



Council Meeting Minutes
Tuesday, January 21, 2014
1:00 p.m.
Council Chamber, Town Hall

Mayor M. Morrison
D. Beffort
N. de Boer
P. Foley
G. McClure
R. Mezzapelli
R. Paterak
A. Thompson
R. Whitehead

Chief Administrative Officer: D. Barnes
Director of Administration/Town Clerk: C. deGorter
Fire Chief: D. Forfar
Director of Development Approval & Planning Policy: M. Hall
Council/Committee Co-ordinator: B. Karrandjas
Director/Chief Financial Officer/Deputy CAO: R. Kaufman
Manager of Corporate Communications: B. Lee
Manager of Economic Development: N. Lingard
Director of Public Works: D. Loveridge
Director of Human Resources: J. Porter
Director of Parks & Recreation: K. Scott
Treasurer: F. Wong

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order in the Committee Room at 1:02 p.m.

2. **APPROVAL OF AGENDA**

Moved by R. Paterak - Seconded by A. Thompson

2014-026

That the agenda for the January 21, 2014 Council Meeting, be approved as amended.

Carried.

3. **CLOSED MEETING**

Council adopted the required procedural motion and resumed in Closed Meeting in the Committee Room at 1:03 p.m.

Moved by D. Beffort - Seconded by R. Paterak

2014-027

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose
 - Confidential Verbal Report from Chris Barnett, Partner at Davis LLP - Referral of the Ministry Zoning Order to the Ontario Municipal Board for the Canadian Tire Distribution Centre
- Litigation including matters before administrative tribunals, affecting the municipality and Advice that is subject to solicitor-client privilege, including communications necessary for that purpose
 - Confidential Report DP-2014-012 – Brampton Brick Limited – Appeal of Niagara Escarpment Commission decision re proposed amendment to rehabilitation plan of licensed shale extraction operation.

Carried.

Mayor M. Morrison, Councillor P. Foley, Councillor R. Paterak, Councillor A. Thompson, Councillor Whitehead, Councillor, G. McClure, Councillor, D. Beffort, Chief Administrative Officer: D. Barnes, Director, of Administration/Town Clerk: C. deGorter, Director/Chief Financial Officer/Deputy CAO: R. Kaufman, Director of Development Approval & Planning Policy, M. Hall, Solicitor/Manager, P. De Sario, Manager of Development, R. Hughes, Manager of Economic Development, N. Lingard Chris Barnett, Partner at Davis LLP were present for this portion of the meeting.

Solicitor J. Bang joined the meeting at 1:05 p.m.

Councillor R. Mezzapelli joined the meeting at 1:07 p.m.

Councillor N. de Boer joined the meeting at 1:11 p.m.

Solicitor J. Bang left the meeting at 1:19 p.m.

Council adopted the required procedural motion at 2:08 p.m. and resumed in Open Session.

Council recessed and resumed in the Council Chamber at 2:15 p.m.

4. PRAYER AND O CANADA

Councillor de Boer resumed the meeting with a prayer, those in attendance joined in singing O Canada.

5. SUMMARY OF ADDENDUM I

ITEMS A1

Added Delegation Material

1. Andrew Walker and Michael Gagnon, Gagnon & Law Urban Planners Ltd., on behalf of Flato Developments Inc. re: Bolton Residential Expansion Study.

Added Delegation

2. Glen Schnarr re: DP-2104-011 Growth Forecasts Review - Growth Options. (See RB7)

A2

Amended Report - Amendment to Option 5

(RB 7) DP-2014-011 Growth Forecasts Review - Growth Options. (See D2)

6. INTRODUCTION OF NEW STAFF - none

7. DISCLOSURE OF PECUNIARY INTEREST - none stated

The order of business for the meeting was altered to permit the Staff Report DP-2014-011 re: Growth Forecasts Review - Growth Options to proceed, with the permission of Council.

8. REGULAR BUSINESS

DP-2014-011 re: Growth Forecasts Review - Growth Options.

Moved by P. Foley – Seconded by R. Mezzapelli

2014-028

That Staff Report DP-2014-011 – Growth Forecasts Review Growth Options be referred back to staff in the Development Approval and Planning Policy Department; and

That a Special Council meeting be scheduled for February 20, 2014 with an Open House to take place at 6:00 p.m. followed by the Public Information Meeting at 7:00 p.m. regarding Growth Forecasts Review; and

That Notice be provided to the community associations, CEAC, etc.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Beffort	X			
Councillor de Boer	X			
Councillor Foley	X			
Councillor McClure	X			
Mayor Morrison	X			
Councillor Paterak	X			
Councillor Mezzapelli	X			
Councillor Thompson	X			
Councillor Whitehead	X			
TOTAL	9			

Carried.

