



Please note that added items are bolded and italicized.

CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

1. ***Application for Draft Plan of Subdivision and Zoning By-law Amendment, 21T – 17001 and RZ 17 – 04 2560 Mayfield Road Part of Lot 18, Concession 1 W.H.S (Chinguacousy).***

Presentation by Robert Walters, Manager of Planning, PMG Planning Consultants.

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

DELEGATIONS

STAFF REPORTS

[Staff Report 2018-5](#)

Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, Alton Mills Inc., Thomas Farms Subdivision, Alton Village (Ward 1).

[Staff Report 2018-2](#)

Memorandum of Understanding (MoU) for the Funding of a Proposed Rehabilitation Master Plan for Areas 5a and 6a (Caledon Village).

RECOMMENDATIONS OF ADVISORY COMMITTEES

1. Heritage Caledon Report dated [December 4, 2017](#).

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

REQUEST TO LIST NON-DESIGNATED PROPERTY ON HERITAGE REGISTER

That the 102 properties identified in Table 1 to the Heritage Caledon Report dated December 4, 2017 be listed on the Town's Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken by staff to give effect thereto.

2017 HERITAGE CALEDON AWARDS OF EXCELLENCE

That Paul Morin and Sam & Louanne Morra be recognized as the 2017 recipients of the Heritage Caledon Award of Excellence.

CORRESPONDENCE

CONFIDENTIAL SESSION

Confidential Staff Report 2018- regarding advice that is subject to solicitor-client privilege and litigation including matters before administrative tribunals affecting the Town - Appeal Options for Committee of Adjustment Decision No. A 037-17, 19691 Hurontario Street (Ward 1).

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 accessibility@caledon.ca.

Notice of Public Meeting Proposed Draft Plan of Subdivision & Zoning By-law Amendment

FILE NUMBER(S): 21T-17001 & RZ 17-04

Community Involvement:

A Public Meeting will be held to consider a proposed Draft Plan of Subdivision and Zoning By-law Amendment. This is your way to offer input and get involved.

Applicant and Location:

Applicant: PMG Planning Consultants on behalf of
A-Major Homes (Ontario) Inc.

Location: 2560 Mayfield Road
Part of Lot 18, Concession 1 W.H.S.
(Chinguacousy)
Northeast corner of Mayfield Road and
McLaughlin Road
Ward 2

Area: 19.84 ha (49.03ac)



When and Where:

Tuesday January 16, 2018

Info Session: 6:00p.m.

Public Meeting: 7:00p.m.

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



Additional Information:

Contact: Brandon Ward,
Senior Development Planner
905.584.2272 x.4283 or
Brandon.ward@caledon.ca

What are the Proposed Changes?

The Plan of Subdivision proposal is for 442 residential dwelling units comprised of 160 semi-detached dwellings, 184 on-street townhouse dwellings and 98 rear-laneway townhouse dwellings. In addition, a 1.16 hectare (2.87 acre) commercial block and a 1.37 hectare (3.39 acre) stormwater management facility block are proposed. The Zoning By-law amendment proposes to rezone the subject lands from Agricultural (A1) to Residential One with Exceptions (R1-X), Townhouse Residential with Exceptions (RT-X), General Commercial with Exceptions (C-X) and Environmental Policy Area 1 Exception 405 (EPA1-405) zones to permit the proposed development.

Additional Information

A copy of the proposed Draft Plan of Subdivision and Zoning By-law Amendment and additional information and material about the proposed applications will be available to the public prior to the meeting at the Community Services, Planning and Development Department counter at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

Please visit the Town's website at www.caledon.ca/development or contact the Development Planner to obtain a copy of the location map.

Appeal Procedure:

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 Draft Plan of Subdivision is approved or refused and/or the Zoning By-law 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 Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

How to Stay Informed:

If you wish to stay informed of the project described above, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

Accessibility

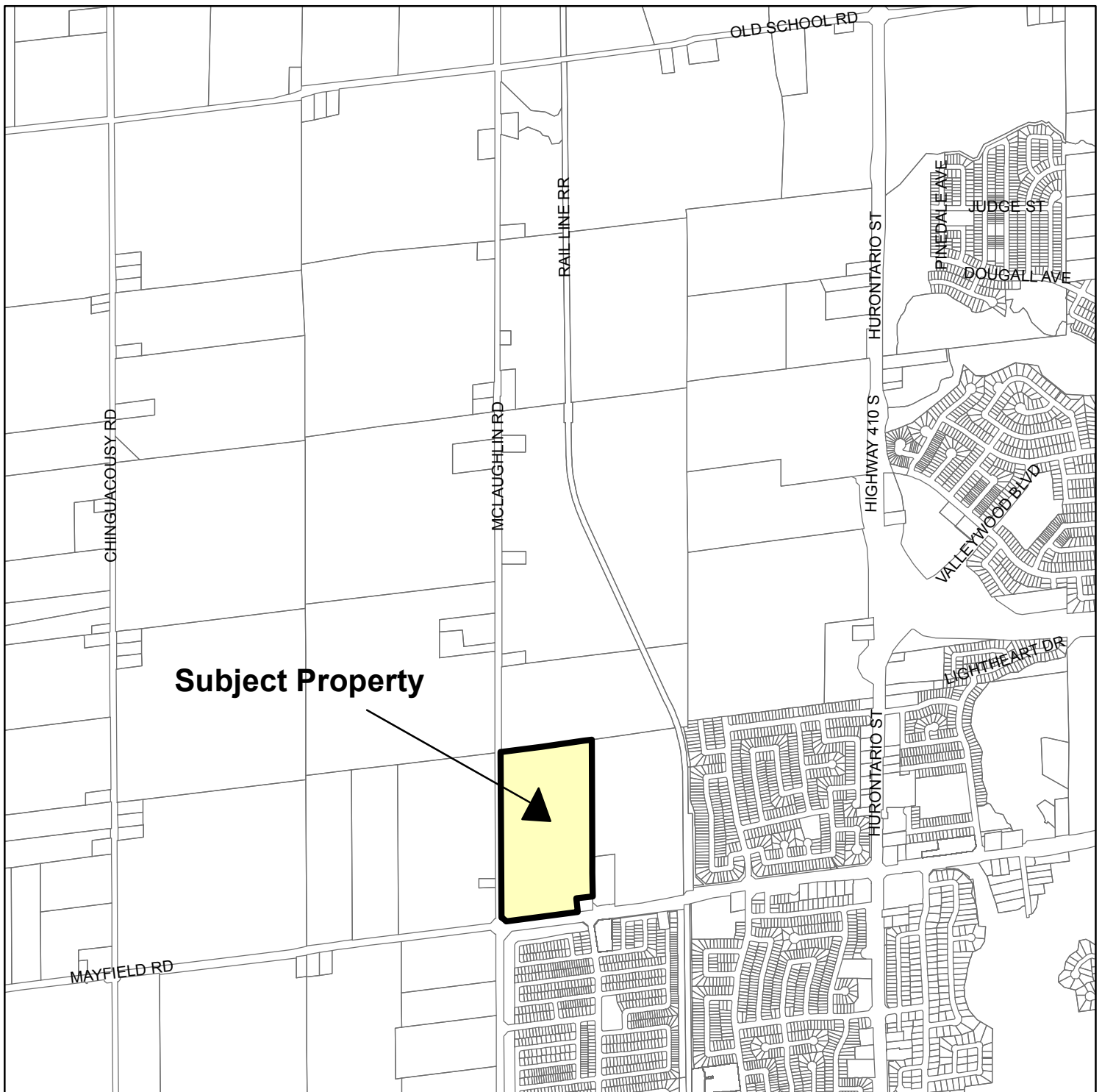
If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted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

Notice Date: December 21, 2017



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**Proposed Draft Plan of Subdivision and
Zoning By-law Amendment
21T-17001 & RZ 17-04
PMG Planning Consultants Inc.**

2560 Mayfield Road
CON 1 WHS PT LOT 18 RP 43R31246 PARTS 1 AND 2

LOCATION MAP



Date: May 15, 2017

File No.: 21T-17001 & RZ 17-04

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: Tuesday January 16, 2018 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: PMG Planning Consultants on behalf of A-Major Homes (Ontario) Inc..

File No's.: 21T-17001C & RZ 17-04

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the applications at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject land is located at the northeast corner of Mayfield Road and McLaughlin Road, within the Mayfield West Phase 2 Secondary Plan Area. The subject lands are approximately 19.84 hectares (49.03 acres) in area and contain an agricultural field with a residential dwelling and storage building. Existing uses surrounding the subject lands consist of farmland to the west and north; an existing church and additional farmland to the east; and existing residential dwellings in the City of Brampton to the south, opposite Mayfield Road. Please see Schedule "A" – Location Map with Aerial Photograph, attached.

The subject property is located within the Mayfield West Phase 2 ("MW2") Secondary Plan area. The Region of Peel Official Plan designates the lands as within the Mayfield West Phase 2 Rural Service Centre on Schedule "D"- Regional Structure. The Town of Caledon Official Plan designates the lands within the Mayfield West Phase 2 Settlement Area on Schedule 'A' (Town of Caledon Land Use Plan). The Mayfield West Phase 2 Secondary Plan designates the subject lands as Low Density Residential, Medium Density Residential, General Commercial and Stormwater Pond Facility on Schedule "B-2" (Mayfield West Phase 2 Land Use Plan). The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

Proposal Information:

On May 15 and September 18, 2017, the Town of Caledon received Draft Plan of Subdivision (21T-17001C) and Zoning By-law Amendment (RZ 17-04) applications from PMG Planning Consultants on behalf of A-Major Homes (Ontario) Inc. for the subject lands. The applications were deemed complete on October 23, 2017.

The Draft Plan of Subdivision application (21T-17001C) is proposing to create 160 semi-detached dwelling units with lot frontages of approximately 7.62 metres (25 ft.), as well as 184 street townhomes and 98 laneway townhomes with lot frontages of 6.0m (20 ft.). In addition, the draft plan proposes to create a 1.16 hectare (2.87 acre) commercial block directly at the northeast corner of Mayfield Road and McLaughlin Road and 1.37 hectare (3.38 acre) stormwater management (SWM) facility block along Mayfield Road.



