



**CALL TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

**CONSENT AGENDA**

**PUBLIC MEETING**

1. Application for Proposed Zoning By-law Amendment, 12130 Albion Vaughan Road, Part Lot 1 Concession 7 (ALB), East Side of Regional Road 50, North of Mayfield Road (Ward 5).

Presentation by Corbett Land Strategies.

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

**DELEGATIONS**

**DEFERRED BUSINESS**

1. Heritage Caledon Meeting Report dated December 12, 2016.

**Planning and Development Committee has been requested to consider the following recommendation:**

That the property at 14684 Regional Road 50, be listed on the Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken to give effect thereto; and

That staff notify the property owners in writing of this recommendation.

**STAFF REPORTS**

[Staff Report 2017-19](#)

Mayfield West Phase 2 Stage 2 Preparation for a Regional Official Plan Amendment.

[Staff Report 2017-25](#)

Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1.

## **RECOMMENDATIONS OF ADVISORY COMMITTEES**

1. Heritage Caledon Meeting Report dated [February 13, 2017](#).

**Planning and Development Committee has been requested to consider the following recommendation:**

That the Town express support by endorsing Bill C-323 being an Act to amend the Income Tax Act to establish a tax credit for expenses related to the rehabilitation of a historic property and a tax deduction for the capital cost of property used in the course of such a rehabilitation.

## **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](mailto:accessibility@caledon.ca).

# Notice of Public Meeting Proposed Zoning By-law Amendment

**FILE NUMBER(S):** RZ 16-05

## Community Involvement:

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

## Applicant and Location:

**Applicant:** Corbett Land Strategies

**Location:** 12130 Albion Vaughan Road  
Part Lot 1, Concession 7 (ALB)  
East Side of Regional Road 50, North of  
Mayfield Road

Visit [www.caledon.ca/development](http://www.caledon.ca/development) to  
obtain a copy of the location map

**Area:** 0.64 Hectares (1.57 Acres)

## What are the Proposed Changes?

To amend the Zoning By-law from Rural Residential (RR) to Bolton Highway Commercial Exception (CHB-XXX) to permit the development of a self-storage warehouse.

## Additional Information

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

## 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 By-law is passed, 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 By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

## 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](mailto:accessibility@caledon.ca). Requests should be submitted at least 10 days before the Public Meeting.

**Notice Date:** January 26, 2017



## When and Where:

Tuesday, February 21, 2017

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

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



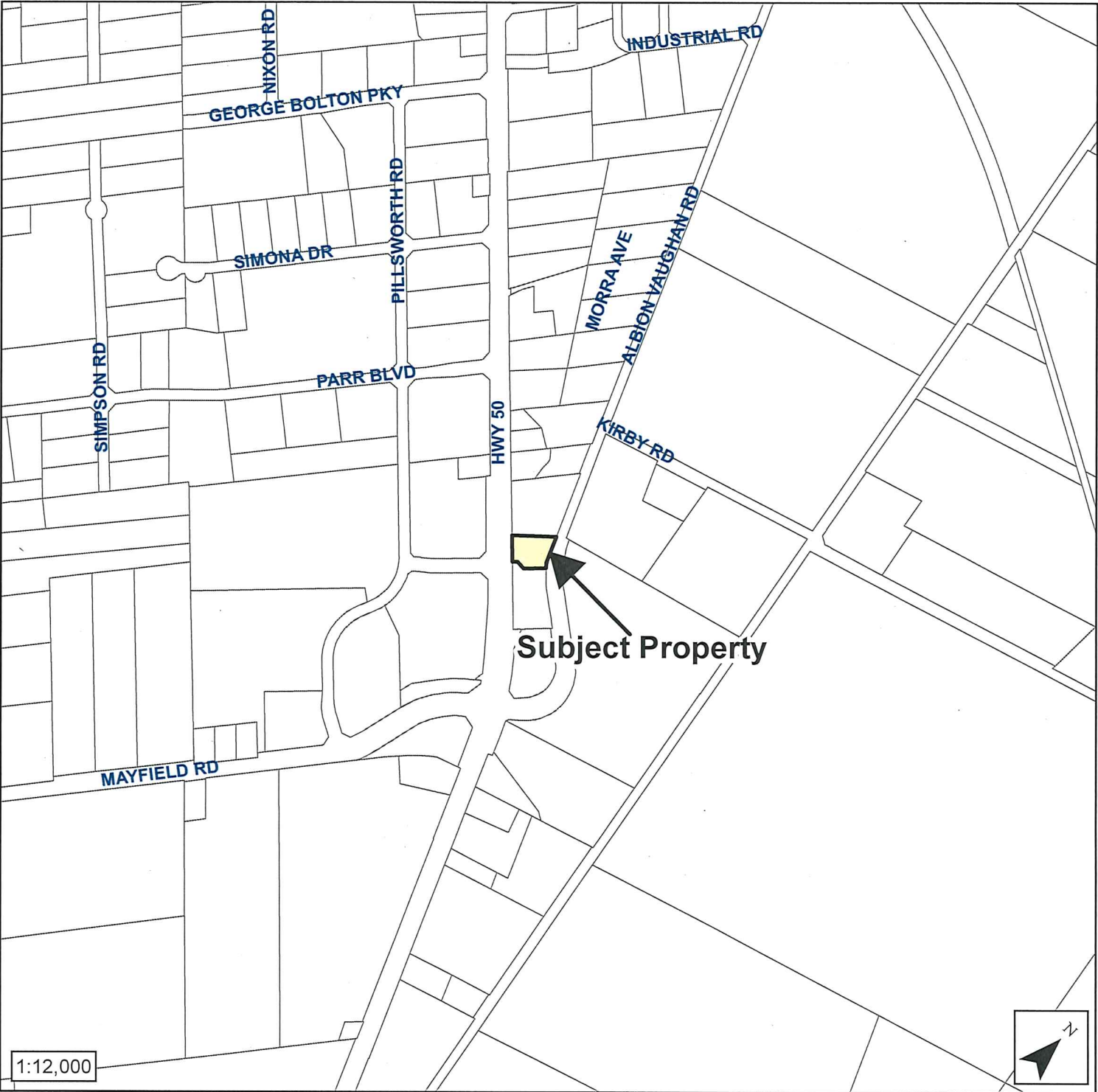
## Additional Information:

Contact: Cristina Di Benedetto,  
Community Planner,  
Development 905.584.2272  
x.4064 or  
[cristina.dibenedetto@caledon.ca](mailto:cristina.dibenedetto@caledon.ca)



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**Proposed Zoning By-law Amendment  
Application**

**RZ 16-05**

**Corbett Land Strategies on behalf of 2033665 Ontario Ltd.**

12130 Albion Vaughan Road

Part Lot 1, Concession 7 (ALB)

**LOCATION MAP**



Date: January 20, 2017

File No.: RZ 16-05



# Public Meeting Information Report

## Community Services Department – Planning and Development

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**Public Meeting:** February 21, 2017 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Access Property Development

**File No.:** RZ 16-05

### **The Purpose of a Public Meeting:**

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

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff to be 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 12130 Albion Vaughan Road, on the east side of Regional Road 50, north of Mayfield Road. See Schedule "A" – Location Map, attached. The property is 0.64 ha (1.57 ac) in size and is currently vacant. The surrounding land uses are residential lands to the north, commercial lands to the south, The City of Vaughan to the east, and Prestige Industrial lands to the west. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Places to Grow Plan. The Region of Peel's Official Plan designates the lands as Rural Service Centre on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Bolton Highway 50 Commercial on Schedule 'C' Bolton Land Use Plan Secondary Plan Area. The property is zoned Rural Residential (RR) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

On June 20, 2016, the Town of Caledon received a proposed Zoning By-law Amendment (RZ 16-05) application from John Corbett of Corbett Land Strategies on behalf of Access Property Development for the subject lands.

The applicant is proposing to rezone the property from Rural Residential (RR) to Bolton Highway Commercial - Exception (CHB - XX) to facilitate the development of a four storey public storage facility that includes an accessory office and basement. Please see Schedule "C" – Concept Plan, attached.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website, placed in the Caledon Citizen and the Caledon Enterprise on January 26, 2017 and signs were posted on the subject property on both Albion Vaughan Road and Regional Road 50.

The subject application was most recently circulated to external agencies and internal departments for review and comment on December 16, 2016. Comments received are briefly outlined below for your information:

# Public Meeting Information Report

## Community Services Department – Planning and Development

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- Region of Peel: Regional staff has no concern with the proposed Zoning By-law Amendment. Regional staff have reviewed the most recent submission and provided comments that are required to be satisfied prior to site plan approval. These requirements include easements for the existing private services and services to the proposed facility, grading and drainage approval and land dedication.
- Toronto and Region Conservation Authority (“TRCA”): TRCA staff require a permit pursuant to Ontario Regulation 166/06 prior to final site plan approval. The TRCA is requesting additional information for stormwater management, Low Impact Development designs, installation of silt fencing, additional plantings, revisions to landscape plan and revised geotechnical investigation.
- City of Vaughan: City of Vaughan staff has no concern with the Zoning By-law Amendment Application, however staff will not support the proposed driveway accessing Albion-Vaughan Drive. The applicant is required to either provide adequate justification and mitigation measures to help reduce rear end safety concerns through a Traffic Impact Study, or revise the site plan eliminating the access on Albion-Vaughan Road.
- Town of Caledon, Community Services – Building: Building staff has no concern with the Zoning By-law Amendment Application. Revisions to the site plan will be required to meet the Ontario Building Code which will also be reviewed as part of the Building Permit Application.
- Town of Caledon, Community Services – Engineering: Development Engineering staff has no concern with the Zoning By-law Amendment. Through the Site Plan process the applicant is required to revise various details on the next submission, obtain a Road Occupancy Permit, Easements for servicing, drainage, access and encroachment for future maintenance works. The Noise Report will be peer reviewed and further details and direction will be provided to the applicant.
- Town of Caledon, Finance & Infrastructure Services – Finance: The property tax account as of is current. Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054. All development charges are payable prior to issuance of a building permit.
- Town of Caledon, Community Services – Fire & Emergency Services: Staff has no concern with the Zoning By-law Amendment, revisions to the site plan are required to address the fire department access route and address change to Regional Road 50.
- Town of Caledon, Community Services, Policy & Sustainability – Heritage: The Town is receipt of the Stages 1 & 2 Archaeological Assessment Report. The Stage 1 & 2 Archaeological Assessment identified one archaeological site that was recommended for Stage 3 assessment. This is required prior to soil disturbance and prior to final site plan approval.
- Town of Caledon, Community Services – Open Space Design: The applicant is proposing to remove trees as per the provided arborist report; some of the trees are on an adjacent property. As such, approval in writing is required from the adjacent land owner in order to remove the trees; this will be required prior to final site plan approval. Cash-in-lieu of Parkland will be required prior to final site plan approval.

# Public Meeting Information Report

## Community Services Department – Planning and Development

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- Town of Caledon, Community Services, Planning & Development – Zoning: The applicant is to make necessary revisions to the draft by-law as it relates to the proposed Public Self-Storage Warehouse. The applicant is required to obtain consent (through easements) on the subject lands for the purpose of access and services to the proposed facility.
- Town of Caledon, Community Services, Planning & Development – Urban Design: Additional information regarding the shadow study is requested to demonstrate the shadow impacts, along with a shadow impact statement that assesses the impact of shadows on the adjacent residential lands. Alternatives for enhancement to the building are to be provided by the applicant to the satisfaction of the Town.

The following agencies/departments have no concerns with the applications and have requested standard requirements prior to final site plan approval:

- Bell Canada
- Town of Caledon, Community Services, Building Services (Signage)
- Enbridge
- Hydro One

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

- Canada Post
- Dufferin Peel Catholic District School Board
- Peel District School Board
- Rogers Communications
- York Region
- Town of Caledon, Corporate Services, Legislative Services (Accessibility)
- Town of Caledon, Community Services, Policy & Sustainability
- Town of Caledon, Corporate Services, Legal Services
- Town of Caledon, Finance & Infrastructure Services, Engineering Services
- Town of Caledon, Finance & Infrastructure Services, Transportation

Comments from the following agencies/departments remain outstanding:

- GO Transit
- Municipal Property Assessment Corp.
- Ontario Provincial Police – Caledon Detachment

It is important to note that while some commenting agencies have indicated that there are no concerns with the proposed Zoning By-law Amendment, the same agencies will have requirements which are to be addressed by the applicant during the review of the Site Plan Application. These requirements include, but are not limited to, submission of an Archaeological Assessment, Cash-in-Lieu of Parkland and Development Charges prior to Building Permit issuance.

As required by the *Planning Act*, a sign was posted on the property on August 16, 2016.