Moved by A. Thompson – Seconded by R. Whitehead 2014-029

That the Region of Peel be requested to recognize the timing of the Town process to provide a Town position on Amendment II of the Growth Plan and that the Region change its consultation and reporting to Regional Council timeframe to include the Town's position.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Beffort	X			
Councillor de Boer	X			
Councillor Foley	X			
Councillor McClure	X			
Mayor Morrison	X			
Councillor Paterak	X			
Councillor Mezzapelli	X			
Councillor Thompson	X			
Councillor Whitehead	X			
TOTAL	9			

Carried.

9. DELEGATIONS/PRESENTATIONS

D1 – Andrew Walker and Michael Gagnon, Gagnon & Law Urban Planners Ltd., on behalf of Flato Developments Inc. provided a delegation regarding the Bolton Residential Expansion Study. (See attached Presentation) Members of Council asked a number of questions concerning the information provided and received responses from the presenters.

Mayor Morrison thanked Mr. Walker and Mr. Gagnon for their delegation.

D2 – Glen Schnarr, Glen Schnarr & Associates provided a delegation regarding Report DP-2104-011 Growth Forecasts Review - Growth Options. Members of Council asked a number of questions concerning the information provided and received responses from the presenters.

Mayor Morrison thanked Mr. Schnarr for his delegation.

10. REGULAR BUSINESS (Continued)

ADM-2014-004 re: Permission to Enter Agreement on Ann and Sterne Streets in Bolton.

Moved by P. Foley "" Seconded by R. Mezzapelli 2014-030

That Report ADM-2014-004 regarding Permission to Enter Agreement on Ann and Sterne Streets in Bolton, be received; and

That Project Manager of Real Estate be authorized to negotiate with owners of the properties affected by the Works on Ann Street and Sterne Street, namely, 40 Queen Street North, 33 King Street, corner of Queen Street North and Sterne Street and 18 Ann Street, Bolton; and

That the Director of Public Works, or their designate be authorized, to enter into and execute the Permission to Enter Agreements to permit entry onto the lands for the purpose of defining the road with curbs and rebuilding sidewalks on Ann and Sterne Streets in Bolton.

. Carried.

CA0-2014-001 re: Response and Recovery from Ice Storm of December 21, 2013.

Moved by A Thompson – Seconded by P. Foley

2014-031

That Report CA0-2014-001 regarding Response and Recovery from Ice Storm of December 21, 2013, be received; and

That the Mayor and . Clerk be given full authority to enter into agreements with governments and agencies to effect the clean-up; and

That the Mayor and Clerk be authorized to enter into agreements with the Province of Ontario for relief funding; and

That the Parks and Recreation Department coordinate all ongoing cleanup efforts and report back to Council on a reforestation plan; and

That Fire and Emergency Services report back to council on a plan to clean up rural private property debris; and

That Fire and Emergency Services and Communications report back to council on a review of the Emergency Response Plan; and

That Fire and Emergency Services coordinate a strong education program on emergency response planning for individual households; and

That Communications develop a strong community and media outreach program to be used in emergencies; and

That Corporate Services be directed to review and plan for back-up power at additional Caledon facilities and additional emergency equipment; and

That Corporate Services consult with the Region of Peel, Mississauga, and Brampton on options to assist low income seniors and low income persons with disabilities who cannot clear their properties and where contracting the clearing would be a financial burden; and

That the Mayor pursue with other municipalities, a greater accountability for the media in providing information during emergencies.

Carried.

CS-2014-005 re: Delegation of Tax Ratio Setting under Section 310 of the Municipal Act.

Moved by G. McClure – Seconded by A Thompson

2014-032

That Report CS-2014-005 regarding Delegation of Tax Ratio Setting Authority under Section 310 of the Municipal Act, be received; and

That Council resolve to consent to the enactment of a Regional by-law delegating tax ratio setting from the Region of Peel to the Cities of Mississauga and Brampton and the Town of Caledon, in accordance with Section 310 of the Municipal Act, 2001, as amended, for the 2014 property tax year.

Carried.

CS-2014-018 re: A proposed Licence agreement between the Town and Rogers Communication.

