterior side or rear yard</i>
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front or rear yard</i> ii) 1.5m into a required <i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to an <i>interior side lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front or rear yard</i> ii) 2.1m into a required <i>exterior side yard</i>
			d) Deck ≥ 0.75m in Height	nil
			e) Deck < 0.75m in Height	nil
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6m extending from: i) a <i>main building wall</i> ; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch or balcony</i> into a required <i>yard</i> , provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>
			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>
			4.3 Permitted Encroachments: Detached and Semi-Detached Dwellings, REAR-LANE	
			Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment
			a) Bay, Box or Bow Windows with or without Foundations	i) 1.0m into a required <i>front, exterior side or rear yard</i> ii) 0.6m into a required <i>rear yard</i> where a <i>main building</i> has no attached <i>private garage</i>
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front yard</i> ii) 2.5m into a required <i>rear yard</i> where a <i>main building</i> has no

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
				attached <i>private garage</i> iii) 1.5m into a required <i>exterior side yard</i> iv) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front yard</i> ii) 2.5m into a required <i>rear yard</i> where the <i>main building</i> has no attached <i>private garage</i> iii) 2.1m into a required <i>exterior side yard</i>
			d) Deck ≥ 0.75m in Height	Where a <i>main building</i> has no attached <i>private garage</i> , 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> ,
			e) Deck < 0.75m in Height	Where a <i>main building</i> has no attached <i>private garage</i> , 4.5m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> .
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6m extending from: i) a <i>main building</i> wall; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i> , provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>
			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>
			4.4 Permitted Encroachments: Detached and Semi-Detached Dwellings, BACK-TO-BACK	
			Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment
			a) Bay, Box or Bow Windows with or without Foundations	1.0m into a required <i>front, exterior side or rear yard</i>
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front yard</i> ii) 1.5m into a required <i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to the <i>interior side lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front yard</i> ii) 2.1m into a required <i>exterior side yard</i>
			d) Deck ≥ 0.75m in Height	nil
			e) Deck < 0.75m in Height	nil
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			<p>g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.</p>	<p>0.6m extending from:</p> <p>i) a <i>main building wall</i>;</p> <p>ii) a bay, box or bow window; or</p> <p>iii) a covered or uncovered <i>porch</i> or <i>balcony</i>,</p> <p>into a required <i>yard</i>, provided that:</p> <p>i) a minimum setback of 0.6m is maintained to a <i>lot line</i>; and</p> <p>ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i></p>
			<p>h) Steps in an attached private garage</p>	<p>0.5m into a required <i>parking space</i> in a <i>private garage</i></p>

2. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	615 (By-law 2018-XXX)	<ul style="list-style-type: none">- <i>Day Care, Private Home</i>- <i>Dwelling, Townhouse</i>- <i>Dwelling, Townhouse, Dual-Frontage</i>- <i>Dwelling, Townhouse, Rear-Lane</i>- <i>Dwelling, Townhouse, Back-to-Back</i>	<p><u>1.0 DEFINITIONS:</u></p> <p>a) Building Height For the purpose of this zone, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between the eaves and ridge on a gable, gambrel or hip roof.</p> <p>b) Dual-Frontage For the purpose of this zone, <i>Dual-Frontage</i> means a <i>Dwelling</i> with a <i>driveway</i> access to a <i>street</i> adjacent to a <i>Rear Lot Line</i> that is not a <i>Lane</i>.</p> <p>c) Rear-Lane For the purpose of this zone, <i>Rear-Lane</i> means a <i>dwelling</i> with a <i>driveway</i> access to a <i>lane</i> adjacent to the <i>rear lot line</i>.</p> <p>d) Back-to-Back For the purpose of this zone, <i>Back-to-Back</i> means a <i>building</i> divided vertically both above and below grade into two or more residential <i>dwelling units</i>. Each such unit must have an independent entrance directly from outside the <i>building</i> and must share at least one side wall and one rear wall with adjacent <i>dwelling units</i>.</p> <p>e) Established Grade For the purposes of this zone, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>f) Lot Depth For the purpose of this zone, <i>Lot Depth</i> means the shortest horizontal distance between the <i>front lot line</i> and <i>rear lot line</i>.</p> <p>g) Lot Line, Front For the purpose of this zone, for a lot containing a <i>Rear-Lane Detached Dwelling</i> or a <i>Dual-Frontage Detached Dwelling</i>, the <i>Front Lot Line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> intersected by a <i>driveway</i>.</p> <p>h) Lot Frontage i) For the purpose of this zone, <i>Lot Frontage</i> means the horizontal distance between the two <i>lot lines</i> which intersect the <i>front lot line</i>, with such distance being measured along a</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>line which is parallel to, and at a distance of 4.5m from the <i>front lot line</i>.</p> <p>ii) In the case of a <i>corner lot</i> with a daylight rounding or triangle, the <i>lot frontage</i> shall be calculated as if the front and exterior side <i>lot lines</i> were extended to their point of intersection.</p> <p>i) Outdoor Amenity Space For the purpose of this zone, <u><i>Outdoor Amenity Space</i></u> shall mean an outdoor area, used exclusively for the enjoyment of the outdoor environment in the form of a <i>rear yard</i>, covered or uncovered <i>porch</i>, courtyard, <i>balcony</i> or <i>deck</i>.</p> <p>j) Porch For the purposes of this zone, <u><i>Porch</i></u> shall mean a platform with or without foundation or cold cellar, extending from an exterior wall of a <i>building</i> and having at least 50% of one side of the vertical planes forming the perimeter unobstructed in any manner except by railings and stairs with access to grade.</p> <p>2.0 REGULATIONS</p> <p>a) Access Regulations i) For the purpose of this zone Sections 4.3.3 (<u><i>minimum entrance setback</i></u>) and 4.3.4 (<u><i>minimum entrance separation</i></u>) shall not apply. ii) Notwithstanding Section 4.3.1., a <i>rear-lane</i> or <i>dual-frontage dwelling</i> and associated accessory structures may be erected on a <i>lot</i> without frontage on a public <i>lane</i> or private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a public or private <i>street</i> or <i>lane</i>.</p> <p>b) Accessory Buildings For the purpose of this zone, an <i>accessory building</i> shall not be permitted in the <i>front</i> or <i>exterior side yard</i>.</p> <p>c) Accessory Building Size For the purpose of this zone, (an) <i>accessory building(s)</i>, not including a detached or <i>dual garage</i>, shall have a total maximum <i>building area</i> of 10m².</p> <p>d) Accessory Building Location: For the purpose of this zone, any <i>accessory building</i>, not including a detached <i>garage</i> shall be located a minimum of 0.6m from any <i>lot line</i>.</p> <p>e) Air Conditioners and Heat Pumps For the purposes of this zone, no air conditioner or heat pump may be located in the <i>front yard</i> or <i>exterior side yard</i>.</p> <p>f) Detached or Dual Garage For the purpose of this zone, a detached or <i>dual garage</i> with <i>driveway</i> access to a <i>lane</i> shall: i. have a minimum <i>setback</i> of 0.5m to a <i>rear lot line</i>; ii. have a minimum <i>setback</i> of 6.5m to a <i>main building</i>; iii. not be subject to Section 4.2.2 (ii) (<u><i>accessory uses, building area</i></u>); and iv. comply with all minimum <i>side yard</i> requirements of the <i>lot</i>, except in the case of a <i>dual garage</i> or portion thereof on a <i>lot</i> with a <i>detached dwelling</i>, no <i>setback</i> is required on the attached side of the <i>main</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards																																																		
			<p><i>building.</i></p> <p>g) Model Homes: Notwithstanding 4.22.4 (<u>maximum number of model homes</u>), for the purpose of this <i>zone</i>, the maximum number of model homes permitted on lands which have received draft plan of subdivision approval shall not exceed 10% of the total number of <i>dwelling units</i> within the draft-approved plan of subdivision, up to a maximum of 10 model homes.</p> <p>h) Residential Parking Requirements Notwithstanding Section 5.2.2, no visitor <i>parking spaces</i> are required for back-to-back dwellings having frontage on a public <i>street</i>.</p> <p>i) Sight Triangles For the purposes of this <i>zone</i> Section 4.34 (<i>Sight Triangles</i>) shall not apply.</p> <p>j) Size of Parking Spaces For the purpose of this <i>zone</i>, the minimum size of a <i>parking space</i> shall be 2.75m in width and 5.5m in length.</p> <p>k) Width of Driveways Accessing Individual Residential Dwellings:</p> <p>i) For the purpose of this <i>zone</i>, Section 5.2.15 shall not apply to <i>rear-lane dwellings</i>.</p> <p>ii) Notwithstanding the maximum <i>driveway</i> width permitted for a <i>semi-detached dwelling</i> in Section 5.2.15, the maximum <i>driveway</i> width for a <i>semi-detached dwelling</i> on a <i>corner lot</i> is 6.0m.</p> <p>3.0 ZONE STANDARDS</p> <p>3.1 Townhouse Dwellings</p> <table><tr><th></th><th>Dwelling, Town-house</th><th>Dwelling, Town-house Dual-Frontage</th><th>Dwelling, Town-house Rear-Lane</th><th>Dwelling, Town-house Back-to-Back</th></tr><tr><td>Lot Area (Min.)</td><td colspan="4">N/A</td></tr><tr><td rowspan="3">Lot Frontage (Min.)</td><td colspan="4">interior lot per dwelling unit 5.5m</td></tr><tr><td colspan="4">end lot per dwelling unit 7m</td></tr><tr><td colspan="4">corner lot per dwelling unit 7.9m</td></tr><tr><td rowspan="2">Yard, Front (Min.)</td><td>to main building: 3m</td><td colspan="2" rowspan="2">3.0m</td><td>to main building: 3m</td></tr><tr><td>to vehicular door of private garage: 5.5m</td><td>to vehicular door of private garage: 5.5m</td></tr><tr><td rowspan="2">Yard, Interior Side (Min.)</td><td colspan="4">to main building 1.5m</td></tr><tr><td colspan="4">between attached dwelling units nil</td></tr><tr><td rowspan="2">Yard, Exterior Side (Min.)</td><td>to main building: 2.4m</td><td colspan="3" rowspan="2">2.4m</td></tr><tr><td>to vehicular door of private garage: 5.5m</td></tr><tr><td>Yard, Rear (Min.)</td><td>where the lot depth is ≥ 30m:</td><td>to main building:</td><td>to main building with an attached private garage:</td><td>nil</td></tr></table>		Dwelling, Town-house	Dwelling, Town-house Dual-Frontage	Dwelling, Town-house Rear-Lane	Dwelling, Town-house Back-to-Back	Lot Area (Min.)	N/A				Lot Frontage (Min.)	interior lot per dwelling unit 5.5m				end lot per dwelling unit 7m				corner lot per dwelling unit 7.9m				Yard, Front (Min.)	to main building: 3m	3.0m		to main building: 3m	to vehicular door of private garage: 5.5m	to vehicular door of private garage: 5.5m	Yard, Interior Side (Min.)	to main building 1.5m				between attached dwelling units nil				Yard, Exterior Side (Min.)	to main building: 2.4m	2.4m			to vehicular door of private garage: 5.5m	Yard, Rear (Min.)	where the lot depth is ≥ 30m:	to main building:	to main building with an attached private garage:	nil
	Dwelling, Town-house	Dwelling, Town-house Dual-Frontage	Dwelling, Town-house Rear-Lane	Dwelling, Town-house Back-to-Back																																																	
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Yard, Rear (Min.)	where the lot depth is ≥ 30m:	to main building:	to main building with an attached private garage:	nil																																																	

Zone Prefix	Exception Number	Permitted Uses	Special Standards				
				7m	3m	0.5m	
			where the lot depth is < 30m:	to vehicular door of private garage:	to main building with no attached private garage:		
			6.5m	5.5m	12.5m		
			Outdoor Amenity Area (Min.)	N/A	7m²		
			Backyard Amenity Area (Min.)	N/A			
			Building Height (Max.)	12.5m			
			Building Area (Max.)	N/A			
			Landscape Area (Min.)	N/A			
Dwelling Unit Setback from Railway Right-of Way (Min.)	30m						
4.0 PERMITTED ENCROACHMENTS							
4.1 Permitted Encroachments, Townhouse Dwellings							
Permitted Ornamental Structure		Maximum Permitted Distance of Encroachment					
a) Bay, Box or Bow Windows with or without Foundations		1.0m into a required Front, Exterior Side or Rear Yard					
b) Covered or Uncovered Porch or Balcony, Canopy or Portico		i) 2.0m into a required front yard ii) 2.5m into a required rear yard iii) 1.5m into a required exterior side yard iv) 0.6m into a required interior side yard, provided a minimum setback of 0.6m is maintained to the interior side lot line					
c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck		i) 2.7m into a required front or rear yard ii) 2.1m into a required exterior side yard					
d) Deck ≥ 0.75m in Height		i) 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required rear yard. ii) 4.0m into a required rear yard, inclusive of any stairs, ramp or barrier-free access feature where the rear lot line abuts an Open Space (OS) zone, Environmental Policy Area 1 (EPA1) zone or Environmental Policy Area 2 (EPA2) zone.					
e) Deck < 0.75m in Height		4.5m, inclusive of any stairs, ramp or barrier-free access feature into a required rear yard, provided that the encroachment results in a setback of no less than 0.6m to any lot line.					
f) Chimneys or Vents		0.6m into any required yard, provided that a minimum setback of 0.6m is maintained to the lot line					

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			<div>g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.</div>	<div>0.6m extending from: i) a <i>main building wall</i>; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch</i> or <i>balcony</i>, into a required <i>yard</i>, provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i>; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i></div>
			<div>h) Steps in an attached private garage</div>	<div>0.5m into a required parking space in a <i>private garage</i></div>
			4.2 Permitted Encroachments: <i>DUAL FRONTAGE Townhouse Dwellings</i>	
			<div>Permitted Ornamental Structure</div>	<div>Maximum Permitted Distance of Encroachment</div>
			<div>a) Bay, Box or Bow Windows with or without Foundations</div>	<div>1.0m into a required <i>front</i>, <i>exterior side</i> or <i>rear yard</i></div>
			<div>b) Covered or Uncovered Porch or Balcony, Canopy or Portico</div>	<div>i) 2.0m into a required <i>front</i> or <i>rear yard</i> ii) 1.5m into a required <i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i>, provided a minimum <i>setback</i> of 0.6m is maintained to the <i>interior side lot line</i></div>
			<div>c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck</div>	<div>i) 2.7m into a required <i>front</i> or <i>rear yard</i> ii) 2.1m into a required <i>exterior side yard</i></div>
			<div>d) Deck ≥ 0.75m in Height</div>	<div>nil</div>
			<div>e) Deck < 0.75m in Height</div>	<div>nil</div>
			<div>f) Chimneys or Vents</div>	<div>0.6m into any required <i>yard</i>, provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i></div>
			<div>g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.</div>	<div>0.6m extending from: i) a <i>main building wall</i>; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch</i> or <i>balcony</i>, into a required <i>yard</i>, provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i>; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i></div>
			<div>h) Steps in an attached private garage</div>	<div>0.5m into a required <i>parking space</i> in a <i>private garage</i></div>
			4.3 Permitted Encroachments: <i>REAR-LANE Townhouse Dwellings</i>	
			<div>Permitted Ornamental Structure</div>	<div>Maximum Permitted Distance of Encroachment</div>
			<div>a) Bay, Box or Bow Windows with or without</div>	<div>i) 1.0m into a required <i>front</i>, <i>exterior side</i> or <i>rear yard</i> ii) 0.6m into a required <i>rear yard</i></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			Foundations	where a <i>main building</i> has no attached <i>private garage</i>
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front yard</i> ii) 2.5m into a required <i>rear yard</i> where a <i>main building</i> has no attached <i>private garage</i> iii) 1.5m into a required <i>exterior side yard</i> iv) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to the <i>interior side lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>front yard</i> ii) 2.5m into a required <i>rear yard</i> where a <i>main building</i> has no attached <i>private garage</i> iii) 2.1m into a required <i>exterior side yard</i>
			d) Deck ≥ 0.75m in Height	Where a <i>main building</i> has no attached <i>private garage</i> , 3.0m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> ,
			e) Deck < 0.75m in Height	Where a Main Building has no attached garage, 4.5m inclusive of any stairs, ramp or barrier-free access feature into a required <i>Rear Yard</i> .
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6m extending from: i) a <i>main building</i> wall; ii) a bay, box or bow window; iii) a covered or uncovered <i>porch</i> or <i>balcony</i> , into a required <i>yard</i> , provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum setback of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>
			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>
			4.4 Permitted Encroachments: <i>BACK-TO-BACK</i> Townhouse Dwellings	
			Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment
			a) Bay, Box or Bow Windows with or without Foundations	1.0m into a required <i>front</i> , <i>exterior side</i> or <i>rear yard</i>
			b) Covered or Uncovered Porch or Balcony, Canopy or Portico	i) 2.0m into a required <i>front yard</i> ii) 1.5m into a required <i>exterior side yard</i> iii) 0.6m into a required <i>interior side yard</i> , provided a minimum <i>setback</i> of 0.6m is maintained to the <i>interior side lot line</i>
			c) Covered or Uncovered Steps or Stairs, Ramp or Barrier-free Access Feature not associated with a Deck	i) 2.7m into a required <i>Front Yard</i> ii) 2.1m into a required <i>Exterior Side Yard</i>
			d) Deck ≥ 0.75m in Height	nil
			e) Deck < 0.75m in	nil

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			Height	
			f) Chimneys or Vents	0.6m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6m is maintained to the <i>lot line</i>
			g) Eaves, Sills, Cornices, Parapets, or other similar Ornamental Architectural features.	0.6m extending from: i) a <i>main building</i> wall; ii) a bay, box or bow window; iii) a covered or uncovered <i>porch</i> or <i>balcony</i> into a required <i>yard</i> , provided that: i) a minimum <i>setback</i> of 0.6m is maintained to a <i>lot line</i> ; and ii) in the case of eaves, a minimum <i>setback</i> of 0.2m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>
			h) Steps in an attached private garage	0.5m into a required <i>parking space</i> in a <i>private garage</i>

Enacted by the Town of Caledon Council this 10th day of July, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

Staff Report 2018-73

Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Zoning By-law Amendment, Cambium Farms Ltd.,
Proposed Wedding Venue Expansion, 81 Charleston Sideroad,
Ward 1

Submitted By: Brandon Ward, Senior Planner, Development, Community
Services

RECOMMENDATION

That the By-law attached as Schedule C to Staff Report 2018-73 be enacted to amend the zone standards within the site-specific Agricultural Exception 564 (A1-564) Zone to permit the proposed expansion of Cambium Farms Ltd municipally known as 81 Charleston Sideroad.

REPORT HIGHLIGHTS

- A Zoning By-law Amendment application has been received from Riepma Consultants Inc. on behalf of Cambium Farms Ltd. to permit the expansion of an existing event venue. This event venue occupies the existing carriage house and the main level portion of the existing wooden bank barn. Neither the barn nor the carriage house are insulated or equipped with heating systems, which makes the venue only permitted to operate seasonally from May 15th to September 30th of each year.
- The existing event venue was approved through previous Official Plan Amendment (File: POPA 14-02) and Zoning By-law Amendment (File: RZ 14-01) applications. These applications were approved by Council on May 26, 2015 and are now in full force and effect.
- The applicant is now proposing to expand the venue to include the lower level of the existing barn. The applicant is also proposing to construct a 120 square-metre addition at the rear of the barn to serve as an entry area dedicated to this additional lower-level venue space. It is intended that the additional venue space will be used in inclement weather circumstances for summer events and also during the winter period, since the lower-level is constructed with stone and concrete capable of providing a suitable insulated venue space. Therefore the proposed Zoning By-law amendment seeks to permit an expanded maximum floor area for the venue space and to permit only the lower-level venue space to operate year-round (the remainder of the venue space will continue to be limited to seasonal operations).
- The application and supporting studies were circulated for review and comment and a formal public meeting was held on November 28, 2017 in accordance with the requirements of the *Planning Act*. The comments derived from the public meeting as

well as comments received from external agencies and internal departments through the circulation process have been taken into consideration in review of this application. Based on this review, the application is determined to be consistent with the Provincial Policy Statement and conform to applicable policies within the relevant Provincial, Regional and Town planning documents.