### **Next Steps:**

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



# Public Meeting Information Report

## Community Services Department – Planning and Development

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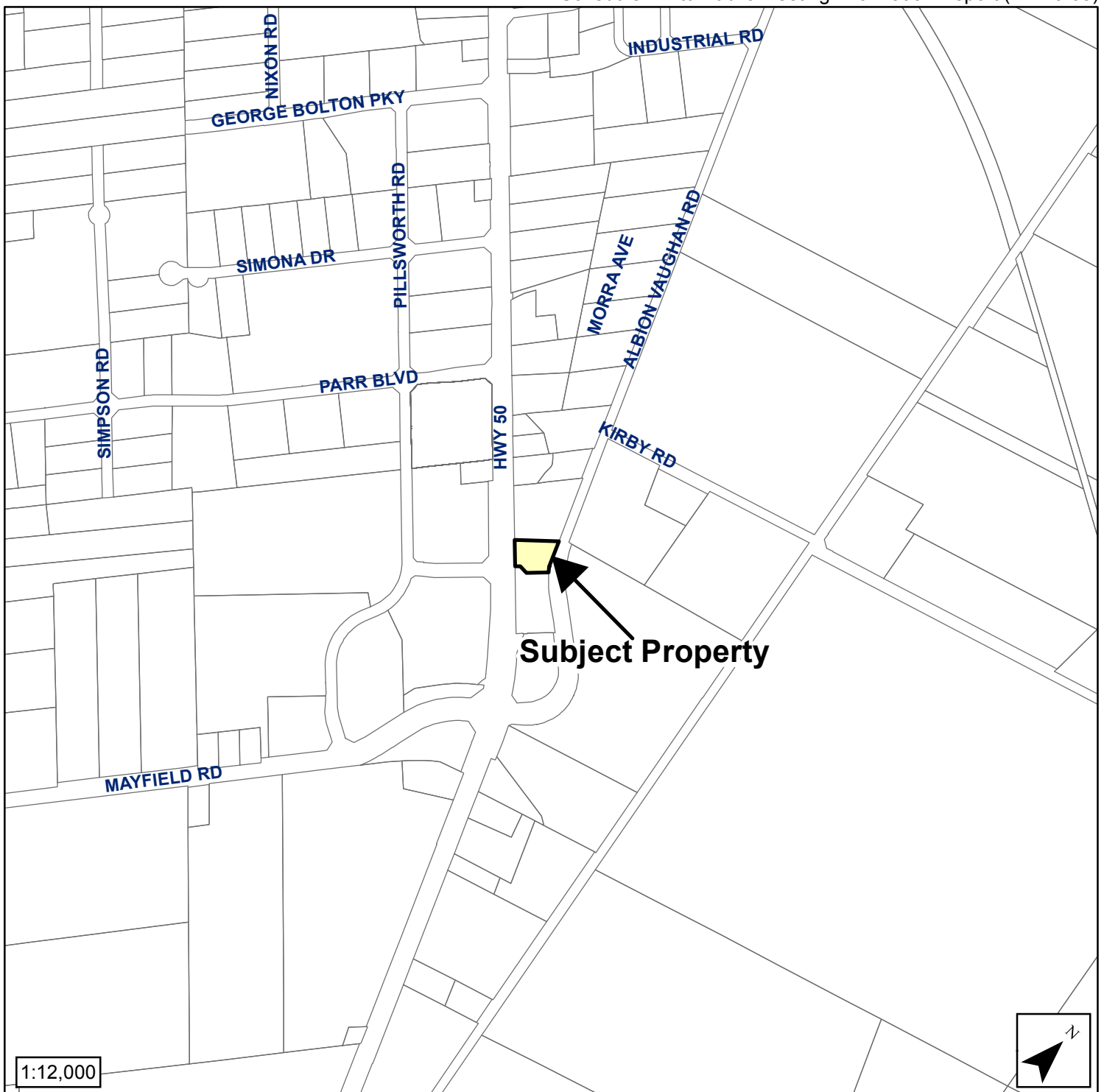
### **Contact:**

For further information, please contact Cristina Di Benedetto, Community Planner, Development at 905-584-2272 ext. 4064 or [cristina.dibenedetto@caledon.ca](mailto:cristina.dibenedetto@caledon.ca).

### **Attachments:**

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





## Proposed Zoning By-law Amendment Application

**RZ 16-05**

**Corbett Land Strategies on behalf of 2033665 Ontario Ltd.**

12130 Albion Vaughan Road

Part Lot 1, Concession 7 (ALB)

## LOCATION MAP



Date: January 20, 2017

File No.: RZ 16-05



## Site Plan Application (ORM Full Stream)

**RZ 16-05**

**Corbett Land Strategies on behalf of 2033665 Ontario Ltd.**

12130 Albion Vaughan Road

Part Lot 1, Concession 7 (ALB)

## LOCATION MAP



Date: February 1, 2017

File No.: RZ 16-05



LIGHTING NOTES:

- A. LIGHTING FIXTURES SHALL BE INSTALL IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE EITHER DIRECTLY FROM THE LAMP OR A DIFFUSING ELEMENT OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.
- B. THE MAXIMUM HEIGHT OF ALL LIGHT FIXTURES IS 9.0m
- C. MINIMUM DISTANCE OF LIGHTING FIXTURES TO ANY LOT LINE IS 4.5m
- D. EXTERIOR LIGHTING AT THE MAIN ENTRANCE AND ACCESSIBLE PARKING SPACES SHALL HAVE LIGHTING LEVEL OF NOT LESS THAN 35 LUX.

BOUNDARY INFORMATION TAKEN FROM:

PLAN OF SURVEY OF  
PART OF LOT 1  
CONCESSION 7  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

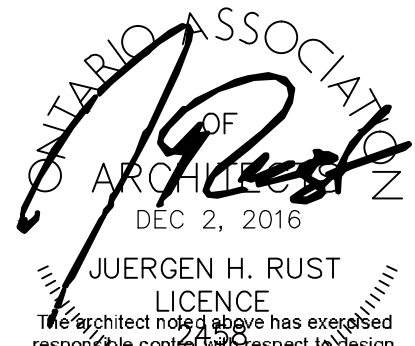
AS PREPARED BY:  
YOUNG & YOUNG SURVEYING INC.  
JULY 2, 2010

Zone Standard	Requirements	Proposed
Lot Area (min)	925 sq.m.	6,362 sq.m. (1.57 acre)
Lot Frontage (min)	30m	57.75m
Building Area (max)	3181 sq.m. (50%)	2186 sq.m. (34%)
Front Yards (min)	18m	26.94m
Exterior Side Yards (min)	18m	12.0m
Rear Yards (min)	7.5m	n/a
Interior Side Yards (min)	10.5m	7.92m
Caseline Pump Island, Accessory Setbacks (min)	n/a	n/a
Accessory Open Storage Area Setbacks (min)	n/a	n/a
Accessory Outside Sales or Display Area Setbacks (min)	n/a	n/a
Building Heights (max)	10.5m	14.5m
Landscaping Area (min)	20%	23%
Planting Strip Width (min)	6m	3m @ north, 6m @ east, 9m @ west
Planting Strip Location	Front, exterior, interior adjacent residential	Front, exterior, interior adjacent residential
Driveway Setbacks (min)	6.0m from residential lot line	6.0m/9.0m from residential lot line
Parking Space Setback (min)	1.5m from any other lot line	9.3m from street
General Provisions		
Accessory Uses	n/a	n/a
Garage Enclosures	n/a	internal
Parking Loading & Delivery Standards	3 loading + 1 additional	3 provided
Non-Residential Parking Requirements	TOTAL = 112 (Office = 4, Storage = 108)	18 provided
Barrier Free Parking		1 provided
Illumination		Provided per bylaw

Firm Name: JH Rust Architect Inc.  
Certificate of Practice Number:  
1100 Central Parkway West, Unit 30, Mississauga ON L5C 4E5  
Contact: Juergen Rust  
The Certificate of Practice Number of the holder is the holder's BCDN.

Name of Project:  
Access Storage Bolton

Location:  
12130 Albion Vaughan Road  
Bolton ON



Item	Ontario Building Code Data Matrix Parts 3 & 9				OBC Reference	
1	Project Description:	<input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input type="checkbox"/> New <input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 2.1.1 9.10.1.3	<input type="checkbox"/> Part 9 2.1.1 9.10.1.3	
2	Major Occupancy(s)	F2 - Self Storage		3.2.1.2 (1)	9.10.2	
3	Building Area (m <sup>2</sup> )	Existing 2186	New 2186	Total 2186	1.1.3.2	1.1.3.2
4	Gross Area	Existing 10,930m <sup>2</sup>	New 10,930m <sup>2</sup>	Total 10,930m <sup>2</sup>	1.1.3.2	1.1.3.2
5	Number of Storeys	Above grade Four (4)	Below grade One (1)	3.2.1.1 & 1.1.3.2	2.1.1.3	
6	Number of Streets/Fire Fighter Access	One (1)		3.2.2.10 & 3.2.5	9.10.19	
7	Building Classification	3.2.2.67		3.2.2.20-83	9.10.4	
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required		3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8	
9	Standpipe required	X Yes <input type="checkbox"/> No		3.2.9	N/A	
10	Fire Alarm required	X Yes <input type="checkbox"/> No		3.2.4	9.10.17.2	
11	Water Service/Supply is Adequate	X Yes <input type="checkbox"/> No		3.2.5.7	N/A	
12	High Building	<input type="checkbox"/> Yes X No		3.2.6	N/A	
13	Permitted Construction	<input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Combustible	X Non-combustible X Non-combustible	<input type="checkbox"/> Both <input type="checkbox"/> Both	3.2.2.20-83	9.10.6
14	Mezzanine(s) Area m <sup>2</sup>			3.2.1.1 (3)-(8)	9.10.4.1	
15	Occupant load based on	<input type="checkbox"/> m <sup>2</sup> /person Occupancy _____ Occupancy _____	X design of building Load _____ persons Load _____ persons	3.1.16	9.9.1.3	
16	Barrier-free Design	X Yes <input type="checkbox"/> No (Explain) _____		3.8	9.5.2	
17	Hazardous Substances	<input type="checkbox"/> Yes X No		3.3.1.2 & 3.3.1.19	9.10.1.3(4)	
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) _____ Floors 2 _____ Hours Roof n/a _____ Hours Mezzanine 1 _____ Hours FRR of Supporting Members Floors 2 _____ Hours Roof n/a _____ Hours Mezzanine 1 _____ Hours	Listed Design No. or Description (SG-2) 3.2.2.20-83 & 3.2.1.4	3.2.2.20-83 & 3.2.1.4	9.10.8 9.10.9	
19	Spatial Separation - Construction of Exterior Walls	Wall Area of EBF (m <sup>2</sup> )	L.D. (m) L/H or H/L Permitted Max. % of Openings	Proposed % of Openings FRR (Hours) Listed Design or Description	3.2.3 Comb. Cons. t Comb. Constr. Nonc. Cladding	9.10.14 Non-comb. Constr.
	North	647	7.93	34%	12%	1
	East	924	13.01	100%	12%	0
	West	924	28.91	100%	17%	0

© COPYRIGHT NOTES:

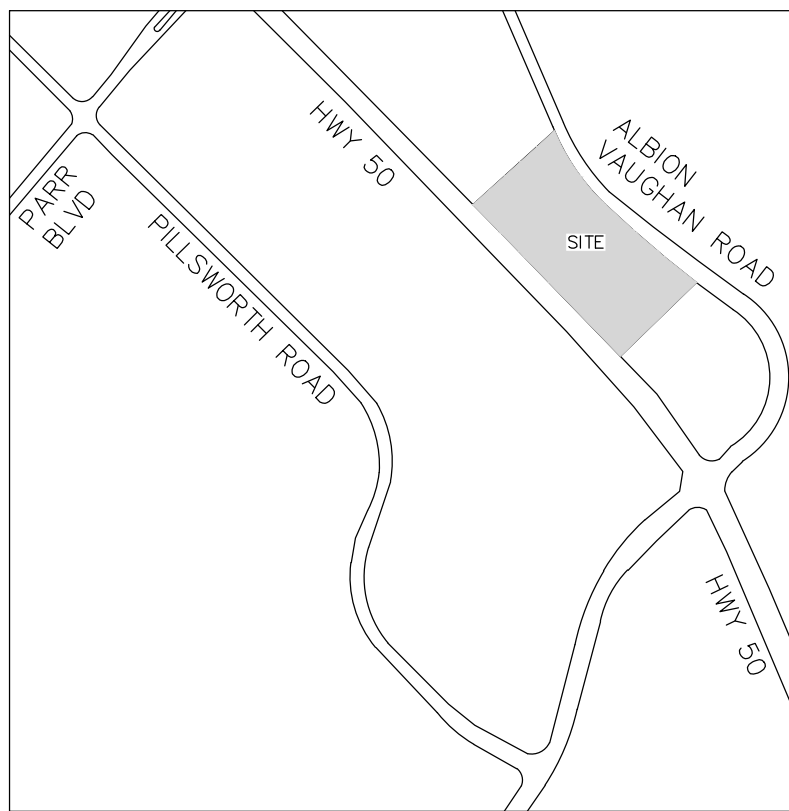
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REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. THESE DRAWINGS AND DOCUMENTS MAY NOT BE USED FOR ANY OTHER PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH THEY WERE PREPARED.

GENERAL NOTES:

- DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
- THIS IS AN METRIC DRAWING.
- LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
- SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE ARCHITECT FOR REVIEW.
- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

KEY-MAP, N.T.S.