Moved by A Thompson – Seconded by G. McClure

2014-033

That Report CS-2014-018 regarding A proposed Licence agreement between the Town and Rogers Communication, be received; and

That the Mayor and Clerk be authorized to execute a License Agreement between Rogers Communications and The Corporation of the Town of Caledon for space on the Communication Tower located on Part of the South West half of Lot 14, Concession 2, West of Hurontario Street, designated as part 1, Plan 43R-16760, in accordance with the terms in staff report CS-2014-018.

Carried.

CS-2014-021 re: A proposed one year renewal for a licence agreement between the Town and Metrolinx for lands to be used as a turnaround location at the Castlederg Works Yard, Ward 4.

Moved by R. Whitehead – Seconded by R. Mezzapelli

2014-034

That Report CS-2014-021 regarding A proposed one year renewal for a licence agreement between the Town and Metrolinx for lands to be used as a turnaround location at the Castlederg Works Yard, Ward 4, be received; and

That the Mayor and Clerk be authorized to execute a Licence Agreement between Metrolinx and the Town to allow Metrolinx access to the Castlederg Works Yard for the purpose of turning around coaches in accordance with the terms detailed in Report CS-2014-021.

Carried.

DP-2014-010 re: Proposed Temporary Use Zoning By-law Amendment Application, Argo Development Corporation c/o Glen Schnarr & Associates Inc., Part of the West half of Lot 22, Concession 1 EHS (Ching), Southeast corner of Hurontario Street and Old School Road, Ward 2, File Number: RZ 13-11.

Moved by A Thompson – Seconded by G. McClure

2014-035

That , Report DP-2014-010 regarding a proposed Temporary Use Zoning By-law Amendment Application (File Number: RZ 13-11) by Argo Development Corporation c/o Glen Schnarr & Associates Inc. for Part of the West half of Lot 22, Concession 1 EHS (Ching), located at the southeast corner of Hurontario Street and Old School Road, Ward 2, be received; and

That Council enact a Temporary Use By-law to amend Zoning By-law (No. 2006-50, as amended, to re-zone the subject lands from 'Agricultural (A1)' to 'Agricultural – Temporary with Exception (A1-TXXX)' in order to permit the establishment of a temporary home sales centres.

Carried.

DP-2014-013 re: Standing Committee on General Government Report on the Review of the Aggregate Resources Act.

Moved by R. Paterak – Seconded by D. Beffort

2014-036

That the Province of Ontario be requested to eliminate clauses in the Aggregate Resources Act (ARA) that allow the Minister to amend site plan provisions of an ARA licence without consulting the host municipality; and

That the Province of Ontario be requested to increase the royalties on mineral aggregates payable to municipalities to help offset the financial cost of mineral aggregate extraction to the host municipality; and

That the Province of Ontario be requested to apportion part of the funds received from the aggregate levy to retain full-time staff to inspect aggregate operations and deal with compliance issues in the Town of Caledon and other aggregate producing municipalities; and

That the Province of Ontario be requested to include in the ARA Site Plan provisions requiring aggregate producers to work with all stakeholders involved to develop comprehensive rehabilitation master plans for aggregate sites in areas of high concentration of quarries and pits; and

That the Province of Ontario be requested to provide more incentives for the use of recycled aggregates and disincentives for the use of virgin aggregates; and

That the Province of Ontario be requested to amend the Assessment Act so that aggregate properties remain in the industrial property tax class until full rehabilitation of the property; and

That the Province of Ontario be requested to allow part of the levy collected from aggregate operations be apportioned as funds for incentive(s) for the industry for the use of recycled aggregates; and

That the Province of Ontario be requested to amend the Building Code to specifically designate structures on aggregate operations as "buildings" which will facilitate the levying of development charges for aggregate properties; and

That the Province of Ontario be requested to amend the Development Charges Act, 1997 to facilitate the calculation and collection of development charges for aggregate operations to ensure that such development pays for their share of growth-related capital; and

That the Province of Ontario be requested to expand the notification of a licence application and applicable site plan amendment application from 120 meters to 2 kilometers from the proposed licenced area, and extend the public review of a licence application and applicable site plan amendment application from 45 days to 180 days; and

That the Province undertake a comprehensive economic assessment of the impact of all new aggregate operations on neighbouring property values prior to granting approval or licence for the aggregate operation; and

That staff Report DP-2014-013 be forwarded to the Ministry of Natural Resources as the Town of Caledon's comments; and

That staff be directed to forward Report DP-2014-013 to the Region of Peel, Credit Valley Conservation Authority, Toronto Region Conservation Authority, Nottawasaga Valley conservation Authority, Lake Simcoe Region Conservation Authority and Niagara Escarpment Commission for their information.