DISCUSSION

The purpose of this report is to provide planning rationale in support of staff's recommendation for the enactment of a proposed Zoning By-law Amendment to facilitate an expansion to an existing wedding event venue on the subject property and to allow a portion of the venue to operate year-round, whereas the venue is currently limited to operating seasonally.

Subject Lands

The subject property is approximately 20.23 hectares (49.98 acres) and is located at the southeast corner of Winston Churchill Boulevard and Charleston Sideroad (see Schedule A Location Map). Surrounding land uses are predominantly agricultural crop lands, rural residential dwellings and wooded areas, with an existing gravel pit located on the east side of Shaws Creek Road, approximately 1.3 kilometers from the subject site.

The property contains a single detached dwelling, an 80 square-metre (860 square-foot) carriage house, a 420 square-metre (4,500 square-foot) wooden bank barn and a steel clad accessory storage building. The barn, carriage house and associated grounds are used for a wedding event venue which operates seasonally from mid-May to September. Existing farm fields surrounding the farm building cluster are cultivated by a neighbouring farmer. A small creek with associated low lands and wooded area are located adjacent to the corner the Winston Churchill Boulevard and Charleston Sideroad.

Background

The applicant, Cambium Farms Ltd. ("Cambium Farms"), previously submitted Official Plan Amendment (File: POPA 14-02) and Zoning By-law Amendment (File: RZ 14-01) applications to the Town in March, 2014 to facilitate the proposed use of the existing farmstead as a seasonal wedding event venue. The applications were subject to the typical review process required by the *Planning Act*, including circulation to internal Town departments and external public agencies for review and comment and holding a formal public meeting. At the public meeting, concerns were raised regarding noise levels associated with this venue. The applicant prepared a noise assessment study which recommended various mitigation measures to be integrated within the existing site. A peer review of this document conducted on behalf of the Town confirmed the validity of the methodology and recommendations contained in that assessment.

On May 26, 2015, the Official Plan Amendment (“OPA 241”) and Zoning By-law Amendment (By-Law No.: BL-2015-039) applications were approved by Council. OPA 241 added site-specific policies to the General Agricultural Area designation to permit the seasonal event venue on the subject property. Similarly, By-law no.: BL-2015-039 rezoned the subject lands to a site-specific Agricultural Exception 564 (A1-564) zone which implements specific standards to permit the event venue (place of assembly) use to operate seasonally (from May 15th to September 30th annually) within the existing farm buildings.

Following the Official Plan and Zoning By-law amendment approvals, an application for Site Plan Approval (File: SPA 2015-32) was submitted to the Town to implement site design measures with respect to parking allocation, site access, noise mitigation measures and accessibility requirements. As part of the site plan approval process, the Town required the applicant to conduct an additional noise assessment of the event venue in operation once all approvals had been issued. This was to confirm that the approved and implemented noise mitigation measures are working effectively as predicted. Subsequent noise assessments were conducted by the applicant during events held in August and September, 2017 that involved live-band entertainment. The resulting analysis was submitted to the Town’s peer review consultant for review which confirmed that the noise mitigation measures implemented through the approval process were functioning effectively and meeting predicted noise mitigation levels.

In January, 2017, the applicant submitted a Minor Variance application (File: ‘A’ 002-17) in support of a proposal to construct a 260 square-metre addition to accommodate permanent washroom facilities. Permanent washrooms were proposed to eliminate current arrangements wherein, portable washroom facilities are brought to the site for each event held at the venue. To accommodate this proposed addition, the Minor Variance application sought relief from the maximum gross floor area requirement specified in the site-specific A1-564 zone which is based on the cumulative floor area of the existing event venue. This variance was approved by the Committee of Adjustment on January 11, 2017 and is now in full force and effect.

Proposed Development

Cambium Farms is seeking approvals to utilize the lower level of the barn for additional venue space, in addition to the main barn level and carriage house. They intend to use the ground level of the barn in circumstances where inclement weather arises during events scheduled in the summer months and also to accommodate smaller events to be held during the winter. The lower-level is contained within foundation walls constructed with concrete and stone capable of providing a suitable insulated venue space for events held during the winter. Cambium Farms is also proposing to construct a 100 square-metre addition at the rear of the barn to serve as an entry area dedicated to this additional lower-level venue space.

Approvals Required

On April 25, 2017, Cambium Farms submitted a Zoning By-law amendment application to facilitate the proposed development described above. This application was deemed complete on May 16, 2017. The Zoning By-law amendment proposes to amend the existing site-specific A1-564 zone to permit the additional lower-level venue space and allow only that space to be utilized year-round, whereas the remaining venue area would still be subject to the current seasonal limitation.

Cambium Farms indicates that although the additional venue space would accommodate an additional 200 occupants, it is not intended that this additional lower-level venue space would be utilized simultaneously in combination with the existing venue space provided within the main barn level and carriage house. Notwithstanding this intent for mutually exclusive usage of the two venue areas, the application has been submitted and reviewed on the basis that the venue space may be occupied cumulatively. However, the maximum occupancy of the venue space is subject to review and approvals under the Ontario Building Code (OBC) and any proposal to increase such occupancy to allow the entire venue area to be used simultaneously must satisfy all such applicable OBC requirements.

Planning Review

Documents that have been considered by the Town in its review of this application include the Provincial Policy Statement (2014), Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017), the Region of Peel Official Plan, the Town's Official Plan, and Zoning By-law 2006-50, as amended. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of this application.

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement contains policies that protect agricultural areas for their long-term use. The PPS policies also aim to enhance the economic viability of farming operations by appropriately accommodating a range of agricultural-related uses and on-farm diversified uses within agricultural and rural areas. The subject lands are designated General Agricultural Area in the Town of Caledon Official Plan and subject to site-specific policies that permit the existing event venue. The proposed expansion of the existing event venue is consistent with the PPS as it does not impact or interfere with the existing agricultural use of the property or surrounding agricultural areas.

Growth Plan for the Greater Golden Horseshoe (2017)

The Agricultural System policies of the Growth Plan state that the province will identify an Agricultural System for the Greater Golden Horseshoe (GGH). The subject lands are situated within an area recently identified by the province as a prime agricultural area and is therefore situated within the Agricultural System as defined by the Growth Plan.

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The Growth Plan policies for the Agricultural System encourage municipalities to implement approaches to sustain and enhance the long-term viability of agricultural areas by promoting the sustainability of agricultural businesses while protecting agricultural resources and minimizing land use conflicts (Policy 4.2.6.7). Staff is of the opinion that the existing venue and its proposed expansion conforms to the Agricultural System policies of the Growth Plan (2017).

Greenbelt Plan (2017)

The subject lands are located within an area recently identified by the province as a prime agricultural area as part of the Agricultural System within the Protected Countryside designation of the Greenbelt Plan. For lands located within prime agricultural areas of the Protected Countryside, the Greenbelt Plan policies state that a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted. Such uses shall be compatible with and shall not hinder surrounding agricultural uses (Policy 3.1.3.1).

Staff is of the opinion that this application conforms to the Greenbelt Plan. The approval process for the initial establishment of this venue determined that the use is consistent with the on-farm diversified use criteria and agricultural system policies. The proposed expansion of this venue to include the lower-level of the barn on a year-round basis will not hinder surrounding agricultural uses and therefore maintains conformity with the agricultural system policies.

Region of Peel Official Plan

The subject property is designated as Rural System, on Schedule D, Regional Structure in the Region of Peel Official Plan. The Rural System policies direct area municipalities to include more detailed objectives and policies for the Rural System in area municipal official plans. The Rural System policies also intend to ensure that development proposals are consistent with the objectives and policies in the Region's Official Plan as well as the applicable policies of the provincial plans, including the Greenbelt Plan and the Growth Plan.

Region staff have reviewed this application with respect to the consistency with Region Official Plan policies and advised that they have no objection to the approval of this application to facilitate the expansion of the existing venue. Region staff have confirmed that the supporting Traffic Impact Study is satisfactory. Region staff have also reviewed the Hydrogeological Assessment submitted with this application and confirmed that the assessment is acceptable, provided that a monitoring and contingency plan is to be implemented as part of a site plan approval process which has been submitted and is concurrently under review. Staff is of the opinion the applications conform to the policies of the Regional Official Plan.

Town of Caledon Official Plan

The subject property is designated as “General Agricultural Area” on Schedule A of the Town of Caledon Land Use Plan. The property is also subject to site-specific policies that permit an event venue on a portion of the site as a result of the approval of Official Plan Amendment no. 241 (OPA 241). The general agricultural area policies state that an event venue may be permitted as an on-farm diversified use, subject to additional on-farm diversified use policies including a requirement that the use must be “owned by and directly involve the owner/operator of the farm operation and may involve resident on-farm family members...”. The owners and operators of the Cambium Farms wedding venue are not directly involved with the active farming operation on the property as the surrounding farm land is leased to a neighbouring farmer for crop production. The site-specific Official Plan Amendment No. 241 was approved on the basis that the wedding event venue utilizes the existing farm buildings and benefits from the surrounding agricultural environment for its ambiance and functions and therefore maintains the general intent of the General Agricultural Area policies of the Official Plan. Staff is of the opinion that the proposed venue expansion maintains the intent of the General Agricultural Area policies and site-specific policies the Official Plan.

The subject property is located in a Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) as shown on Schedule L of the Town’s Official Plan. These areas have been identified to prioritize and protect aggregate resource areas and reserve lands from incompatible uses that may compromise future resource extraction. The Land Use Compatibility policies within the CHPMARA designation state that development within the CHPMARA lands, or within the identified area of influence of these lands that would preclude or hinder the establishment of new or expanded aggregate operations, will only be permitted if:

- a) Resource use would not be feasible; or
- b) The proposed land uses or development serves a greater long term public interest; and
- c) Issues of public health, public safety and environmental impacts are addressed.

For the purpose of this policy, “development” is defined as the creation of a new lot, a change in land use or the construction of buildings and structures requiring approval under the Planning Act.

These policies were assessed in reviewing the initial approvals of the venue and it was determined that the operations of this venue within the existing buildings will not preclude or hinder the long term potential for future aggregate extraction on the subject property and surrounding CHPMARA lands. Staff is of the opinion that the proposed expansion of this venue will not create additional circumstances that could hinder or preclude potential new or expanded aggregate operations in the area in a manner that would conflict with these policies.

Zoning By-law 2006-50, as amended

The portion of the subject property that generally encompasses the event venue area is zoned Agricultural Exception 564 (A1-564) in Zoning By-law 2006-50, as amended. The A1-564 zone permits a Place of Assembly use, subject to specific zone standards that reflect the existing buildings that the event venue operates within. The A1-564 zone also contains a provision that restricts this venue on operating seasonally.

The Zoning By-law amendment proposes to amend the existing site-specific A1-564 zone as follows:

- To provide a maximum gross floor area of 1,365 square-metres (14,692 square-feet) for a place of assembly use which will accommodate:
 - Existing main-floor barn venue – 420 square-metres (4,520 ft²)
 - Existing carriage house venue space - 129 square-metres (1,388 ft²)
 - Proposed lower-level barn venue space – 420 square-metres (4,520 ft²)
 - Proposed washroom addition (2-storey) - 260 square-metres (2,798 ft²)
 - Proposed rear barn entrance addition - 120 square-metres (1,291 ft²)
 - Existing silo space - 16 square-metres (172 ft²)
- To permit the proposed lower-level barn venue space to operate year-round, with the current seasonal duration (from May 15th to September 30th) of each year continuing to apply to the main-floor barn and carriage house venue space.

A draft amending By-law is attached as Schedule C to this report.

Agency/Department Consultation

The subject application was circulated to external agencies and internal departments for review and comment. Through this review process, all agencies and departments have expressed no concerns with the approval of this application. Refer to the Comment Sheet attached to this report as Schedule B.

Public Meeting

A public meeting was held on the proposed Zoning By-law Amendment application at the Town of Caledon, Town Hall on Tuesday November 28, 2017. Notice of the Public Meeting was advertised in the Caledon Citizen and Caledon Enterprise newspapers on November 2, 2017. Property owners within 120m (400ft) of the subject lands were advised of the meeting by direct mail as required by the *Planning Act*.

The purpose of the Public Meeting was to provide the applicant with an opportunity to present the proposed development to the public and members of Council and to respond to questions on the proposal. The following matters raised at the meeting were addressed at the meeting and through the application review process:

Concerns regarding noise from events held within the existing venue.

As noted previously, a Noise Impact Assessment was submitted and reviewed as part of the previous approvals for this venue. As part of the Site Plan Approval process, a subsequent noise assessment was conducted to verify the effectiveness of the noise mitigation measures implemented through the approval process. This subsequent assessment confirmed that the mitigation measures are functioning effectively. This was reviewed by the Town's peer review consultant and found to be satisfactory. In addition, the event operator has advised that they implement a voluntary noise complaint and response protocol. They also require prospective event hosts to adhere to limitations on noise levels and time limits as part of their venue booking arrangements.

FINANCIAL IMPLICATIONS

The Town's share of taxes levied, based on the current value assessment (CVA) is approximately \$5,194. For property tax purposes, the subject property is currently assessed as Farmland, \$449,000 CVA/ Commercial \$449,000 CVA/ Residential \$439,000 CVA.

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place. Any future development would be subject to Town of Caledon development charges, currently \$38.87 /m², as per By-law No. 2014-054.

Any development would also be subject to Region of Peel's development charges, currently \$211.56 /m². If the property does not have access to the Region's water and waste-water services, the applicable rate would be \$93.32 /m². Education development charges of \$10.87 /m² would also apply.

The Development Charges comments and estimates above are as at June 11, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

COUNCIL WORK PLAN

The recommendation included in this Report is related to the following goals identified in the 2015-2018 Council Work Plan:

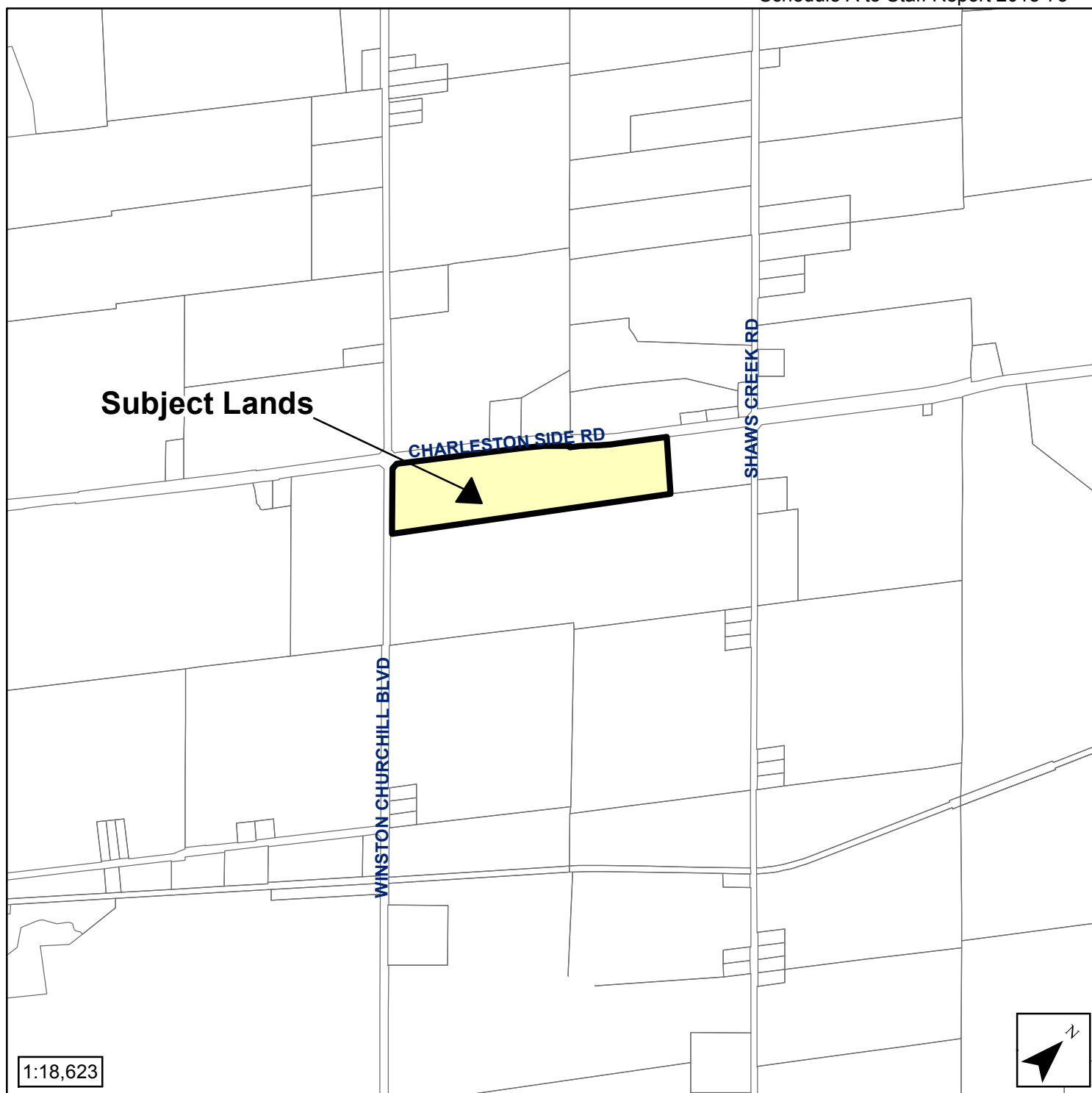
- Growth - To plan for complete communities as required under the Growth Plan
- Protection of Rural Environment – To enhance and protect our rural environment and to enable a viable rural economy

ATTACHMENTS

Schedule A – Location Map

Schedule B – Comment Sheet

Schedule C – Draft Amending By-law



Zoning By-law Amendment Application

RZ 17-03

Cambium Farms Ltd.

81 Charleston Sideroad

Part of Lot 15, Concessions 6 WHS

LOCATION MAP



Date: June 26, 2018

File No.: RZ 17-03

COMMENT SHEET

Committee of the Whole (PD) Date: June 26, 2018
PIM Date: November 28, 2017
Prepared: June 5, 2018
Lead Planner: Brandon Ward
Ext. 4283

Proposed Zoning By-law Amendment

**81 Charleston Sideroad,
Part of Lot 15, Concession 6 (WHS)
southeast corner of Winston Churchill Boulevard and Charleston Sideroad
File Number: RZ 17-03**

The following comments were received regarding the above-noted file.

EXTERNAL AGENCY COMMENTS:

Credit Valley Conservation – January 5, 2018

Comments: The area of development is not within a CVC regulated area and therefore, a CVC permit for the proposed site works is not required. Requests for additional technical information regarding the proposed sewage system have been satisfactorily addressed through subsequent dialogue between the applicant's consulting engineer and CVC staff. CVC has no objection to the approval of the proposed Zoning By-law Amendment.

Region of Peel – May 11, 2018

Comments: Regional staff have no objections to the approval of the proposed Zoning By-law amendment.

An updated Traffic Impact Study prepared by AECOM dated May 7, 2018 was reviewed by regional staff and found to be satisfactory.

A Hydrogeologic Assessment prepared by Terraprobe Inc. was reviewed by regional staff and found to have been prepared correctly based on the Region's criteria. The report presented findings of the MOECC well water records database, and results of a door-to-door survey. A new well was drilled to perform a six-hour pumping test and no drawdown was observed for private wells or observation wells monitored. A monitoring and contingency plan was not included in the report and will be required to be completed and implemented through the related Site Plan Application (File: SPA 2017-62).