LEGEND

- PRINCIPAL ENTRANCE
- LOADING ENTRANCE
- EMERGENCY EXIT
- SIAMESE CONNECTION
- FIRE HYDRANT
- F.F.E FINISHED FLOOR ELEVATION

RZ 16-0005 & SPA16-0027

JH RUST  
ARCHITECT  
BCDN 1746

J. H. RUST ARCHITECT INC.  
1100 CENTRAL PKWY. W., UNIT 30  
MISSISSAUGA, ONTARIO, L5C 4E5  
Fax 804-1056 Tel (905) 804-0388



www.ACCESS  
STORAGE.ca

BUILDING  
NORTH

PROPOSED  
4 STOREY SELF STORAGE  
12130 ALBION VAUGHAN  
BOLTON, ON

NORTH

SCALE: AS-NOTED DATE OF PLOT: DEC 2, 2016 DRAWN BY: M.A. JOB NO.: 1510

DRAWING TITLE: SITE PLAN DRAWING No.: SP-1



Statutory Public Meeting  
February 21, 2017

Application to Amend the Town of Caledon Zoning By-law

## ***Access Storage Development***

**12130 ALBION VAUGHAN ROAD**





# Development Overview and Site Characteristics

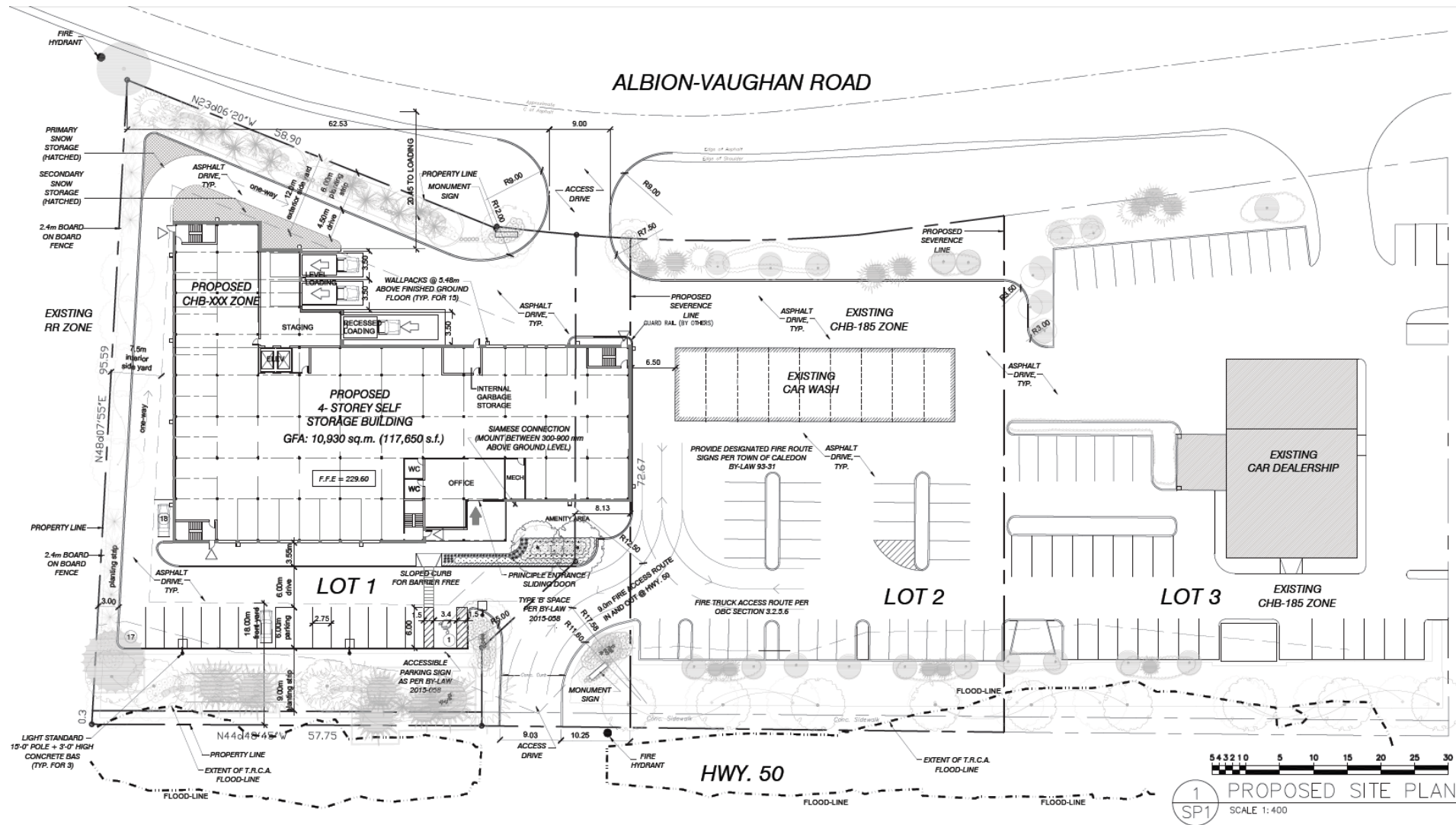
- Access Storage Development has submitted an application to the Town of Caledon to amend the Zoning By-law to permit a public self-storage facility in Bolton;
- The development is comprised of a four storey building with a basement;
- The land subject to this proposal is located at 12130 Albion Vaughan Road and is part of a land holding which also contains an existing car wash and the Bolton Toyota car dealership;
- The lands are currently known municipally as Part of Lot 1, Concession 7 (Albion) & Part of Lots 29 and 30, Concession 11 (Vaughan);
- The subject lands have an area of 0.63 hectares (1.57 acres);
- The property has direct frontage on Highway 50 and Albion Vaughan Road of 57.75 metres (189.47 feet) and 58.90 metres (193.24 feet), respectively. The lands have a depth of 95.59 metres (313.61 feet) along the northerly lot line and 72.67 metres (238.41) along the southerly lot line.
- The lands are currently vacant with existing trees within the site.



Location Map

# Details of the Proposal

- Four storey public storage facility with a basement;
- Total building area of 10,930 square metre (117,650 square feet) with accessory office and basement;
- Total building coverage of 3,181 square metres (34,240 square feet) or 34% of site area;
- Maximum building height of 14.5 metres (47.6 feet);
- Minimal traffic and noise impacts, with no open storage proposed on site;
- An asphalt parking area containing 18 spaces (including 1 accessible spaces) will be constructed in front of the building along Highway 50, with 3 loading spaces along Albion Vaughan Road;
- Two points of vehicular access will be provided: one on Highway 50 and one on Albion Vaughan Road;
- Generous landscape areas will be provided along Highway 50, (9 metres) Albion Vaughan Road, (6 metres) and along the north property line (3 metres);
- A 2.4 metre high solid wood board fence will be provided along the north property line and along Albion Vaughan Road to provide screening and noise attenuation from the adjacent land uses.



# Proposed Site Plan



# Development Approval Requirements and Implementation

- The subject property is designated Bolton Highway 50 Commercial Area on Schedule 'C', Bolton Land Use Plan in the Town of Caledon Official Plan ;
- The subject lands are currently zoned Rural Residential (RR);
- It is proposed that the subject lands be rezoned to the Highway Commercial Exception – XXX (CHB-XXX) zone;
- The proposal is also subject to full site plan approval (application submitted) prior to the issuance of a Building Permit.

# Planning Assessment and Merits of the Application

A review of the proposed development has been undertaken relative to key provincial, regional and local planning documents and it has been determined that:

- The proposal conforms to the Provincial Planning Policy Statement, 2014 (PPS, 2014);
- The subject lands are located within the "Built-Up" area "Conceptual" according to the Provincial Growth Plan for The Greater Golden Horseshoe (2013 Consolidation). The proposal conforms fully to the intent of the growth plan to foster employment growth in appropriate locations of the "Built-Up area";
- Schedule "D", Regional Structure of the Region of Peel Official Plan identifies the subject lands as being within the "Bolton Rural Service Centre". The proposed development, as an employment use, conforms to the Region of Peel Official Plan;

# Planning Assessment and Merits of the Application (Continued)

- The subject property is designated Bolton Highway 50 Commercial Area on Schedule 'C', Bolton Land Use Plan in the Town of Caledon Official Plan. Section 5.4.5.1 of the Official Plan states that highway commercial applies to commercial areas within Rural Service Centres, such as Bolton, and provide a wide range of service opportunities. Such commercial areas shall be located at key points along major highways/arterials for accessibility and visibility. The proposal conforms to the land use policies of the Official Plan;
- The building elevations and design perspectives submitted in support of the associated re-zoning and the site plan application demonstrates that the proposed development is compatible and consistent with established and developing land uses within the surrounding area; and
- The proposal effectively implements the intent of General Design Policies (section 5.4.9) of the Town of Caledon's Official Plan.

# Summary of Supporting Documents and Studies

To conform with the Town of Caledon's application requirements, a number of planning and engineering studies have been completed in support of the application, including:

- Planning Site plan submission documents including lighting, building and floor plans, site design plans and full elevation details;
- Shadow Study;
- Site Lighting Study;
- Environmental Noise Report;
- Traffic Impact and Parking Justification Study;
- Urban Design Brief;



# Summary of Supporting Documents and Studies

- Archaeological Assessment
- Stormwater Management and Functional Servicing Reports;
- Geotechnical Investigation Report;
- Arborist's Report/Tree Inventory;
- Landscape Plan and Cost Estimates;
- Engineering Plans and Cost Estimates;
- Topographic Survey Plan.

## **Staff Report 2017-19**

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Meeting Date: Tuesday, February 21, 2017

Subject: Mayfield West Phase 2 Stage 2 Preparation for a Regional Official Plan Amendment

Submitted By: Kathy Ash, Senior Policy Planner, Community Services

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### **RECOMMENDATION**

That capital project “11-92-Mayfield West Phase 2-West” be increased by an upset limit of \$150,000 (including non-refundable HST) for the preparation of a planning justification study and all additional work needed to meet the requirements of a Regional Official Plan Amendment (ROPA); and

That the funding of \$150,000 be provided by the Mayfield Station Developer Group; and

That a single source be awarded to the consulting firms as listed in Table 1 of Staff Report 2017-19 to validate the studies provided to the Town in support of the ROPA 29 application.

### **REPORT HIGHLIGHTS**

- Provides a high level background of the Mayfield West Phase 2 Secondary Plan.
- Identifies studies to be validated / updated and the need to prepare a new planning justification report for the purposes of preparing a Regional Official Plan Amendment.
- Requests that additional funds in the amount of \$150,000 be approved for the necessary studies and funded by the Mayfield Station Developer Group.

### **DISCUSSION**

#### **Background**

The preferred scenario for the Mayfield West Phase 2 Secondary Plan was endorsed by Council on August 10, 2010 that included lands south of the Etobicoke Creek, west of Highway 10, north of Mayfield Road and east of Chinguacousy Road. It was consistent with OPA 226, as adopted by Council on June 8, 2010. On September 11, 2012, Council approved modifications to OPA 226, which required the Mayfield West Phase 2 Secondary Plan to plan for a community of 10,348 residents, 2635 population related jobs and 1,164 employment area jobs to achieve a density target of 68.2 people and jobs per hectare. As a result, the original planning area was reduced to a total of 206 hectares of land leaving a significant amount of lands along the Etobicoke Creek and Chinguacousy Road out of the settlement area expansion. The subsequent approval of ROPA 29 and Council adoption of OPA 222, on November 10, 2015, apply only to the reduced area.

## **Staff Report 2017-19**

The following consulting firms conducted studies for the whole area (Old School Road to the north, Mayfield Road to the south, Chinguacousy Road to the west and Hurontario Street to the east) that were used in support of the ROPA 29 application and development of the Town's OPA 222 policies (partially approved by the OMB):

Table 1: Consultant Studies for ROPA 29

Report Name	Consultant	Cost Estimate
Stage 1 Archaeological Report	Historic Horizons	\$5,000
Cultural Heritage Landscape Assessment & Built Heritage Resource Assessment	Envision	\$8,000
Agricultural Impact Assessment	Colville Consulting	\$6,000
Comprehensive Environmental Impact Study & Management Plan	AMEC	\$5,000
Environmental Noise and Vibration Impact Study	Jade Acoustics	\$15,000
Transportation Impact Study/Transportation Master Plan	Paradigm	\$25,000
Water and Waste Water Servicing	R. J. Burnside Associates	\$8,000
Fiscal and Economic Assessment	Watson Associates	\$28,000
<b>Estimated Total</b>		<b>\$100,000</b>

The Planning Justification Report will be tendered out separately and is estimated to cost \$50,000.

Since then, the Province of Ontario has adjusted its growth forecasts, and allocated an additional 130,000 people and 10,000 jobs for Peel Region by 2031, known as the 2031B numbers. Peel Region has not yet allocated these adjusted growth forecasts to the three Area Municipalities. With the additional growth becoming available for the same planning horizon and with Regional servicing already in place it is staff's recommendation that when population is allocated this area should be designated in order to complete the original community as planned.

On December 20, 2016, Council directed staff to review, validate and update, where needed, all of the studies that have been completed to bring the lands that were originally targeted for a complete community into settlement area. These studies will

need to be validated in order to meet the requirements for a settlement area boundary expansion in Peel Region's Official Plan. Staff was further directed to prepare a new Planning Justification Report to support the Regional Official Plan Amendment (ROPA). Staff has received requests to include lands in the preparation of the ROPA which will be part of the planning justification report. Schedule A is the Council endorsed Framework Plan as approved by Council on September 3, 2103. This schedule illustrates all lands south of the creek with additional lands highlighted to determine their appropriateness as part of preparation for the ROPA. Schedule B is a specific request to include the lands highlighted in the north-west corner as shown on Schedule A.

On March 4, 2008, as authorized by Council through Bylaw 2008-25, the Town entered into a contract (also referred to as the "Funding Agreement") with Mayfield Station Development Group to fund the studies required for the preparation of Mayfield West Phase 2 Secondary Plan. The "Funding Agreement" has since been amended on June 28, 2011 and November 17, 2015.

The Funding Agreement provides an estimate of the costs of studies but sets no limit. Rather, it provides that where costs exceed the estimated amount, Caledon is to meet with the parties and discuss the additional costs. The landowners' group has already confirmed it will provide funding of up to \$150,000 for the cost of validating and updating the studies, and the planning justification report. (Schedule C)

### **Current Status**

In order to proceed with a boundary expansion, an update/validation of the above noted studies will be required. The updates will be needed to ascertain whether something has physically changed in the area and/or whether changes in policy and regulations have occurred since these studies were completed. It is recommended that these studies be single sourced to the above noted consultants listed in Table 1 due to their previous work experience in completing the studies in the past.

A new consulting firm will need to be retained for the preparation of the new planning justification report in accordance with Purchasing Bylaw 2013-107. The planning justification report, among other things, will need to synthesize the findings of the studies as noted above and provide the justification needed for a ROPA.

### **FINANCIAL IMPLICATIONS**

Planning & Policy staff have reviewed the cost estimate to complete the MW2 studies. The additional cost for the above mentioned studies is estimated to cost \$150,000 (including non-refundable HST). The current budget for 2011 capital project 11-92 Mayfield West Phase 2 – West is \$1,341,016, funded by Mayfield Station Developers Group (MSDG). The table below reflects the past actuals, current budget, the additional work outlined in this report, the total revised cost estimates and the revised budget for capital project 11-92 Mayfield West Phase 2 – West.