Carried.

11. COUNCIL COMMUNICATIONS/INQUIRIES AND ANNOUNCEMENTS

Urgent Business - None.

Announcements - None.

Notices of Motion – printed with the agenda.

ACCESSIBLE HOUSING FOR AGING POPULATION

Moved by R. Paterak – Seconded by D. Beffort 2014-037

Whereas the Town of Caledon supports Accessible Housing for an Aging Population; and

Whereas at a Meeting on June 17, 2013, with Caledon Development Industry, the Mayor.. members of Council and staff regarding Accessible Housing for Aging Population, the minutes of the m-eeting state "The Town. of Caledon can set a standard it can 'pick a project' and 'make it happen' – long term solutions are driven by successful examples of innovative thinking and action by leaders"; and

Therefore be it resolved that Council directs staff to develop a process for the proposed project known as Sun Valley Development (Heather Glen Village), located immediately north of Caledon Village between Highway 10 and Kennedy Road, being Part of the Lot 17, Concession 1 E.H.S., Caledon (approximately 198 acres); and

That a staff member is dedicated to the development of the process and attend any meetings with upper levels of government to make this Accessible Housing development for an Aging Population a reality; and

That staff report back to Council by the April 2014 on the process.

A recorded vote was requested and taken as follows:

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Beffort	X			
Councillor de Boer	X			
Councillor Foley	X			
Councillor McClure	X			
Mayor Morrison	X			
Councillor Paterak	X			
Councillor Mezzapelli		X		
Councillor Thompson	X			
Councillor Whitehead	X			
TOTAL	8	1		

Carried.

DRIVEWAY CLEARING

Moved by P. Foley – Seconded by R. Mezzapelli

2014-038

Whereas a number of Greater Toronto Area (GTA) towns and cities such as Mississauga, Richmond Hill, Oakville, Milton, Clarington, Brantford, Markham, and Toronto, offer Driveway Windrow Snow Clearing Programs for seniors and persons with physical disabilities; and

Whereas the impacts of the December 21st, 2013 ice storm have underscored the need to assist vulnerable Caledon residents during extreme weather incidents;

Therefore be it resolved that staff review the programs offered in surrounding areas and report back to Council with information regarding eligibility requirements, fees charged (if any), estimated costs and a program proposal for Caledon.

Carried.

Notices of Motion - presented at meeting - None.

Council Inquiries:

Members of Council addressed a number of inquiries and received responses from Town Staff.

12. MATTERS ARISING FROM CLOSED MEETING

Confidential Verbal Report from Chris Barnett, Partner at Davis LLP re: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Referral of the Ministry Zoning Order to the Ontario Municipal Board for the Canadian Tire Distribution Centre.

Moved by R. Whitehead – Seconded by A. Thompson

2014-039

That Confidential Verbal Report from Chris Barnett, Partner at Davis LLP regarding Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Referral of the Ministry Zoning Order to the Ontario Municipal Board for the Canadian Tire Distribution Centre, be received.

Carried.

Confidential Report DP-2014-012 re: Litigation including matters before administrative tribunals, affecting the municipality and Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Brampton Brick Limited – Appeal of Niagara Escarpment Commission decision re proposed amendment to rehabilitation plan of licensed shale extraction operation.

Moved by R. Paterak - Seconded by G. McClure

2014-040

That Confidential Report DP-2014-012 regarding Litigation including matters before administrative tribunals, affecting the municipality and Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – Brampton Brick Limited – Appeal of Niagara Escarpment Commission decision re proposed amendment to rehabilitation plan of licensed shale extraction operation, be received; and

That the Town of Caledon's legal counsel be directed to represent the Town of Caledon (the "Town") as a Party in this Development Permit Appeal Hearing before the Niagara Escarpment Hearing Office as outlined in Confidential Staff Report DP-2014-012.

Carried.

13. RECEIPT OF MINUTES

Moved by R. Whitehead - Seconded by R. Mezzapelli

2014-041

That the minutes of the following meetings be adopted as written and distributed:
– • Council Meeting held January 7, 2014

And that the minutes of the following meetings be received as written and distributed:
Caledon Public Library Meeting held November 11, 2013

Carried.

14. CORRESPONDENCE

Moved by R. Mezzapellii – Seconded by G. McClure-

2014-042

That the correspondence items as listed in the correspondence package for the January 21, 2014, Council meeting, be received.