THE FOLLOWING EXTERNAL AGENCIES AND INTERNAL DEPARTMENTS HAVE EXPRESSED NO CONCERNS WITH THE APPLICATION:

- Ontario Provincial Police – Caledon Detachment
- Hydro One Networks Inc.
- Town of Caledon, Community Services, Development Engineering
- Town of Caledon, Community Services, Policy & Sustainability, Heritage

- Town of Caledon, Finance & Infrastructure, Public Works
- Town of Caledon, Legislative Services, Accessibility
- Town of Caledon, Fire & Emergency Services
- Town of Caledon, Community Services, Zoning

COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING EXTERNAL AGENCIES:

- Town of Erin
- County of Wellington

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-XX

Being a by-law to amendment Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 15, Concession 6 WHS, as in RO1113362, save and except Parts 1, 2, 3 and 4 on 43R-37193; Town of Caledon; Regional Municipality of Peel, municipally known as 81 Charleston Sideroad

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law amendment for the use of Part Lot 15, Concession 6 WHS, as in RO1113362, save and except Parts 1, 2, 3 and 4 on 43R-37193; Town of Caledon; Regional Municipality of Peel, for an expansion to an existing event venue.

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. For the Agricultural Exception 564 (A1-564) zone in Table 13.1, the Special Standards for a Place of Assembly shall be deleted and replaced with the following:

<i>Place of Assembly</i>	
(a) <i>Gross Floor Area</i> (maximum)	1365m ²
(b) Annual Duration of Operation (maximum):	
(i) <i>First storey</i> of a Barn	N/A
(ii) All other <i>premises</i> of a <i>Place of Assembly</i>	From May 15 th to September 30 th of each calendar year

Enacted by the Town of Caledon Council this 10th day of July, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk

Staff Report 2018-75

Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications, Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Airport Road, Ward 3

Submitted By: Mary Nordstrom, Senior Planner, Development, Community Services

RECOMMENDATION

That the By-law attached as Schedule B to Staff Report 2018-75 be enacted to adopt Official Plan Amendment Number 251 to redesignate the subject lands from Special Study Area A to Medium Density Residential, Rural and Environmental Policy Area to permit a 21-unit single-detached residential condominium development accessed by McKee Drive South, one single residential dwelling lot accessed from McKee Drive North and to protect environmental lands; and

That the By-law attached as Schedule C to Staff Report 2018-75 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

REPORT HIGHLIGHTS

- Applications for Draft Plan of Subdivision (21T-06006C), Official Plan Amendment (POPA 06-09) and Zoning By-law Amendment (RZ 06-18) were filed on December 22, 2006 by representatives on behalf of 2031818 Ontario Ltd. and deemed incomplete.
- A revised submission was received in November, 2013 by Weston Consulting on behalf of 20131818 Ontario Ltd., which Town of Caledon staff deemed complete.
- The applicant is proposing to create:
 - Two residential blocks: A 1.79 ha block to accommodate a 21-unit single detached condominium development with an internal road accessed via McKee Drive South and a 0.32 ha block to accommodate one estate residential dwelling accessed via McKee Drive North.
 - Three open space blocks comprising 16.66 ha of environmental lands to be protected and dedicated to the Toronto and Region Conservation Authority; and
 - Two blocks for road widening and road reserve purposes.
- The subdivision is proposed to be serviced by municipal water and sanitary services.
- A formal Public Meeting was held on October 24, 2017 in accordance with the requirements of the Planning Act in addition to several community information meetings. The comments derived from these meetings as well as circulations to external agencies and internal departments have been taken into consideration.

- The applications comply with the governing Provincial, Regional and Local planning policy documents.

DISCUSSION

The purpose of this report is to provide planning rationale in support of staff's recommendation for the adoption of the proposed Official Plan Amendment, enactment of the proposed Zoning By-law Amendment and approval of the Draft Plan of Subdivision.

Subject Lands

The subject land is legally described as Part of Lot 22, Concession 1 (Albion), being Part I on 43R-3575, and municipally known as 0 Airport Road (see Schedule 'A' Location Map). The 18.86 ha parcel is located on the east side of Airport Road, north of Old Church Road and currently vacant of any structures. Natural features on the property include wetlands forming part of the Locally Significant Caledon East Wetland Complex (LSW), significant portions of habitat of endangered species, fish habitat, significant valleylands, significant woodlands, permanent and intermittent streams (Boyce Creek), and seepage areas and springs.

Surrounding land uses include estate residential to the north and east, residential to the south and environmental and estate residential to the west.

Proposed Development

The purpose of the proposed Draft Plan of Subdivision is to create two residential blocks, three environmental (open space) blocks and road widening/reserve blocks along Airport Road. The easterly residential block will accommodate a single estate residential dwelling with private services and private driveway at the terminus of McKee Drive North. The westerly residential block will accommodate a future 21-unit single-detached condominium development with municipal services, visitor parking, amenity area, trail connection and private road connection to McKee Drive South. Stormwater treatment includes swales, storm sewers and Low-Impact Development (LID) measures (i.e. downspouts, rain barrel cisterns, infiltration trenches and porous pavers) to maintain pre-development flows to the wetland tributary area.

The proposed Official Plan Amendment would facilitate the Draft Plan of Subdivision by designating the westerly residential block Medium Density Residential, the easterly block as Rural and the balance of the property as Environmental Policy Area.

The proposed Zoning By-law Amendment would implement the Draft Plan of Subdivision by rezoning the subject lands from:

- Estate Residential (RE) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Residential One – Exception 604 – Oak Ridges Moraine (R1-604-ORM),
- Estate Residential Exception 605 – Oak Ridges Moraine (RE-586-ORM) and Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) in Zoning By-law 2006-50, as amended.

Planning Review

Documents that have been considered by the Town in its review of the subject applications include the Provincial Policy Statement 2014, Places to Grow, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, the Town's Official Plan, and Zoning By-law 2006-50, as amended. Supporting technical studies and reports, including those listed in Appendix B, as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of these applications.

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning to ensure the efficient and effective use of land within an appropriate built form while protecting natural resources.

In accordance with Sections 1.1.1, 1.1.3 and 1.1.4, the proposed development promotes healthy, liveable and safe community principles by proposing appropriate residential intensification within an existing settlement area that efficiently uses land and existing infrastructure, protects environmentally sensitive lands and contributes to a mix of housing types and densities in the community.

The proposed development promotes healthy, active living by offering public pedestrian connectivity through the development that will connect to the existing trails network in Caledon East, as per Section 1.1.4 of the PPS.

Servicing for the proposed residential blocks is in accordance with Sections 1.6.6 and 1.6.7 of the PPS:

- Municipal sewage and water services will service the residential condominium development
- Private servicing will support the single estate residential dwelling
- Stormwater will be managed on-site through a variety of treatments, including LID measures, without a need for a stormwater management pond
- Pedestrian and vehicular access to the development is provided through the existing road network (McKee Drive) and supports active transportation

As documented in the Environmental Impact Study (EIS), the proposal will protect the natural features of the property, including wetlands, Butternut habitat, fish habitat, valleyland, woodlands and hydrologic features (Boyce Creek) to allow for minor encroachments into the wetland and woodlot features to facilitate access to the two residential blocks. The proposed encroachments have been carefully studied to ensure minimal encroachment is achieved and that enhanced compensation plantings are provided in a location that will enhance connectivity. The EIS concluded there will be no negative indirect or cumulative impact to the significant natural heritage features or functions – including habitat connectivity. TRCA has reviewed the EIS and supporting documentation and have no objection to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, subject to Conditions of Draft Plan Approval.

The proposed application accurately identifies and protects significant environmental features and associated environmental buffers in restrictive Official Plan designation and zoning to prohibit future development.

After reviewing the material submitted with the application, staff is of the opinion that the proposed subdivision development is consistent with the 2014 PPS.

Places to Grow, Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan provides provincial policy direction intended to achieve complete and compact communities, promoting intensification within built up areas, including a mix of residential and employment uses, minimizing impacts of climate change and protecting natural resources.

The proposed development contributes to residential intensification within the built-up area of Caledon East and better utilizes existing municipal services, consistent with Sections 2.2.1 and 3.2.6. As per Section 2.2.6, the proposed medium density development contributes to providing of range of housing densities within Caledon East. The integrated stormwater treatment approach, including LID and porous paving measures, achieves the required storm forecasts of the Region and Town is consistent with Sections 3.2.7 and 4.2.10 of the Growth Plan.

In accordance with Section 4.2, the applicant's EIS report has identified and studied the natural heritage and hydrologic features present on-site to determine the appropriate limits of development for the two proposed residential blocks and associated residential designations and zones and these findings have been accepted by the Town and TRCA. As a condition of Draft Approval, the environmental lands will be dedicated as Open Space Blocks to the TRCA. The encroachment of the driveway access to both residential blocks has been carefully reviewed and compensated with additional plantings within existing sparsely vegetated Minimum Vegetation Protection Zone (MVPZ) areas on site. The proposal has demonstrated it can be achieved without negative indirect or cumulative impact to significant natural heritage features or functions.

The proposal contributes to the development of a publicly-accessible open space and trail network through dedication of 16.7 ha of environmental lands to the TRCA and provision of a publicly accessible pedestrian pathway that can connect to an existing trail system.

The proposed development conforms to and does not conflict with the Places to Grow, Growth Plan for the Greater Golden Horseshoe.

Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan (ORMCP) establishes land use and resource management policies to protect the ecological and hydrological features and functions of the Moraine. The subject lands are partially within the Settlement Area, Countryside Area and Natural Linkage Area land use designations of the ORMCP.

In accordance with Sections 20, 22, 23 and 24, the applicant's EIS has identified key natural heritage and hydrological features and their minimum vegetation protection zone on site. With the exception of the minor encroachment areas, these features have been placed in Open Space Blocks to be dedicated to the TRCA.

The westerly residential block is subject to the Settlement Area policies of the ORMCP (Section 18), which encourages the development of communities with a mix of housing that minimize encroachment and the impact of development on ecological functions and hydrological features. The compact design of the development contributes to a mix of housing densities in Caledon East and ensures that identified natural heritage features and hydrological functions will be dedicated to the TRCA and protected from development in the long-term. The proposed minor encroachments into the natural features and/or their MVPZ are needed to accommodate access to the development and will be appropriately compensated with enhanced plantings in existing, under-vegetated MVPZ areas.

The lands generally located along Boyce Creek are designated Natural Linkage Area and subject to Section 12 of the ORMCP. The purpose of this designation is to maintain and, where possible, improve open space linkages along stream corridors by restoring the size and connectivity of these features and improving natural self-sustaining vegetation. The Natural Linkage lands are captured within Open Space Block 3 and will be dedicated to TRCA for long-term protection of the feature and its associated vegetation.

The easterly residential block located beyond Boyce Creek is designated Countryside Area. In accordance with Section 13 of the ORMCP, the proposed single detached dwelling is permitted as a rural use as it maintains the rural character of the area and protects natural areas and features.

The lands are located within the High Aquifer Vulnerability Area wherein Section 29 of the ORMCP prohibits certain hazardous uses and storage of contaminants. The proposed residential development is not classified as one of the prohibited uses.

The ORMCP identifies Landform Conservation Area, Category 2 on the subject lands. The compact design of the westerly residential block has been planned and designed to minimize landform disturbance in accordance with Section 30(13). The applicant has demonstrated the location of the building and associated grading will minimize site alteration for the easterly single detached residential lot, in accordance with Section 30(10).

The Toronto and Region Conservation Authority (TRCA), the Town's technical advisors on matters of conformity with the ORMCP has advised they have no objection to the proposed Official Plan Amendment, Zoning By-law Amendment and draft approval of the proposed subdivision subject to the conditions of draft approval.

The subject applications conform to the applicable policies of the ORMCP.

Region of Peel Official Plan

The portion of the subject lands within Caledon East Settlement Boundary are identified as Rural Service Centre; the balance of the subject lands are identified Rural System with Area of Special Policies, i.e. Oak Ridges Moraine on Schedule "D" of the Region of Peel Official Plan (RPOP). The proposed residential development is consistent with the goals and objectives set out in the Regional Plan.

The westerly residential block complies with Section 5.4.3 of the RPOP wherein growth is proposed on full municipal services in the Rural Service Centre of Caledon East.

The easterly residential block complies with the Rural Area policies of Section 5.4.6 wherein it represents limited growth that preserves the surrounding estate residential character of the rural area.

Core Areas of the Greenlands System are identified on the subject property. As per Section 2.3 of the RPOP, the Core Areas contain ecological features, forms and/or functions of maximum biodiversity that warrant protection; however, development is permitted on an existing lot of record, provided such dwelling would have been permitted by the applicable planning legislation or zoning by-law on the date that ROPA 21B came into effect (2.3.2.6). A portion of the easterly residential block is subject to these policies; however, Zoning By-law 87-250 would have permitted a single detached dwelling.

The lands are within the 25-year Well Head Protection Area, which prohibits the storage of hazardous materials. No source water protection concerns have been identified.

The RPOP provides policies on the ORMCP designations, which have been previously reviewed in this report.

The Region of Peel has no objection to the proposed applications and has provided conditions of draft approval.

Town of Caledon Official Plan

A portion of the property is located within the Caledon East Settlement Boundary ("west portion") and a portion lies outside of the Settlement Boundary ("east portion"). The Town of Caledon's Official Plan (TCOP) designates the west portion as Special Study Area A on Schedule "D", Caledon East Secondary Plan and the east portion as Environmental Policy Area and Rural on Schedule "A", Land Use Plan. The west portion is identified as Rural Settlement and the east portion is identified as Natural Linkage Area and Countryside Area on Schedule "P", Oak Ridges Moraine Conservation Area Plan.

The applicant is proposing to revise the TCOP from Special Study Area A to Medium Density Residential and Environmental Policy Area and refine the Rural designation (See Schedule 'B' – Draft Official Plan Amendment).

West Portion:

The Special Study Area A policies in Section 7.7.6 identify the west portion of the subject lands as having environmental constraints and that prior to any development approval, further studies are required that address planning considerations, environmental protection, stormwater management and engineering requirements to determine the developable portion of the site and the appropriate density and housing types. The designation also contains policies regarding whether the detailed studies identify the need to extend services and a right-of-way between the end of McKee Drive.

The applicant has demonstrated that servicing for the westerly block can be achieved through McKee Drive to the south and that any right-of-way connection between the end of McKee Drive North and South would require considerable encroachment into significant wetlands, woodlands, a watercourse (Boyce Creek), valleylands and the 25m buffer of two Butternut Trees. Staff concur a road connection through the environmental features of the site is not required.

Detailed technical studies have resulted in the proposed delineation of the Medium Density Residential designation that is supported from engineering, planning and environmental perspectives, in compliance with Section 7.7.6.

The proposal appropriately considers the community design policies for Caledon East (7.7.4.1) intended to ensure new development is compatible with the values of the community residents: the proposed housing is similar in type, massing and height as the abutting neighbourhood; Design Guidelines have been approved by Town Staff; natural areas have been incorporated as open space; appropriate setbacks are established from nearby residents through the protection and dedication of Environmental/Open Space Blocks to the TRCA, and enhanced connection to the existing network of trails will be secured through the development approvals process.

The proposed Official Plan Amendment limits the built form to single-detached dwellings and the net density to a maximum of 30 units/hectare, which is consistent with the Medium Density Residential policies in the Caledon East Secondary Plan (7.7.5.3).

The proposal complies with the Transportation policies (7.7.15) and Servicing policies (7.7.16) of the Caledon East Secondary Plan: access is not proposed from Airport Road, the development will be supported by municipal services and detailed technical servicing and stormwater management studies have been submitted to the satisfaction of TRCA, Town and Region of Peel staff.

East Portion:

The proposed easterly residential block intended to accommodate one single detached estate residential dwelling is currently subject to Rural and Environmental Policy Area designations. The proposed Official Plan Amendment refines the Rural designation to capture the proposed residential dwelling, amenity area and driveway and designating remaining lands Environmental Policy Area.

A single detached dwelling is a permitted use within the Rural designation (5.2.4) and on vacant lots of record within the Environmental Policy Area (EPA) (5.7.3) designations. The property is currently vacant. The TCOP permits minor modifications to the EPA designation subject to detailed environmental studies. The proposal includes redesignation of a portion of the EPA designation (woodlot) to allow a 6m wide gravel driveway to the existing Rural designation. The EIS indicates the driveway follows an existing (private) trail and property access lane through an already disturbed area and will not directly or indirectly impact the woodlot.

Considerable environmental, planning and engineering research and design to date demonstrates the proposed development will appropriately preserve and enhance the environmental features of this area and the residential blocks are sensitive to the local context and natural landscape. Staff is of the opinion that the proposed development is in keeping with the policies of the Town's Official Plan.

Staff Report 2018-75

Zoning By-Law 2006-50, as amended

The subject lands are zoned Estate Residential (RE) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) in Zoning By-law 2006-50, as amended. The applicant is proposing to rezone the west (condominium) residential block to a site specific Residential-One Zone (R1-604) that will implement the proposed residential condominium project including standards for reduced lot area and frontage, revised front and exterior yard setbacks (to achieve urban design principles of recessing the garage), increased building area and limit encroachments of porches and decks in the front and exterior yard to facilitate tree plantings and utility installation. The parent Zoning By-law requires a minimum of 2 parking spaces per detached dwelling; the proposed development provides a two-car garage for each unit plus parking in the driveway and, in addition, a visitor parking requirement of 0.25 spaces per dwelling unit.

The east (single estate) residential block is proposed to be rezoned to a site-specific Estate Residential Zone (RE-605) to allow for the proposed single detached dwelling on an irregular lot, including reduced lot area, frontage, side yard setback and landscape area and increased building area and driveway width.

The balance of the subject lands outside of the two proposed residential blocks are proposed to be zoned Environmental Policy Area – Oak Ridges Moraine (EPA-ORM), which prohibits future development of the lands. (See Schedule ‘C’ – Draft Zoning By-law Amendment).

The proposed Zoning By-law Amendment adequately implements the proposed development.

Agency/Department Consultation

The subject applications were circulated to external agencies and internal departments for review and comment. All agencies and departments support draft approval, subject to draft approval conditions. Refer to the Comment Sheet attached to this report as Schedule “E”.

Public Meeting

A public meeting was held on the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications at the Town of Caledon, Town Hall on October 24, 2017. Notice of the Public Meeting was advertised in the Caledon Citizen and Caledon Enterprise on September 28, 2017. Property owners within 120m (400 ft) of the subject lands and those requesting notification were advised of the meeting by direct mail and/or email as required by the Planning Act.

The purpose of the Public Meeting was to provide the Applicant with an opportunity to present the proposed development to the Public and Members of Council and to respond to questions on the proposals. No resident comments were received at this meeting.

In advance of the formal public meeting, a number of information community meetings were held with members of the surrounding community on December 3, 2014, January

27, 2016 and September 19, 2017. The matters raised at these meetings were considered by the applicant and addressed at the meeting/or and through subsequent submissions, including:

1. *Justification for a condominium road versus a public road?* The smaller road allowance minimizes impacts to the natural features and functions on the site but still meets the Town of Caledon and Region of Peel design standards with respect to Fire and Waste Collection. The private road is appropriate given the small development of only 21 units and will be maintained by the condominium corporation and not the Town of Caledon.
2. *Clarification as to why access is provided off McKee Drive and not Airport Road?* Airport Road is a Regional road and the Region will not support an access along Airport Road. Technically, access to Airport Road would be difficult due to grading conditions and wetland constraints.
3. *Whether snow storage can be accommodated within the proposed development?* The applicant has demonstrated sufficient snow storage can be achieved within the proposed condominium residential block by providing areas totaling at least 10% of the total hard surfaced area.
4. *Concerns about visitor parking overflowing onto McKee Drive?* The proposed Zoning By-law Amendment requires enhanced parking standards for visitor parking that will be secured through the condominium and site plan applications.
5. *Privacy Impacts for residents on Marilyn Street?* There will be negligible private impacts on existing residents on Marilyn Street given the distance of separation and the change in grade.

FINANCIAL IMPLICATIONS

This property is currently assessed as Residential (\$747,500 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$4,081. As at June 18, 2018, the property tax account is determined to be current.

If the development were to proceed as proposed the taxable assessment value of the property would change to reflect the development that occurs.

Any future development would be subject to Town of Caledon development charges, currently \$24,803.31 per single detached dwelling, as per By-law No. 2014-054. This development would also be subject to Region of Peel development charges, currently \$51,386.01 per single detached dwelling, GO Transit development charges \$528.18/unit and Education development charges, currently \$4,567.00/unit as per the respective development charge by-laws.