Public Meeting Information Report

Community Services Department – Planning and Development

Please see Schedule 'B' – Draft Plan of Subdivision, attached.

The Zoning By-law Amendment application (RZ 17-04) is proposing to rezone the subject lands from Agricultural (A1) to: Residential One with exceptions (R1-X) for the semi-detached dwellings; Townhouse Residential with Exceptions (RT-X) for the street and laneway townhouse dwellings; General Commercial with Exceptions (C-X) for the commercial block and Environmental Policy Area 1 (EPA1) zones for the greenway corridor, woodlot and buffer area blocks; and Environmental Policy Area 1 Exception 405 (EPA1-405) for the Stormwater Management Facility.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, notice signs have been posted on the subject lands and the Notice was posted on the Town's website and advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on November 2, 2017.

Notice of this Public Meeting was mailed to all landowners within 120 metres of the subject property and was advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on December 21, 2017.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on November 10, 2017. Comments received are briefly outlined below for your information:

- **Credit Valley Conservation:** CVC staff are currently reviewing community-wide functional servicing and environmental impact reports and upon final acceptance of these studies, CVC staff will be in a position to begin a detailed review of this, and other site-specific development applications in the community.
- **Dufferin Peel Catholic District School Board and Peel District School Board:** Both school boards have assessed the student yield anticipated to be generated by the proposed development in conjunction with their current student accommodation conditions of existing schools within their catchment areas for where the proposal is located. Both school boards have requested standard conditions of draft approval related to student accommodation and associated warning clauses to be included in all offers of purchase and sale of residential lots within the plan until permanent school sites for the Mayfield West Phase 2 area have been completed.
- **Town of Caledon, Finance and Infrastructure Services – Engineering Services:** Detailed comments provided regarding interim conditions for all proposed roadways that terminate at the limits of the draft plan which are proposed to extent into adjacent development lands.
- **Town of Caledon, Finance and Infrastructure Services – Transportation:** Comments support the provision of 1.5m-wide cycling lanes to accommodate cycling facilities on Collector Roads. A satisfactory revised parking plan will be required to address concerns regarding the extent of on-street parking availability with the proposed street configuration.

Public Meeting Information Report

Community Services Department – Planning and Development

- Town of Caledon, Community Services, Planning & Development – Engineering: Revisions are needed to address stormwater management, site-specific functional servicing and development staging and sequencing comments, as well as comments regarding the proposed road network.
- Town of Caledon, Community Services, Planning & Development – Zoning: Detailed comments on the draft Zoning By-law amendment for this site are premature until such time as an overall zoning framework is determined for the entire Mayfield West Phase 2 development area.
- Town of Caledon, Control Architect Review: The scope of this review is to provide an urban design peer review of the proposed subdivision application and assess it against the approved MW2 Community Design Plan (CDP) (2016) and the endorsed MW2 Framework Plan (2013), as outlined within Section 9.3.1 of the CDP.

The development proposal fundamentally follows the CDP and the MW2 Framework Plan with the exception of some minor discrepancies regarding the proposed street network alignment, the orientation of the stormwater management facility block and the commercial block. A revised submission will be required to address detailed comments concerning the Urban Design Brief and Architectural Control Guidelines submitted in support of the Subdivision application.

- Town of Caledon, Community Services – Policy & Sustainability:
There are minutes of settlement for the appeals against OPA 222 which apply to these applications. In particular, the following provisions regarding the conceptual draft plan elements are applicable:
 - The Town has agreed in principle, to residential lots backing onto the stormwater management pond Block 'B'. The precise number and dimension of such lots will be determined through the draft plan approval process;
 - The Town has agreed that the location and dimensions of the stormwater pond drying area between the residential lots on the south side of Collector Road 'A' and Block 'J', are generally acceptable. The precise dimensions and location of the drying area shall be determined through the draft plan approval process, consistent with the Functional Servicing Report.

Consideration of draft plan approval is premature until the following matters have been addressed:

- The community-wide Development Staging and Sequencing Plan (DSSP) is satisfactory;
 - Satisfactory arrangements have been determined for the connection of the East-West "Spine" road to Hurontario Street/Highway 10;
 - The allocation of affordable housing sites within the community has been determined, particularly as it relates to the allocation of specific lands within the draft plan; and
 - The applicant has entered into a financial agreement with the Town pursuant to the Secondary Plan policies.
- Town of Caledon, Community Services, Fire and Emergency Services: Pressurized fire hydrants are to be located and installed in accordance with Region of Peel standards.
 - Town of Caledon, Corporate Services, Accessibility: The owner/applicant will be required to provide acceptable universal design housing concept options to prospective home purchasers as a condition of draft plan approval. Sidewalks within the subdivision are to be a minimum of 1.5 metres wide. Accessible features such as tactile surfaces and curb ramps are to be provided at street crossings.

Public Meeting Information Report

Community Services Department – Planning and Development

The subdivision is to be well illuminated, especially in areas where there are key amenities such as community mailbox areas, benches and parks/playspaces.

The following agencies/departments have no concerns with the applications and have requested standard conditions of draft approval:

- Enbridge Gas Distribution Inc.
- Canada Post

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

- Hydro One
- Town of Caledon, Finance and Infrastructure Services – Finance
- Rogers Communications

Comments from the following agencies/departments remain outstanding:

- Ontario Provincial Police - Caledon Detachment
- Municipal Property Assessment Corp.
- City of Brampton
- Orangeville Railway Development Corporation (ORDC)
- Region of Peel - Public Works, Development Services:
- Town of Caledon, Community Services, Policy & Sustainability – Heritage
- Town of Caledon, Community Services - Building Services
- Town of Caledon, Corporate Services, Legal Services

Next Steps:

If you wish to stay informed of the project described above, please contact the planner for this project (see contact information 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 Draft Plan of Subdivision is approved or refused and/or the Zoning By-law 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 Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

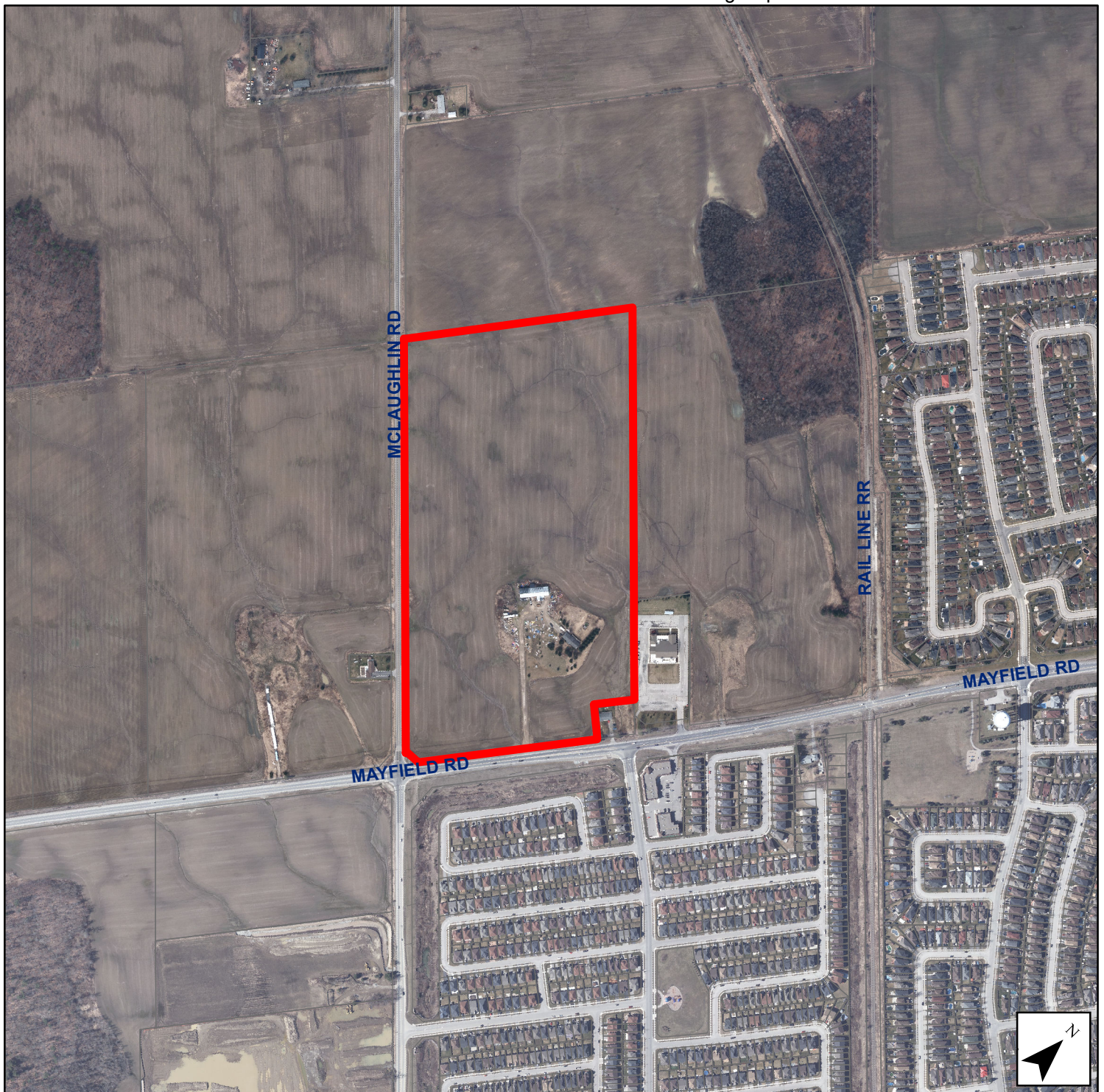
Contact:

For further information, please contact Brandon Ward, Senior Development Planner at 905-584-2272 ext. 4283 or brandon.ward@caledon.ca.

Attachments:

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





**Notice map for proposed Zoning By-law
Amendment and Draft Plan of Subdivision**

21T-17001 & RZ 17-04

A-Major Homes (Ontario) Inc.