Carried.

15. PUBLIC QUESTION PERIOD - No one in attendance came forward.

16. BY-LAWS

Moved by R. Whitehead __, Seconded by G. McClure

2014-043

That the following by-laws be read a first, second and third time and finally passed:

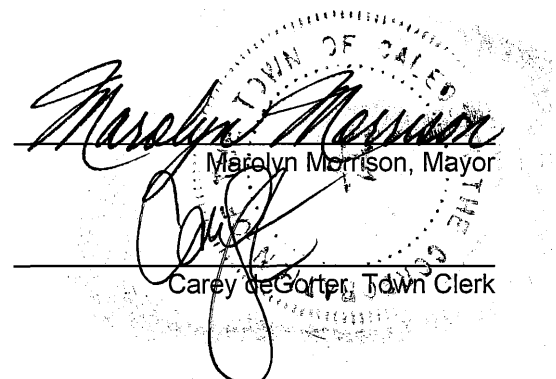
BL-2014-009 To amend Comprehensive Zoning By-law 2006-50, as amended, with respect to the West Half of Lot 21, Concession 1 EHS and part of the West Half of Lot 22, Concession 1 EHS (Chinguacousy) designated as Parts 2, 3 and 4 on Reference Plan 43R-34612 in the Town of Caledon, in the Regional Municipality of Peel.

BL-2014-0101 To confirm the proceedings of the Council for The Corporation of the Town of Caledon at its Council Meeting held on the 21st day of January, 2014

Carried.

17. ADJOURNMENT

On verbal motion moved by Councillor Beffort and seconded by Councillor Mezzapellii, Council adjourned at 4:44 p.m.



Marilyn Morrison, Mayor

Carey deGorter, Town Clerk

TOWN of CALEDON

Bolton Residential Expansion Study (BRES)

OPTION NO. 7 – GO STATION – GATEWAY WEST

(Hybrid Option 3 – 4)

Preferred Option and Merits



ANOTHER PROJECT BY:



www.gagnonlawurbanplanners.com

January 21, 2014

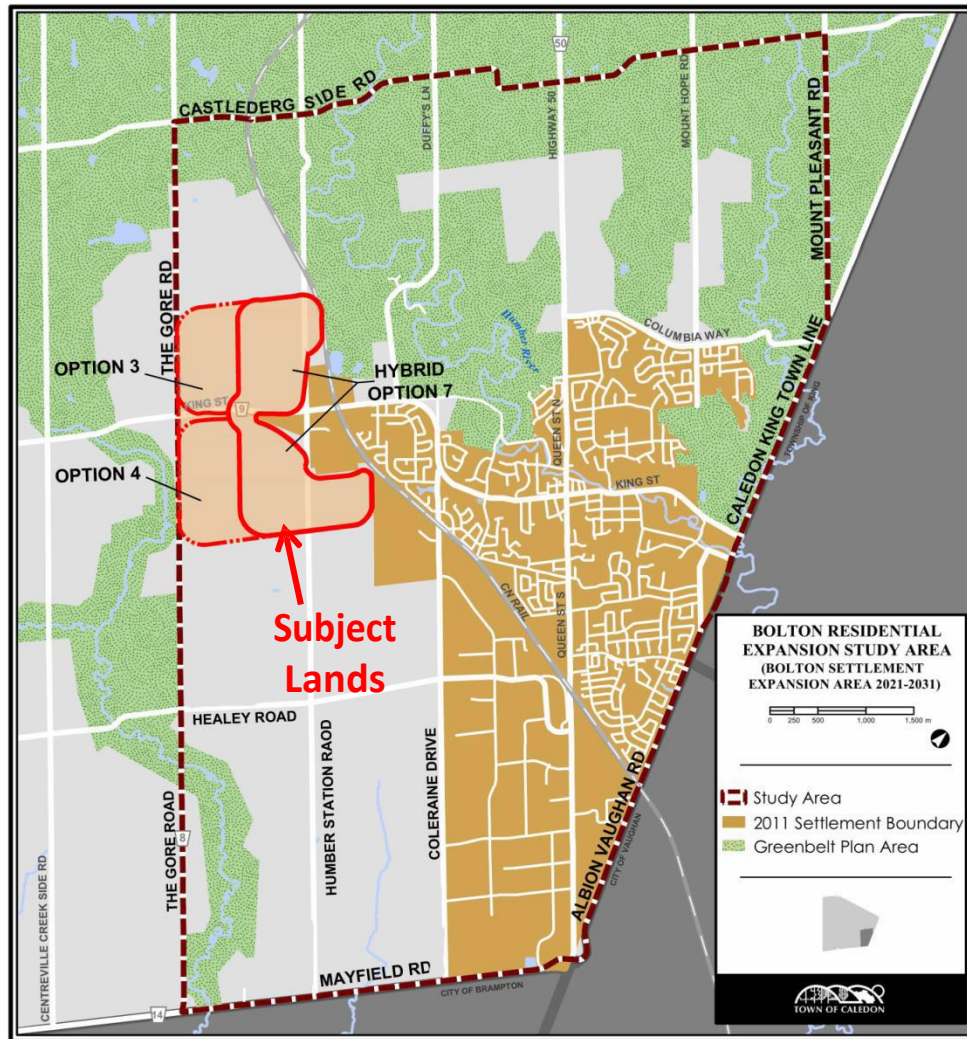
BRAMPTON

MARKHAM

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1

3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3

BOLTON RESIDENTIAL URBAN EXPANSION STUDY (BRES)



1. Flato Developments Inc. (Flato) have retained Gagnon & Law Urban Planners Ltd. to represent their interests as part of the BRES process.
2. This submission is further input into the Town of Caledon BRES. The BRES is meant to determine where and how to accommodate projected Bolton residential and population-related employment growth.
3. The Flato lands comprising 50 acres are located on Humber Station Road, south of King Street; within the King Street West Option 4 Area.
4. This is the third in a series of submission; others were made on April 5, 2013 and June 12, 2013.
5. The lands comprising what we call Hybrid Option 7 – The GO Station Gateway West Scenario provide an opportunity to create a true “western gateway” along King Street leading into the Community of Bolton. It represents a logical extension to the current built-up area.
6. Hybrid Option 7 is located adjacent to employment and residential areas. It represents an opportunity to make efficient use of existing and proposed services, roads, and community facilities.

RESIDENTIAL EXPANSION AREA OPTIONS

Option 1
North Hill West

151ha

Option 2
North Hill East
(inc. part of
North Hill W.)

160ha

Rounding-out
Areas
(Constant)

31ha

Option 3
GO Station Focus

165ha

Option 4
King St. West
(South Side)