The Development Charges comments and estimates above are as at June 18, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

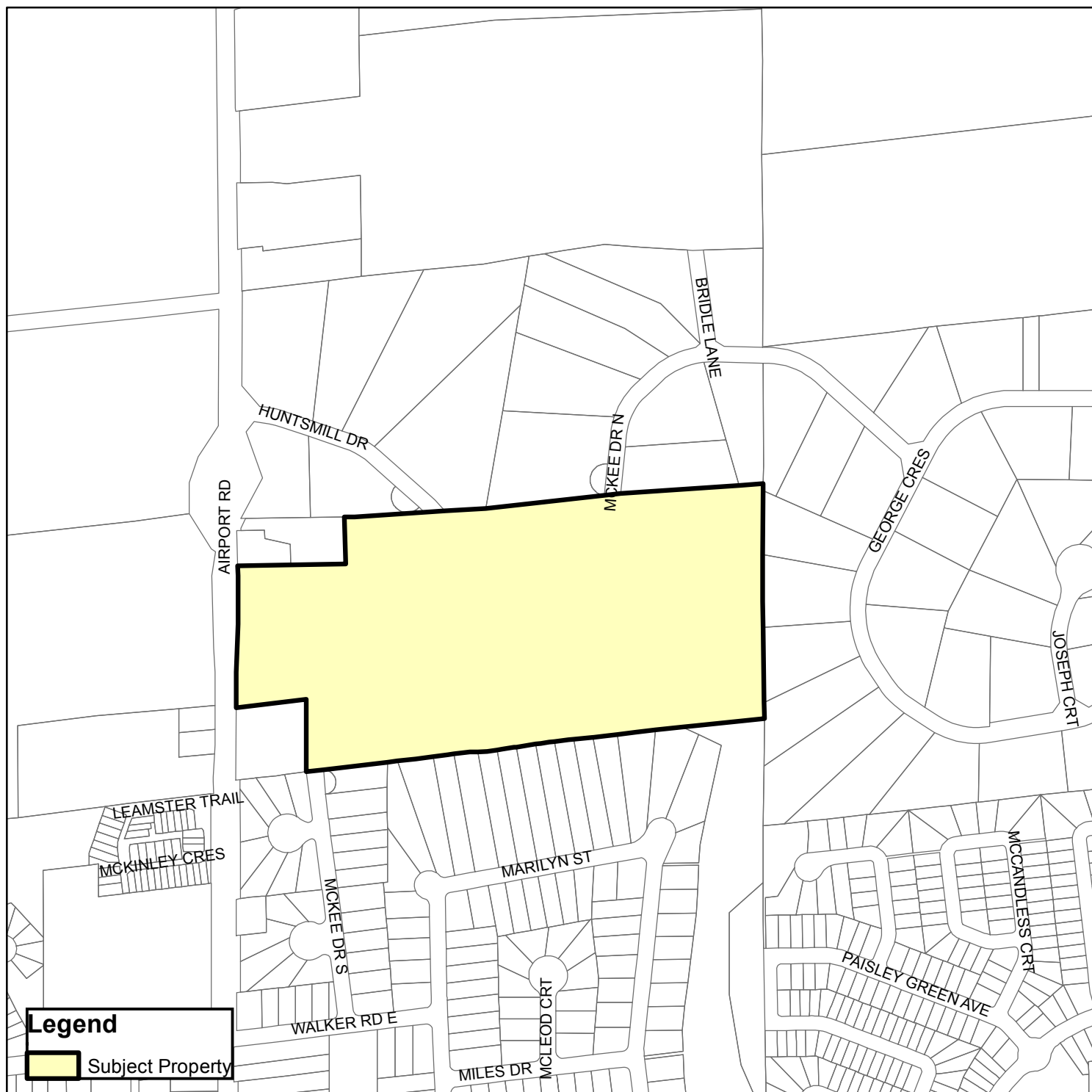
All development charges are payable prior to issuance of a building permit. The Region of Peel collects hard service development charges (i.e. water, wastewater and roads) directly for residential developments, at the time of subdivision agreement execution.

COUNCIL WORK PLAN

- Growth - To plan for complete communities as required under growth plan.
- Protection of Rural Environment – To enhance and protect the rural environment.

ATTACHMENTS

Schedule A - Location Map
Schedule B - Draft Official Plan Amendment
Schedule C - Draft Zoning By-law Amendment
Schedule D - Draft Plan of Subdivision
Schedule E - Comment Sheet



**Applications for Official Plan & Zoning By-law Amendment
and Draft Plan of Subdivision
Weston Consulting on behalf of 2031818 Ontario Ltd.**

POPA 06-09, RZ 06-18 and 21T-06006C

0 Airport Road
Part of Lot 22, Concession 1 (Albion)
Caledon East

LOCATION MAP



Date: June, 2018

File No.: POPA 06-08,
RZ 06-18,
21T-06006C

AMENDMENT NO. 251
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018- xx

A By-law to adopt Amendment No. 251 to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 251 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this 10th day of July, 2018

Allan Thompson, Mayor

Carey DeGorter, Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedules "A" and "B" constitutes Amendment No. 251 of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. 251**OF THE TOWN OF CALEDON OFFICIAL PLAN****PART A - THE PREAMBLE****Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule “D” Caledon East Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “Special Study Area A” to “Medium Density Residential”, “Environmental Policy Area” and “Rural”. The Amendment is intended to permit a common element condominium single-detached dwelling development and accessory uses in addition to a single detached estate lot and environmental policy areas.

Location:

The lands subject to this Amendment, as indicated on the attached Schedules “A” & “B”, are legally described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD 2018-75, as adopted by Council on July 10, 2018. The applicant, 2031818 Ontario Ltd. has requested an amendment to the Town of Caledon Official Plan to permit Medium Density Residential uses on the property in order to facilitate the construction of a common element single detached dwelling development and associated uses in addition to a Rural estate lot and Environmental Policy Areas on the property. In support of the application, the applicant submitted the following reports:

- The Stage 1-2 Archaeological Assessment, prepared by D.R. Poulton & Associates Inc., dated, October 2004;
- Clearance Letter, Stage 1-2 Archaeological Assessment, Ministry of Culture, May 8, 2007;
- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated October 2013;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated June 2015;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated January 2017;
- Engineering Technical Memo, prepared by Masongsong Associates Engineering Limited, dated February 27, 2017;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated November 2017;
- Environmental Impact Study, prepared by Azimuth Environmental Consulting Inc., dated October 2013;
- Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated July 2015;

- Addendum Letter to Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated April 5, 2017;
- Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated November 2017;
- Update Report, Geotechnical Investigation, prepared by Terraprobe Inc., dated October 24, 2013;
- Update – Geotechnical Slope Stability and Streambank Erosion Report, prepared by Terraprobe Inc. dated, October 23, 2013;
- Hydrogeological Evaluation Update, prepared by Terraprobe Inc., dated October 24, 2013;
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc., dated July 15, 2013;
- Groundwater Monitoring Report, prepared by Terraprobe Inc., dated November 2, 2016;
- Design Brief Architectural Guidelines, prepared by VA3, dated November 2017; and
- Consolidated Planning Justification Report, prepared by Weston Consulting, dated November 2017.

The proposed amendment to the Official Plan to permit a common element single detached dwelling development and associated uses, Rural residential estate lot and Environmental Policy Area within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of a Medium Density Residential use in the Town of Caledon addresses an identified need for housing.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 251 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.5.3 is amended by adding the following subsection:
 - 7.7.5.3: Lands legally described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" shall be designated Medium Density Residential, Environmental Policy Area and Rural as shown on Schedule "B" and shall be subject to the policies of 7.7.5.1 except as modified below.
 - a. Section 7.7.5.3.1 is amended by replacing the following subsection:
 - 7.7.5.3.1: The permitted uses in Medium Density Residential area shall be single-detached dwelling with a net density to a maximum of 30 units/hectare.
 - b. Section 7.7.6, Special Study Area shall be deleted.
2. "Schedule A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands being described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area and Rural subject to the policies of 5.2, in accordance with Schedule "B" attached hereto.
3. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Special Study Area A to Medium Density Residential and Environmental Policy Area subject to Section 7.7.5.3, in accordance with Schedule "A" attached hereto.
4. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be modified to remove the conceptual vehicular connection.






Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning by-law permissions for the proposed use.

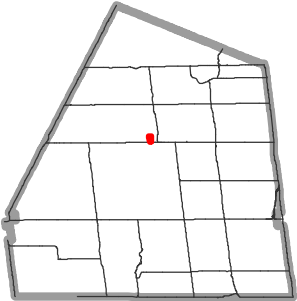


SCHEDULE B

OPA 251

-  Lands to be redesignated from Environmental Policy Area and Rural Area to Rural Area
-  Lands to be redesignated from Environmental Policy Area and Rural Area to Environmental Policy Area
-  Lands to be redesignated from Special Study Area A to Medium Density Residential
-  Lands to be redesignated from Special Study Area A to Environmental Policy Area
-  Lands designated Environmental Policy Area to remain Environmental Policy Area

Part Lot 22, Concession 1 (Albion),
being Part 1 on 43R-3575,
Town of Caledon;
Regional Municipality of Peel



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m

HUNSMILL DR

MCKEE DR N

AIRPORT RD

MCKEE DR S

MARILYN ST

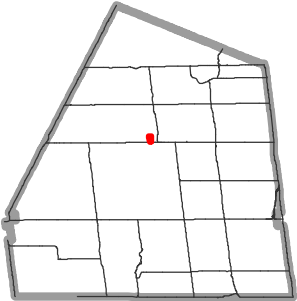
MCKINLEY CRES



SCHEDULE A
OPA 251

- Subject Lands
- Lands to be designated Environmental Policy Area
- Lands to be designated Medium Density Residential
- Lands to be designated Rural Area

Part Lot 22, Concession 1 (Albion),
being Part 1 on 43R-3575,
Town of Caledon;
Regional Municipality of Peel



HUNTMILL DR

MCKEE DR N

AIRPORT RD

MCKEE DR S

MCKINLEY CRES

MARILYN ST

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575,
Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, for Residential and Environmental Protection purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	604	<i>-Apartment, Accessory -Day Care, Private Home -Dwelling, Detached -Home Occupation (1)</i>	Definitions For the purpose of this zone, a “street” shall also include a <i>private road</i> . Visitor Parking Spaces (minimum) 0.25 per dwelling unit Lot Area (minimum) 375m ² Lot Frontage (minimum) 11m Yard, Interior Side (minimum) 1.2m Yard, Front (minimum) (a) from wall of attached <i>garage</i> 6.0m (b) from wall of the <i>main building</i> 4.5m Yard, Exterior (minimum) (a) from wall of attached <i>garage</i> 4.5m (b) from wall of the <i>main building</i> 3m Building Area (maximum) 56% Permitted Encroachments (a) For the purpose of this zone, steps may encroach into a <i>front yard</i> or <i>exterior side yard</i> to a maximum of 1.2 metres. (b) <i>porches</i> and <i>decks</i> are not permitted to encroach into <i>front, interior</i> or <i>exterior yards</i> .
RE	605	<i>-Day Care, Private Home -Dwelling, Detached -Home Occupation (1)</i>	Definitions For the purpose of this zone, a “Rear Yard” shall be defined as the eastern limit. Lot Area (minimum) 0.3 ha Lot Frontage (minimum) 7.5m

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			<i>Yard, Interior Side</i> (minimum)	0.2m
			<i>Building Area</i> (maximum)	15%
			<i>Driveway Setback</i> (minimum)	nil
			<i>Driveway Width</i> For the purpose of this <i>zone</i> in no case shall the width of an individual <i>driveway</i> accessing a single <i>detached dwelling</i> exceed 12.5 metres at its widest point where it provides direct access to a <i>private garage</i> .	
			<i>Landscape Area</i> (minimum)	35%

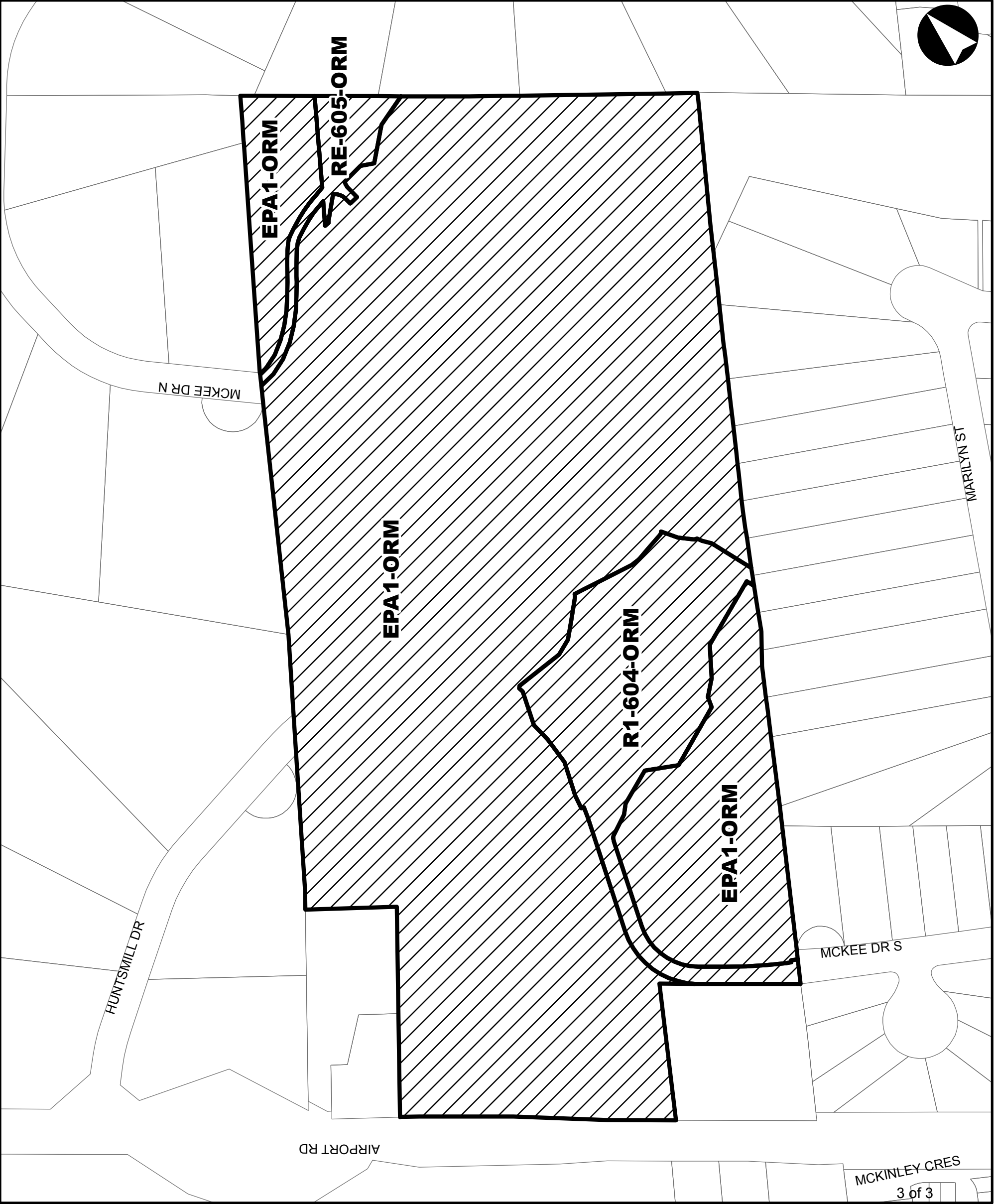
For the purpose of this by-law, Footnote 1 of Table 6.1 shall apply.

2. Schedule “A”, Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Estate Residential (RE) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Environmental Policy Area 1- Oak Ridges Moraine (EPA1-ORM), Residential One (R1-604-ORM) and Estate Residential (RE- 605-ORM) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the 10th day of July, 2018.

Allan Thompson, Mayor

Carey deGorter, Clerk



Schedule A
By-law 2018-XXX

Part Lot 22, Concession 1 (Albion),
being Part 1 on 43R-3575,
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned from Estate Residential (RE) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Residential One (R1-604-ORM) and Estate Residential (RE-605-ORM)

Key Map

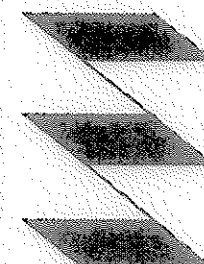
Subject Lands

Date: May 11, 2018

File: RZ 06-18

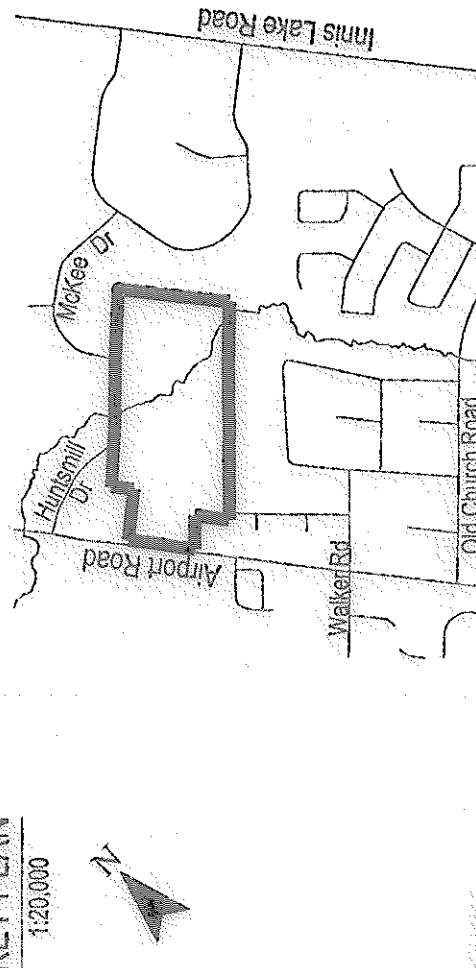
Schedule C to Staff Report 2018-75

**PART LOT 22, CONCESSION 1 (Albion),
being PART 1 ON 43R-3575
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**



planning + urban design

KEY PLAN
1:20,000



SUBJECT PROPERTY

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: June 6, 2018

03-1818 ONTARIO LTD.
C/O OSKAR GROUP
1660 MIDLAND AVENUE, SUITE 200,
TORONTO, ONTARIO, M1V 0B8
TEL. (416) 293-9588

SURVEYOR'S CERTIFICATE:

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

G. J. Stinson
Thompson for Ontario

D. BARNES LIMITED
301 WHEELABRATOR WAY, SUITE A,
MILTON, ONTARIO
L7T 3C1
TEL 905-875-9955 FAX 905-875-9956

ADDITIONAL INFORMATION:

Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13],
as amended to Apr. 18, 2017.

a), b), e), f), g), & j) - on plan.

- c) - on key plan
- d) - on statistics

7) - pined water

)) - gravel and sand / minor till consisting of silty sand

- (k) - all services to be made available by developer

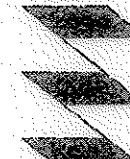
iii)

DEVELOPMENT STATISTICS:

AREA/HA		
Residential - Condominium [Block 1]:	21 units	1.784 ha
Residential - Single Family [Block 2]:	1 unit	0.318 ha
Open Space [Block 3-5]:		16.684 ha
Road Widening [Block 6]:		0.081 ha
3.3m Reserve [Block 7]:		0.005 ha

TOTAL

Residential Density for Condominium [Block 1]: 11.77 uph
Residential Density for Single Family [Block 2]: 3.14 uph



**WESTON
CONSULTING**
planning + urban design

Vaughan: 201 Midway Ave. Suite 19
Vaughan, Ontario L4K 5K8
T. 905.738.8080 F. 905.738.