2560 and 2596 Mayfield Road

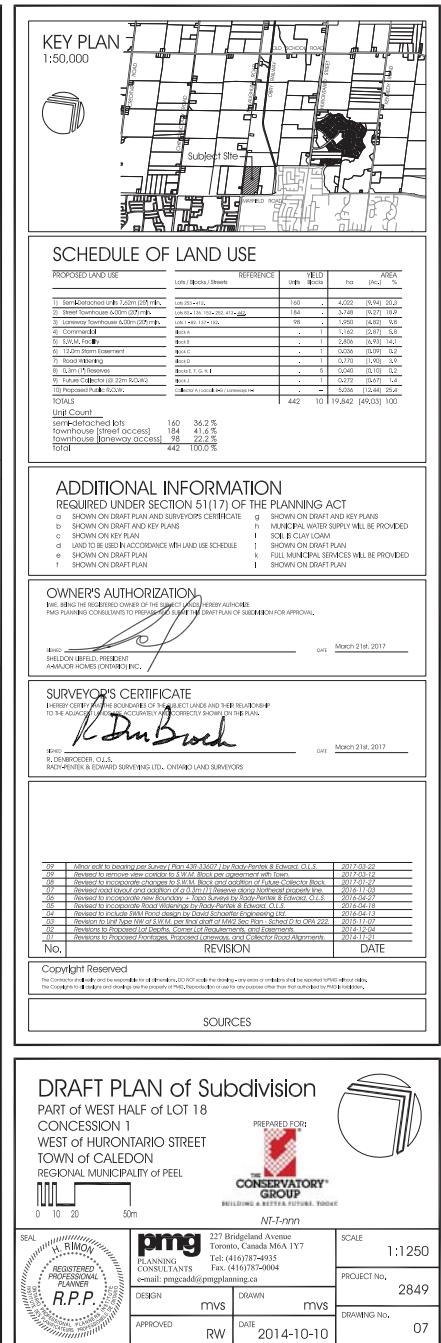
Part of Lot 18, Concession 1 W.H.S.
(Chinguacousy)

LOCATION MAP



Date: October 26, 2017

File No.: 21T-17001 & RZ 17-04



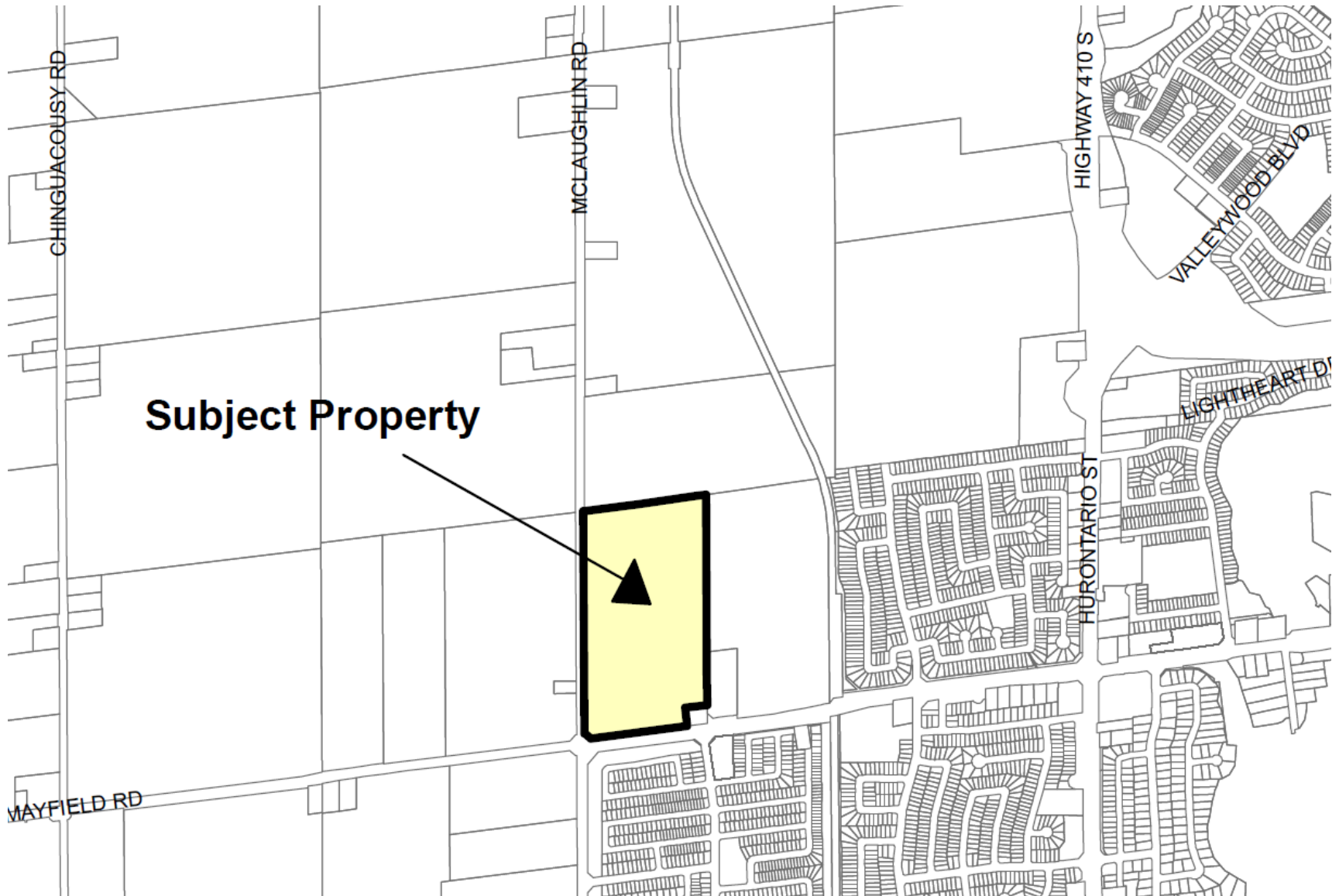
A-Major Homes (Ontario) Inc. 2560 Mayfield Road, Caledon

Applications for Rezoning
and
Draft Plan of Subdivision Approval
21T-17001 & RZ 17-04

pmg

PMG Planning Consultants
227 Bridgeland Avenue
Toronto, ON, M6A 1Y7

Subject Property

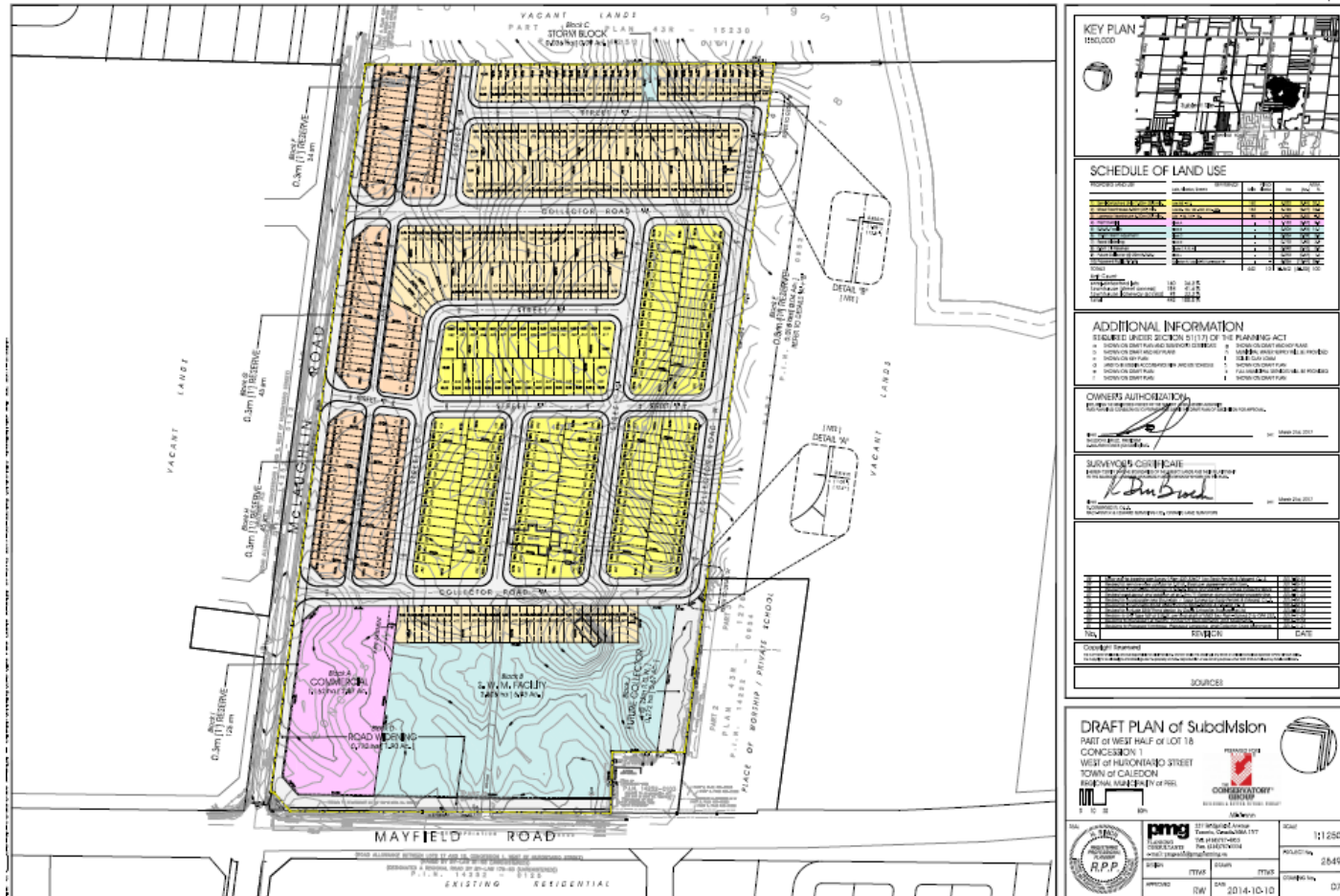


Subject Property (Con't)

- 19.8 ha
- Dwelling & Agricultural Use
- Surrounded by Agricultural Use, Single-Detached Dwellings, Private School/Place of Worship
- Dwelling at 2596 Mayfield Road

- Region of Peel Official Plan: Rural Service Centre
- Town of Caledon Official Plan/Mayfield West Phase 2 Secondary Plan: Low & Medium Density Residential, General Commercial, Stormwater Pond Facility
- Currently zoned Agricultural (A1) Zone

Draft Plan



Applications

Draft Plan of Subdivision Application

442 lots for: 160 Semi-Detached Dwellings
 184 Street Townhouse Dwellings
 98 Rear-lane Townhouse Dwellings

- Commercial Block & Stormwater Management Block
- New Public Roads & Lanes
- Future Extension of Collector to Mayfield Road

Rezoning Application

- Agricultural (A1) Zone to various Exception Zones to permit Dwellings, 2900 + sq. m GFA General Commercial Uses, & Stormwater Pond
- Zone Regulations under discussion between Planners for Mayfield Station Landowners Group & Town

Population & Employment (estimated)

- 1352 Residents
- 85 Population-Related Jobs

Applications (Con't)

Urban & Architectural Design (mbtw/wai)

- Guidelines for all Residential and Commercial Built Forms
- Support Town's Community Design Plan
- Priority Lot Plan with Guidelines – i.e. Gothic Revival Architectural Style for corner lots



Example of Gothic Revival



Example of Gothic Revival inspired corner lot home.