## Staff Report 2017-19

Table 2:

### Mayfield West Phase 2 Secondary Plan

Study Components	(A) *	(B)	(C)	(D)	(E)	(B)+(D)
	Actual 2008-2010	Current Budget	Projected Total Fees	Additional Work	Total Revised Cost Estimates	Revised Budget Project 11-92
1 Cultural Heritage Survey	44,237	0	44,237	8,000	52,237	8,000
2 Agricultural Impact Assessment	53,514	0	53,514	6,000	59,514	6,000
3 Water & Wastewater Servicing Study	50,337	0	50,337	8,000	58,337	8,000
4 Commercial Needs Assessment	48,469	0	48,469	0	48,469	0
5 Employment Land Needs Assessment	14,726	0	14,726	0	14,726	0
6 Transportation Impact Study	58,677	0	58,677	25,000	83,677	25,000
7 Noise & Vibration Assessment	46,876	0	46,876	15,000	61,876	15,000
8 Community Design Consultant (USI)	196,057	0	196,057	0	196,057	0
9 Comprehensive EIS & MP	409,778	245,552	655,330	5,000	660,330	250,552
10 Community Design Plan (NAK)	0	297,361	297,361	0	297,361	297,361
11 Transportation Master Plan	1,384	139,810	141,194	0	141,194	139,810
12 Water & Wastewater Servicing Plan	0	16,293	16,293	0	16,293	16,293
13 Fiscal & Economic Impact Assessment	3,161	79,720	82,881	28,000	110,881	107,720
14 Miscellaneous Expenses	11,768	5,358	17,126	0	17,126	5,358
15 TRCA Review Fee	50,000	135,000	185,000	0	185,000	135,000
16 Planning Consultant	0	0	0	50,000	50,000	50,000
17 Municipal Class EA Study	0	410,000	410,000	0	410,000	410,000
18 Archaeological Study	0	0	0	5,000	5,000	5,000
19 Contingency	0	11,922	11,922	0	11,922	11,922
<b>Total:</b>	<b>988,984</b>	<b>1,341,016</b>	<b>2,330,000</b>	<b>150,000</b>	<b>2,480,000</b>	<b>1,491,016</b>

\* Funded by previous years budgets

MSDG has offered to pay for the additional study costs of \$150,000 as per Schedule B.

### COUNCIL WORK PLAN

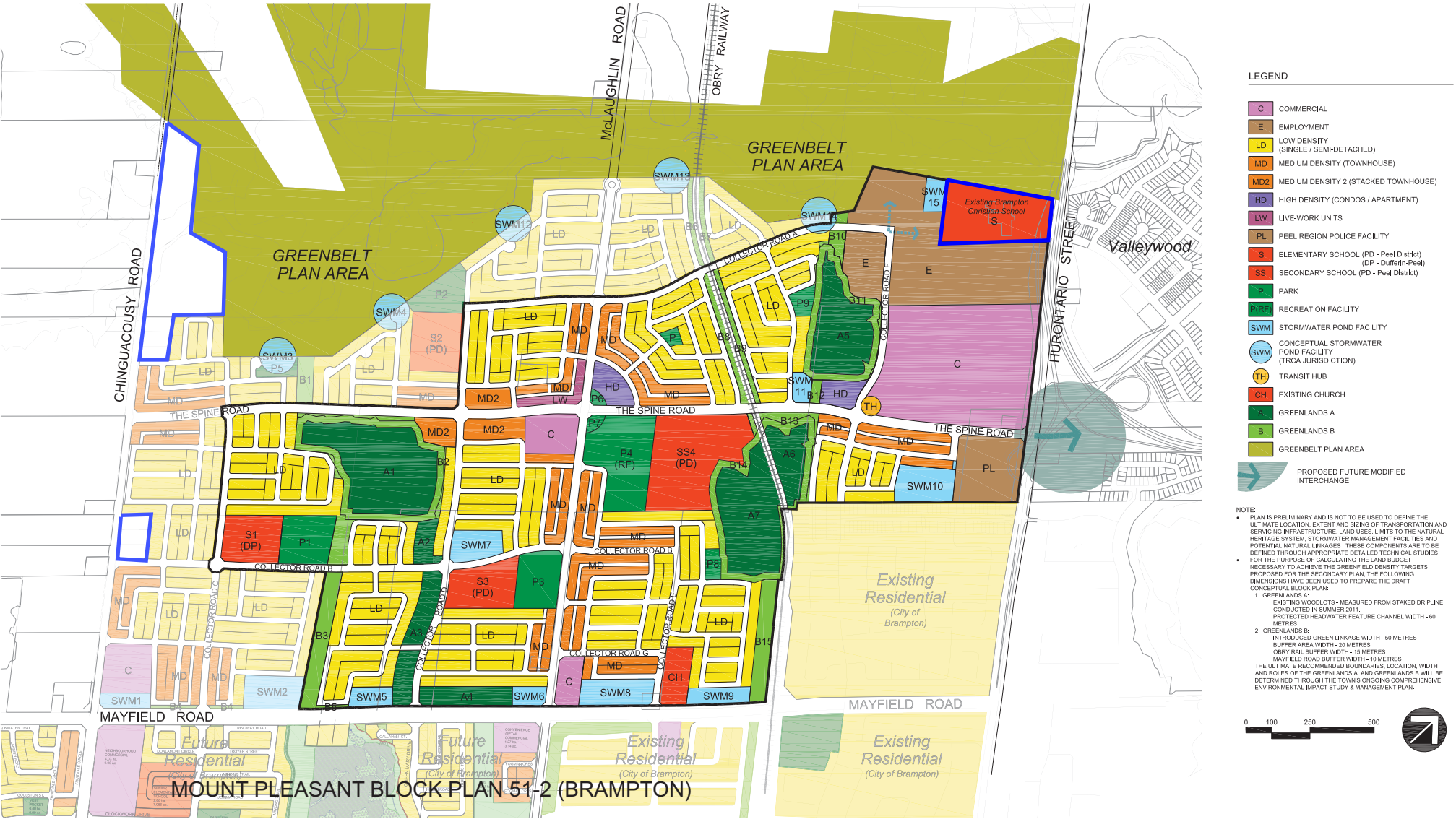
Growth – To plan for complete communities as required under the Growth Plan

### ATTACHMENTS

Schedule A – Council Endorsed Framework Plan – Areas South of the Etobicoke Creek and Additional Lands

Schedule B – Letter from Jason Afonso, Glen Schnarr & Associates Inc. January 20, 2017

Schedule C – Letter from Jason Afonso, Glen Schnarr & Associates Inc. January 18, 2017



ENDORSED FRAMEWORK PLAN as per DP-2013-092

AUGUST 29, 2013

Additional lands requested to be included as part of a Regional Official Plan Amendment





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

## PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

## ASSOCIATES:

JASON AFONSO, MCIP, RPP

KAREN BENNETT, MCIP, RPP

CARL BRAWLEY, MCIP, RPP

JIM LEVAC, BAA, MCIP, RPP

January 20, 2017

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

Attention: Peggy Tollett, CPA, CGA  
General Manager, Community Services

**Re: Request to Add Lands to the Mayfield West  
Phase 2 (Stage 2) Planning Area  
FP Mayfield West (Caledon) Inc.  
12529 Chinguacousy Road  
Town of Caledon**

Further to our August 27, 2015 letter and subsequent meetings, we wish to provide a follow-up letter, herein, to ensure we have provided sufficient information to help Town staff include the FP Mayfield West (Caledon) Inc. lands to the Mayfield West Phase 2 (Stage 2) Planning Area as part of the forthcoming "Stage 2" ROPA process. Based on our recent discussions, it is our understanding that Town staff have 2 primary concerns which relate to: planning process (both previous and forthcoming); and the Financial Agreement between the Landowner Group and the Town.

### **The Planning Process**

Notwithstanding any previous planning process for lands within the Mayfield West Study Area, all lands outside of the current urban boundary within the Study Area are rural lands which require a new Municipal Comprehensive Review (MCR) process in order to bring them into the settlement area. This message has been conveyed to us by the Town and the Region on a number of occasions over the last several years and is simply a statement of fact. As such, the subject lands currently share the same status as any lands identified on the Town's Endorsed Framework Plan located outside of the current Secondary Plan boundary. The subject lands together with the remaining lands (bounded by the current ROPA 29 urban boundary, the Greenbelt, Chinguacousy Road, and Mayfield Road) represent a logical and complete expansion area to the current incomplete Mayfield West Phase 2 community. The new MCR process that the Town or Region will undertake to bring the "Stage 2" lands into the settlement area will require the proponent to undergo an appropriate public process and demonstrate good planning, among various other matters, all in conformity with the Planning Act's statutory requirements.



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

On this basis, it is our opinion that with the subject lands included, the entire Stage 2 area will undergo the necessary public process and through this will demonstrate good and complete community planning.

### **Financial Agreement**

We understand that Town staff have concerns with adding parties to the existing Financial Agreement as a result of the recent Development Charges Act Amendment (Bill 73). Once again, we confirm that FP Mayfield West (Caledon) Inc. is committed to sharing in all of the financial commitments made by the Landowner Group and is willing to enter into either the existing Agreement or any alternative agreement required by the Town to see this happen. For what it's worth, Bratty's (the Landowner Group's legal counsel) has confirmed that these types of "voluntary" agreements are no more or less "legal" under Bill 73 than there were under the previous DCA and, in fact, we are advised that there has been no change in the Act's language in this regard. As an aside, please note that the Landowner Group's Cost Sharing Agreement requires all participating landowners (including FP) to share in the costs of the Town's Financial Agreement regardless if they have entered directly into the Town's agreement or not.

### **Region of Peel and Landowner Group Position**

Town staff also suggested at our December 22, 2017 meeting that we confirm the Region's position on the inclusion of the subject lands into the proposed expansion area and to obtain confirmation from the Landowner Group that the Group supports the inclusion of the lands given that it may open the perceived opportunity for other landowners to disrupt the planning process. As you know, at the meeting on January 9, 2017 the Region confirmed that it has no objection to the inclusion of the subject lands, and by way of our letter dated January 13, 2017, the Landowner Group provided a similar confirmation.

With present opportunities to undergo an appropriate planning process and to secure the necessary financial commitments lying ahead of us, and having received the acceptance from the Region of Peel and the unanimous support of the Landowner Group, we are challenged to understand the Town's difficulty to sanction the inclusion of the lands as part of the Stage 2 planning area. We wish to add that at our meeting with Tim Manley (former Policy Planner) on July 16, 2015, we all concluded the appropriateness of adding the lands as part of the Stage 2 planning process and find it unfortunate now a full 18 months later that the Town is struggling with this matter as we embark on the Stage 2 process. We advise that the omission of these lands from the planning process will result in unnecessary conflict and litigation and could have the effect of jeopardizing current financial commitments from which the Town benefits.



## GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

We hope you find this letter helpful and would appreciate the opportunity to meet with you to discuss the above before a decision is made on the matter. Please feel free to contact the undersigned if you have any questions or if you require anything further.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP RPP  
Associate

c. H. Xu, Town of Caledon  
K. Ash, Town of Caledon  
M. Jepp, FP Mayfield West (Caledon) Inc.



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

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP

**GLEN BROLL**, MCIP, RPP

**COLIN CHUNG**, MCIP, RPP

ASSOCIATES:

**JASON AFONSO**, MCIP, RPP

**KAREN BENNETT**, MCIP, RPP

**CARL BRAWLEY**, MCIP, RPP

**JIM LEVAC**, BAA, MCIP, RPP

January 18, 2017

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

Attention: Haiqing Xu  
Manager, Policy and Sustainability

**Re: Letter of Funding Commitment  
Mayfield West Phase 2 (Stage 2) Regional Official Plan Amendment  
Town of Caledon**

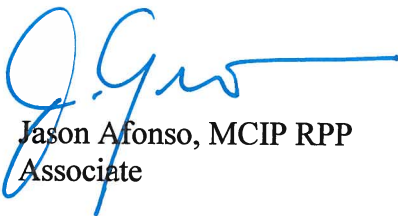
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As manager for the Mayfield West Phase 2 (MW2) Landowner Group, we wish to confirm that the Group is committed to provide funding of up to \$150,000 to the Town of Caledon for payment of new studies, reports and validation and/or updates to existing studies in support of the Mayfield West Phase 2 settlement area boundary expansion. The funds will be provided once requested by the Town.

Please notify the undersigned of any future changes to the required funding. We look forward to assisting the Town in advancing the ROPA process.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP RPP  
Associate

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

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

## **Staff Report 2017-25**

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Meeting Date: Tuesday, February 21, 2017

Subject: Proposed Zoning By-law Amendment Application, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1

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

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### **RECOMMENDATION**

That the By-law attached as Schedule B to Staff Report 2017-25 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to rezone the subject lands to permit the proposed development.

### **REPORT HIGHLIGHTS**

- Applications to amend the Town's Official Plan (POPA 10-02) and Zoning By-law 2006-50 (RZ 10-16) were filed in 2010 by Glen Schnarr & Associates Inc. on behalf of Kaneff Properties Limited (Kaneff). The purpose of the applications was to permit the construction of an 18-hole championship golf course, associated tourism accommodation (hotel) and related uses on the subject lands, located on the northeast corner of Olde Base Line Road and Hurontario Street.
- In June, 2013, the applications were revised to remove a portion of the subject lands located within the Niagara Escarpment Plan Area from the proposal. Kaneff elected to proceed with the Official Plan Amendment for a decision by Council and defer the Zoning By-law amendment to refine specific details of the proposal.
- Official Plan Amendment No. 234 (OPA 234) was approved by Council on September 24, 2013 which designated the subject property as Rural Area, Open Space Policy Area and Environmental Policy Area to permit the proposed golf course development. This amendment was subsequently appealed which was later withdrawn and OPA 234 is now in full force and effect.
- A second Public Meeting was held specifically for the Zoning By-law Amendment application on June 17, 2015. Revised submission documents were received on June 29, 2016 in response to the agency and department review comments as well as concerns expressed at the public meeting, all of which have been taken into consideration in reviewing the Zoning By-law amendment application.
- The Zoning By-law amendment implements the site-specific policies of OPA 234 which permits the proposed golf course development. The draft amending By-law contains a holding symbol ('H') restriction, which contains conditions that must be satisfactorily cleared before Site Plan Approval can be granted and development proceed. Detailed design matters, including site access, stormwater management will be implemented through the Site Plan Approval process.
- Staff is of the opinion that the proposed Zoning By-law amendment attached as Schedule B to this report conforms to the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, is consistent with the 2014 Provincial Policy

Statement and meets the general purpose and intent of the Region of Peel Official Plan and the Town of Caledon Official Plan.