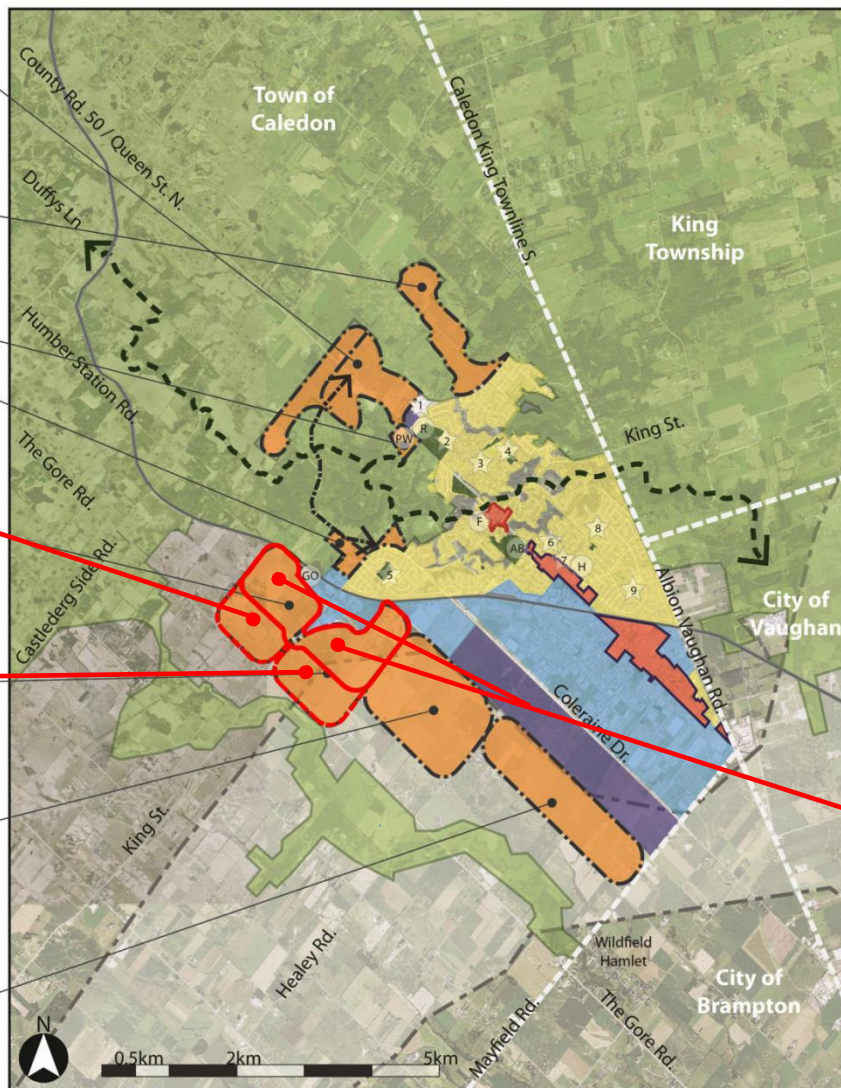
171ha

Option 5
Healy Road North

213ha

Option 6
Humber Station Rd.
(East Side)

182ha



LEGEND

Residential Expansion
Area Options

LAND USES:

- Greenbelt
- Residential
- Commercial
- Employment Lands
- Future Employment Lands
- Open Space Policy Area
- Central Commercial Area
- Southern Commercial Area

SCHOOLS:

- 1 St. Michael Catholic Secondary School
- 2 Pope John Paul II Separate School
- 3 James Bolt Public School
- 4 Humberview Secondary School
- 5 St. Nicholas Elementary School
- 6 Ellwood Memorial Public School
- 7 Holy Family Elementary School
- 8 Allan Drive Middle School
- 9 St. John the Baptist Elementary School

TRANSPORTATION:

- Trails
- Proposed Hwy 150
- GTA West Corridor
- Railway
- Proposed GO Station

PUBLIC FACILITIES:

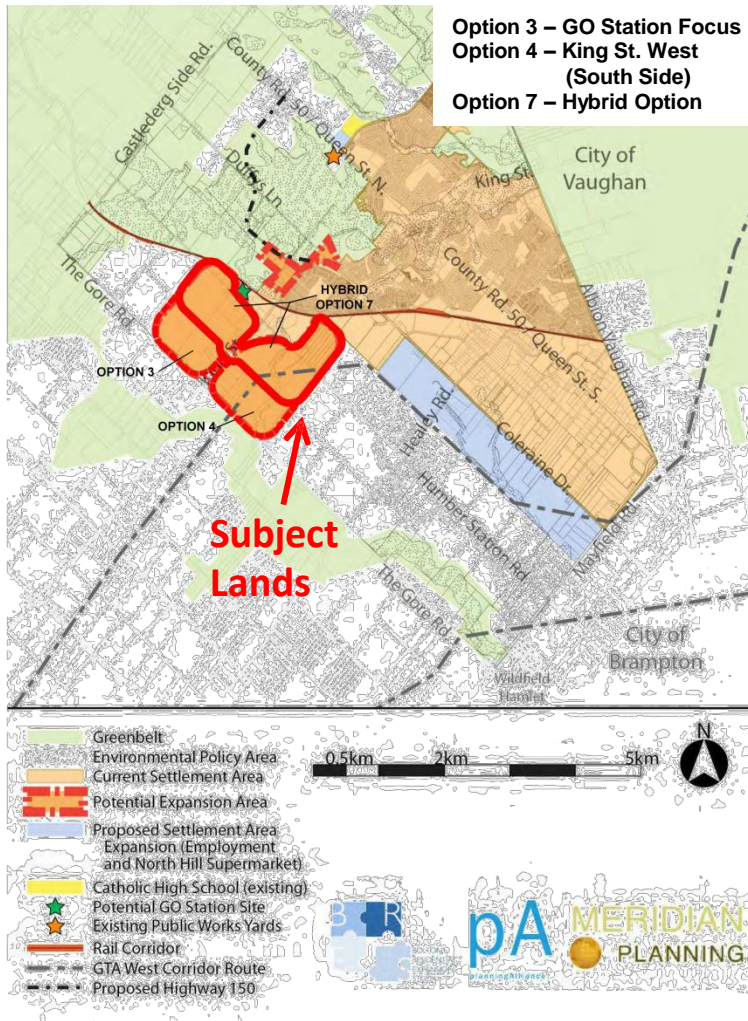
- PW Public Works Yard
- F Caledon Fire & Emergency Services
- H Davis Centre (Long Term Care Facility)
- R Caledon Centre for Rec. and Wellness
- AB Ablion Bolton Community Centre



Option 7 – GO Station – Gateway West
Approximately 190 hectares

Based on our review of Criterion 1 to 13, it is our belief that the Town of Caledon would be best served in the interests of doing the “best” planning to entertain a “Hybrid Option”... a modified Option 3/4 combo – “Option 7 GO Station Gateway West”.