Applications (Con't)

Urban & Architectural Design (mbtw/wai)



Example of Semi-Detached Dwelling



Example of Rear Lane Townhouses



Example of Street Townhouses



Example of Commercial Development at Corner

Applications (Con't)

Applications with 15 Supporting Studies/Reports designed to be consistent with/conform to, as required:

- *Planning Act* Draft Plan Criteria - s. 51(24)
- Provincial Policy Statement 2014
- Provincial Places to Grow Plan 2017
- Region of Peel Official Plan
- Town of Caledon Official Plan/Mayfield West Phase 2 Secondary Plan
- Town's Community Design Plan, Comprehensive Environmental Impact Study & Management Plan, Water & Wastewater Servicing Study, Transportation Master Plan

Applications (Con't)

Applications:

- Support a Density & Mix of Uses that are appropriate for & efficiently use land and planned infrastructure
 - Promote cost-effective development standards & minimize land consumption & servicing costs
 - Support walking, cycling and public transit
 - Promote high quality urban & architectural design
 - Achieve 42 of 49 points (Gold Standard) in Peel Region's Healthy Development Assessment
-

Staff Report 2018-5

Meeting Date: Tuesday, January 16, 2018

Subject: Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, Alton Mills Inc., Thomas Farms Subdivision, Alton Village (Ward 1)

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

RECOMMENDATION

That the By-law attached as Schedule 'C' to Staff Report 2018-5 be enacted to rezone the subject lands from Rural Residential Holding (RR-H), Rural Residential (RR) and Open Space (OS) to Rural Residential (RR) and Open Space (OS) to remove a Holding ('H') Symbol from the subject lands which will permit the intended development of additional dwelling lots within an existing draft-approved Plan of Subdivision on the subject lands.

REPORT HIGHLIGHTS

- The subject lands are located at the southeast corner of Queen Street West and Mississauga Road in the Village of Alton. The lands are subject to a draft-approved plan of subdivision (File: 21T-86060C) and site-specific Zoning By-law (By-law 88-83) which was approved by the Ontario Municipal Board in 1990.
- The 1990 approval decision of the Board imposed a Holding ('H') Symbol restriction on a southern portion of the subdivision lands which are situated within a 150 metre separation distance from a neighbouring livestock facility.
- The Holding ('H') Symbol restricts future development until the conditions of its removal have been fulfilled. For the subject lands, the removal of the Holding ('H') symbol requires that there is no livestock facility present within 150 metres of the lands to which the 'H' symbol applies.
- The lands within the subdivision that are subject to the Holding ('H') Symbol restriction are identified as larger Blocks intended to be subdivided into dwelling lots once the Holding ('H') restriction has been removed.
- Glen Schnarr & Associates Inc., on behalf of Alton Mills Inc., submitted a Zoning By-law Amendment application on September 28, 2017 to remove a Holding ('H') Symbol restriction from a portion of the subject lands.
- The application has been circulated to internal departments for review and comment. No concerns have been raised regarding the intended removal of this Holding ('H') restriction.
- Staff is of the opinion that the condition of the removal of this Holding ('H') Symbol has been satisfactorily fulfilled. Notice of the Town's intent to pass a By-law to remove this Holding ('H') symbol restriction has been issued in accordance with the requirements of the *Planning Act*.

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 to permit the intended development of eight (8) additional dwelling lots within an existing draft-approved Plan of Subdivision.

Subject Lands

The subject lands consist of one property which is approximately 36.74 hectares (90.81 acres) in area and is located at the southeast corner of Queen Street West and Mississauga Road. The site is located in the northwest portion of the Alton settlement area. The lands were formerly used for agricultural production and have recently been developed for servicing infrastructure works associated with a draft-approved Plan of Subdivision.

Lands to the south of the subject lands are additional lands owned by the applicant and are currently used for agricultural crop production. Lands to the west of the subject lands, opposite Mississauga Road contain agricultural crop lands and a series of rural non-farm residential dwellings. Lands to the north of the subject lands, opposite Queen Street West, contain the Millcroft Inn and Spa retreat centre. Lands to the east of the subject site consist of existing detached residential dwellings within the Alton Village area (see Schedule "A" – Location Map, attached).

Background

The subject lands are currently under development pursuant to a draft-approved Plan of Subdivision referred-to as the "Thomas Farms Subdivision" or "Alton Mills Subdivision". This is an application with an extensive approval history dating back to an original application submission in July of 1986 (File No. 21T-86060C). A related Zoning By-law amendment application (File No. RZ 86-24) was also submitted at that time to facilitate the proposed development. The Zoning By-law amendment was approved by the Town as a site-specific Zoning By-law for the subject lands (By-law 88-83). This approval was subsequently appealed to the Ontario Municipal Board (OMB) and as a result, the corresponding subdivision application was also referred-to the Board by the Region of Peel (subdivision approval authority at the time).

The outcome of these appeals was a decision of the Board dated March 13, 1990 to approve By-law 88-83 and grant draft approval to the Plan of Subdivision. The draft-approved plan consists of 111 single-detached dwelling lots generally around 0.2 hectares (0.5 acres) in area and ranging from 0.15 hectares (0.37 acres) to 0.48 hectares (1.2 acres) (see Schedule "B" – Draft-Approved Plan of Subdivision, attached). The subdivision development is serviced by Regional water and individual private septic systems. The jurisdiction of clearing draft approval conditions and issuing final approval of this Plan of Subdivision remains with the OMB.

Holding (“H”) Symbol Restriction

One of the grounds of the appeals against the Zoning By-law amendment was the potential impact on the adjacent farming operation to the south of the subject lands resulting from the proposed subdivision. The Board addressed this issue in its approval decision by imposing modifications in the draft-approved plan which excluded any residential dwelling units from being situated within a 150 metre separation distance arc from the livestock facility on the adjacent lands located at 19701 Mississauga Road. The affected lands within this 150 metre separation distance are identified as Blocks 112 to 114 on the draft-approved plan. Similarly, the Board imposed a Holding (“H”) Symbol restriction on these lands through its approval of the site-specific Zoning By-law 88-83. The intent of this approach is in the event that the livestock facility is removed, this would be confirmed through a planning exercise facilitated through the submission of an application to remove the Holding Symbol restriction. The lands within this area of the plan could then be developed for additional detached dwelling lots consistent with the balance of the draft-approved plan.

As noted previously, the subject lands are under ongoing development (i.e. roadway and servicing infrastructure completion) pursuant to the draft-approved plan. The applicant is in the process of fulfilling all conditions of draft approval to be remitted to the Board for clearance and subsequent final subdivision approval. In their efforts to finalize the plan with the Board, the applicant is proposing to create eight (8) additional dwelling lots within the area of Blocks 112 to 114 which are subject to the Holding (‘H’) Symbol restriction pertaining to the adjacent livestock facility. The additional lots are consistent with the lot fabric contained throughout the balance of the draft-approved plan.

In order to proceed with the additional lot creation within this area of the plan, the Holding restriction must be removed. The condition of removal of the Holding (‘H’) symbol is specifically described as follows (in By-law 88-83):

“The holding symbol shall not be removed unless and until there is no livestock building within 150 meters of any RR-H zone shown on Schedule A.”

Application Review

The subject Zoning By-law Amendment application was submitted on September 28, 2017 to rezone the subject property from Rural Residential – Holding (RR-H), Rural Residential (RR) and Open Space (OS) to Rural Residential (RR) and Open Space (OS) in order to remove the Holding (‘H’) Symbol. To fulfill the condition of the Holding (‘H’) symbol removal, the applicant obtained a permit for the demolition of this existing barn which was approved by the Town on September 26, 2017. The applicant also provided photo documentation verifying that the barn had been demolished on November 30, 2017.

The subject application was circulated to internal departments for review and comment. No concerns were identified in review of the proposed amendment to remove the Holding (“H”) Symbol restriction. Heritage staff advised that as part of the demolition process for the adjacent barn structure, a photo inventory documentation was completed to form part of the Town’s heritage records.

In accordance with the *Planning Act*, a Notice of Intent to Pass an Amending By-law to Remove a Holding (“H”) Symbol was mailed to all landowners within 120m (394 ft.) of the subject property. In addition, this Notice was posted on the Town’s website and advertised in the Caledon Citizen and Caledon Enterprise newspapers on December 21, 2017. The intended date for Council consideration of this By-law is the January 30, 2018 Council meeting date.

Staff is recommending that the above-referenced condition for the removal of the Holding (“H”) Symbol 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 “C”.

FINANCIAL IMPLICATIONS

This property is currently assessed as Residential. The property tax account as at December 19, 2017 was current and paid up to date.

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. Any development would also be subject to Region of Peel development charges and Education development charges as per their respective Development Charges By-laws. There may be some discounts available for the Region’s development charges based on services available. The next development charges indexing will be on February 1 and August 1, 2018.