### **DISCUSSION**

The purpose of this report is to provide planning rationale in support of staff's recommendation for the enactment of the proposed Zoning By-law Amendment which will implement the site-specific policies of OPA 234 and permit the proposed development.

#### **Subject Lands**

The subject lands are legally described as Part of Lots 1 and 2, Concession 1 E.H.S. (Caledon). The previous submission of this application included Part of Lot 3, Concession 1 E.H.S. which has subsequently been removed from the subject lands. The lands are currently leased for agricultural production of common field crops such as corn, clover, hay and soy beans. Portions of the subject lands are also used for apple production.

The site is generally bounded by Highway 10 and the village of Inglewood to the west, East Credit River, the Caledon Trailway and rural residential uses to the north, Kennedy Road, agriculture and rural residential to the east and Olde Base Line Road, agriculture and rural residential uses to the south (see Schedule A – Location Map, attached).

#### **Proposed Development**

The purpose of the proposed Zoning By-law Amendment is to permit the development of an 18-hole championship golf course with associated clubhouse, practice facilities, maintenance buildings and accessory tourism related accommodations. The site is to be serviced by a private well water supply for potable water and golf course irrigation purposes, as well as a private septic system. Access to the proposed golf course facility is to be located on Olde Base Line Road. The proposed development is also subject to Site Plan Approval which will facilitate the review of the clubhouse and ancillary facilities, site access and engineering matters with respect to site servicing, stormwater management and erosion control.

#### **Background**

The applicant ("Kaneff Properties Limited" or "Kaneff") submitted Official Plan and Zoning By-law Amendment applications in December, 2010 in support of the proposed development. In response to agency review comments, Kaneff amended their applications on June 4, 2013 to remove the northern portion of their subject properties located within the Niagara Escarpment Plan Area (NEP) from the proposal. Kaneff subsequently asked the Town to move forward only with the Official Plan Amendment for Council consideration and withhold the Zoning By-law amendment pending the outcome of the OPA.



OPA 234 was approved by Council on September 24, 2013 which designated the subject lands 'Open Space Policy Area', 'Rural Area' and 'Environmental Policy Area', with site-specific policies that permit a golf course with a hotel and accessory uses, maintenance facility, stormwater management. OPA 234 was subsequently appealed by surrounding landowners which were eventually withdrawn and as a result, OPA 234 is now in full force and effect.

Kaneff proceeded with the Zoning By-law amendment application in the summer of 2015 and submitted a series of updated technical reports to address previous comments from internal departments and external agencies that pertained specifically to the proposed Zoning By-law amendment. Because of the time that had passed since the previous public meeting held for the applications (June 15, 2011) and Council's subsequent adoption of OPA 234, a second public meeting was held specifically for the proposed Zoning By-law amendment on June 17, 2015. The comments received at the Public Meeting are discussed later in this report.

The following matters have been highlighted for considered by staff, based on comments received from internal departments and external agencies, as well as members of the public, in reviewing the proposed Zoning By-law amendment.

### **Minimum Distance Separation (MDS)**

The Provincial Policy Statement (PPS), the Region of Peel Official Plan, and the Town's Official Plan and Zoning By-law require new land uses to comply with the Minimum Distance Separation (MDS) formulae. The intent of the MDS formulae is to minimize odour conflicts between existing livestock facilities and proposed non-agricultural development. Kaneff has undertaken a series of MDS calculations to ensure that: 1) the proposed use will be compatible with existing surrounding livestock operations (MDS I formula); and 2) the use will not impede the potential future expansion opportunity for such livestock operations (MDS II formula). These calculations were reviewed by staff, external agencies such as the Niagara Escarpment Commission (NEC), Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) as well as a peer review consultant retained on behalf of the Town at the time of the Official Plan Amendment consideration. This review determined that various separation distances required for surrounding livestock facilities encroached within the proposed golf course layout. The approval of OPA 234 addressed these MDS encroachments by placing these MDS areas within site-specific designations that contain policies to restrict the range of uses specifically permitted in such areas. The uses permitted in these areas are restricted to lower intensity uses (i.e. components of the golf course layout) associated with the overall development proposed.

In support of the Zoning By-law amendment application, Kaneff provided updated MDS calculations to confirm surrounding livestock operation circumstances since the time that the initial calculations were prepared. In particular, updated MDS II calculations were submitted in response to concerns raised by the public that the proposed use may impede the ability for existing livestock facilities to expand. The resulting review of the updated MDS information has determined that the required separation distances from existing nearby livestock facilities are appropriately implemented through the land use

designations and policies of the Official Plan which will be further implemented through the Zoning By-law amendment.

### Hydrogeology

To ensure that the proposal can be appropriately serviced without adverse impacts to domestic and municipal water supply as well as neighbouring groundwater and surface water features, the applicant has conducted a series of hydrogeological investigations over the course of the application submission and review process. These investigations are summarized as follows:

- Installation of two pumping wells in the northern portion of the subject lands in the summer of 2009, followed by the completion of a 72-hour pumping test in August, 2010 with associated monitoring of existing off-site wells, stream gauges and the Region of Peel Inglewood Well No. 3;
- Completion of a private well survey and inventory of all private water supply wells within 500 metres of the subject lands in June, 2010; and
- Ongoing groundwater monitoring through an on-site groundwater monitoring network from 2010 through 2016.

The investigations summarized above were presented in a series of Hydrogeological Reports prepared from 2010 to 2012. These reports were reviewed by the Region of Peel and Credit Valley Conservation (CVC). In addition, the Town retained a peer review consultant to determine if the proposed development will have a measurable impact on surrounding residential wells. The review of these reports did not reveal any fundamental concerns with the conclusions and recommendations contained therein. Technical comments with respect to the completion of ongoing monitoring and field verification at the design stage were noted for implementation at the site plan/detailed design stage. OPA 234 was approved based upon the conclusion of these reports and the corresponding technical review.

The northern portion of the subject site within the NEP area that was removed from the applications contained the locations of the pumping wells analyzed in the hydrogeological investigations noted above. Therefore, in proceeding with the Zoning By-law amendment application, Kaneff installed a 3<sup>rd</sup> pumping well within the limits of their revised proposal in May, 2016. A “stepped” pumping test was conducted at various pumping volume rates for a short-term period from this new well location. This analysis concluded that there is adequate groundwater supplies available to support the anticipated water demands for both potable supply and irrigation purposes for the proposed development. The analysis also recommended additional long-term testing be conducted to further evaluate the sustainable yields of the groundwater supply available to support the proposed development, in conjunction with the existing municipal and domestic wells in the area.

The updated Hydrogeological Analysis was reviewed by technical staff at the Region of Peel, CVC, as well as the Region of Peel’s Risk Management Official (RMO) pursuant to the *Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan* and Policies under the *Clean Water Act, 2006*. The RMO advised that

they have no concerns, as regulated under the *Clean Water Act* with the proposed development proceeding and recommended that the proposed long-term testing be conducted at the detailed design stage of the development. Region of Peel Staff advised that they have no concerns with the proposed Zoning By-law amendment, provided that a Holding ('H') restriction is imposed in the amending By-law with conditions requiring the applicant to complete the long-term pump testing analysis and to develop an adaptive monitoring, contingency and mitigation program to the satisfaction of the Town, the Region and CVC. These conditions are to be fulfilled to the satisfaction of the Town and agencies before the Holding restrictions can be lifted from the Zoning By-law and Site Plan Approval granted.

### **Traffic and Site Access**

A traffic impact analysis (TIA) dated March 11, 2010 was initially prepared for the proposed development which included a site access located on Kennedy Road. A subsequent revision to the proposal provided the site access on Olde Base Line Road, and the traffic analysis was updated June 8, 2011. The traffic analysis was further updated following the June, 2015 public meeting and to reflect current traffic conditions. The updated report concluded that:

- the location of the proposed access on Olde Base Line Road provides adequate sight line distances in both directions;
- the surrounding road network and intersections can accommodate the proposed development without adverse impacts to operations or levels of service; and
- The proposed access will require the construction of an eastbound left-turn lane and a westbound right-turn lane which will provide a safe entrance design that can accommodate the proposed golf course and resort development traffic.

The Region of Peel has reviewed the above traffic impact analysis and has accepted the findings and recommendations provided in these reports. The Region has advised that the proposed access design configuration will be reviewed and implemented through the Site Plan Approval process.

### **Planning Review**

Documents that have been considered by the Town in its review of the subject application include the 2014 Provincial Policy Statement, 2005 Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, the Town of Caledon Official Plan and Zoning By-law 2006-50, as amended. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of the application.

### **Provincial Policy Statement (PPS), 2014**

The Provincial Policy Statement (PPS) states that permitted uses within Rural Areas consist of resource use and management, resource-based recreational uses (including recreational dwellings), limited residential development, home occupations and home industries and other rural land uses. The PPS also states that recreational, tourism and

other economic activities should be promoted. Development that is compatible with the rural landscape and can be sustained by rural service levels should also be promoted.

The PPS aims to promote opportunities to support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. In particular, the PPS requires that new land uses comply with the minimum distance separation formulae (MDS).

The PPS requires natural features to be protected for the long term. The applicant's consultant has undertaken an Environmental Impact Report (EIR) regarding impacts to natural features. The CVC has reviewed the EIR and has confirmed that the natural features and their buffers that are currently designated Environmental Policy Area through OPA 234 will be placed in the appropriate Environmental Policy Area (EPA) zone categories. After reviewing the material submitted with the application, staff is of the opinion that the proposed Zoning By-law amendment is consistent with the 2014 PPS.

### **Greenbelt Plan**

The majority of the lands are located within the Protected Countryside Area of the Greenbelt Plan with a small northwestern portion of the subject lands are located within the Natural Heritage System. In addition, the lands are within the Agricultural System of the Greenbelt Plan, which is comprised of Specialty Crop Areas, Prime Agricultural Areas and Rural Areas.

*Rural Areas are defined as "lands outside of the settlement areas which are not prime agricultural areas and which are generally designated as rural and open space within municipal official plans. Rural areas are typically characterized by a mixture of agricultural lands, natural features and recreational and historic rural land uses."*

The subject lands have been designated Rural Area, Open Space Policy Area and Environmental Policy Area in the Town's Official Plan and as such, meet the Rural Area definition under the Greenbelt Plan. The Greenbelt Plan indicates that Rural Areas support, and provide the primary location for a range of recreational and tourism uses.

The Greenbelt Plan speaks to the protection and enhancement of key natural heritage features and key hydrologic features and their functions. The proposed golf course and associated uses are located outside of the natural heritage system and associated buffers, as determined through the review and approval of the Official Plan Amendment. The Zoning By-law amendment intends to place the lands within the Natural Heritage System and associated buffer areas within Environmental Policy Area zones which has also been supported by CVC. Staff is of the opinion that the proposed Zoning By-law amendment conforms to the Greenbelt Plan.

### **Oak Ridges Moraine Conservation Plan**

The Oak Ridges Moraine Conservation Plan (ORMCP) establishes land use and resource management policies to protect the ecological and hydrological features and

functions of the Moraine. A portion of the subject lands is located within the Countryside Area of the ORMCP area. Major recreational uses and accessory uses are permitted within the Countryside Area, except for within prime agricultural areas and areas designated primarily for agricultural uses in municipal official plans. The subject lands were designated Rural Area, Open Space Policy Area and Environmental Policy Area through the approval of OPA 234. The golf course, hotel and associated golf course uses are permitted within these designations and therefore are permitted major recreational/accessory uses in the ORMCP.

The ORMCP requires new or expanding major recreational uses to demonstrate certain criteria being fulfilled, such as: a) keeping water usage for maintenance purposes to a minimum; b) limiting manicured areas to golf fairways, tees and greens; c) keeping intermittent and permanent stream crossings to a minimum; d) utilizing water conservation technologies; and d) utilizing stormwater treatment facilities that capture and treat runoff from impervious surfaces. The Site Plan Approval process will provide an opportunity to ensure that the detailed design of the proposed development fulfills these objectives.

The proposed Zoning By-law amendment conforms to the applicable policies of the ORMCP.

### **Region of Peel Official Plan**

The subject lands are located within the Rural System in the Region of Peel's Official Plan and are designated as Prime Agricultural Area. The consistency of the proposed development with the Region of Peel Official Plan was reviewed in consideration of the Official Plan Amendment application wherein; the Region advised that a Regional Official Plan Amendment was not required. The Region's comments as noted elsewhere in this report are supportive of the Zoning By-law amendment application proceeding, subject to Holding ('H') restrictions requiring further information with respect to hydrogeological assessment to be submitted before any development can proceed. In addition, the Region has noted that technical matters with respect to site access are to be addressed as part of detailed design and Site Plan Approval process. Based on the foregoing analysis, staff is of the opinion that the proposed Zoning By-law amendment meets the general purpose and intent of the Region of Peel Official Plan.

### **Town of Caledon Official Plan**

The subject lands are designated Rural Area, Environmental Policy Area and Open Space Policy Area. The Rural Area designation applies to areas within Minimum Distance Separation buffer areas from nearby livestock operations as discussed in the previous section of this report. As a result, the Rural Area designation applies site-specific policies that prohibit the intensive uses (i.e. clubhouse and tourist accommodation uses) and only allows for components of the golf course layout (i.e. tees, greens, fairways, practice areas, maintenance buildings and stormwater management facilities).



The Environmental Policy Area designation applies to natural features and hazard lands located within areas on the northern and northwestern portions of the subject site. This designation is reflective of the identified natural features and their associated protective buffer areas as required by CVC. The Open Space Policy Area designation applies to the remainder of the site and contains site-specific policies that permit the golf course facilities as well as the associated clubhouse and tourist accommodation uses.