PREFERRED OPTION EXPANSION CRITERIA



HYBRID OPTION 7 - GO STATION GATEWAY WEST. (Option 3 & 4 Combo)

EXPANSION CRITERIA

- ☐ 1. Logical extension to current built-up area.
- ☐ 2. Comprehensive planning to complete urban area.
- ☐ 3. Supports future urban structure.
- ☐ 4. Compatible with function of adjacent agricultural area and livestock operations.
- ☐ 5. Minimal impact to sensitive or significant features.
- ☒ 6. Accommodates natural heritage features.
- ☒ 7. Accessible by major roads.
- ☒ 8. Benefits from existing and planned major roads.
- ☒ 9. Supports public transit; including future GO service.
- ☐ 10. Technically and economically viable.
- ☐ 11. Ease of infrastructure upgrades.
- ☒ 12. Benefits from existing and planned community facilities and infrastructure.
- ☐ 13. Supports existing commercial areas; contributes to residential and employment land supply.

"HYBRID" OPTION

SCHEDULE C

BOLTON LAND USE PLAN

LEGEND

- AGRICULTURAL
- RURAL AREA
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- GENERAL INDUSTRIAL
- DRY INDUSTRIAL
- PRESTIGE INDUSTRIAL
- POLICY AREA - INDUSTRIAL
- BOLTON HIGHWAY 50 COMMERCIAL AREA
- BOLTON SOUTH HILL COMMERCIAL AREA
- RURAL USES
- INSTITUTIONAL
- OPEN SPACE POLICY AREA
- ENVIRONMENTAL POLICY AREA
- BOLTON ARTERIAL ROAD NETWORK CONCEPTUAL CORRIDOR
- OAK RIDGES MORIANE CONSERVATION PLAN AREA
- 2021 SETTLEMENT BOUNDARY
- 100 YEAR FLOODLINE LIMITS
- REGIONAL FLOODLINE LIMITS
- SPECIAL POLICY AREA BOUNDARY
- LOT & CONCESSION LINES
- RAILWAY LINES
- LOCAL ROADS
- REGIONAL ROADS
- SITE SPECIFIC AREA

HYBRID OPTIONS PROPOSED LAND USE LEGEND

- RESIDENTIAL
- COMMERCIAL
- MIXED USE COMMERCIAL
- EMPLOYMENT

HYBRID OPTION 7



HYBRID OPTION 7 - GO STATION GATEWAY WEST PROPOSED LAND USE TOWN OF CALEDON

P.N.: 13.1920 Date: January 17, 2014
Scale: N.T.S. Revised:
Drawn By: D.S. File No.: 1920_LUS_PLAN



APPENDIX A – HYBRID OPTION 7 GO STATION GATEWAY WEST (OPTION 3/4 COMBO) TOP 10 MERITS

1. *Hybrid Option 7 represents a logical extension to the current built-up area.*
2. *Hybrid Option 7 can easily be integrated with natural heritage features.*
3. *Hybrid Option 7 provides the opportunity for the continued expansion of the community west of the built-up area along King Street.*
4. *Hybrid Option 7 does not prejudice larger scale comprehensive planning studies; including the GTA West Corridor.*
5. *Hybrid Option 7 is strategically located close to existing and/or proposed employment areas; it will expand employment opportunities.*
6. *Hybrid Option 7 can accommodate significant environmental features, creeks and woodlots, all of which can be integrated into the design of the community as structuring elements.*

APPENDIX A – HYBRID OPTION 7 GO STATION GATEWAY WEST (OPTION 3/4 COMBO) TOP 10 MERITS

7. *Hybrid Option 7 incorporates several existing major roads which can connect with future Arterial, Collector and Local Roads to create a highly efficient transportation and transit network.*
8. *Hybrid Option 7 supports future public transit; including a future potential GO Train Station located north of King Street.*
9. *Hybrid Option 7 is ideally positioned geographically to make efficient and optimum use of existing and proposed servicing infrastructure; preliminary investigations suggest that Hybrid Option 7 scores well when compared to other expansion options.*
10. *Hybrid Option 7 is strategically located to take advantage of existing and community facilities including parks and schools; Community Master Planning will ensure that it contributes to the development of a complete community.*