COUNCIL WORK PLAN

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

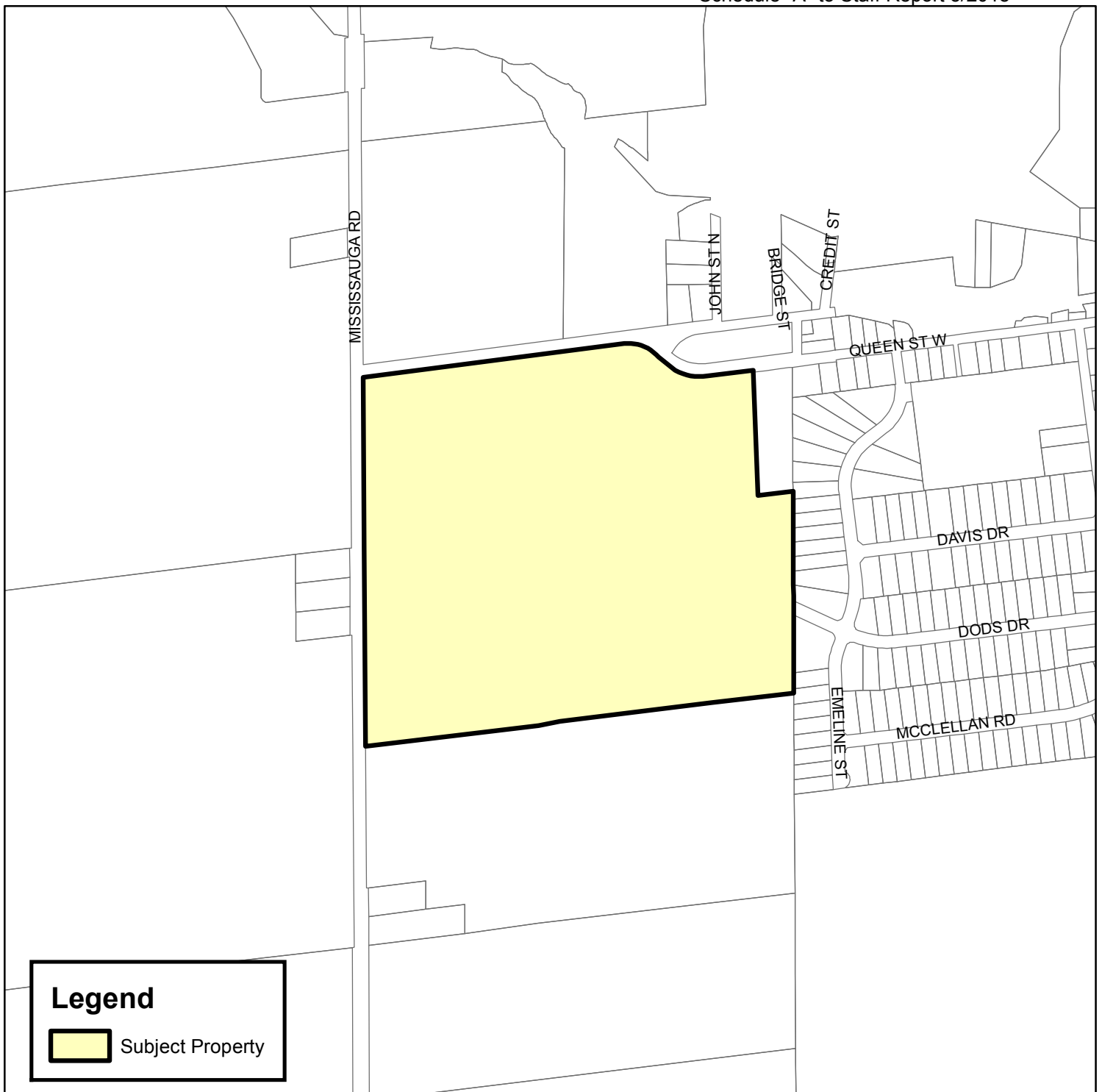
- Growth - To plan for complete communities as required under growth plan.
- Protection of Rural Environment – To enhance and protect the rural environment.

ATTACHMENTS

Schedule ‘A’ – Location Map

Schedule ‘B’ – Draft-approved Plan of Subdivision (File: 21T-86060C)

Schedule ‘C’ – Draft amending By-law



**Zoning By-law Amendment Application
to remove a Holding ('H') Symbol
Alton Mills Inc., Thomas Farms Subdivision,
Alton Village
RZ 2017-0010**

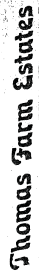
0 Queen Street West
Part of Lots 22 and 23, Concession 4 (WHS)
Lots 11 and 12 and Part of Lot 10,
Block 9, Plan CAL-5 (Caledon)

LOCATION MAP



Date: December 8, 2017

File No.: RZ 2017-0010



PART OF SUBDIVISION OF
 PART OF THE SOUTHWEST HALVES OF LOTS 22, 23
 CONCESSION 4, West of Hunanlarlo Street
 (Formerly Township of Caledon)
 LOTS 11 & 12 PARTS OF LOTS 17-6 INC. 1 & 10
 BLOCK 9 PLAN OF THE VILLAGE OF ALTON
 REFERRED TO AS PLAN CAL-5
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEBLES
 SCALE 1:1000

INFORMATION REQUIRED UNDER SECTION 50 OF
THE PLANNING ACT, 1983

- Boundaries of land to be subdivided as shown on plan.
- Locations, widths and names of streets as shown on plan.
- Location map provided.
- Perages of lot and blocks
- City of Dallas - master family detached houses
- Adjacent existing uses shown on location map.
- Lot and lot dimensions as shown on plan.
- Existing natural and man made features as shown on plan.
- Piped water to be provided.
- Soil - sandy silty fill.
- Centures as shown on plan.
- Piped water. Sewage disposal to be by individual septic system.

AREAS: Total Area 36.75 ha. 680000

Resident lot: 26-50 ha. approx.
Roads 3-42 ha. approx.
Blocks 115, 116 - WALKWAY
Road Widening Reserve 0.35
Block 117 & 118 - PARK 10 ME
Block 119 - DETENTION POND
Blocks 112, 113, 114 Agriculture

OWNER'S CERTIFICATE

I, the undersigned, hereby authorize Fatty Condensers & Associates Ltd. to prepare and submit this draft plan of subdivision.

Part _____

SHIPVEYOR'S CERTIFICATE

I certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are correctly shown on this plan according

NO RECEIVED, DIONA M - 6822
Judy H / 06

JOHN R. G. YOUNG O. L. S

②

Flow of

100

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

SCALE 1:1,000

CONTOUR INTERVAL AT 0.0m

10

Jeffrey C. Pomeroy, Esq.

consulting engineers

440) 793-9241 Fax (410) 793-0018

Date: November 25, 1967

Manuscript
Accepted by: A. B. N. Cartographic

Approved: Dec. 22, 1998
 Issued: Feb. 5, 1999
 Approved: Dec. 29, 1998
 Issued: Jan. 29, 1999

Approved: May 26, 1957
Amended: Jan. 29, 1958
Approved: Dec. 6, 1958

CRAFT PLAN AMENDED
TO PROVIDE - Minimum
Frontages of 12m Seaback of 30m, or,

Minimum
Minimum
Lot Width at 30m Setback of 30m
Lot Area 1394 m²

Maximum Voltage Allowed 10 Zone - by LAW
is 2.34 m. 0.12 m Setback.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2018-XX

Being a by-law to amend Comprehensive Zoning By-law 88-83, as amended, with respect to Part of Lots 22 and 23, Concession 4 W.H.S. and All of Lots 11 and 12 and Part of Lot 10, Block 9, Plan of the Village of Alton, Referred to as Plan CAL-5 (Caledon), 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 Section 36 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, 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 the Council of The Corporation of the Town of Caledon is satisfied that conditions for the removal of the Holding ("H") Symbol from the Rural Residential Holding (RR-H) Zone contained in Zoning By-law 88-83, as amended, have been satisfied;

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

General

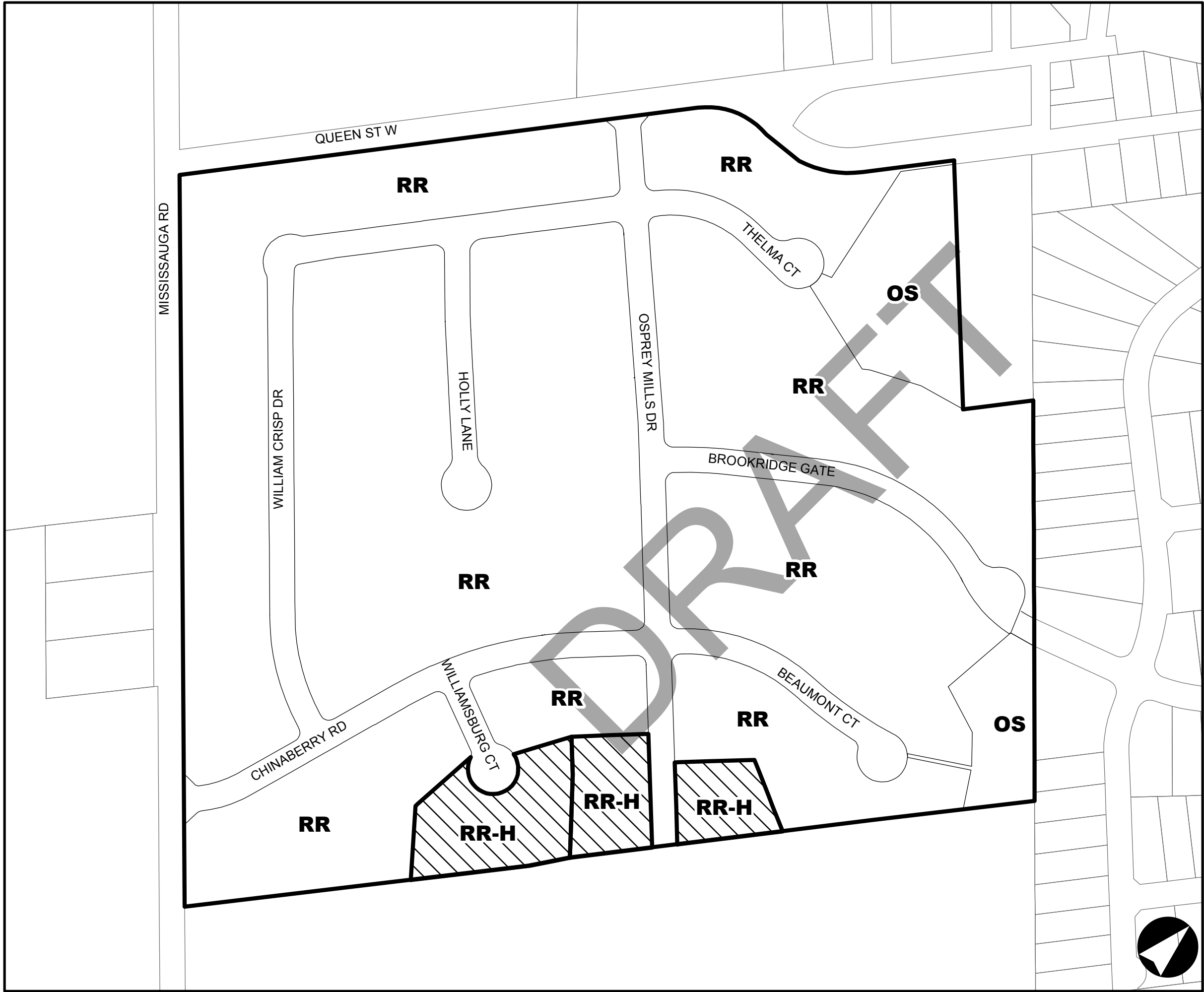
By-law 88-83, as amended, is hereby amended as follows:

1. **Section 5.3 – Rural Residential Holding (RR-H) Zone** shall be deleted in its entirety.
2. Schedule "A" of By-law 88-83, as amended, is further amended for Part of Lots 22 and 23, Concession 4 W.H.S. and All of Lots 11 and 12 and Part of Lot 10, Block 9, Plan of the Village of Alton, Referred to as Plan CAL-5 (Caledon), Town of Caledon, Regional Municipality of Peel from Rural Residential – Holding (RR-H) zone to Rural Residential (RR) zone in accordance with Schedule "A" attached hereto.

Enacted by the Town of Caledon Council this 30th day of January, 2018.


Allan Thompson, Mayor

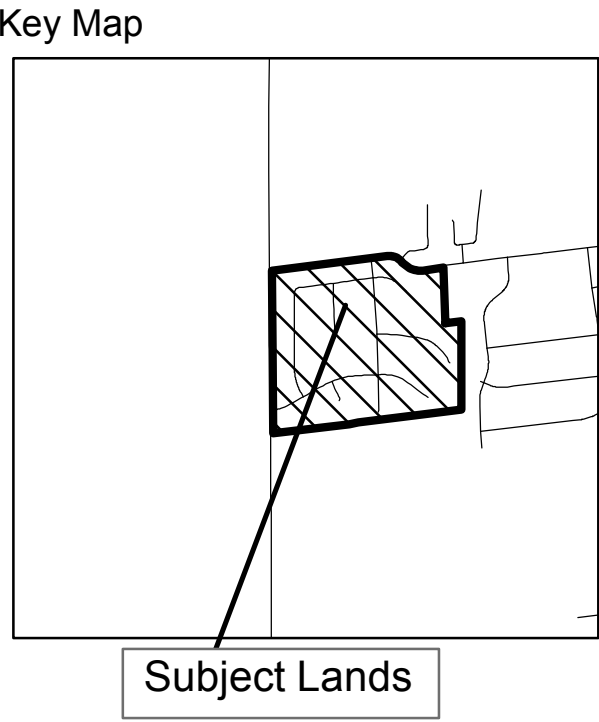
Carey deGorter, Clerk



Schedule A
By-law 2018-XXX

Alton Mills Inc.
Part of Lots 22 and 23, Concession 4
W.H.S. and All of Lots 11 and 12 and
Part of Lot 10, Block 9,
Plan of the Village of Alton,
Referred to as Plan CAL-5 (Caledon),
Town of Caledon,
Regional Municipality of Peel

Legend
 Lands from which the holding
symbol (H) is to be removed



Date: January 9, 2018

File: RZ 17-10

Staff Report 2018-2

Meeting Date: Tuesday, January 16, 2018

Subject: Memorandum of Understanding (MoU) for the Funding of a Proposed Rehabilitation Master Plan for areas within Caledon Village.

Submitted By: Ohi Izirein, Senior Planner, Policy & Sustainability, Community Services

RECOMMENDATION

That the Mayor and Clerk be authorized to execute a Memorandum of Understanding with agencies, landowners and the aggregate industry for the preparation of the Rehabilitation Master Plan for areas within Caledon Village, attached to Schedule A of Staff Report 2018-2.

REPORT HIGHLIGHTS

- The Caledon Official Plan requires the Town to prepare a Rehabilitation Master Plan (RMP) for 10 specified areas in Caledon with a high concentration of aggregate pits.
- Staff has determined that the first of such RMP will be completed in two phases.
- Working in collaboration with stakeholders, the Town has completed Phase 1 by selecting Areas 5a and 6a (Caledon Village) as the model area for the first RMP and developed the Terms of Reference to begin Phase 2: the preparation the RMP.
- Phase 2 is estimated to cost \$250,000.
- As required by the Official Plan the Town is required to seek funding from agencies, landowners and the aggregate industry for Phase 2, through a Memorandum of Understanding (MoU).
- It is recommended that Council authorize the Mayor and Town Clerk to endorse the MoU, attached as Schedule A, to commence Phase 2.

DISCUSSION

Purpose

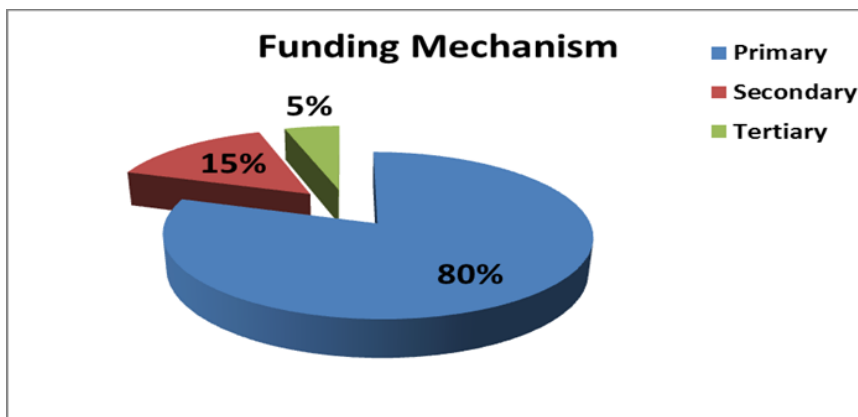
The purpose of this report is to present the Memorandum of Understanding to seek funding for the preparation of a RMP for Caledon Village for consideration by Council. The endorsement of the MoU by the Mayor and Town Clerk is required.

Background

The Town began the two phase process of preparing a Rehabilitation Master Plan (RMP) in May 2016. Working co-operatively with partner agencies, landowners, aggregate industry, and through the project consultant, the Town has completed Phase 1 resulting in the:

- selection of Areas 5a and 6a (Caledon Village) as the site for the model RMP (see page 11 of Schedule A),
- Terms of Reference for the preparation of the RMP for Caledon Village, and;
- establishment of \$250,000 as budget to undertake Phase 2: the preparation of the RMP.

According to Section 5.11.2.8.6 of the Caledon Official Plan, the Town is required to seek funding from participating of agencies, landowners and the aggregate industry to prepare the RMP through a MoU. Having determined the budget for Phase 2, the Town is proposing partners to sign a multi-party MoU to seek support based on the funding mechanism illustrated below:



The Primary Funders which include the Region of Peel and Town of Caledon, will share **80%** of the total cost. The Secondary Funders who are landowners, or/and members of the aggregate industries will share **15%** of the project cost based on the amount of land they own in Areas 5a and 6a. The Tertiary Funders, include The Ontario Aggregate Resources Corporation and Ontario Stone, Sand & Gravel are proposed to contribute **5%** of the estimated cost.

Tables 1, 2 and 3 below contain a summary of the distribution of the estimated budget of \$250,000 amongst participating partners. The endorsement of the MoU by these partners will confirm their willingness to support and participate in preparing the RMP for Caledon Village. The MoU is expected to be endorsed by all parties by January 2018.

Staff Report 2018-2

Table 1:

Funders	Percent of Total Contribution per Funding Class	Percent of Total Contribution per Funder	Estimated Contribution per Funding Class	Estimated Contribution per Funder
PRIMARY	80%		\$200,000.00	
Town of Caledon		40%		\$100,000.00
Region of Peel		40%		\$100,000.00
SECONDARY	15%	See Table 2	\$37,500.00	See Table 2
TERTIARY	5%	See Table 3	\$12,500.00	See Table 3
Total Phase 2 Funds			\$250,000.00	

Table 2:

SECONDARY FUNDERS	Land Area Owned in Resource Areas (hectare)	Percent of Total Land Area Owned in Resource Areas	Estimated Contribution per Funder based on Land Area
Credit Valley Conservation	64	4.5%	\$1,700.00
Lafarge Canada Inc.	317	23.0%	\$8,600.00
James Dick Construction Ltd.	384	26.0%	\$9,700.00
Graham Bros. Construction Ltd.	98	6.0%	\$2,300.00
Aecon Group Inc.	571	38.0%	\$14,200.00
Town of Caledon	37	2.5%	\$1,000.00
TOTAL	1471 ha	100%	\$37,500.00

Table 3:

TERTIARY FUNDER	Percent of Total Contribution	Estimated Contribution per Funder
The Ontario Aggregate Resources Corporation	2.5%	\$6,250.00
Ontario Stone, Sand & Gravel Association	2.5%	\$6,250.00
TOTAL	5%	\$12,500.00

FINANCIAL IMPLICATIONS

For the purpose of expediting the RMP project, the Regional and Town's 2018 budgets contain allocations of \$100,000.00 and \$150,000.00 respectively for the preparation of the RMP for Caledon Village, for a total of \$250,000.00, the estimated project cost (see project 18-045 in the Town of Caledon 2018 budget). The amounts included in these current budgets are over the 80% proposed for both the Region and the Town in the current funding model shown in Table 1.