Toronto: 127 Berkeley St.
Toronto, Ontario M5A 2X1
T 416 840 9917 F 905 738

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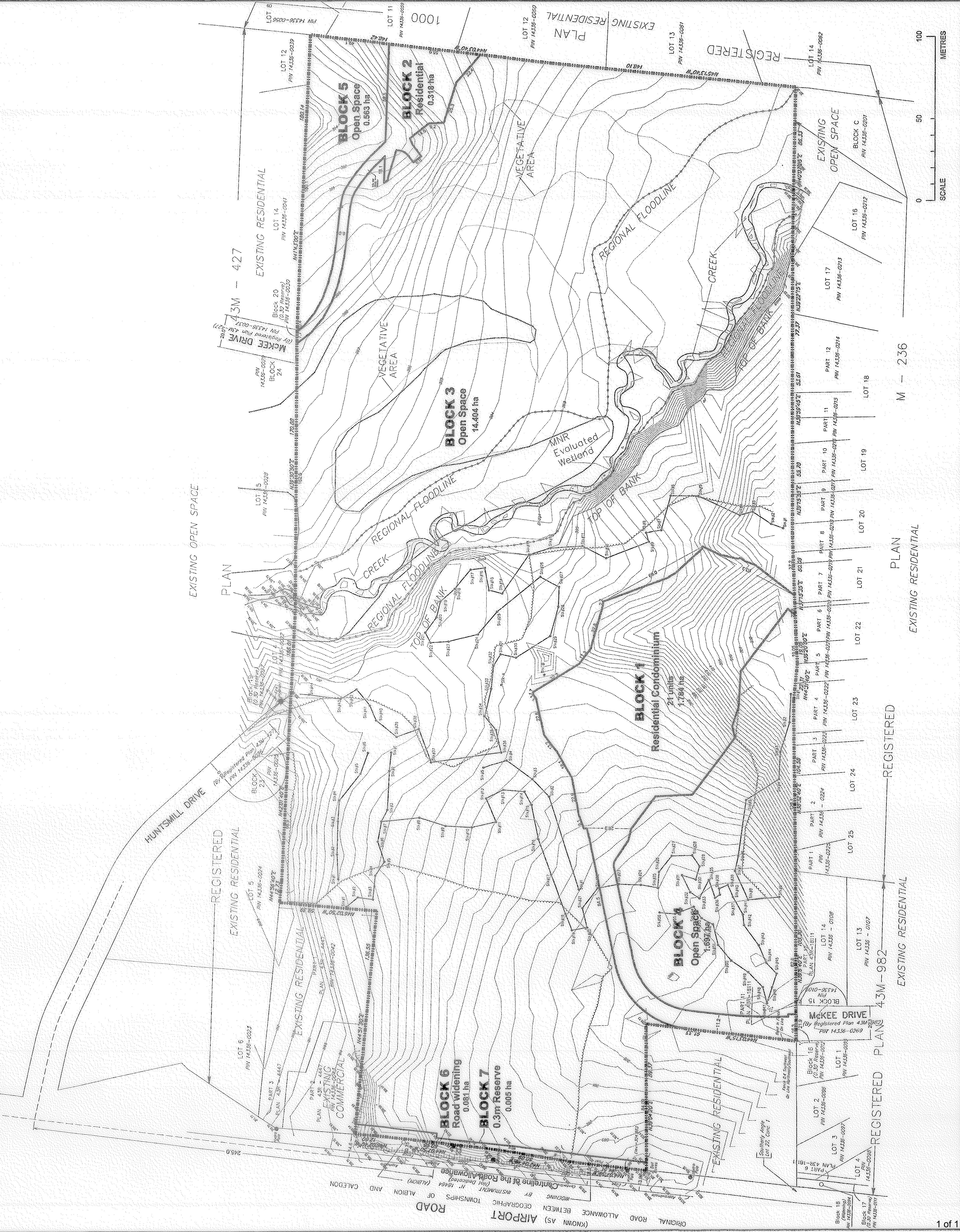
on of Peel

1000 JOURNAL OF CLIMATE

Drawing No. _____



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COMMENT SHEET

Committee of the Whole (PD) Date: June 26, 2018

PIM Date: October 24, 2017

Prepared: June 6, 2018

Lead Planner: Mary T. Nordstrom

Ext. 4233

**Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Weston Consulting on behalf of 2031818 Ontario Ltd. (McKee Drive)**

**Part Lot 22, Concession 1 (Albion) being Part 1 on 43R-3575; Town of Caledon; Regional
Municipality of Peel**

**East side of Airport Road, North of Old Church Road, Caledon East
File Numbers: 21T-06066C, POPA 06-08, RZ 06-18**

The following comments were received regarding the above-noted file.

EXTERNAL AGENCY COMMENTS

Bell Canada – June 28, 2017

Comments: No concerns, subject to a Condition of Draft Approval.

Caledon OPP – November 23, 2015

Comments: No comments.

Canada Post – November 20, 2015

Comments: No objections. Conditions of Draft Approval issued.

Dufferin Peel Catholic District School Board – October 28, 2015

Comments: No objections subject to inclusion of Conditions of Draft Approval.

Enbridge Gas

Comments: No comments received.

Hydro One – October 22, 2015

Comments: Hydro One has no objections at this point. Please ensure that all private electrical infrastructure on the property have owner agreements/easements placed on them when impacted by property severances/easements to ensure all land owners/tenants legal rights are maintained. Ensure all industry standard utility separation minimums are maintained. Please call for locates for exact location of Hydro One underground equipment prior to digging.

Municipal Property Assessment Corp.

Comments: No comments received.

Peel District School Board – July 10, 2017

Comments: No objections subject to inclusion of Conditions of Draft Approval.

Region of Peel – April 12, 2018

Comments: All waste collection requirements have been satisfied. No objections subject to Conditions of Draft Approval.

Rogers Communications

Comments: No comments received.

Toronto and Region Conservation Authority – February 6, 2018

Comments: No objection, subject to the TRCA's Conditions of Draft Plan of Subdivision Approval.

TOWN OF CALEDON – DEPARTMENT COMMENTS**Corporate Services, Legislative Section, Accessibility – August 9, 2017**

Comments: Detailed comments to be addressed through Site Plan Control Application.

Corporate Services, Legal Services – December 21, 2017

Comments: No concerns. Conditions of Draft Plan Approval issued.

Community Services, Development Section, Engineering – March 20, 2018

Comments: No further concerns.

Community Services, Development Section, Urban Design – April 5, 2018

Comments: No further concerns.

Community Services, Development Section, Zoning – June 7, 2018

Comments: No concerns.

Community Services, Fire Prevention Services – December 19, 2018

Comments: No concerns. Additional comments will follow on the Site Plan submission.

Community Services, Open Space Design, Landscape – March 15, 2018

Comments: No further concerns.

Community Services, Policy and Sustainability, Heritage – January 7, 2016

Comments: No further concerns.

Community Services, Policy and Sustainability, Policy – April 17, 2018

Comments: No comments.

Finance and Infrastructure Services, Finance – May 23, 2018

Comments: This property is currently assessed as Residential (\$747,500 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$3,760. As at May 23, 2018, the property tax account is determined to be current.

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect the development that occurs. Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, as amended, currently \$24,803.31 per single detached dwelling.

Any development would also be subject to Region of Peel development charges, currently \$51,386.01 per single detached dwelling. Also applicable would be development charges for Education, currently \$4,567 per single detached dwelling; and GO Transit, currently \$528.18 per single detached dwelling.

The Development Charges comments and estimates above are as at May 23, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

Staff Report 2018-65

Meeting Date: Tuesday, June 26, 2018

Subject: Mayfield West Phase 2, Stage 2 Initiate Local Official Plan Amendment Process, Ward 2

Submitted By: Sylvia Kirkwood, Manager of Policy & Sustainability, Community Services

RECOMMENDATION

That staff initiate and prepare a Local Official Plan Amendment process for the Mayfield West Phase 2, Stage 2 (MW2-S2) lands; and

That capital project 11-92 Mayfield West Phase 2-West be increased by an upset limit of \$300,000 (including non-refundable HST) funded by the Mayfield Station Developer Group for the amended scope of work to support the Local Official Plan Amendment; and

That it be noted that the Mayfield Station Developer Group are responsible for the cost of conducting these studies at an upset limit of \$300,000 (including non-refundable HST); and

That a copy of this report be sent to the Region of Peel, City of Brampton, Toronto Region Conservation, Credit Valley Conservation, Mayfield Station Developer Group.

REPORT HIGHLIGHTS

- The purpose of this report is to receive Council direction for staff to initiate and commence the Local Official Plan Amendment for the MW2-S2 lands.
- Requests that additional funds in the amount of \$300,000 be approved for the required studies and acknowledge that they be funded by the Mayfield Station Developer Group.

DISCUSSION

Executive Summary

Accommodating development to logical community boundaries in Mayfield West is a key component of Caledon's long-term growth management strategy, as envisioned in Regional Official Plan Amendment Number 24 and 29 and Official Plan Amendment Number 226.

The proposed expansion to the Mayfield West Rural Service Centre for the MW2-S2 lands is currently under the consideration of the Region of Peel as part of the Growth Plan ROPA. In support of the ROPA, the landowners have submitted numerous studies that have supported the development of the lands.

Approval of this ROPA is required by the Province. As the ROPA process is underway, Town and Regional staff support the initiation of the Local Official Plan Amendment process. Initiating the LOPA process now would allow for the more detailed studies to be undertaken, all of which would bring the development of the MW2-S2 lands closer to reality.

Therefore, Staff request Council's support to initiate this Local Official Plan Amendment process to align with the associated ROPA application. The adoption of the LOPA could not occur until the ROPA has been approved by the Province.

Background

Mayfield West Phase 2 – Stage 1

The Mayfield West Phase 2 Stage 1 (MW2-S1) Secondary Plan planning process commenced in 2006 to identify an appropriate location, form and function for population and employment growth for this community. The boundaries of MW2-S1 are generally the Etobicoke Creek to the north, Hurontario Street/Hwy 410 to the east, Caledon-Brampton municipal boundary to the south, and Chinguacousy Road to the west.

In the beginning, the boundaries of the MW2-S1 area were not fixed since there were many discussions at the time on land needs and required densities. However, the boundaries were eventually determined through ROPA 29. This current boundary was based very precisely at the time on the amount of land that could be designated to implement the 2031A Growth Plan population and employment forecast in accordance with the 2006 Growth Plan as amended.

It is for this reason that the current Mayfield West settlement area boundary in this area (which is the boundary of MW2-S1) follows straight lines through open fields, does not follow property boundaries and does not extend to logical boundaries that are established by Etobicoke Creek to the north and Chinguacousy Road to the west.

The ROPA 29 boundary was implemented by the Town through OPA 222, which was approved by the Ontario Municipal Board on May 25, 2017. Approximately 14,147 people and jobs were identified through these processes.

A number of draft plans of subdivision and associated applications for development of these lands have been received by the Town and are currently under review.

Mayfield West Phase 2 – Stage 2

Located in the southwest part of the Town of Caledon, Phase 2 – Stage 2 (MW2-S2) is situated on the east side of Chinguacousy Road, north of Mayfield Road, the boundary of Phase 2 – Stage 1 (MW2-S1) south of the greenbelt lands (Etobicoke Creek) and is comprised of approximately 105 hectares.

Although the planning work contemplated a larger community consistent with more logical neighbourhood planning boundaries, the Region and the Town were required to limit the original expansion in order to meet specific density and allocation targets associated with Provincial Growth Plan compliance at that time.

Based on the review of the work to date, continued expansion of Mayfield West through the proposed settlement expansion represents a logical and integrated approach to support the Region in meeting the 2017 Provincial Growth Plan targets.

The expansion would also be consistent with achieving Greenfield area density targets of 80 people and jobs per hectare and minimum intensification targets set out in the Growth Plan. This expansion would accommodate an additional 8,500 people and jobs or approximately just over 80 jobs and persons per hectare.

The settlement area expansion is part of the Region's current municipal comprehensive review process in accordance with the 2017 Growth Plan. It also forms part of the Region's Peel 2041 Growth Allocation and Management Regional Official Plan Amendment.

Regional Official Plan Amendment (ROPA)

In accordance with the 2017 Growth Plan, the Region must now initiate all Municipal Comprehensive Reviews (MCR), including settlement boundary expansions, whereas settlement boundary expansion amendments in the past have been initiated by local municipalities such as the Town of Caledon. The proposed settlement expansion of MW2-S2 is now tied to the regional municipal comprehensive review.

The draft MCR guidance released by the Province on March 21, 2018, requires all work that meet Provincial MCR requirements be completed under a single official plan amendment. On April 26, 2018, Regional Council passed a motion that requested the Province to allow for flexibility and in particular the staged implementation of MCR through the Region's Official Plan Review (Peel 2041).

As part of the ROPA Process for MW2-S2 the following studies were undertaken to support the amendment:

1. Agricultural Impact Assessment
2. Stage 1 Archaeological Study
3. Comprehensive Environmental Impact Study and Management Plan (CEISMP)
 - Part A CEISMP
 - Part B CEISMP
 - Part C CEISMP (completion of component sufficient for Regional Approval)
4. Cultural Heritage Report
5. Fiscal Impact Study (FIS)
6. Functional Servicing Report (FSR)
7. Healthy Development Assessment
8. Noise Study

9. Planning Justification Report
10. Transportation Master Plan
11. Urban Design Plan / Framework Plan

The studies submitted are currently under review by Town and Regional staff. Some of the studies, such as the cultural heritage impact and healthy development assessment have been deemed acceptable. The ROPA also addresses other regional growth management matters including population and employment allocations to 2041. A final recommendation report to Regional Council is required to adopt this ROPA, which is subject to Provincial process guidelines and could occur in early 2019.

Caledon Official Plan Amendment (LOPA) Initiation

It is appropriate to continue to move forward with planning process in conjunction with the ROPA. No final decisions on the LOPA will be made until the final approval of the population and employment allocations and settlement expansion lands by the Region and Province have been completed.

As part of the LOPA process it has been identified that the following studies will be required to be undertaken as part of the application process. Some of the associated costs have been noted of these studies have been noted below. It is recommended that these studies be single sourced to the consultants that have already been retained to undertake the more comprehensive documents that were submitted as part of the ROPA. The studies are as follows:

1. **Planning Justification Report** - Supplementary Report may be required in support of the LOPA
2. **Urban Design Plan / Framework Plan** - Updates may be required in support of LOPA
3. **Comprehensive Environmental Impact Study and Management Plan (CEISMP)** - Part C CEISMP (completion of components for local approval)
4. **Fiscal Impact Study (FIS)** - Local Level Study
5. **Healthy Development Assessment** - Updates may be required through LOPA process
6. **Other Related Studies**

Other supporting studies or supporting materials may be required during the processing of the LOPA or updates to ROPA background studies may be required. Any additional costs associated with this would also be borne by the landowners group.

Public Consultation

Future public consultation opportunities will include public meetings, workshops, and/or public open houses.

Next Steps

Staff will continue to monitor the ROPA process and ensure finalization of the supporting studies. Once these reports have been deemed acceptable Terms of Reference for each of the supporting studies will be prepared. Formal circulation of those with the applicant will be undertaken and a public meeting will be arranged to present the application, to comply with the requirements in the *Planning Act*. After the meeting and receipt of comments from the public and external stakeholders, staff will bring forward a report including the Local Official Plan Amendment and the Mayfield West Phase 2 Stage 2 policies for Council's consideration.

FINANCIAL IMPLICATIONS

Planning staff have reviewed the cost estimate to complete the MW2 studies. The additional cost for the above mentioned studies is estimated to be \$300,000 (including non-refundable HST). The current budget for 2011 capital project 11-92 Mayfield West Phase 2 – West is \$1,941,016, funded by Mayfield Station Developer Group (MSDG). The table below reflects the past actuals, current budget, the additional work outlined in this report, the total revised cost estimates and the revised budget for capital project 11-92 Mayfield West Phase 2 – West.

All costs, save and except for Caledon staff time associated with the preparation of the Phase 2 Stage 2 Secondary Plan, will be borne by the MSDG. Should there be additional funds required beyond the \$300,000 then at the discretion of the Town, those costs will be identified and incurred by MSDG. Final reporting of all costs related to this process shall be identified in the final recommendation report to Council.

Staff Report 2018-65

Mayfield West Phase 2 Secondary Plan

Study Components	(A) *	(B)	(C)	(D)	(E)	(B)+(D)
	Actual 2008-2010	Current Budget	Projected Total Fees	Additional Work	Total Revised Cost Estimates	Revised Budget Project 11-92
1 Cultural Heritage Survey	44,237	8,000	52,237	0	52,237	8,000
2 Agricultural Impact Assessment	53,514	6,000	59,514	0	59,514	6,000
3 Water & Wastewater Servicing Study	50,337	8,000	58,337	0	58,337	8,000
4 Commercial Needs Assessment	48,469	0	48,469	0	48,469	0
5 Employment Land Needs Assessment	14,726	0	14,726	0	14,726	0
6 Transportation Impact Study	58,677	25,000	83,677	0	83,677	25,000
7 Noise & Vibration Assessment	46,876	15,000	61,876	0	61,876	15,000
8 Community Design Consultant (USI)	196,057	0	196,057	0	196,057	0
9 Comprehensive EIS & MP	409,778	250,552	660,330	161,798	822,128	412,350
10 Community Design Plan (NAK)	0	297,361	297,361	0	297,361	297,361
11 Transportation Master Plan	1,384	139,810	141,194	0	141,194	139,810
12 Water & Wastewater Servicing Plan	0	16,293	16,293	0	16,293	16,293
13 Fiscal & Economic Impact Assessment	3,161	107,720	110,881	31,546	142,427	139,266
14 Miscellaneous Expenses	11,768	5,358	17,126	0	17,126	5,358
15 TRCA Review Fee	50,000	135,000	185,000	0	185,000	135,000
16 Planning Consultant	0	50,000	50,000	0	50,000	50,000
17 Municipal Class EA Study	0	860,000	860,000	0	860,000	860,000
18 Archaeological Study	0	5,000	5,000	0	5,000	5,000
19 Urban Design Plan	0	0	0	10,176	10,176	10,176
20 Contingency/Other Related Studies	0	11,922	11,922	96,480	108,402	108,402
Total:	988,984	1,941,016	2,930,000	300,000	3,230,000	2,241,016

* Funded by previous years budgets

The Mayfield Station Development Group has confirmed their commitment to fund the amended study costs of \$300,000 as per Schedule B. As noted above, some risk to the timelines does exist given no final decisions on the LOPA can be made until the final approval of the population and employment allocations and settlement expansion lands have been completed by the Region and Province.

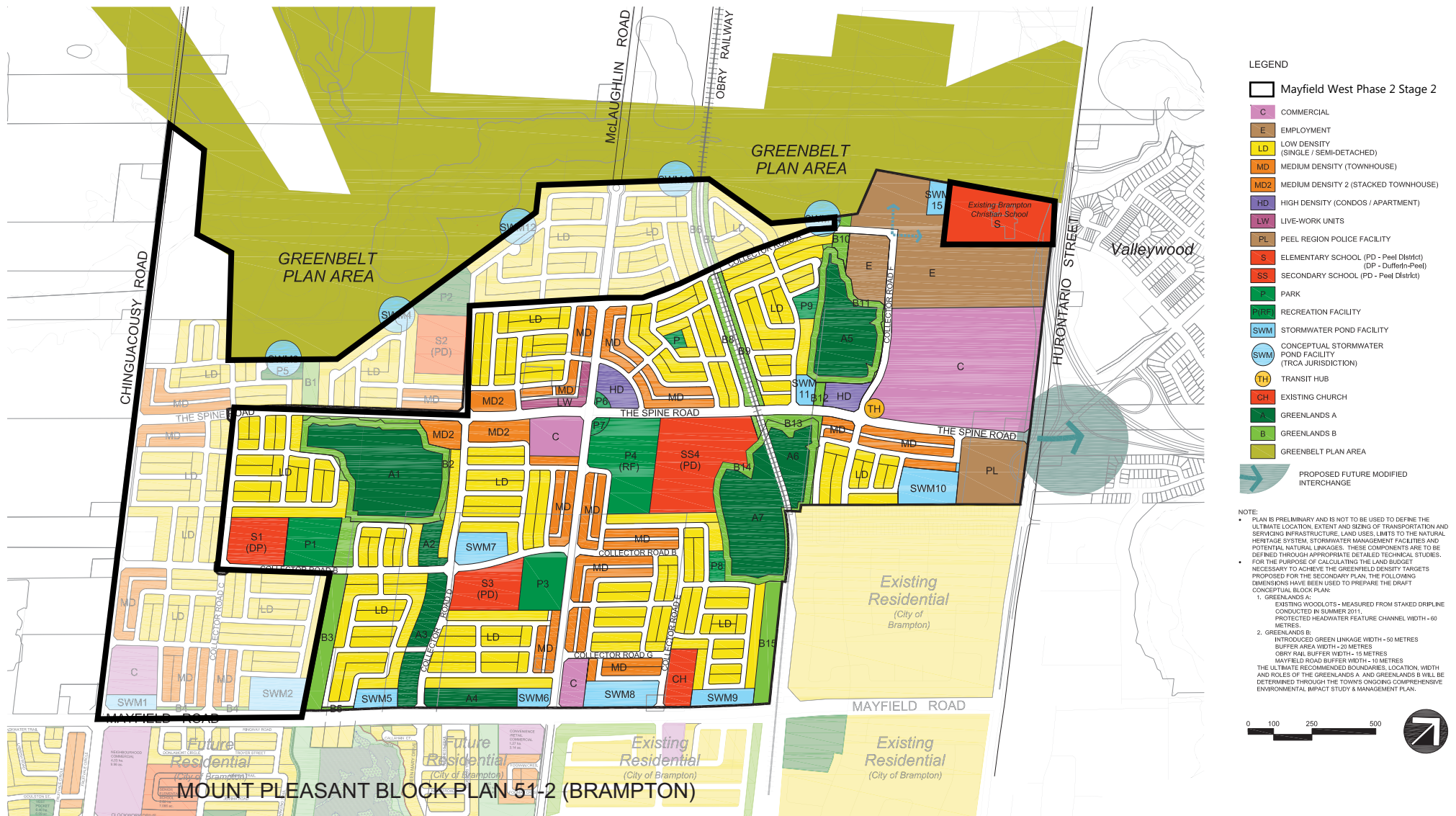
COUNCIL WORK PLAN

To plan for complete communities as required under the Growth Plan.

