



CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

Application for Proposed Official Plan and Zoning By-law Amendments POPA 17-03 and RZ 17-14 55 John Street Part of Lot 23, Concession 4 W.H.S (Caledon).

Presentation by David Capper, Associate, Glen Schnarr and Associates Inc. and Andrea Scherer, Hicks Design Studio.

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

Application for Proposed Plan of Subdivision and Zoning By-law Amendment 21T-17008 and RZ 17-13 12461 McLaughlin Road Parts of Lot 19 and 20 Concession 1 W.H.S. (Chinguacousy).

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

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

Proposed Official Plan Amendment POPA 16-02 – Town Wide.

Presentation by Amanda Smith, Director, Canadian Urban Institute.

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

DELEGATIONS

STAFF REPORTS

[Staff Report 2018-45](#)

Recommendations for Allocation of Designated Heritage Property Grant Funding for 2018

[Staff Report 2018-48](#)

Provincial and Regional Planning Initiatives and Implications on Land Use Planning in Caledon

RECOMMENDATIONS OF ADVISORY COMMITTEES

Heritage Caledon Report dated [April 9, 2018](#).

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

PROPOSED HERITAGE DESIGNATION FOR MOFFAT SCHOOLHOUSE 6500 PATTERSON SIDE ROAD (WARD 4)

That staff be directed to proceed with the Notice of Intention to Designate for 6500 Patterson Sideroad; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 6500 Patterson Sideroad pursuant to section 29 (4) of the *Ontario Heritage Act*.

PROPOSED HERITAGE DESIGNATION OF THE WILSON FARMHOUSE 12701 HURONTARIO STREET (WARD 2)

That staff be directed to proceed with the Notice of Intention to Designate the Wilson Farmhouse property shown on Lot 44 of Draft Plan of Subdivision 21T-12001C;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating the Wilson Farmhouse property pursuant to section 29 (4) of the *Ontario Heritage Act*; and,

That the designating by-law be registered on title to the property following registration of the Plan of Subdivision.

BUILT HERITAGE RESOURCE INVENTORY

That staff prepare a work plan outlining the methodology to bring forward the remaining non-designated properties identified in the Built Heritage Resource Inventory for listing on the Town's Heritage Register, under section 27 (1.2) of the Ontario Heritage Act;

That within the work plan priority be given to properties that are highly significant and/or within established settlement areas; and

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

NOTICE OF MOTION

Councillor Shaughnessy re: Public Meeting for the proposed Triple Crown Development, 15717 Airport Road

That the Town of Caledon provide a second public meeting for Triple Crown Development, 15717 Airport Road in Caledon East;

That the second public meeting be triggered when the new submission is applied for at the Town of Caledon; and

That all questions asked at the Triple Crown Development, 15717 Airport Road in Caledon East public meeting on April 3, 2017 be answered in a separate document on the Town of Caledon website.

CORRESPONDENCE

General Correspondence

Kathryn McGarry, Minister of Transportation dated March 9, 2018 re: [GTA West Focused Analysis Area](#)

Elliot Hughes, Deputy Director – Tax Policy, The Office of the Honourable Bill Morneau – Minister of Finance dated April 11, 2018 re: [Federal Action on the Conservation of Heritage Properties](#)

Pam Jackson, Resident, Town of Caledon, dated April 24, 2018 re: [Niagara Escarpment Commission, Housing and Family Farm](#)

ADJOURNMENT



Accessibility Accommodations

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

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

Notice of Public Meeting Proposed Official Plan and Zoning By-law Amendments

FILE NUMBER(S): POPA 17-03 and RZ 17-14

Community Involvement:

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

Applicant and Location:

Applicant: Glen Schnarr & Associates Inc. on behalf of Millcroft Inn and Spa – Vintage Hotels

Location: 55 John Street
Part of Lot 23, Concession 4 W.H.S.
(Caledon)
North of John Street, Bridge Street and
Credit Street, Village of Alton
Ward 1

Area: 36.0 hectares (88.7 acres)

What are the Proposed Changes?

The purpose of these applications is to permit an expansion to the existing Millcroft Inn and Conference Centre to include an additional wing of 63 guest suites and conference centre facilities. The Official Plan Amendment application proposes to redesignate the subject lands to a Rural Economic Development Area designation and the Zoning By-law Amendment application proposes to rezone the subject lands to an Open Space with Exceptions (OS-X) zone to facilitate the proposed development.