The proposed Zoning By-law amendment is consistent with the designations and permitted use policies of the Official Plan. Staff is of the opinion that the proposal is in keeping with the policies of the Town's Official Plan.

### Zoning By-Law 2006-50, as amended

Comprehensive Zoning By-law 2006-50, as amended, zones the portion of the subject lands located within the ORMCP as Agricultural – Oak Ridges Moraine (A1-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM). The remainder of the site is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2).

The applicant is proposing to rezone the subject lands to the following Zone categories:

- Open Space with Exceptions (OS-588) and Open Space – Oak Ridges Moraine with Exceptions (OS-ORM-588): Applies to the central portion of the site which will permit all golf course facilities, clubhouse, hotel, accessory recreational facilities, maintenance buildings and parking areas.
- Open Space with Exceptions (OS-587) and Open Space – Oak Ridges Moraine with Exceptions (OS-ORM-587): Applies lands designated Rural Area which consists of those lands within MDS buffer areas and only permits golf-course use components. These zones will similarly permit only components of the golf course to consistently implement the Official Plan designations and policies for these lands.
- Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM) and Agricultural – Oak Ridges Moraine with Exceptions (A1-ORM-589): Applies to lands within the MDS buffer areas for nearby livestock facilities identified by the updated MDS calculations. No golf course facility components are permitted within these zones.
- Environmental Policy Area 2 (EPA2) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM): Applies to natural features and associated buffer areas identified on the subject lands.

The Zoning By-law amendment also applies a Holding ('H') restriction to the entire subject site, as discussed in the preceding section of this report. The Holding restriction contains conditions that must be satisfactorily fulfilled in order for the restriction to be lifted from the Zoning By-law and development to proceed. Upon the fulfillment of these conditions, the applicant may apply to the Town to remove this Holding restriction from the subject lands, demonstrating how the conditions have been fulfilled. In consideration of such an application to remove the Holding restriction, a recommendation report would be presented to Council for a decision on the matter.

The draft amending By-law is attached to this report as Schedule B.

### **Agency/Department Consultation**

The proposed Zoning By-law amendment has been circulated to external agencies and internal departments for review and comment. All agencies and departments have no objection to approval of the amendment. Many departments and agencies have offered additional technical comments on the proposed development which they have verified can be addressed in the detailed design stage facilitated through the Site Plan Approval process. Refer to the Comment Sheet attached to this report as Schedule C.

### **Public Meeting**

A public meeting was held on the proposed Zoning By-law Amendment applications at the Town of Caledon, Town Hall on Wednesday June 17, 2015. Notice of the Public Meeting was posted on the Town's website and advertised in the Caledon Enterprise on May 26, 2011. Property owners within 240m (787 ft) of the subject lands were advised of the meeting by direct mail which extends beyond the 120 metre (400 ft.) notification area required by the *Planning Act*. In addition, the notice was also sent to all individuals who expressed an interest in the applications through the prior review and approval of OPA 234.

The purpose of the Public Meeting was to provide the Applicant with an opportunity to present the proposed development to the Public and Members of Council and to respond to questions on the proposal. All matters raised at the meeting were either addressed at the meeting or through the recent submissions, which can be summarized in the following table:

<b>Public Comment</b>	<b>Response</b>
<i>1. Questions raised regarding the Oak Ridges Moraine Zoning By-law 2006-50 coming into effect which would not permit a golf course to be located on the subject lands</i>	The conformity of the proposed Zoning By-law Amendment with the ORMCP is discussed in the foregoing section of this report. Zoning By-law 2006-50 contains ORM-specific zones that implement the ORMCP which were established through the approval of amending By-law 2008-50. The Zoning By-law amendment is proposing various Oak Ridges Moraine (ORM) specific zones within the ORMCP area that are reflective of the proposed development and consistent with the ORMCP policies.
<i>2. What steps are being undertaken to protect groundwater?</i>	The applicant has undertaken a significant amount of water testing to date, as noted in the report. In addition, the Zoning By-law amendment includes a Holding ('H') restriction with conditions that require the applicant to conduct additional long-term hydrogeological testing and analysis and to develop an ongoing adaptive monitoring, contingency and mitigation plan, all to the satisfaction of the Town, the Region and CVC. Once these requirements have been fulfilled,

Public Comment	Response
	Kaneff must submit an application to the Town to request that the Holding ('H') restriction be lifted from the Zoning By-law. This application would be reviewed to determine if the conditions have been satisfactorily met and a recommendation report would be presented to Caledon Council for a decision on the removal of the 'H' restriction. If the restriction is lifted, any monitoring, contingency and mitigation plans will be implemented through the Site Plan Approval process.
3. <i>Concerns with the proposed golf course use and associated 100-room hotel proposed and the associated water demands</i>	(Refer to the response to comment no. 2 above)
4. <i>Concerns with the proposed access and associated traffic impacts on Olde Base Line Road.</i>	The Region of Peel has reviewed the Traffic Impact Analysis submitted with the application and has determined that the proposed use is appropriate from a traffic impact standpoint and the proposed access on Olde Base Line Road is appropriate. The detailed design and review of the proposed access will be implemented through the Site Plan Approval process.
5. <i>The proposed entrance should not be located on Olde Base Line Road but should instead be located on Kennedy Road</i>	The supporting Traffic Impact Analysis has demonstrated that the proposed access on Olde Base Line Road is the most appropriate access location for the site. The Region of Peel concurs with the findings of this analysis.
6. <i>Concerns regarding MDS calculations and possible impacts on existing operations, limiting their ability for possible future expansion.</i>	The applicant provided MDS II calculations in support of the Official Plan Amendment application to determine if the proposed development would impede the possible expansion of nearby livestock facilities. These calculations were reviewed by staff, external agencies and a peer review consultant retained on behalf of the Town. This analysis determined various separation distances required for surrounding livestock facilities encroached within the proposed golf course layout. These separation buffer areas have been placed in land use designations and corresponding zones within the amending By-law that will restrict certain incompatible uses. These buffer areas will provide separation from these facilities that will also afford a level of protection to those facilities should they wish to expand in the future.

<b>Public Comment</b>	<b>Response</b>
<i>7. Concerns raised regarding the date of the supporting technical studies which may not be current given the long history of the application review process.</i>	Supporting studies, particularly Hydrogeological, MDS and Traffic Impact reports have been updated to reflect review comments as well as any circumstantial changes that may have occurred since the original studies were prepared.

### **FINANCIAL IMPLICATIONS**

The subject property is currently comprised of three separately assessed properties as follows:

**Roll no. 030.002.28400 – 15656 Kennedy Road**

This property is currently assessed as farmland (\$698,100 CVA) and residential (\$245,900 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$1,354. The property tax account as at February 3, 2017, is current.

**Roll no. 030.002.28550 – 3456 Old Base Line Road**

This property is currently assessed as farmland (\$859,900 CVA) and residential (\$119,100 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$980. The property tax account as at February 3, 2017 is current.

**Roll no. 030.003.00800 – 0 Hurontario Street**

This property is currently assessed as farmland (\$933,000 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$580. The property tax account as at February 3, 2017, is current.

If the rezoning application is approved and the project were to proceed as proposed the tax assessment value of the subject properties would change to reflect the change in use and the redevelopment that occurs.

Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, currently \$37.75/m<sup>2</sup> non-residential - other. This development would also be subject to Region of Peel development charges, currently \$205.51/m<sup>2</sup> non-residential/other. Education development charges are currently \$10.87/m<sup>2</sup>. Development Charge rates are indexed twice a year. The next index date is on August 1, 2017.

Development charges are payable prior to issuance of a building permit

### **COUNCIL WORK PLAN**

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

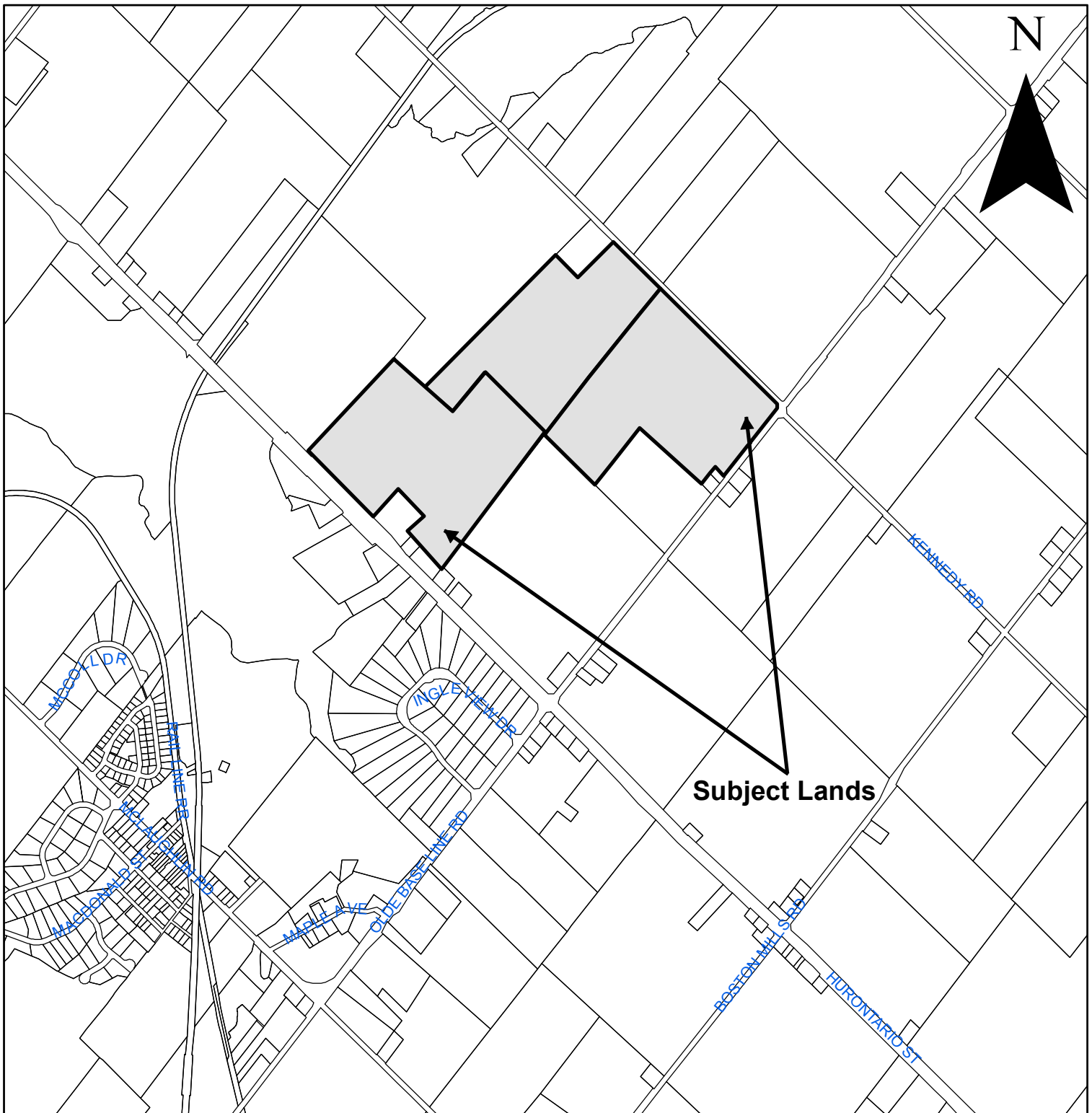
Protection of Rural Environment – To enhance and protect our rural environment and to enable a viable rural economy

**ATTACHMENTS**

Schedule A – Location Map

Schedule B – Draft Zoning By-law Amendment

Schedule C – Council Meeting Comment Sheet



## Proposed Zoning By-law Amendment

RZ 10-016

**Kaneff Properties Limited (1370569 Ontario Limited)**

Part Lots 1 & 2, Con. 1, EHS (CAL)  
Town of Caledon  
Region of Peel

## LOCATION MAP



Date: May 2015

File No.: RZ 10-016

**Schedule 'A'**

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2017-XXX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lots 1 and 2, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, municipally known as 3456 Olde Base Line Road, 15656 Kennedy Road and 0 Hurontario Street.

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

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to amend the permitted uses and standards that apply to Part Lots 1 and 2, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel.

**AND WHEREAS** the Council of the Corporation of Caledon has adopted Amendment No. 234 (OPA 234) to the Town of Caledon Official Plan to designate the lands for Open Space purposes to permit a golf course, hotel and related uses.