ATTACHMENTS

Schedule A – Map of Framework Plan for Mayfield West Phase 2 – Stage 2 lands

Schedule B – Letter of Commitment from the Mayfield Station Developer Group



ENDORSED FRAMEWORK PLAN as per DP-2013-092

AUGUST 29, 2013



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP

KAREN BENNETT, MCIP, RPP

CARL BRAWLEY, MCIP, RPP

JIM LEVAC, BAA, MCIP, RPP

June 18, 2018

Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Sylvia Kirkwood, RPP
Manager, Policy and Sustainability

Re:

**Letter of Funding Commitment for the
Mayfield West Phase 2, Stage 2 Secondary Plan
Town of Caledon**

As manager for the Mayfield West Phase 2 (MW2) Landowner Group, we wish to confirm that the Group is committed to provide funding of up to \$300,000 to the Town of Caledon for payment of required studies in support of the Mayfield West Phase 2 Stage 2 LOPA process. The funds will be provided as required by the Town.

Please notify the undersigned of any future changes to the required funding. We look forward to assisting the Town in advancing the LOPA process for the Mayfield West Phase 2, Stage 2 Secondary Plan.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP RPP
Senior Associate

c. K. Ash, Town of Caledon
G. Schnarr, GSAI
Mayfield West Phase 2 Landowner Group

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca

Staff Report 2018-82

Meeting Date: Tuesday, June 26, 2018

Subject: Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications, Villalago Residences Inc., 9023 5th Sideroad, Ward 5

Submitted By: Mary Nordstrom, Senior Planner, Development, Community Services

RECOMMENDATION

That the By-law attached as Schedule B to Staff Report 2018-82 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to implement the proposed development;

That applications for minor variances for the lands as identified in Schedule A attached to Staff Report 2018-82, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to section 45 (1.4) of the Planning Act.

That the north portion of Block 5 identified as Blocks 9 and 12 on the Conceptual Site Plan attached as Schedule D, be designated as a Class 4 Area pursuant to the Ministry of Environment and Climate Change Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300).

REPORT HIGHLIGHTS

- Applications for Draft Plan of Subdivision (21T-16003C) and Zoning By-law Amendment (RZ 16-06) were filed by KLM Planning Partners Inc. on behalf of Villalago Residences Inc. on July 20, 2016 and deemed complete by Town of Caledon staff on August 5, 2016.
- Three revised submissions have since been filed in June, 2017, December, 2017 and May, 2018 to address staff, agency and resident concerns.
- The applicant is proposing to create two residential blocks, one to accommodate a future 104-unit condominium townhouse development and one to accommodate 7 freehold townhouse units, three residential lots to accommodate 4 semi-detached unit and 1 single detached dwelling unit (all freehold), a municipal street to connect Queensland and Stella Crescents and future road widening and reserve blocks along Highway 50.
- The subdivision is proposed to be serviced by municipal water and sanitary services and an existing stormwater management pond at Albion-Vaughan Road and the CP Railway.
- A formal Public Meeting was held on February 6, 2018 in accordance with the requirements of the Planning Act.

- The applications comply with the governing Provincial, Regional and Local planning policy documents.

DISCUSSION

The purpose of this report is to provide planning rationale in support of staff's recommendation for the enactment of the proposed Zoning By-law Amendment and approval of the Draft Plan of Subdivision.

Subject Lands

The subject lands are located on the east side of Highway 50/Queen Street South, south of Queensgate Boulevard within Bolton (see Schedule "A" – Location Map). The property, legally described as Part of Lot 5, Part of the Road Allowance between West Halves of Lots 5 and 6, Concession 7 (Albion) and Blocks 118, 152-154, 165, 167, 178, 181 and 182, Registered Plan 43M-1251 and municipally known as 9023 5 Sideroad, measures approximately 3.15 ha (7.8 acres) in area and is vacant. The lands include the portion of 5 Sideroad between Highway 50 and Landsbridge Street currently owned by the Town of Caledon and associated daylight triangle owned by the Region of Peel, that measures a total of approximately 0.34 ha in area.

The Town's Official Plan for the Bolton South Hill Secondary Plan Area designates the subject lands High Density Residential and Mixed Low/Medium Density Residential. The Zoning By-law zones the subject lands as Prestige Industrial Exception 310 (MP-310), Townhouse Residential Exception 67 (RT-67) and Residential One (R1-68).

Surrounding land uses include:

- North: Commercial Plaza (Shoppers Drug Mart)
- South: CP Railway and Industrial/Open Storage
- East: Existing residential dwellings (detached and townhouses)
- West: Highway 50 and Industrial

Proposed Development

The purpose of the proposed Draft Plan of Subdivision (attached as Schedule C) is to create and permit the following:

- 1 single-detached dwelling on Lot 1;
- 4 semi-detached dwelling on Lots 2 and 3;
- 7 freehold townhouse dwellings on Block 4;
- 104 condominium townhouses on Block 5;
- Road widening and Reserves (along Highway 50) in Blocks 6 and 7; and
- Municipal Road linking Queensland Crescent and both Stella Crescents.

Associated Draft of Condominium (21CDM-16002C) and Site Plan (SPA 16-042) Applications were filed concurrently with the applications. The conceptual site plan

attached as Schedule D illustrates key concepts of the 104 condominium townhouse development:

- A mix of rear-accessed and street-accessed townhouses on a range of lot sizes and frontages (4.6m, 5.5m and 6.0m wide frontages);
- Double-car garages for 39 townhouse units;
- Options for second suites/accessory apartments within 20 of the end townhouse units and elevator options to provide age-friendly design options;
- Amenities include a network of sidewalks, private amenity area and 4 designated visitor parking areas allocated throughout the site; and
- A publicly-accessible pedestrian connection between Highway 50 and Landsbridge Street at the north end of the proposed development.

Planning Review

Documents that have been considered by the Town in its review of the subject applications include the Provincial Policy Statement 2014, Places to Grow, Region of Peel Official Plan, the Town's Official Plan, and Zoning By-law 2006-50, as amended. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of these applications.

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement ("PPS") contains policies of provincial interest to promote efficient development and land use patterns and achieve healthy, liveable and safe communities.

The proposed development represents an efficient land use pattern that supports an appropriate form and mix of housing types, including options for second suites, to meet the requirements of current and future residents in Bolton's South Hill Community (1.1.1, 1.1.3.1, 1.1.3.2, 1.1.4.1). In accordance with the PPS, the development is an example of intensification that accounts for the existing building stock and better utilizes existing and planned infrastructure, relying on municipal sewage and water services, the preferred form of servicing for settlement areas (1.1.3.3., 1.6.6.2).

The proposed development promotes healthy, active living by offering a public pedestrian connection through the development that will connect existing and future residents to a mix of uses in the community, including industrial and commercial, and the multi-modal transportation options available and planned for Highway 50 (1.1.4).

After reviewing the material submitted with the application, staff is of the opinion that the proposed subdivision development is consistent with the 2014 PPS.

Places to Grow, Growth Plan for the Greater Golden Horseshoe (2017)

The intent of the Growth Plan is to build compact and complete communities by directing growth to built-up areas and promoting a mix of residential and employment uses. The subject lands are located in the designated "Built Up Area" of the Growth Plan.

Sections 2.2.1 and 2.2.6 of the Growth Plan directs the majority of growth to existing settlement areas with planned water and wastewater systems and encourages the achievement of complete communities through a diverse mix of land uses and high quality compact built form. The proposed development will provide for a range of housing, including second suite options, within convenient access to a range of commercial and employment land uses with access to full municipal services. The proposal achieves high quality urban design principles that will contribute to a vibrant public realm with acceptable interfaces between the proposed and existing built forms.

The Growth Plan established minimum intensification targets to be achieved by municipalities within the built up area of 50% up until 2031 and 60% each year thereafter (2.2.2). The proposed development contributes to the Town's intensification target by providing desirable growth within the built up area of Bolton.

The proposed development represents an efficient use of land and infrastructure on a vacant parcel within the built-up area of Bolton. It's compact form and range of residential uses (single detached, semi-detached, freehold and condominium townhouses and second suite options) complements and completes the surrounding community and contributes to an attractive, vibrant and pedestrian-supportive neighbourhood. The proposed development conforms to the objectives and policies of the Places to Grow.

Region of Peel Official Plan

The proposed development is located within the Rural Service Centre of Bolton as shown on Schedule "D" of the Region of Peel Official Plan.

Section 5.4.3.1.4 identifies Rural Service Centres as providing opportunities for a wide range of land uses and community services and Section 6.3.2.1 requires full municipal services to accommodate growth in the Urban System to 2031. The proposed development contributes to a mix of housing types in a mixed use area of Bolton on full municipal services, as demonstrated by the applicant's Functional Servicing Report.

The Region of Peel has no objection to the proposed applications and has provided conditions of draft approval.

Town of Caledon Official Plan

The subject lands are located within the 2021 settlement boundary of the Rural Service Centre of Bolton wherein the Town's Official Plan promotes residential intensification within the built up area that better utilizes infrastructure and services, is compatible with land use patterns and enhances the community character of the settlement area (4.2 and 5.10.3). The proposed development is an example of desirable intensification that can be supported by existing infrastructure and provides new connections to the existing residential community both within the existing residential area (with the connection of Stella and Queensland Crescents) and with the broader community (with the pedestrian

connection to the mix of uses along Highway 50). The proposed development is of high quality design that is both sensitive to and enhances the existing character of the area.

The Town's Official plan encourages new development to offer a diverse mix of housing types and tenures that target and support residents of different income groups, accessibility and life stages (3.5). The proposed development achieves these policy objectives by offering a mix of tenure (freehold, condominium and potential second suite rental units), unit sizes (affordability) and alternative housing options for people at different life stages, including elevator and other universal design options and main floor living option. These details will be finalized through the concurrent Site Plan Application.

The Official Plan details sustainable development and community design policies that include ensuring compatibility between existing and new uses through a range of considerations, including traffic and noise. The proposed development is supported by a transportation study that concludes the following:

- Under total future traffic conditions, all intersections in the study area will continue to operate at appropriate levels of service;
- Site accesses to the condominium townhouse block will operate at excellent levels of service without the need for any auxiliary lanes; and
- Garbage and emergency vehicles will be able to circulate without any issues.

The proposed development was also supported by a noise impact study that reviewed the potential impacts of transportation (road and rail) and stationary noise sources (commercial plaza to the north and industrial uses to the west) on the proposed residential development. The report was peer reviewed and determined to be acceptable. The noise study concluded that through appropriate design, a suitable acoustical environment could be provided that meets applicable guideline requirements. Ventilation and upgraded facade construction is required for some dwellings as are noise warning clauses in agreement of offers to Purchase and Sale and lease/rental agreements; these will be secured through the Conditions of Draft Approval and concurrent Site Plan process.

The study found that sound levels from the commercial plaza to the north have the potential to exceed the province's sound level limits for the most northerly townhouse blocks (closest to the plaza). After exploring several mitigation options, the applicant presented the Town with the option of erecting a 5.5m (18 ft) high sound wall along the northern boundary of the site (adjacent to the proposed pedestrian connection) or classifying the blocks as Class 4, as per the Province's guidelines ("Publication NPC-300"), which has the effect of increasing the sound limits.

This subject lands meets the criteria for the Town to consider a Class 4 designation:

- The lands are intended for development, as per the applicable residential designation in the Town's Official Plan, is proximate; and
- The site is proximate to existing, lawfully established noise sources (i.e. commercial plaza).

Staff support deeming a portion of the subject lands Class 4 in light of the following:

- The site meets the criteria for Class 4 as set by Publication NPC-300;
- The potential noise exceedance is minimal at 3 decibels whereby a difference of 3 decibels is considered inaudible to the human ear;
- The potential minor excesses occur occasionally during the day when a large-scale truck is present at the adjacent loading dock; and
- The noise mitigation measures required to meet the higher standard is a 5.5 metre (18 foot) noise wall, which is not desirable or practical without adversely impacting the urban design of the development and the pedestrian environmental along the proposed connection to Highway 50.

Through the concurrent Site Plan process, staff will ensure that additional noise mitigation measures are applied to these townhouse blocks, including mandatory air conditioning, upgraded exterior wall construction and upgraded windows.

Town of Caledon Official Plan – Bolton South Hill Secondary Plan

The subject lands are designated High Density Residential (north portion) and Mixed Low/Medium Density Residential (south portion) and subject to the detailed policies of the Bolton South Hill Secondary Plan. The Mixed Low/Medium Density designation applies to the south portion of the condominium townhouses block and the single detached unit lot, both of which are permitted built forms (7.2.5.3.2). The Secondary Plan requires development to achieve a net density between 16 and 24.8 units per hectare; at 19.7 units per hectare, the proposal meets this policy (7.2.5.3.1). Section 7.2.5.3.3 generally encourages 6 units per townhouse block; the two townhouse blocks within this designation comprise 8 and 4 units and meets the intent of this policy.

The north portion of the subject lands subject to the High Density Residential designation comprises the 2 semi-detached lots, 7 freehold townhouses block and the majority of the condominium townhouse blocks (90 townhouse units). Section 7.2.5.5.1 encourages development to occur at a density range of 49.4 to 85 units per net hectare and within a 10.5 metre height limit. The proposed development achieves a density of 46.7 units per hectare and the implementing Zoning By-law Amendment proposes a maximum height of 12.5 metres. The Official Plan does not define maximum height nor does it take into account the changing grades across the site; staff are satisfied the intent of this policy is met and achieves the concurrent residential intensification objectives of the Official Plan.

Other applicable policies of the Secondary Plan include:

- Senior citizen housing and other similar uses are encouraged to locate close to commercial facilities, in the vicinity of Queensgate Boulevard and Highway 50 (7.2.4.8)
- Portion of 5th Sideroad is to be closed and incorporated into the redevelopment of the area (7.2.9.4)

- Final approval of development proposals will be based on orderly provision of services and collector road system, sequential development, provision of schools and parks and adequate stormwater management system. (7.2.10.5)
- Reverse frontage is discouraged in favour of berming and/or servicing roads. Noise and vibration studies may be a factor in determine road layout adjacent to CP Railway. (7.2.9.7)

The applicant responded to staff's comments to include age friendly options by providing a range of universal design options (including an elevator) in the townhouse units and designing main floor living options in the proposed single and semi-detached units. The proposed development is providing for a desirable range of housing types and forms and has adequately considered age-friendly design in accordance with the applicable policies.

The proposed development incorporates the portion of 5th Sideroad and associated daylight triangle currently owned by the Town and Region of Peel. The applicant has submitted the required applications and supporting materials to the Town and Region to facilitate the closure and acquisition of those lands. Approval of the Draft Plan of Subdivision will occur after those transfers have been facilitated. Accordingly, this policy is being achieved.

The development is one of the last remaining vacant sites to develop in this area and provides for a municipal road connection between the existing Stella and Queensland Crescents that were always intended to connect through the redevelopment of the subject lands. The development can be served by the existing infrastructure and services in the area, including schools and parks, and adequate capacity exists in the existing nearby stormwater management pond to support this development. In addition, the proposal provides for a desirable public pedestrian connection to Highway 50 and a private amenity area for the future condominium townhouse residents. This policy has been achieved.

The proposed development has been carefully designed to provide for townhouse units that front onto Highway 50 to create a desirable, vibrant pedestrian condition along this section of Highway 50 as well as fronting the condominium and freehold townhouses onto the existing residential streets (Landsbridge and Queensland) and the future road connection.

The proposed applications were supported by noise and vibration studies that were acceptable to CP Railway.

The proposed development has been carefully studied and designed to achieve a desirable form of intensification within the Bolton community that better utilizes land, infrastructure and services and positively contributes to character of the area and the diverse housing needs of the community. Staff is of the opinion that the proposed development is in keeping with the policies of the Town's Official Plan.

Staff Report 2018-82

Zoning By-Law 2006-50, as amended

The subject lands are currently zoned Prestige Industrial Exception 310 (MP-310), Residential Townhouse Exception 67 (RT-67) and Residential One Exception 68 (R1-68). The applicant is proposing to rezone the subject lands to Townhouse Residential (RT-610, RT-611) Exception Zones and a Residential Two (R2-612) Exception Zone to permit the proposed development.

The proposed Zoning By-law Amendment will implement the proposed development by permitting the proposed uses and allow for reductions in lot area, lot frontage, setbacks and backyard amenity area and increase building height (from 10.5m to 11.75m) and lot coverage (from 40% to 56%). The proposed condominium townhouse development will meet the required parking standard, including visitor parking. The proposed freehold townhouse block will meet the minimum resident parking standard.

An implementing by-law with the relevant details is attached as Schedule 'B'. Staff has no objection to the subject changes proposed to the Zoning By-law.

The proposed By-law is in keeping with the uses permitted in the Official Plan.

Minor Variances

Section 45 (1.3) of the Planning Act prohibits any owner or applicant to apply for a Minor Variance application within two years of the approval of a Zoning By-law Amendment. Normally Variances would proceed to the Committee of Adjustment, however prior to the expiration of that two year period, any request for a Variance would need to appear before Council to allow a land owner to make an application to the Committee. This step may cause significant delay in processing of related Site Plan and Building Permit applications if a Minor Variance is required.

Section 45 (1.4) of the Planning Act allows Council to declare by resolution that such application is permitted within the two years. Staff is therefore recommending that Council, pursuant to the above Planning Act reference, permit Minor Variance applications to be applied as a precautionary measure to ensure development can proceed in a timely manner. Any Variance application submitted would still require consideration and approval by the Committee of Adjustment in order to be allowed.

Agency/Department Consultation

The subject applications were circulated to external agencies and internal departments for review and comment. All agencies and departments support draft approval, subject to draft approval conditions. Refer to the Comment Sheet attached to this report as Schedule "E".

Public Meeting

A public meeting was held on the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications at the Town of Caledon, Town Hall on Tuesday February 6, 2018. Notice of the Public Meeting was advertised in the Caledon Citizen and Caledon

Enterprise on January 11, 2018. Property owners within 120m (400 ft) of the subject lands were advised of the meeting by direct mail as required by the Planning Act.

The purpose of the Public Meeting was to provide the Applicant with an opportunity to present the proposed development to the Public and Members of Council and to respond to questions on the proposals. There were no comments or written correspondence from the public.

FINANCIAL IMPLICATIONS

This property is currently assessed as Industrial (\$682,123 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$3,825. The property tax account as at June 19, 2018 is determined to be current.