Participation in the funding for the RMP is voluntary. Therefore, if the current funding model is agreeable to all partners, both the Region and the Town will be reimbursed for the cost of this project from the contributions made by participating partners to reflect their 80% share. However, if funding is not provided by partners as proposed, the contribution of the Town will be adjusted to reflect the amounts received from partners and the MoU amended accordingly.

COUNCIL WORK PLAN

Tourism and Sports: To explore Caledon's sport tourism potential and what the Caledon-model could look like.

ATTACHMENTS

Schedule A: Memorandum of Understanding for the Preparation of a
Rehabilitation Master Plan for areas within Caledon Village.

AGGREGATE REHABILITATION MASTER PLAN
MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is dated the ____ day of _____, 2018.

BETWEEN:

THE CORPORATION OF THE TOWN OF CALEDON
(“CALEDON”) OF THE FIRST PART,

-AND-

THE REGIONAL MUNICIPALITY OF PEEL
(“PEEL”) OF THE SECOND PART,

-AND-

CREDIT VALLEY CONSERVATION OF THE THIRD PART,

-AND-

LAFARGE CANADA INC. OF THE FOURTH PART,

-AND-

JAMES DICK CONSTRUCTION LTD. OF THE FIFTH PART,

-AND-

GRAHAM BROS. CONSTRUCTION LTD. OF THE SIXTH PART

-AND-

AECON GROUP INC. OF THE SEVENTH PART

-AND-

THE ONTARIO AGGREGATE RESOURCES CORPORATION OF THE EIGHTH PART

-AND-

ONTARIO STONE, SAND & GRAVEL ASSOCIATION OF THE NINTH PART

(Collectively the “Parties” and each individually a “Party”)

WHEREAS the Provincial Policy Statement, 2014 (“PPS”) of the government of Ontario issued under Section 3 of the *Planning Act*, R.S.O. 1990, c. P.13 encourages comprehensive rehabilitation planning where there is a concentration of aggregate resource extraction operations;

AND WHEREAS section 5.11.2.8 of the Town of Caledon Official Plan (“Official Plan”) calls for the preparation of Rehabilitation Master Plans for ten aggregate resource areas in the geographical area of the Town of Caledon (“Town”);

AND WHEREAS Caledon is preparing a Rehabilitation Master Plan (“RMP”) for the aggregate resource areas designated as Area 5a and Area 6a (“Resource Areas”) in the Town, as shown on Schedule “A”;

AND WHEREAS Caledon has finalized Phase 1 of its RMP preparation for the Resource Areas, being the creation of Terms of Reference (“T of R”) for the RMP (“RMP Phase 1” or “Phase 1”);

AND WHEREAS Caledon now intends to carry out Phase 2 of its RMP preparation, the retaining of a consultant (“Consultant”) to create the RMP for the Resource Areas (“RMP Phase 2” or “Phase 2”);

AND WHEREAS Caledon has determined the budget to complete Phase 2 (“Phase 2 Budget” or “Budget”) is estimated at \$250,000.00 (“Estimated Phase 2 Budget”);

AND WHEREAS section 5.11.2.8.6 of the Official Plan requires that Caledon seek participation in the funding of the RMP from the Region of Peel, the Aggregate Producers’ Association of Ontario, and the aggregate producers operating within the area to be rehabilitated, which arrangement is to be formalized through this Memorandum of Understanding (“MOU”);

NOW THEREFORE the Parties confirm their mutual understanding as follows:

1. GUIDING PRINCIPLES

- 1.1. The Parties commit to working together and communicating in a timely manner to facilitate the rehabilitation of the Resource Areas.
- 1.2. The Parties confirm their endorsement of the T of R created in RMP Phase 1.
- 1.3. The contribution by each Party to the Phase 2 Budget shall be according to a Public-Private-Partnership model (“P3 Model”), in which each Party shall be responsible for a share of the Budget according to whether the Party is a Primary Funder, Secondary Funder or Tertiary Funder, as defined in this MOU.
 - 1.3.1. The Primary Funders shall include Caledon and Peel (“Primary Funders”).
 - 1.3.2. The Secondary Funders shall include Credit Valley Conservation, Lafarge Canada Inc., James Dick Construction Ltd., Graham Bros. Construction Ltd., Aecon Group Inc., and Caledon (“Secondary Funders”).
 - 1.3.3. The Tertiary Funders shall include the Ontario Aggregate Resources Corporation and Ontario Stone, Sand & Gravel Association (“Tertiary Funders”).

2. CONTRIBUTION TO PHASE 2 BUDGET

- 2.1 The Primary Funders shall provide eighty percent (80%) of the Phase 2 Budget, which cost is to be divided equally between them, as shown on “Table 1” of Schedule “B” to this MOU.
- 2.2 The Secondary Funders shall provide fifteen percent (15%) of the Phase 2 Budget, according to the proportion of the total land in the Resource Areas owned by each Secondary Funder, as shown on “Table 1”, and described in further detail on “Table 2”, of Schedule “B” to this MOU.

2.3 The Tertiary Funders shall provide five percent (5%) of the Phase 2 Budget, which cost is to be divided equally between them, as shown on "Table 1", and described in further detail on "Table 3", of Schedule "B" to this MOU.

2.4 The Parties understand that the particular amounts required from each of the Primary, Secondary and Tertiary Funders shown on Schedule "B" are estimates based on the Estimated Phase 2 Budget, and are subject to increase or decrease upon Caledon obtaining the final cost of preparing the RMP from the Consultant for Phase 2. Caledon shall provide notice to the Parties if there is any adjustment to the amounts required from the Parties shown on Schedule "B".

3. TIMING

3.1 Subject the terms and conditions contained in this MOU, Caledon shall retain the Consultant who will prepare the RMP required for RMP Phase 2 in January of 2018.

4. INSUFFICIENT FUNDING

4.1 If, at any time during the Term of this MOU, Caledon in its sole discretion determines that the funds raised or expected to be raised by the Parties under this MOU are insufficient to successfully complete Phase 2 ("Insufficient Funding"), Caledon shall give notice to the other Parties that RMP Phase 2 shall not proceed.

4.2 The circumstances in which Caledon may determine that there is Insufficient Funding for Phase 2 include, but are not limited to:

- a) The actual Phase 2 Budget exceeds the Estimated Phase 2 Budget
- b) Caledon is unsuccessful for any reason in raising the funds required from it in its capacity as a Primary or Secondary Funder under this MOU
- c) Any of the Primary, Secondary or Tertiary Funders fails to provide the funds required from it under this MOU

5. TERM

5.1. This MOU shall be in force from the date it is executed by all Parties and shall expire at the earlier of:

- a) the date that the Consultant retained by Caledon submits its completed RMP to Caledon, or;
- b) the date that Caledon gives notice to the other Parties that RMP Phase 2 shall not proceed due to Insufficient Funding; or
- c) an alternate date agreed to in writing by the Parties.

6. GENERAL

6.2 Notice

Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if: (i) delivered personally or sent by prepaid courier service or by e-mail or facsimile (confirmed on the same day following confirmation of receipt) addressed, in the case of the notice to Caledon as follows:

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Peggy Tollett, General Manager, Community Services

and, in the case of notice to Peel, as follows:

The Regional Municipality of Peel
10 Peel Centre Drive
Suite A and B
Brampton, Ontario
L6T 4B9

Attention: Mark Head, Manager, Research and Analysis

and, in the case of notice to Credit Valley Conservation, as follows:

Credit Valley Conservation
1255 Old Derry Road
Mississauga, Ontario,
L5N 6R4

Attention: Eric Baldin, Manager, Land Planning & Management

and, in the case of notice to Lafarge Canada Inc., as follows:

Lafarge Canada Inc.
6509 Airport Road
Mississauga' ON
L4V 1S7

Attention: Mal Wensierski, Land Manager, Central Ontario – Eastern Canada Region

and, in the case of notice to James Dick Construction Ltd., as follows:

James Dick Construction Ltd.
14442 Regional Road 50
Bolton, ON
L7E 5T4

Attention: Greg Sweetnam, Vice President

and, in the case of notice to Graham Bros. Construction Ltd., as follows:

Graham Bros. Construction Ltd.
297 Rutherford Rd S,
Brampton, ON
L6W 3J8

Attention: Frank Steblaj, Vice President of Administration

and, in the case of notice to Aecon Group Inc., as follows:

Aecon Group Inc.
20 Carlson Court, Suite 800
Toronto, ON
M9W 7K6

Attention: Glenn Ferguson, Manager of Operations

and, in the case of notice to The Ontario Aggregate Resources Corporation, as follows:

The Ontario Aggregate Resources Corporation
1001 Champlain Ave #103,
Burlington, ON
L7L 5Z4

Attention: Bruce Semkowski, President

and, in the case of notice to Ontario Stone, Sand & Gravel Association, as follows:

Ontario Stone, Sand & Gravel Association
5720 Timberlea Blvd,
Mississauga, ON
L4W 4W2

Attention: Ashlee Zelek, Manager, Environment & Education; or Mike Scott,
Manager Planning & Policy

Any notice so given shall be deemed conclusively to have been given and received when so personally delivered or sent by prepaid courier, facsimile or e-mail on the day that confirmation of receipt is received. Any Party mentioned above may change any particulars of its address for notice by advising the others in the manner aforesaid.

If sent by prepaid courier as aforesaid, be deemed to have been given, sent, delivered and received (but not actually received) on the business day following the date of initiation, but extended where necessary to accommodate any interruption, inclement weather, acts of God, enemies of the Queen or terrorist attacks in which case the same shall be deemed to have been given, sent, delivered and received in the ordinary course of the courier, allowing for such discontinuance or interruption of courier service;

6.3 Counterparts

This MOU may be executed in counterparts and by electronic facsimile transmission, each of which shall be deemed to be an original and all of which shall constitute one and the same document.