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

1. The following is added to Table 13.1 - Exceptions:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
OS OS-ORM	587  (By-law 2017-XXX)	<ul style="list-style-type: none"><li>- <i>Agricultural Uses</i></li><li>- <i>Agricultural Uses (ORM)</i></li><li>- <i>Dwelling, Detached, Existing</i></li><li>- <i>Equipment Storage Building, Accessory</i></li><li>- <i>Golf Course</i></li><li>- <i>Maintenance Building</i></li><li>- <i>Nursery</i></li><li>- <i>Open Storage Area, Accessory</i></li><li>- <i>Parking Area</i></li><li>- <i>Pump House</i></li></ul>	<p><b>Golf Course Definition:</b> For the purposes of this zone, <i>Golf Course</i> accessory uses such as a clubhouse, <i>restaurant</i> and banquet facilities shall not be permitted.</p> <p><b>Open Storage Area, Accessory</b> (maximum) 3%</p> <p><b>Special Setbacks</b> For the purpose of this zone, Section 4.35.3 entitled “Minimum Distance Separation: <i>Livestock Facilities</i>” shall not apply</p>
OS OS-ORM	588  (By-law 2017-XXX)	<ul style="list-style-type: none"><li>- <i>Equipment Storage Building, Accessory</i></li><li>- <i>Golf Course</i></li><li>- <i>Hotel</i></li><li>- <i>Maintenance Building</i></li><li>- <i>Open Storage Area, Accessory</i></li><li>- <i>Parking Area</i></li><li>- <i>Pump House</i></li><li>- <i>Pro Shop, Accessory to a Golf Course</i></li></ul>	<p><b>Guest Rooms in Hotel</b> (maximum) 100</p> <p><b>Building Height</b> (maximum) 15m</p> <p><b>Building Area</b> (maximum) 3% For the purpose of this zone, <i>Building Area</i> shall be calculated as a percentage of the cumulative <i>lot</i> area of all lots within this zone.</p> <p><b>Open Storage Area, Accessory</b> (maximum) 3%</p> <p><b>Special Setbacks</b> For the purpose of this zone, Section 4.35.3 entitled “Minimum Distance Separation: <i>Livestock Facilities</i>” shall not apply</p>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
A1-ORM	589  (By-law 2017-XXX)	- <i>Agricultural Uses (ORM)</i> - <i>Dwelling, Detached, Existing</i> - <i>Equipment Storage Building</i> - <i>Maintenance Building</i> - <i>Nursery</i>	

2. The following is added to Table 13.3 – Holding Provisions:

Zone Designation	Location	Conditions for Removal
EPA2-H21 EPA2-ORM-H21 OS-587-H21 OS-587-ORM-H21 OS-588-H21 OS-588-ORM-H21 A1-H21 A1-ORM-H21 A1-589-ORM-H21  By-law 2017-XXX	Part Lots 1 and 2, Concession 1, EHS	Until such time as the holding symbol ‘H’ is removed by by-law amendment, no person shall use the lands to which the letter ( <b>H</b> ) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this by-law.  The holding symbol “ <b>H</b> ” shall not be so removed until such time as the following conditions have been met to the satisfaction of the Town of Caledon, the Region of Peel, Credit Valley Conservation and any other applicable public authority having jurisdiction:  1. The Owner has completed the following pursuant to Terms of Reference that have been prepared to the satisfaction of the Town of Caledon, Region of Peel and Credit Valley Conservation:  i. A satisfactory long-term groundwater pumping test; and  ii. monitoring of wetlands and municipal and domestic wells within the zone of influence, being the subject lands and surrounding area within a minimum of 500 metres of the subject lands;  2. The Owner has completed a satisfactory analysis of the data obtained from the testing and monitoring described in condition no. 1 above and has prepared a satisfactory Hydrogeological Report based on this analysis; and  3. The Owner has prepared a satisfactory long-term adaptive hydrogeological monitoring, contingency and mitigation plan;

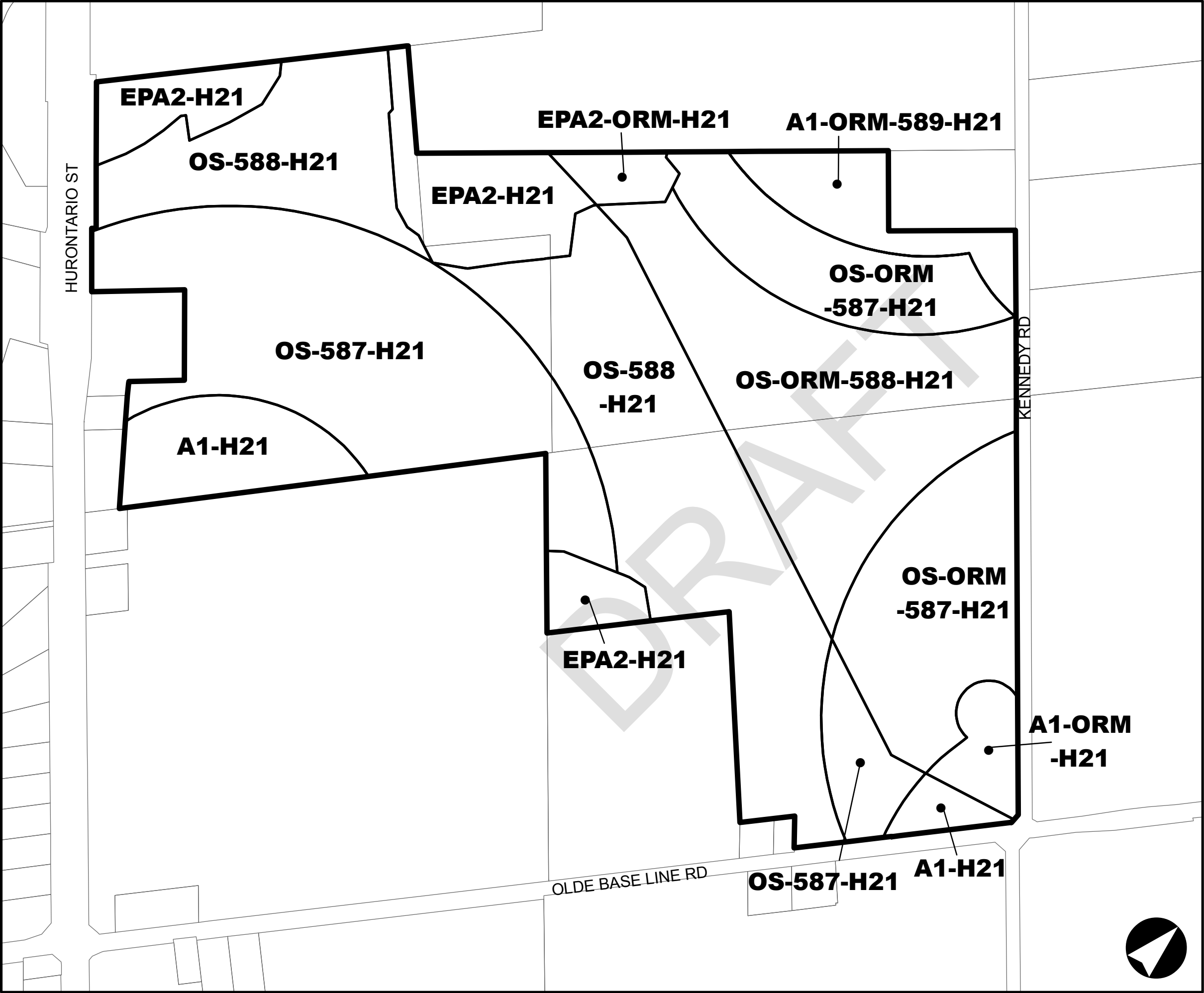
3. Schedule “A”, Zone Map No. 39 of By-law 2006-50, as amended, is further amended for Part Lots 1 and 2, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM), Environmental Policy Area 2 (EPA2) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Open Space Exception 587 (OS-587), Open Space – Oak Ridges Moraine Exception 587 (OS-ORM-587), Open Space Exception 588 (OS-588) and Open Space – Oak Ridges Moraine Exception 588 (OS-ORM-588), Environmental Policy Area 2 (EPA2), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM), Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM) and Agricultural – Oak Ridges Moraine Exception 589 (A1-ORM-589) zones, subject to Holding Symbol ‘H’ 21 (H21) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 7<sup>th</sup> day of March, 2017

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Carey deGorter, Clerk


DRAFT



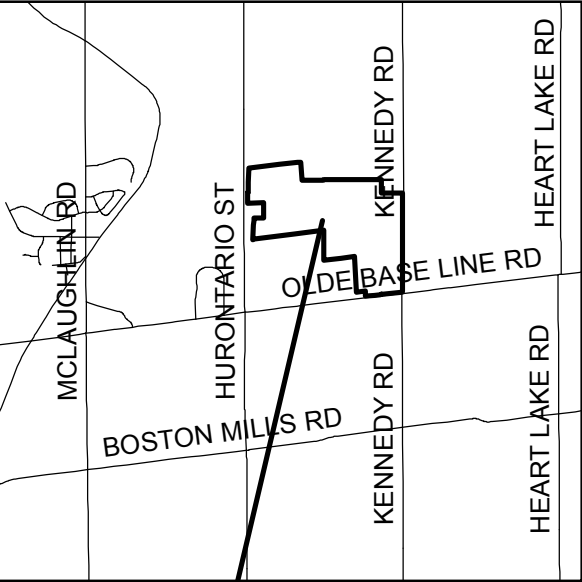
Schedule A  
By-law 2017-XXX

Part Lots 1 and 2, Concession 1, EHS  
Town of Caledon  
Regional Municipality of Peel

Legend

 Subject lands to be Rezoned to the  
zones identified in this Schedule

Key Map



Subject Lands

Date: February 13, 2017

File: RZ 10-16



## **COUNCIL MEETING COMMENT SHEET**

Committee of the Whole (PD) Date: February 21, 2017

PIM Date: June 17, 2015

Prepared: February 1, 2017

Lead Planner: Brandon Ward

Ext. 4283

**Zoning By-law Amendment Application  
Kaneff Properties Limited: Proposed Golf Course and Resort Related Uses  
Part of Lots 1 and 2, Concession 1 E.H.S. (Caledon)  
North side of Olde Base Line Road between Kennedy Road and Hurontario Street  
File Number: RZ 10-16**

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

### **EXTERNAL AGENCY COMMENTS**

#### **Enbridge Gas – July 12, 2016**

Comments: Enbridge Gas Distribution does not object to the proposed application and reserves the right to amend or remove development conditions.

#### **Hydro One – September 8, 2016**

Comments: Hydro One has no objections to the proposed development. Existing electrical infrastructure on subject property is privately owned with exceptions to transformation equipment.

#### **Ministry of Transportation – August 23, 2016**

Comments: The ministry has no objection to the proposed Zoning By-law Amendment. The land affected is located next to the Highway 10 property limits and therefore falls within the Ministry's permit control area. As a part of the Site Plan review and approval process, the owner will be required to submit a Site Grading/Site Servicing plan and Stormwater Management Report.

MTO Building and Land Use permits are required prior to any grading/construction activity within 45m of Highway 10 limits, or within 395m radius of centrepont of Highway 10 and intersecting road. All above and below ground structures (including but not limited to, fire routes, stormwater management facilities and servicing/utilities) must be setback a minimum of 14m from all MTO property limits.

The TIS Report is acceptable, our Traffic Office has no further comments.

All site access, including temporary construction access, must be via municipal road system. The ministry will not permit any type of access onto Highway 10 from this site.

Certain measures may be required to address site layout concerns, such as re-orienting the tee off area and/or installing protective netting adjacent to the highway right-of-way. Proposed fairways should be oriented so that errant golf balls do not enter the Highway 10 ROW at any time. The netting fence will be required to protect the traveling public along Highway 10. The details will be provided during the review the Site Plan application process

## **Region of Peel, Public Works, Development Services**

### **February 1, 2017:**

**Comments:** Subject to the implementation of a Holding (H) restriction that requires the completion of the following requirements, Regional staff are supportive of the above Zoning By-law Amendment to permit the proposed Kaneff Golf Course development. Prior to the Region of Peel providing clearance to the Town for the lifting of the Holding provision for the proposed project, the developer shall complete the following:

- a. An update to Hydrogeological Summary completed by Terraprobe Inc., dated December 2, 2016, shall be completed to the satisfaction of the Region, based on the comments provided to the applicant January 13, 2017; and,
- b. Should the above be completed to the satisfaction of Region staff, the Developer shall provide the Region of Peel with a Hydrogeological Study completed to the Region's satisfaction for the overall development proposal.

The removal of the Holding (H) restriction should only be removed by the Town upon the completion of the above to the satisfaction of the Town, the Region and the Credit Valley Conservation Authority (CVC).

Please note, should the application proceed to a further development stage, additional comments and conditions on the proposal will be provided by Region of Peel staff at that time.

### **December 2, 2016:**

**Comments:** Regional Staff has reviewed the Updated Traffic Impact Analysis letter dated October 26, 2016 which addresses the turn lane geometrics to be incorporated at the right in / right out interim full moves access to Olde Base Line Road. The Letter is to our satisfaction.

#### **Site Plan Stage**

Should this application proceed to the Site Plan Stage, the Region has the following preliminary requirements:

- Dedication of 0.3 metre reserves and a daylight triangle at the intersection of Olde Base Line Road and Kennedy Road;
- Landscaping, signs, fences, gateway features or any other encroachments will not be permitted within the Region's easements and or Right-of-Way limits unless appropriate landscaping drawings have been submitted to the Region for review and approval.
- A detailed engineering submission of road and access works will be required for review and comment.

## **Region of Peel, Source Water Protection Program - Risk Management Office**

### **August 30, 2016:**

**Comments:** In light of the new Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan and Policies under the Clean Water Act, 2006 and direction from the Risk Management Official, the following recommendations are listed in order to meet the requirements of the Region of Peel's Risk Management Office

We are very pleased to hear that the Permit to Take Water Final application will only be required for approximately 100 Imperial gallons per minute which is much less than what we had envisioned for Golf Course irrigation and the demand for the Club House and Resort. This added demand may be more sustainable but we would encourage the developer to undertake the combined testing as we had originally suggested to ensure that the business model for this development works in the future, when final permits are needed for ground water taking by the MOECC, in which they will want CVC and the MNR to provide comment.

The Risk Management Officials concerns were based on the extensive testing the Region of Peel had undertaken and construction of a second Regional well on this same aquifer, in which Kaneff Golf and Resort Caledon Limited also now plans to draw from in the future. We are close to what we believe may be a sustainable limit for this aquifer but the smaller amount Kaneff is proposing may be fine subject to additional long range testing during drought conditions in combination with the two Municipal wells running at the same time.

In summary the Region of Peel's Risk Management Official letter of July 28, 2016 should be considered as guidance to the Developer that the MOECC, CVC and MNR may require additional testing for your Permit to Take Water to ensure the additional well does not become a threat to this specific aquifer in the future. It is not the Region of Peel's determination on this Provincial process but we have put them on notice of our possible quantitative issues in the future and it will be up to them to establish the Permitting requirements as part of your well application and testing process.

The Region of Peel Risk Management Official has No Concern as Regulated under the Clean Water Act at this time for Development Application to Proceed. It will be up to the Developer to determine if they want to take Peel up on an offer to confirm the amount of sustainable water within the existing aquifer or much latter at their own cost when they are in the final design stage and construction in getting their final Well Permit to Take Water from other Regulatory Agency.

#### **Niagara Escarpment Commission – August 4, 2016**

**Comments:** We have reviewed the materials submitted in support of the above noted zoning by-law amendment and have no comments.