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place. Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, or as amended, currently \$24,803.31 /single or semi-detached unit, and \$20,745.06 /townhouse unit. Any development would also be subject to Region of Peel development charges, currently \$51,386.01 / single or semi-detached unit; and \$42,096.75 /townhouse unit. Effective February 1, 2016, the Region of Peel began collecting directly for most hard service development charges (i.e. water, wastewater and roads) for residential developments, at the time of subdivision agreement execution. Also applicable would be development charges for Education, currently \$4,567 /any residential unit; and GO Transit, currently \$528.18 per single/semi/townhouse unit.

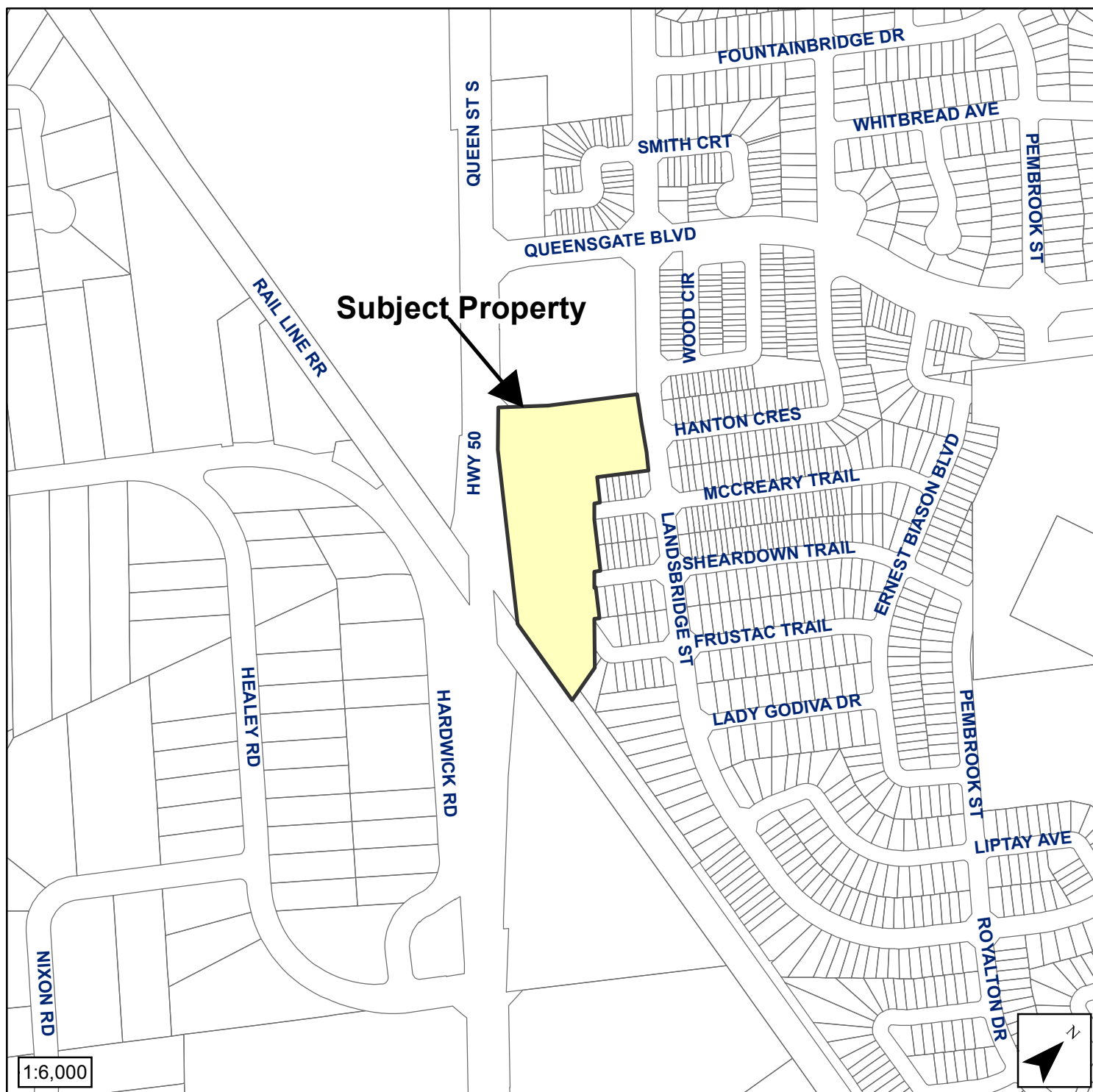
The Development Charges comments and estimates above are as at June 19, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

COUNCIL WORK PLAN

- Growth - To plan for complete communities as required under growth plan.

ATTACHMENTS

Schedule A - Location Map
Schedule B - Draft Zoning By-law Amendment
Schedule C - Draft Plan of Subdivision
Schedule D - Conceptual Site Plan
Schedule E - Comment Sheet



**Proposed Draft Plan of Subdivision and Zoning By-law
Amendment Applications**

21T-16003C, RZ 16-06

**KLM Planning Partners Inc. on behalf of
Villalago Residences Inc.**

9023 5 Sideroad, Bolton

Part of Lot 5 and Part of the Road Allowance between West Halves of Lots 5 and 6, Concession 7
and Blocks 118, 152-154, 165, 167, 178, 181 and 182, Registered Plan 43M-1251 (Albion)

LOCATION MAP



Date: December 22, 2017

File No.s: 21T 16-0003C,
RZ 16-06

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part of Lot 5 and Part of the road allowance between West Halves of Lots
5 and 6, Concession 7 (Albion) and Blocks 118, 152-154, 165, 167, 178, 181 & 182 on
Registered Plan 43M-1251,
Town of Caledon, Regional Municipality of Peel,
municipally known as 9023 5th Sideroad

WHEREAS Section 34 of the *Planning Act*, as amended, permits the councils of local
municipalities to pass zoning by-laws for prohibiting the use of land or the erecting,
locating or using of buildings or structures for or except for such purposes as may be set
out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it
desirable to pass a zoning by-law to permit the use of Part of Lot 5 and Part of the road
allowance between West Halves of Lots 5 and 6, Concession 7 (Albion) and Blocks 118,
152-154, 165, 167, 178, 181 & 182 on Registered Plan 43M-1251, Town of Caledon,
Regional Municipality of Peel, for residential purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that
By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of
Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	610	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Common Element Townhouse</div></div>	<div><div>Front Lot Line Definition: For the purpose of this zone, the <i>front lot line</i> shall be defined as the <i>lot line</i> farthest from and opposite to the <i>rear lot line</i>.</div><div>Rear Lot Line Definition: For the purpose of this zone, the <i>rear lot line</i> is deemed to be the <i>lot line</i> abutting a <i>private road</i>. In the case of a <i>corner lot</i>, the shorter lot line abutting a <i>private road</i> shall be deemed to be the <i>rear lot line</i>.</div><div>Street For the purpose of this zone, a <i>street</i> shall also include a <i>private road</i>.</div><div>Backyard Amenity Area For the purpose of this zone, a <i>backyard amenity area</i> may include the area of an uncovered rear <i>balcony</i>.</div><div>Accessory Buildings For the purpose of this zone, <i>accessory buildings</i> shall not be permitted in any <i>yard</i>.</div><div>Access Regulations For the purpose of this zone, Section 4.3.3 shall not apply.</div><div>Air Conditioners and Heat Pumps For the purpose of this zone, no air conditioner or heat pump may be located in the <i>front yard</i> or <i>exterior side</i></div></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>yard.</i></p> <p>Permitted Encroachments For the purpose of this <i>zone</i>, the following encroachments are permitted into any required <i>yard</i>. a) <i>Balconies</i> or <i>Decks</i> 2.5m b) <i>Canopies/Porticos/Uncovered steps</i> 2.9m</p> <p>Setback from Railroad For the purpose of this <i>zone</i>, no part of any <i>dwelling unit</i> shall be located within 30 metres of a railroad right-of-way.</p> <p>Sight Triangles For the purpose of this <i>zone</i>, Section 4.34 shall not apply.</p> <p>Units per Block The maximum number of units per townhouse block shall be 9.</p> <p>Units per Zone The maximum number of units per RT-610 Zone shall be 73.</p> <p>Lot Area (minimum) 100m²</p> <p>Common Element Townhouse Dwelling Lot Frontage (minimum) (a) <i>dwelling unit</i> on a <i>corner lot</i> 6m (b) <i>dwelling unit</i> on an <i>interior lot</i> or <i>through lot</i> 4.5m</p> <p>Building Area (maximum) 60%</p> <p>Yard, Front (minimum) 3.4m</p> <p>Yard, Rear (minimum) 4.6m</p> <p>Yard, Interior Side (minimum) (a) <i>to main building</i> 1.5m (b) <i>to interior wall of adjoining dwelling</i> nil (c) <i>to private walkway</i> 0.5m</p> <p>Yard, Exterior Side (minimum) 1.1m</p> <p>Building Height (maximum) 11.75m</p> <p>Driveway Setbacks (minimum) nil (a) <i>to private walkway</i> nil</p> <p>Backyard Amenity Area (minimum) 10 m² per <i>dwelling unit</i></p> <p>Landscaping Area (minimum) 10%</p> <p>Driveway Width (maximum) 6m</p>
RT	611	<ul style="list-style-type: none">- <i>Apartment, Accessory</i>- <i>Day Care, Private Home</i>- <i>Dwelling, Common</i>	<p>Street For the purpose of this <i>zone</i>, a <i>street</i> shall include a <i>private road</i>.</p> <p>Accessory Buildings For the purpose of this <i>zone</i>, <i>accessory</i></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<i>Element Townhouse</i> - <i>Dwelling, Freehold Townhouse</i>	<i>buildings</i> shall not be permitted in the <i>front yard</i> . Access Regulations For the purpose of this <i>zone</i> , Section 4.3.3 shall not apply. Air Conditioners and Heat Pumps For the purpose of this <i>zone</i> , no air conditioner or heat pump may be located in the <i>front yard</i> . Permitted Encroachments For the purpose of this <i>zone</i> , the following encroachments are permitted into any required yard (a) <i>Balconies</i> or <i>Decks</i> 2.5m (b) <i>Canopies/Porticos/Uncovered steps</i> 2.9m Sight Triangles For the purpose of this <i>zone</i> , Section 4.34 shall not apply. Units per Block The maximum number of units per townhouse block shall be 7. Parking Requirements (minimum) For the purpose of this <i>zone</i> , the minimum off-street parking requirement shall be 2 <i>parking spaces</i> per unit plus 8 <i>parking spaces</i> for visitor parking in a designated visitor <i>parking area</i> . Lot Area (minimum) 120m ² Lot Frontage (minimum) (a) <i>dwelling unit</i> on a <i>corner lot</i> 6m (b) <i>dwelling unit</i> on an <i>interior lot</i> or <i>through lot</i> 5.5m Building Area (maximum) 56% Yard, Front (minimum) 6m Yard, Rear (minimum) 4.5m Yard, Exterior Side (minimum) 1.3m Yard, Interior Side (minimum) (a) to end unit 1.2m (b) to interior wall of adjoining <i>dwelling</i> nil (c) to private walkway 0.5m Building Height (maximum) 11.75m Driveway Setbacks (minimum) nil (a) to <i>private walkway</i> nil Backyard Amenity Area (minimum) 20 m ² per <i>dwelling unit</i> Landscaping Area (minimum) 17%
R2	612	- <i>Apartment, Accessory</i>	Accessory Buildings For the purpose of this <i>zone</i> , <i>accessory</i>

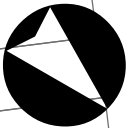
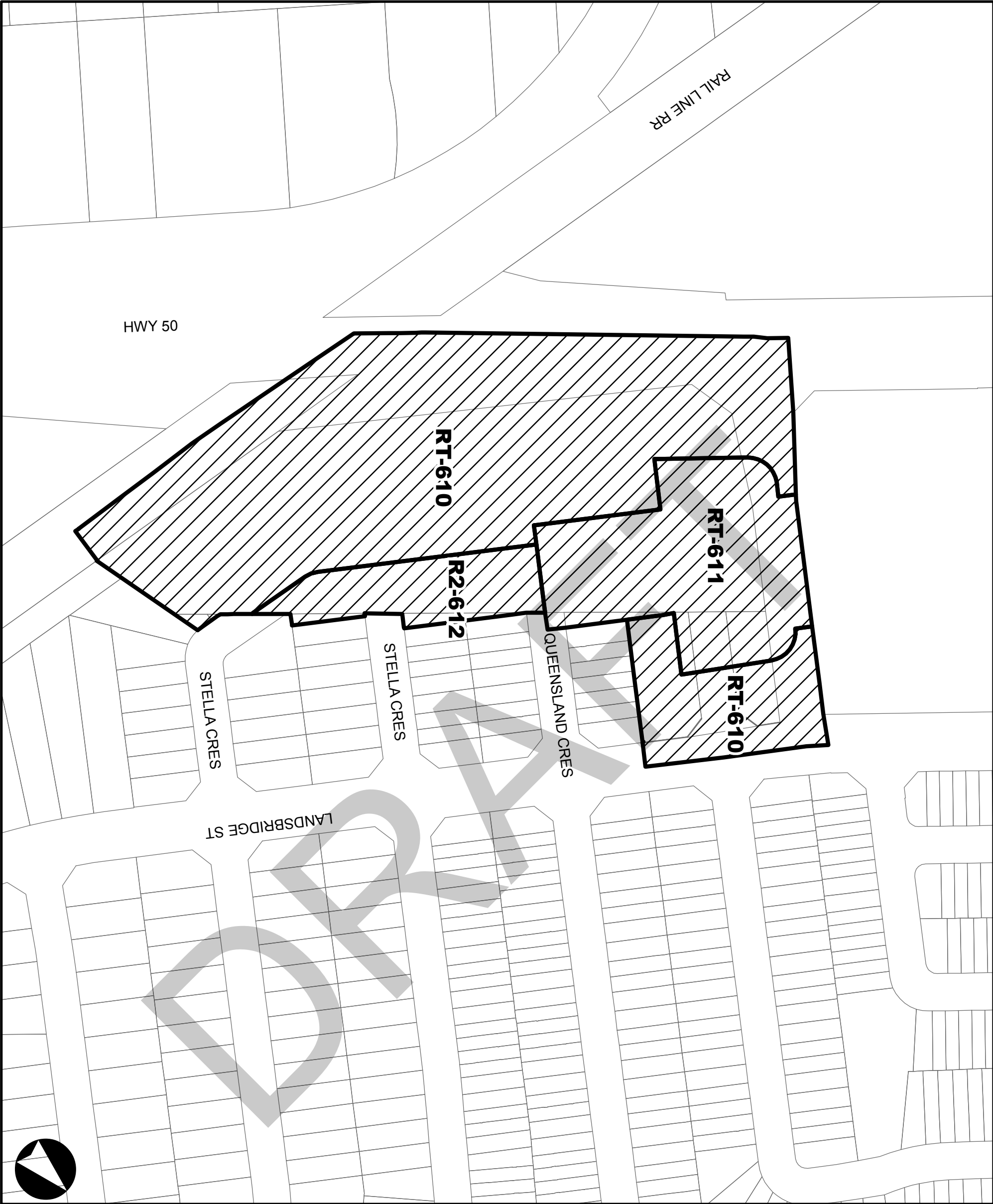
Zone Prefix	Exception Number	Permitted Uses	Special Standards																
		<ul style="list-style-type: none">- <i>Day Care, Private Home</i>- <i>Dwelling, Detached</i>- <i>Dwelling, Semi Detached</i>- <i>Home Occupation (1)</i>	<p><i>buildings</i> shall not be permitted in the <i>front yard</i> and <i>exterior side yard</i>.</p> <p>Access Regulations For the purpose of this <i>zone</i>, Section 4.3.3 shall not apply.</p> <p>Air Conditioners and Heat Pumps For the purpose of this <i>zone</i>, no air conditioner or heat pump may be located in the <i>front yard</i> and <i>exterior side yard</i>.</p> <p>Permitted Encroachments For the purpose of this <i>zone</i>, only the following encroachments are permitted into the <i>front yard</i>:</p> <table><tr><td>a) <i>Balconies</i> or <i>decks</i></td><td>2.0m</td></tr><tr><td>b) Canopies/Porticos/Uncovered steps</td><td>2.5m</td></tr></table> <p>For the purpose of this <i>zone</i>, only the following encroachments are permitted into the <i>exterior side yard</i>:</p> <table><tr><td>a) <i>Balconies</i> or <i>decks</i></td><td>0.3m</td></tr><tr><td>b) Canopies/Porticos/Uncovered steps</td><td>1.5m</td></tr></table> <p>Lot Area (minimum) 200m²</p> <p>Building Area (maximum) 50%</p> <p>Lot Frontage (minimum)</p> <table><tr><td>(a) <i>Corner lots</i></td><td>13m</td></tr><tr><td>(b) <i>Other lots</i></td><td>7.5m</td></tr></table> <p>Yard, Front</p> <table><tr><td>(a) Front wall of attached <i>private garage</i></td><td>6m</td></tr><tr><td>(b) Front wall of <i>main building</i></td><td>4.5m</td></tr></table> <p>Yard, Interior Side (minimum) 1.2m</p> <p>Yard, Exterior Side (minimum) 2.0m</p>	a) <i>Balconies</i> or <i>decks</i>	2.0m	b) Canopies/Porticos/Uncovered steps	2.5m	a) <i>Balconies</i> or <i>decks</i>	0.3m	b) Canopies/Porticos/Uncovered steps	1.5m	(a) <i>Corner lots</i>	13m	(b) <i>Other lots</i>	7.5m	(a) Front wall of attached <i>private garage</i>	6m	(b) Front wall of <i>main building</i>	4.5m
a) <i>Balconies</i> or <i>decks</i>	2.0m																		
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(a) <i>Corner lots</i>	13m																		
(b) <i>Other lots</i>	7.5m																		
(a) Front wall of attached <i>private garage</i>	6m																		
(b) Front wall of <i>main building</i>	4.5m																		

2. Schedule “A”, Zone Map 1a and 1c of By-law 2006-50, as amended is further amended for Part of Lot 5 and Part of the road allowance between West Halves of Lots 5 and 6, Concession 7 (Albion) and Blocks 118, 152-154, 165, 167, 178, 181 & 182 on Registered Plan 43M-1251, Town of Caledon, Regional Municipality of Peel, from Prestige Industrial Exception 310 (MP-310), Townhouse Residential Exception 67 (RT-67) and Residential One Exception 68 (R1- 68) to Townhouse Residential Exception 610 (RT-610), Townhouse Residential Exception 611 (RT-611), and Residential Two Exception 612 (RT-612) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the 10th day of July, 2018.