6.4 Legal Nature of the MOU

This MOU is (i) not intended to be, and shall not be construed as a binding agreement between the Parties; (ii) not intended to, and shall not create any legally enforceable obligation or obligations on the part of any Party and; (iii) not intended to, and shall not fetter the legislative discretion of the Council of the Corporation of the Town of Caledon or the Regional Municipality of Peel in their consideration of any matter addressed in this MOU.

6.5 Authorized Signatories

Each Party represents that the individuals signing this MOU have the authority to sign on its behalf in the capacity indicated.

[SIGNATURES FOLLOW ON NEXT PAGE]

THE CORPORATION OF THE TOWN OF CALEDON

Alan Thompson, Mayor

Carey deGorter, Clerk

We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

THE REGIONAL MUNICIPALITY OF PEEL

Per: _____
NAME : _____
TITLE: _____

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

CREDIT VALLEY CONSERVATION

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

LAFARGE CANADA INC.

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

JAMES DICK CONSTRUCTION LTD.

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

GRAHAM BROTHERS CONSTRUCTION LTD.

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

AECON GROUP INC.

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

THE ONTARIO AGGREGATE RESOURCES CORPORATION

Per: _____
NAME : _____
TITLE: _____

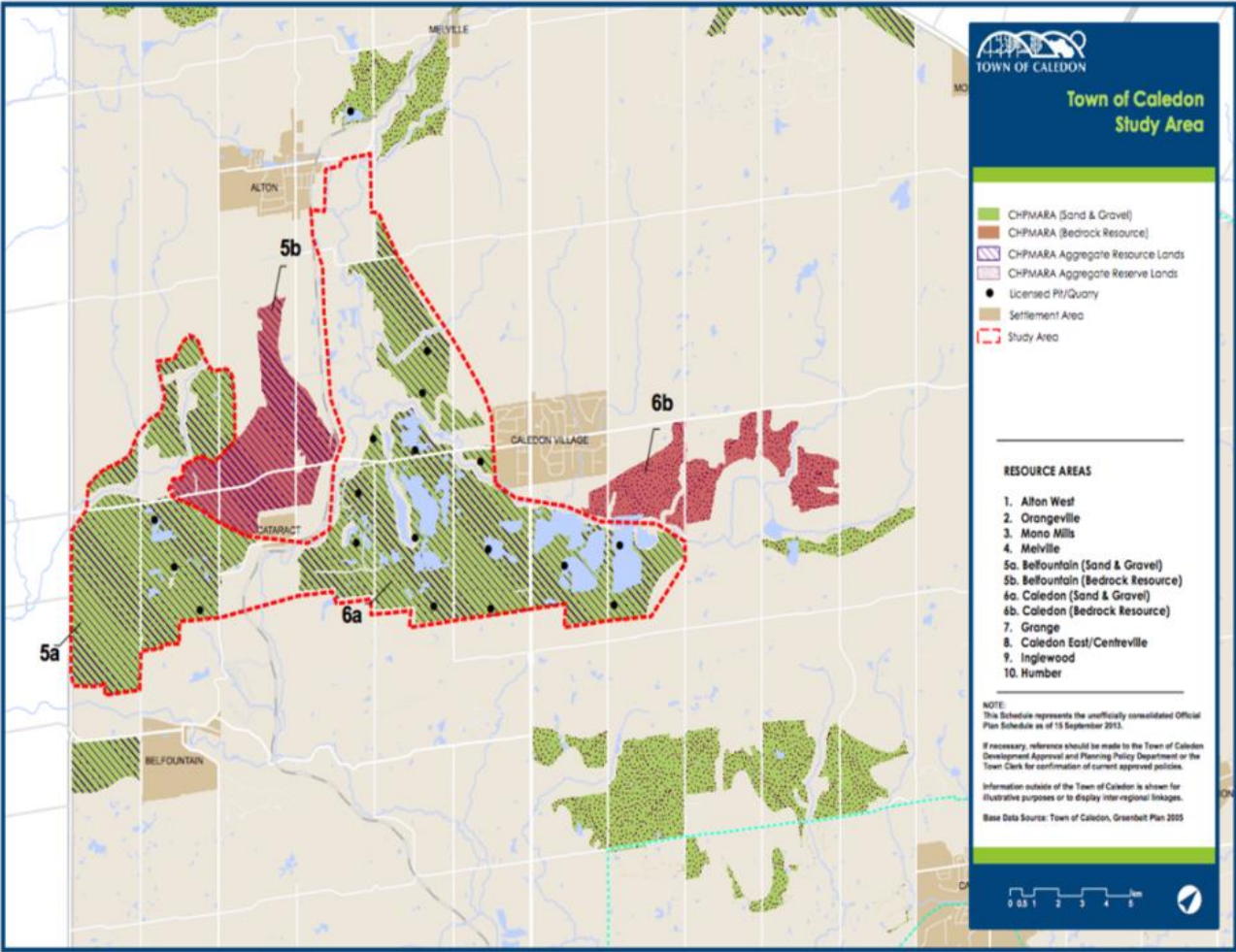
I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

ONTARIO STONE, SAND & GRAVEL ASSOCIATION

Per: _____
NAME : _____
TITLE: _____

I/We have authority to enter into this Memorandum of Understanding on behalf of the Corporation.

Schedule “A”
AGGREGATE RESOURCE AREAS 5A AND 6A



Schedule “B”
RMP PHASE 2 FUNDING

TABLE 1

FUNDERS	Percent of Total Contribution per Funding Class	Percent of Total Contribution per Funder	Estimated Contribution per Funding Class	Estimated Contribution per Funder
PRIMARY	80%		\$200,000.00	
Caledon		40%		\$100,000.00
Region of Peel		40%		\$100,000.00
SECONDARY	15%	See Table 2	\$37,500.00	See Table 2
TERTIARY	5%	See Table 3	\$12,500.00	See Table 3
TOTAL			\$250,000.00	

TABLE 2

SECONDARY FUNDERS	Land Area Owned in Resource Areas (hectare)	Percent of Total Land Area Owned in Resource Areas	Estimated Contribution per Funder
Credit Valley Conservation	64	4.5%	\$1,700.00
Lafarge Canada Inc.	317	23.0%	\$8,600.00
James Dick Construction Ltd.	384	26.0%	\$9,700.00
Graham Bros. Construction Ltd.	98	6.0%	\$2,300.00
Aecon Group Inc.	571	38.0%	\$14,200.00
Town of Caledon	37	2.5%	\$1,000.00
TOTAL	1471 ha	100%	\$37,500.00

TABLE 3

TERTIARY FUNDER	Percent of Total Contribution	Estimated Contribution per Funder
The Ontario Aggregate Resources Corporation	2.5%	\$6,250.00
Ontario Stone, Sand & Gravel Association	2.5%	\$6,250.00
TOTAL	5%	\$12,500.00



Heritage Caledon Report
Monday, December 4, 2017
9:30 a.m.
Committee Room, Town Hall

Members:

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

Town Staff:

Heritage Resource Officer: S. Drummond
Council Committee Coordinator: D. Lobo
Heritage Coordinator: P. Vega

CALL TO ORDER

The meeting was called to order at 9:40 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

The minutes from the November 13, 2017 Heritage Caledon meeting were received.

REGULAR BUSINESS

1. Request to List Non-designated Property on Heritage Register
 - a. Staff Report re: Recommendation to List Properties of Cultural Heritage Value in Alton on Heritage Register (Ward 1)

Moved by: V. Mackie

HC-2017-18

That the 102 properties identified in Table 1 to the Heritage Caledon Report dated December 4, 2017 be listed on the Town's Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken by staff to give effect thereto.

Carried.

2. Budget Update

Chair J. Crease reviewed the budget spreadsheet.

Funds for posters for Committee projects were discussed. A Member provided an update in regards to posters for the 150 for 150 Project.

The Committee recessed from 10:17 a.m. to 10:30 a.m.

The Committee agreed that the remainder of the budget be approved to cover expenses for posters, stands, legs, and mileage.

3. Caledon Heritage Foundation Website Workshop

Chair J. Crease, D. Paterson and V. Mackie provided an overview of the workshop. Chair J. Crease explained that the Caledon Heritage Foundation is looking for information and photos to add to the historical website.

4. Projects/Events Update

a. 150 for 150 Project

This matter was discussed during the Budget Update.

b. 2017/2018 Speaker Series

Chair J. Crease provided an overview of the speaker series. The Committee discussed organizing another speaker series for 2018.

CONFIDENTIAL SESSION

Chair J. Crease proposed that rather than selecting one Heritage Caledon Award of Excellence recipient as past practice, the Committee consider selecting two 2017 recipients.

Moved by J. LeForestier

That two recipients be recognized for the 2017 Heritage Caledon Award of Excellence.
Carried.

Heritage Caledon adopted the required procedural motion and convened in Confidential Session in the Committee Room at 10:59 a.m.

Moved by J. LeForestier

That Heritage Caledon shall go into confidential session under Section 239 of the Municipal Act for the purpose of:

Confidential Staff Report re: Personal matters about identifiable individuals – Nominations for 2017 Heritage Caledon Award of Excellence.

Carried.

Chair J. Crease, Councillor J. Downey, B. Early-Rea, J. LeForestier, V. Mackie, D. Paterson, H. Mason, Heritage Resource Officer: S. Drummond, Heritage Coordinator: P. Vega, and Council Committee Coordinator: D. Lobo, were present for this portion of the meeting.

Heritage Caledon adopted the required procedural motion at 11:01 a.m. and resumed in Open Session.

Moved by: J. LeForestier

HC-2017-19

That Paul Morin and Sam & Louanne Morra be recognized as the 2017 recipients of the Heritage Caledon Award of Excellence.

Carried.

The Committee agreed that funds from the budget be approved for boxes to hold the medal awards.

With general consensus from the Committee, the Chair altered the agenda to discuss an exploratory meeting regarding the relocation of a log house for reuse as a heritage culinary centre. Councillor J. Downey provided an overview of the exploratory meeting and the proposal.

The Committee expressed interest in receiving a presentation from Carolyn Crawford, Secretary, Culinary Historians of Canada, concerning a proposal for the adaptive reuse of a heritage structure as a heritage culinary institute.

ADJOURNMENT

On motion by D. Paterson, the meeting adjourned at 11:12 a.m.