#### **Credit Valley Conservation**

**September 15, 2016:**

**Comments:** Further to the comments provided by the Region on August 30, 2016, CVC supports the Region's remarks related to the Risk Management Officials concerns on the capacity of the aquifer the Kaneff Golf course plans on drawing from. It is anticipated that the Regional staff will provide similar comment through the formal development application process at the appropriate time.

The amount Kaneff Properties Limited is proposing may be fine subject to additional long range testing during drought conditions in combination with the two Municipal wells running at the same time. It is not CVC's determination on this Provincial process and it will be up to MOECC to establish the Permitting requirements as part of Kaneff's well application and testing process; however CVC agrees with the Region highlighting the possible quantitative issues in the future and the need to have additional work done.

**July 27, 2016:**

Comments: General

Further to CVC's email dated July 25, 2013 and CVC's letter dated May 28, 2013, CVC continues to provide the following in response to the correspondence from Glen Schnarr and Associates Inc. (prepared by Glen Broll) dated July 22, 2013 addressing comments provided in our correspondence dated May 28, 2013. CVC offers the following for the purposes of moving forward with the Zoning By-law Amendment.

- *(Previous comment #1 and #2)* Confirmation has been provided indicating the now approved OPA schedule has been revised to re-designate all natural features (including the terrestrial linkage area), hazard lands and associated MVPZ/VPZ/buffers into an appropriate EPA designation. Additionally, confirmation has been provided the proposed schedules are consistent with the recommendations of the approved EIR.

As such, CVC staff is satisfied that previous comments noted above have been satisfactorily addressed subject to below:

- *(Previous comment #3)* It is our understanding the applicant's consultants continue to work closely with MNR to obtain clearance as it relates to potential issues related to Significant Habitat of Threatened and Endangered Species and/or ESA requirements.

As such, it continues to be CVC staff's preference that clearance/confirmation be received from MNR as it relates to SAR prior to final approval of the Zoning By-law amendment. However, it is also understood that alternate planning/regulatory mechanisms exist that may address this matter such as the associated development agreement and Site Plan Approval and ESA permitting processes.

- *(previous comment #4)* A summary of the results of the Impact Assessment Matrix and confirmation that no potential direct/indirect impacts are anticipated on natural heritage features on or adjacent to the subject lands has been provided.

CVC staff is satisfied that the above noted comment has been satisfactorily addressed, subject to comment #3 above.

Ecology

CVC staff have reviewed updated Tree Preservation Plans and have provided technical comments.

At the detailed design stage, the tree preservation plans are to be reviewed in light of the proposed development and recommendations made in an approved EIS.

Hydrogeology

CVC has provided comments based on the review of the Terraprobe report dated June 16, 2016:

- Please clarify what is the anticipated water demand;
- The report does not provide a well capacity assessment and a well loss analysis
- As indicated in the report, a 72-hour pumping test will be conducted. CVC will want to review the pumping test and subsequent hydrogeological analysis.

**Municipal Property Assessment Corp.**

Comments: No comments received.



**Ontario Provincial Police (Caledon Detachment)**

Comments: No comments received.

**Rogers Communication – December 13, 2016**

Comments: No concerns with the application. Rogers has reviewed the concept plan and provided a marked-up copy to the applicant indicating their existing infrastructure in the area of the subject lands for consideration during site design and construction.

**TOWN OF CALEDON – DEPARTMENT COMMENTS**

**Community Services, Development Section, Urban Design – August 16, 2016**

Comments: In reviewing the Visual Impact Study, the simulation clearly shows that the proposed location and horizontal massing of the prototype clubhouse/hotel located at the top of the ridge will not only afford great views, it will also be visible above the line of horizon from Hurontario Street and Kennedy Road. Therefore, the newly proposed building (i.e. clubhouse/hotel) has the greatest potential to impact views of the existing landscape from adjacent lands. Building design that carefully addressed context and works to seamlessly fit the new buildings within the existing topography is therefore essential.

Satisfactory Urban Design Guidelines (UDGs) are required to be submitted at the Site Plan Approval stage. The UDGs shall address architectural requirements according to Town policy. Existing Town Policy for Rural Lands requires compatibility of the development with the natural environment and protection of the unique open rural character including view sheds of the country side landscape and open space characteristics of the surrounding lands. .

The building type, form and massing, along with architectural elements and features, materials and colours shall address contextual compatibility as described by Town policy.

Consideration shall be given to provide direction in the zoning bylaw amendment to address compatibility requirements. For example, provision of a satisfactory building envelope and/or provision of a maximum building height requirement in the zoning by-law amendment.

**Community Services, Open Space Design – August 22, 2016**

Comments: The course layout on the Tree Inventory/Protection Plans (TS-1 & TS-2) does not reflect what is shown on the most current 'Consolidated Context Plan'. The TS-1 & TS-2 drawings will have to be updated to be consistent with the most recently proposed course layout in order for the Town to properly comment.

Additional technical comments have been provided regarding the Tree Inventory/Protection Plans which can be addressed at the Site Plan Approval process.

The proximity of hole #2 to the existing residential area has not been addressed. The tee-off locations are still fairly close to the property lines and appropriate mitigation must be provided.

**Community Services, Development Section, Engineering – July 28, 2016**

Comments: As this application is subject to a site plan approval all applicable engineering requirements will be addressed through the site plan approval process. Therefore, we have no concerns with the rezoning application.

**Community Services, Policy and Sustainability Section, Heritage – August 15, 2016**

Comments: Our review of the revised Cultural Heritage Survey (June 2016) indicates that concerns regarding the proposed development's visual impacts on adjacent built heritage resources, as expressed in our comments of July 10, 2013, will be addressed through additional landscape treatments; further, the proposed access from Old Base Line Road will now avoid impacts to the scenic Kennedy Road.

The revised Cultural Heritage Survey (CHS) indicates that of two identified archaeological sites (Clarkson I and Clarkson II), only Clarkson I remains within the revised limits of developable lands. The Town concurs with the proposed mitigation of this site through avoidance. As noted in the Ministry of Tourism, Culture and Sport letter of October 12, 2011, this mitigation must comply with provincial standards and guidelines, and will require:

- a) Implementation and maintenance of a 10 meter protection buffer, to be shown on all engineering and landscape plans;
- b) Ministry and Town approval of a long-term mitigation strategy; and
- c) Implementation of additional course design and landscape mitigation measures as outlined in the CHS to reduce the probability of golf balls entering the Clarkson I site.

Based on the understanding that the above-noted mitigation will be confirmed and implemented through the Site Plan Application, Heritage staff support this rezoning application.

**Development Section, Zoning – February 1, 2017**

Comments: No further concerns.



Heritage Caledon Report  
Monday, February 13, 2017  
9:30 a.m.  
Committee Room, Town Hall

Members Present:

Chair: J. Crease  
Councillor J. Downey  
B. Early-Rea  
J. LeForestier  
V. Mackie  
D. Paterson  
M. Starr

Town Staff:

Heritage Resource Officer: S. Drummond  
Heritage Coordinator: P. Vega  
Council Committee Coordinator: J. Welosky

**CALL TO ORDER**

The meeting was called to order at 9:35 a.m.

**DECLARATION OF PECUNIARY INTEREST** – none.

**RECEIPT OF MINUTES**

The minutes from the January 16, 2017 Heritage Caledon meeting were received.

**DELEGATIONS**

1. Diana Hillman, member, and Robert Carnwell, member, Caledon Heritage Foundation, re: Heritage Caledon's Oral History Project

Diana Hillman provided background information of the Caledon Heritage Foundation. She provided an overview of new projects currently underway, highlighting the Heritage Caledon Oral History Project, which is intended to preserve the historically significant stories about the Town. She advised that the intention is to showcase the stories on an interactive website. Ms. Hillman requested assistance from Heritage Caledon with respect to identifying any historical stories of interest that could be considered for the project.

Members of the Committee asked a number of questions and received answers from the presenters.

**M. Starr left the meeting from 10:19 a.m. to 10:23 a.m.**

**The Committee recessed from 10:24 a.m. to 10:37 a.m.**

## **REGULAR BUSINESS**

1. Requests for Part IV Designation - none
2. Amendment to Part IV Designation By-law - none
3. Request to List Non-designated Property on Heritage Register – none
4. Request to List Non-designated Property on Heritage Register – none
5. Request to Demolish Structure on Listed Non-Designated Property – none
6. Status Update on Ontario Heritage Register

S. Drummond, Heritage Resource Officer, provided an update regarding a number of properties listed on the Ontario Heritage Register. She advised that the listing of 2 Morra Avenue, 1565 Queen Street and 15686 Horseshoe Hill Road are before Council for consideration at a meeting on February 13. She further advised that staff are preparing a report for consideration at an upcoming Planning and Development Committee meeting regarding 715 Bush Street.

Members of the Committee asked a number of questions and received responses from Town staff.

7. Heritage Plaque Presentation Update

Members of the Committee discussed plans for the Heritage Plaque Presentation to be held on March 7, 2017. S. Drummond advised that seven (7) properties will be honoured.

8. 2017 Ontario Heritage Conference

J. Crease advised of the approximate cost to attend the 2017 Ontario Heritage Conference. The Committee discussed the value of three members attending on behalf of Heritage Caledon.

## **CORRESPONDENCE**

**The Committee recessed from 11:33 a.m. to 11:39 a.m.**

National Trust for Canada, dated February 8, 2017 re: Debate of Federal Heritage Bill C-323

Moved by: J. LeForestier

HC-2017-005

That the Town express support by endorsing Bill C-323 being an Act to amend the Income Tax Act to establish a tax credit for expenses related to the rehabilitation of a historic property and a tax deduction for the capital cost of property used in the course of such a rehabilitation.

Carried.

## **ADJOURNMENT**

On motion by V. Mackie, the meeting adjourned at 11:43 a.m.

**From:** Sally Drummond  
**Sent:** Friday, February 10, 2017 10:57 AM  
**To:** 'david.tilson@parl.gc.ca'  
**Cc:** 'bill.morneau@canada.ca'; 'peter.vanloan@parl.gc.ca'; 'nbull@nationaltrustcanada.ca';  
'Joanne Crease'  
**Subject:** Support for Bill C-323

Dear Mr. Tilson,

I am writing to express support for the financial measures for Canada's historic places included in Private Member's Bill C-323, *An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)* tabled on December 1, 2016.

The measures included in Bill C-323 are inspired by the successful, long-running US Federal Historic Tax Credit Program. This program has seen \$23.1 billion in federal credits generate more than \$28.1 billion in additional federal tax revenue and leverage over \$120.8 billion in private investment – a 5 to 1 ratio of private investment to tax credits. Funded projects have in turn created 2.4 million jobs, preserved 41,254 historic properties, and created over 525,000 housing units, including 27% for low/moderate income families.

In Canada, the measures included in Bill C-323 have the potential to achieve the same success, broadly affecting homeowners and the development/construction industry, and positively impacting the economy, job creation and carbon reduction.

Bill C-323 includes the creation of:

- A 20% tax credit on eligible costs for rehabilitation work done to designated historic places (commercial & owner-occupied residential);
- An accelerated Capital Cost Allowance (25%/50%/25%) for eligible capitalized costs incurred under the same conditions of the tax credit (commercial only).

These two tax measures would transform the economic fundamentals for renewing historic places, and would encourage building conservation of every size and type, from landmark commercial buildings to modest homes. Examples in your area include:

1. Caledon currently has 126 individually designated properties (11 commercial and 115 residential), a Council-approved Heritage Conservation District of 172 mixed residential and commercial properties in Bolton, and a strong interest in pursuing district designation for other of its historic villages such as Alton, Belfountain and Cheltenham. These designated properties represent the heritage character of Caledon, central to the Town's identity and sense of place. Financial support for the on-going stewardship and adaptive re-use of these buildings is fundamental to their continued role in the community's heritage fabric and economic growth.

The following designated properties are a sample of those in Caledon that would benefit significantly from Bill C-323's tax measures:

Alton Mill Arts Centre  
Millcroft Inn  
Alton Mechanics Institute  
Former Alton Town Hall (now art gallery)  
Belfountain General Store  
Belfountain Community Church  
Cheltenham General Store  
Former Cheltenham Hotel  
Palgrave's Church Pub in the former St. Alban's Church  
Bolton's core of late 19<sup>th</sup> century commercial buildings

2. There are many examples of the significant financial and environmental impact of heritage conservation:

- Studies show building rehabilitation generates upwards of 21% more jobs, including skilled jobs, than the same investment in new construction;
- The Commercial Heritage Properties Incentive Fund (CHPIF), a Canada-wide pilot program (2003 - 2008), was designed to test the benefit of a heritage tax credit. The results were impressive: federal contributions of \$21.5 million supporting 49 projects leveraged over 8 times more in private sector investment (\$177.2 million); **Caledon's Alton Mill Arts Centre was the recipient of a CHPIF grant, funding which was instrumental to completion of this national award winning restoration project, now a major cultural and economic catalyst in the region;**
- Building renewal and re-use capitalizes on materials and energy already invested, reduces construction and demolition waste, and avoids environmental impact associated with new development. A recent study shows that it takes from 10 to 80 years for a new "green" building to make up for the negative climate change impacts of its construction.

As the significant impact of this Bill will be felt in our own community, as well as nationally, I urge you to support for the measures included in Bill C-323.

Thank you for your consideration of this important issue.

Sincerely,

**Sally Drummond**

Heritage Resource Officer  
Community Services

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[www.visitcaledon.ca](http://www.visitcaledon.ca)

cc

The Hon. William Francis Morneau, Minister of Finance [bill.morneau@canada.ca](mailto:bill.morneau@canada.ca)

The Hon. Peter Van Loan MP (York –Simcoe) [peter.vanloan@parl.gc.ca](mailto:peter.vanloan@parl.gc.ca)

Natalie Bull, Executive Director, National Trust for Canada [nbull@nationaltrustcanada.ca](mailto:nbull@nationaltrustcanada.ca)