Allan Thompson, Mayor


Carey deGorter, Clerk



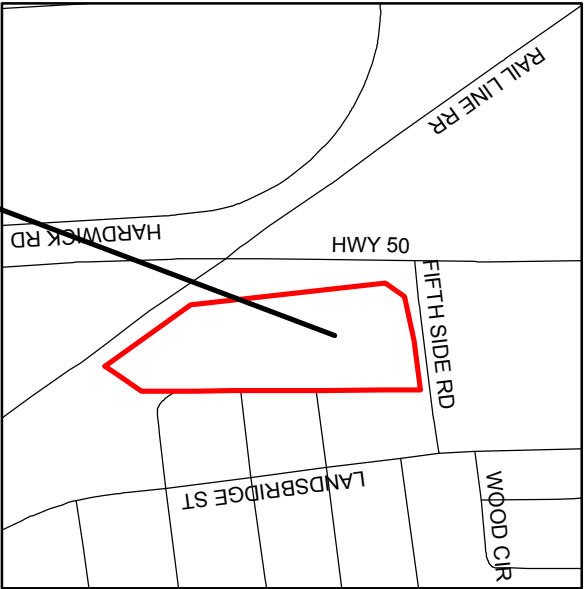
Schedule A
By-law 2018-XXX

Part of Lot 5 and Part of the Road Allowance Between West Halves of Lots 5 and 6 Concession 7 and Blocks 118, 152-154, 165, 167, 178, 181 and 182, Registered Plan 43M-1251 Geographic Township of Albion Town of Caledon, Regional Municipality of Peel

Legend

-  Lands to be rezoned from MP-310 – Prestige Industrial, RT-67 – Residential Township and R1- 68 – Residential One to RT-610 – Township Residential Exception, RT-611 – Township Residential Exception and R2-612 – Residential Two Exception

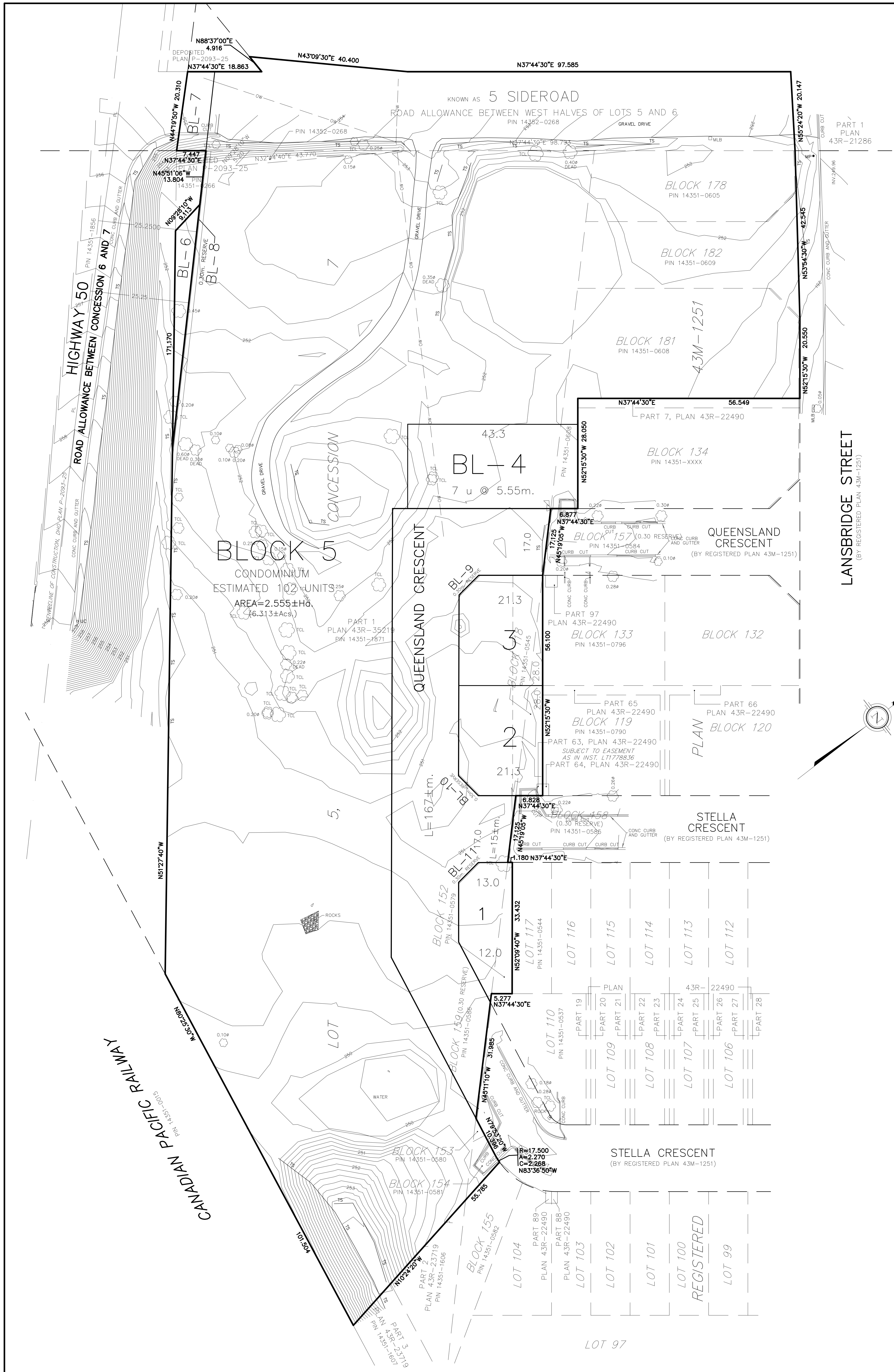
Key Map



Subject Lands

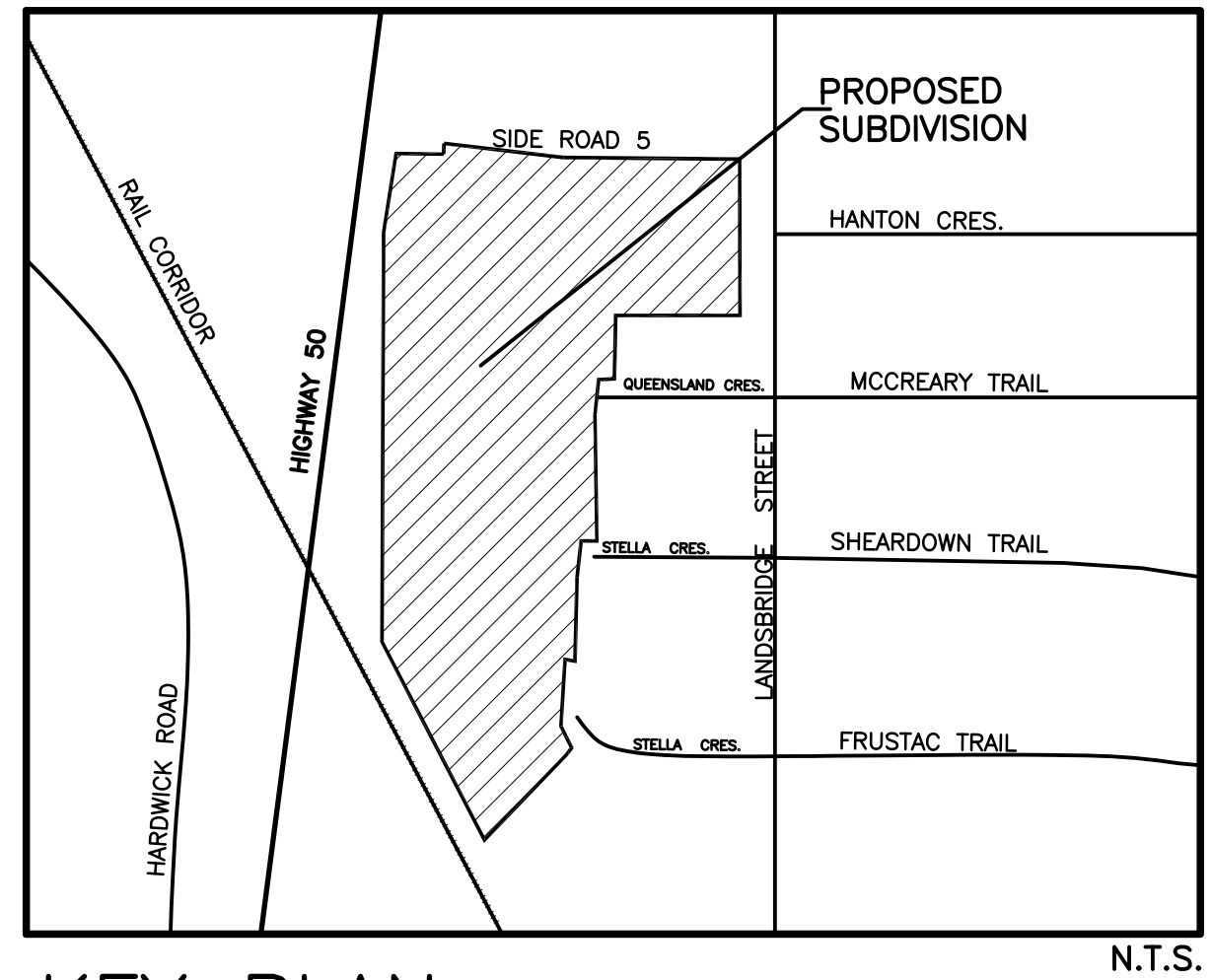
Date: May 14, 2018

File: RZ 16-06



DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5 AND PART OF THE ROAD
ALLOWANCE BETWEEN WEST HALVES
OF LOTS 5 AND 6 CONCESSION 7 AND
BLOCKS 118, 152-154, 165, 167, 178,
181 and 182, REGISTERED PLAN 43M-1251
TOWN OF CALEDON
(GEOGRAPHIC TOWNSHIP OF ALBION,
COUNTY OF PEEL)

DRAFT PLAN 21T-16003C REVISED MAY 4, 2018



KEY PLAN

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE MAY 4, 2017
HOLDING JONES VANDERVEEN INC.
THOMAS R. REED
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON
FOR APPROVAL.

OWNER
VILLALAGO RESIDENCES INC.

C/O
TREASURE HILL
1681 LANGSTAFF ROAD
UNIT 1, VAUGHAN ONTARIO
L4K 5T3

NICHOLAS FIDEI
PRESIDENT

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 3.148±Ha. (7.779±Acs)					
	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
DETACHED DWELLINGS					
LOT 1		1	1	0.040	0.099
MIN. LOT FRONTAGE=9.0m. MIN. LOT AREA=300.00sq.m.					
SEMI-DETACHED DWELLINGS					
LOTS 2 and 3		2	4	0.116	0.287
MIN. LOT FRONTAGE=9.0m. MIN. LOT AREA=300.00sq.m.					
TOWNHOUSE DWELLINGS					
BLOCK 4	1		7	0.093	0.230
MIN. LOT FRONTAGE=5.55m.					
CONDOMINIUM					
BLOCK 5	1		102	2.555	6.313
SUBTOTAL	2	3	114	2.804	6.929
BLOCKS 6 and 7 - ROAD WIDENING	2			0.031	0.077
BLOCK 8 - 11 - 0.3m. RESERVE	4			0.003	0.007
STREETS				0.310	0.766
17.0m. WIDE TOTAL LENGTH= 1828m. AREA= 0.3108Ha.					
TOTAL	8	3	114	3.148	7.779

NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM

KLM PROJECT No. P-2658
SCALE 1:400 MAY 4, 2018
(2658DES24) X-REF: (2658MAS8 & 2658TOPO)
DWG. No. - 18:7
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
PLANNING PARTNERS INC. TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
Planning • Design • Development

COMMENT SHEET

Committee of the Whole (PD) Date: June 26, 2018

PIM Date: February 6, 2018

Prepared: June 6, 2018

Lead Planner: Mary T. Nordstrom

Ext. 4233

Proposed Zoning By-law Amendment and Draft Plan of Subdivision KLM Planning Partners Inc. on behalf of Villalago Residences Inc.

**Part of Lot 5, Part of the Road Allowance between West Halves of Lots 5 and 6, Concession 7
(Albion) and Blocks 118, 152-154, 165, 167, 178, 181 and 182, Registered Plan 43M-1251
(Albion); Town of Caledon; Regional Municipality of Peel**

**9023 5th Sideroad, East side of Highway 50, South of Queensgate Boulevard, Bolton
File Numbers: 21T-16003C, RZ 16-06**

The following comments were received regarding the above-noted file.

EXTERNAL AGENCY COMMENTS

Canadian Pacific Railway (CP) – July 21 & July 25, 2017

Comments: No concerns, subject to warning clauses in all offers to purchase, agreements of purchase and sale or lease for dwellings within 300m of the railway right-of-way.

City of Vaughan – August 8, 2016

Comments: No comments or requirements to provide.

Bell Canada – August 29, 2016

Comments: No concerns, subject to a Condition of Draft Approval.

Caledon OPP – August 28, 2017

Comments: No comments.

Canada Post – September 9, 2016

Comments: No objections. Conditions of Draft Approval issued.

Dufferin Peel Catholic District School Board – June 29, 2017

Comments: No objections subject to inclusion of Conditions of Draft Approval.

Enbridge Gas – August 11, 2016

Comments: No objections. The applicant shall contact Customer Connections department for service and meter installation details and to ensure all gas piping is installed to the commencement of site landscaping and/or asphalt paving.

Hydro One – August 11, 2016

Comments: Hydro One has no objections at this point. Please ensure that all private electrical infrastructure on the property have owner agreements/easements placed on them when impacted by property severances/easements to ensure all land owners/tenants

legal rights are maintained. Ensure all industry standard utility separation minimums are maintained.

Municipal Property Assessment Corp.

Comments: No comments received.

Peel District School Board – August 30, 2016

Comments: No objections subject to inclusion of Conditions of Draft Approval.

Region of Peel – June 5, 2018

Comments: No objections to the rezoning of the property. Prior to draft plan approval, the proposed surplus and disposal of the Region's daylight triangle (less the ultimate widening) to the applicant is required, subject to conditions, including the Town of Caledon stopping up, closing, surplusing and disposing of 5th Sideroad and clarification as to whether an easement is required for the existing sanitary sewer main.

The Draft Plan is to be revised to show the 0.3m reserve.

No access will be permitted to Highway 50. All existing accesses to Highway 50 must be removed to the satisfaction of the Region, at the Owner's cost.

No concerns regarding water and sanitary servicing at this stage; however, hydrant flow testing will be required as a Condition of Draft Approval. The Stormwater Management Report shall be revised to remove runoff from the subdivision into Regional Road pavement, as a Condition of Draft Approval.

For the purposes of the rezoning and draft plan of subdivision, waste collection requirements have been satisfied. Detailed comments to be addressed through the Site Plan Application.

Rogers Communications – January 8, 2018

Comments: No comments or concerns.

Toronto and Region Conservation Authority – February 16, 2018

Comments: No further concerns, subject to Conditions of Draft Plan of Subdivision Approval.

York Region – September 29, 2016

Comments: No comments or requirements to provide.

TOWN OF CALEDON – DEPARTMENT COMMENTS

Corporate Services, Legislative Section, Accessibility – January 22, 2018

Comments: Detailed comments to be addressed through Site Plan Control Application.

Corporate Services, Legal Services – May 25 and June 5, 2018

Comments: No concerns. Conditions of Draft Plan Approval issued.

Community Services, Building Services – February 6 and February 21, 2018

Comments: Detailed comments, including location of private hydrants, occupant loads and spatial separation will be addressed through Site Plan/Building Permit Application. Site servicing permit will be required for the private condominiums. No concerns. Additional comments will follow on the Site Plan submission.

Community Services, Fire Prevention Services – May 15, 2018

Comments: No concerns. Detailed comments to be addressed through concurrent Site Plan Application.

Community Services, Development Section, Engineering – May 24, 2018

Comments: No further concerns. Conditions of Draft Approval provided.

Community Services, Development Section, Engineering Peer Review (Noise) – May 14, 2018

Comments: All technical items have been satisfactorily addressed.

Community Services, Development Section, Urban Design Peer Review – May 16, 2018

Comments: No further urban design concerns. Detailed comments to be addressed through Site Plan Control, including revised universal design floor plans.

Community Services, Development Section, Zoning – June 7, 2018

Comments: No concerns.

Community Services, Open Space Design, Landscape – May 31, 2018

Comments: No further concerns.

Community Services, Policy and Sustainability, Heritage – May 17, 2018

Comments: No further concerns.

Community Services, Policy and Sustainability, Policy – June 7, 2018

Comments: Detailed comments regarding universal design options can be addressed through Site Plan.

Finance and Infrastructure Services, Engineering Services, Engineering – May 11, 2018

Comments: No further concerns.

Finance and Infrastructure Services, Engineering Services, Transportation – May 16, 2018

Comments: No further traffic-related concerns.

Finance and Infrastructure Services, Finance – May 23, 2018

Comments: This property is currently assessed as Industrial (\$682,123 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$2,870. The property tax account as at May 23, 2018 is determined to be current.

If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.

Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, or as amended, currently \$24,803.31 /single or semi-detached unit, and \$20,745.06 /townhouse unit. Any development would also be

subject to Region of Peel development charges, currently \$51,386.01 / single or semi-detached unit; and \$42,096.75 /townhouse unit. Effective February 1, 2016, the Region of Peel began collecting directly for most hard service development charges (i.e. water, wastewater and roads) for residential developments, at the time of subdivision agreement execution. Also applicable would be development charges for Education, currently \$4,567 /any residential unit; and GO Transit, currently \$528.18 per single/semi/townhouse unit.

The Development Charges comments and estimates above are as at May 23, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.



Heritage Caledon Report
Monday, June 11, 2018
9:30 a.m.
Committee Room, Town Hall

Members:

Chair: J. Crease
Vice-Chair: B. McKenzie
Councillor J. Downey (absent)
B. Early-Rea (absent)
J. LeForestier
V. Mackie
M. Starr
D. Paterson
S. Norberg
H. Mason

Town Staff:

Council Committee Coordinator: D. Lobo
Heritage Resource Officer: S. Drummond
Heritage Coordinator: P. Vega
Student, Community Services: Patricia Cho

CALL TO ORDER

Chair J. Crease called the meeting to order at 9:33 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

The minutes from the May 14, 2018 Heritage Caledon meeting were received.

REGULAR BUSINESS

1. Request to Demolish a Structure on a Heritage Listed Property

- a. Staff Report re: Request to Demolish a Structure on a Heritage Listed Property – 19721 Main Street, Alton (Ward 1)

Staff provided an overview of the request to demolish the rear addition. Staff advised they have no concerns with the request.

Moved by: J. LeForestier

HC-2018-11

That the owner's request to demolish and replace the rear addition of the house on the heritage listed property at 19721 Main Street, Alton, be supported.

Carried.

2. Presentation to the 2018 Joint Peel Municipal Heritage Committee Meeting

Staff provided an overview of the presentation requirements that representatives from the Committee will present at the meeting.

Members of the Committee and staff discussed potential content to be included in the presentation, time parameters, and visual aids.

Chair J. Crease confirmed attendance at the Joint Peel meeting and logistics.

3. Projects/Events Updates

a. Heritage Caledon Award and Designated Property Plaque Presentations

Members of the Committee asked questions and provided feedback regarding the logistics of the award presentations that took place on June 5, 2018. The Committee received responses from staff.

Chair J. Crease provided an overview of the budget, noting the cost of the awards.

The Committee agreed that funds of approximately \$1,215 be allocated to the Heritage Award medallions.

The Committee recessed from 10:14 a.m. to 10:32 a.m.

b. 2018 Speaker Series

Chair J. Crease provided an overview of the outstanding preparations and logistics for the Speaker Series on June 23, 2018. Members of the Committee discussed invitations and expected attendance, posters and refreshments.

c. 150 for 150

An update was provided regarding the current and future locations of the poster display.

d. Caledon Day 2018

Chair J. Crease provided information regarding materials for Caledon Day. In addition, she explained that a number of sandbags will be required to secure the tent. Members of the Committee discussed logistics as well as the distribution of visual aids and information handouts.

The Committee agreed that funds of approximately \$40 be allocated to 8 sandbags.

ADJOURNMENT

On a motion by M. Starr, the meeting adjourned at 11:16 a.m.

Memorandum

Date: Tuesday, June 26, 2018

To: Members of Council

From: Paula Strachan, Senior Planner, Development /Urban Design, Community Services

Subject: Prequalification of the Town's Control Architect Services

This memo is to inform Council on an improvement in our process for the Town's Control Architect Services ("Services") relating to development applications in Caledon. The new approach is to prequalify Control Architects on a list, making several different architectural practices eligible to provide Services on behalf of the Town.

To balance workload, and to implement specific urban design guidelines for certain areas of the Town (i.e. Mayfield West), the Town has benefited from the retention of Services. More recently, the program includes a team of two Architects hired to perform these Services, one for residential development and the other for commercial / industrial development. Town staff assigns which Architect would review the application at hand.

The pre-qualified list of Control Architects will benefit the Town, allowing for more creative diversity in design while maintaining quality building design. This new approach will also provide developers with the ability to choose a suitable Control Architect with whom to make a satisfactory financial agreement (payment for the Services is entirely the responsibility of the developers and not the Town).

The standard process for architectural control remains unchanged. Architectural and related design review of plans of subdivision and site plan applications by the Control Architects will continue to be consistent with provincial, Peel Region, and Caledon design related initiatives, policy and guidelines and according to professional design experience of the Control Architect and practices of the architectural profession. The Council endorsed Caledon Comprehensive Town-Wide Design Guidelines, which provides a complete and updated framework for design in the Town, will continue to be implemented.

Development staff anticipates this new arrangement to be completed and in place by the mid-summer of this year.