Additional Information:

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

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

Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board / Local Planning Appeal Tribunal.

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

How to Stay Informed:

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

Accessibility:

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

Notice Date: April 5, 2018



When and Where:

Tuesday May 1, 2018

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

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



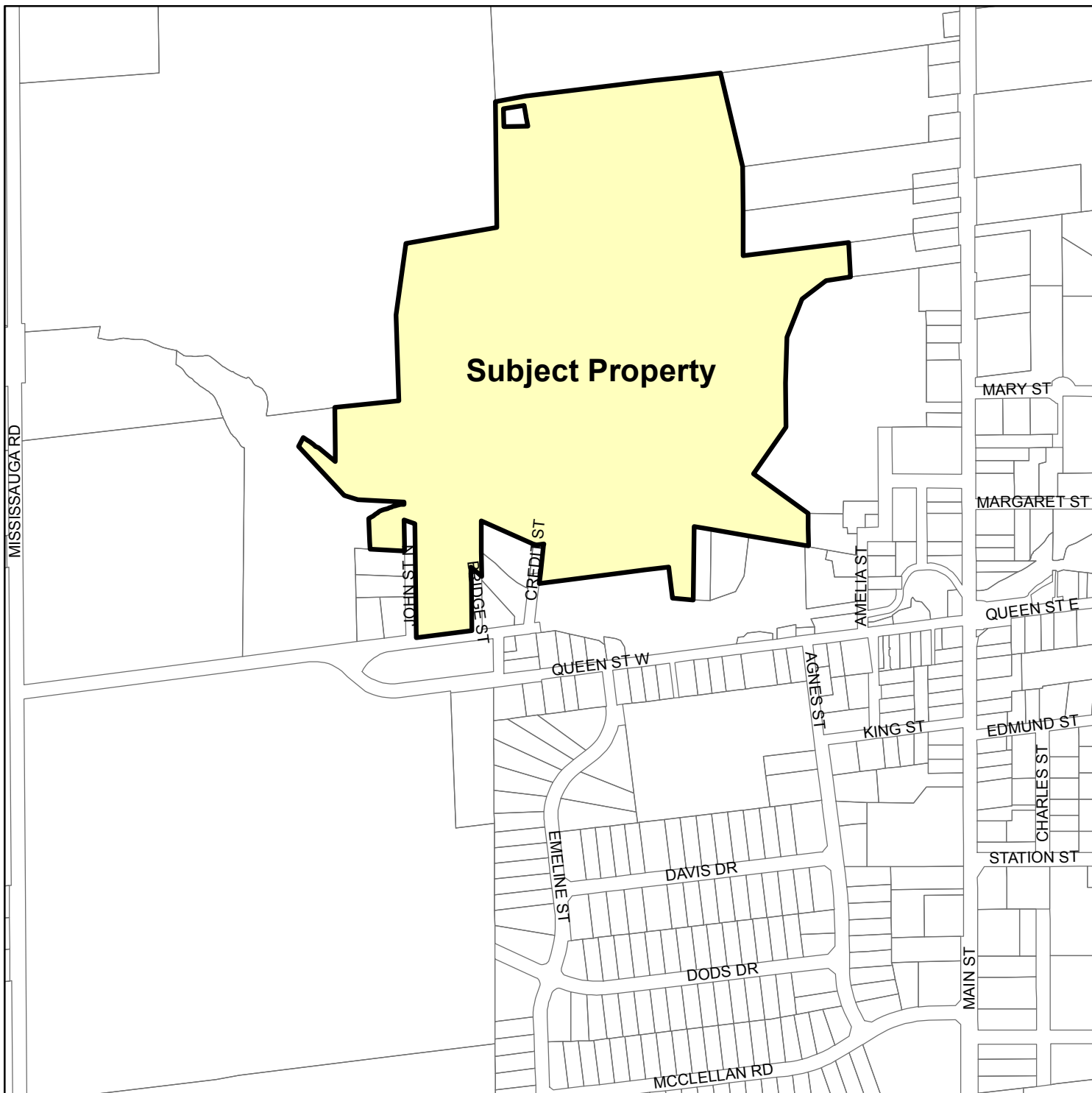
Additional Information:

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



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

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**Official Plan and Zoning By-Law
Amendment Applications**
POPA 17-03 & RZ 17-14
Millcroft Inn Expansion

55 John Street N
PART OF LOT 23 & 24, CONCESSION 4 WHS,
PLAN CAL 5 BLK 7 PT LOT 59 BLK 8
LOTS 37 38 39 46 TO 54 PT LOT 55
BLK 10 LOTS 3 TO 12 PT LOT 2 BLK 11

LOCATION MAP



Date: February 8, 2018

File No.s: POPA 17-03
RZ 17-14

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: Tuesday May 1, 2018 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Glen Schnarr & Associates Inc. on behalf of Millcroft Inn and Spa (Vintage Hotels/Lais Hotel Properties Limited)

File No's.: POPA 17-03 & RZ 17-14

The Purpose of a Public Meeting:

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

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

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

Property Information:

The subject property is located in the northwest corner of Alton Village, north of John Street, Bridge Street and Credit Street. The subject property is approximately 36 hectares (89 acres) in area and has frontage on John Street, with a municipal address of 55 John Street. The property also has access onto Bridge Street and Credit Street which provide administrative and maintenance access to the site. The subject property contains a number of existing historic buildings which contain the existing inn and conference centre uses, including associated administrative and maintenance functions. The facility specifically consists of 52 guest rooms, a restaurant, café, conference/meeting rooms, a spa and fitness facilities. The northern portion of the subject property is outside of the existing developed area and contains a wooded area and cleared fields. Existing uses surrounding the subject property consist of detached residential and village commercial uses to the south and southeast and vacant woodland areas to the east, west and north. Please see Schedule "A" – Location Map with Aerial Photograph, attached.

The subject property straddles the Alton Village settlement area boundary. The northern portion of the property outside of the settlement area is designated in the Rural Area, with a Natural Heritage System overlay within the Protected Countryside area of the Greenbelt Plan. The Region of Peel Official Plan designates the subject property within the Rural System on Schedule "D"- Regional Structure. The Town of Caledon Official Plan designates the southern portion of the subject property within the Alton Village hamlet settlement area, with the northern portion outside of this boundary designated as Rural Lands on Schedule 'A' (Town of Caledon Land Use Plan). The subject lands are located within a number of zone categories in Zoning By-law 2006-50, as amended, including Village Commercial Exception 277 (CV-277), Village Commercial Exception 262 (CV-262), Village Commercial Exception 262 – Environmental Policy Area (CV-262-E), Rural Residential (RR), Environmental Policy Area 2 (EPA2) and Rural (A2). The portion of the site which is subject to these applications is within the Rural (A2) zone.



Public Meeting Information Report

Community Services Department – Planning and Development

Proposal Information:

On December 21, 2017, the Town of Caledon received Official Plan Amendment (POPA 17-03) and Zoning By-law Amendment (RZ 17-14) applications from Glen Schnarr & Associates Inc. on behalf of Millcroft Inn and Spa (Vintage Hotels/Lais Hotel Properties Limited) for the subject lands. The applications were deemed complete on February 7, 2018.

The proposed development consists of an expansion to the existing Millcroft Inn and Conference Centre to include an additional 63 guest suites and approximately 673 square-metres (7,248 square-feet) of additional floor area dedicated to meeting, dining and banquet facilities associated with the conference centre. The total gross floor area for the overall expansion area is 3,135 square-metres (33,748 square-feet). In addition, the proposed development will include a reconfigured internal driveway/circulation system as well as a new visitor parking area. The proposed development will require upgrades to the existing wastewater disposal system that is currently operating on the subject property. Please see Schedule 'B' – Preliminary Site Plan, attached.

The Official Plan Amendment application (POPA 17-03) proposes to re-designate the northern portion of the subject property from the existing Rural Lands designation to a Rural Economic Development Area designation.

The Zoning By-law Amendment application (RZ 17-14) is proposing to rezone a portion of the subject lands from Rural (A2) to Rural with Exceptions (A2-X) which will add site-specific permitted uses and zone standards to permit the proposed development. No changes are proposed to the remainder of the zone categories that apply to the subject lands.

Documents submitted with this application to the Town for review include the following:

- Site Concept Plan, prepared by Hicks Design Studio, dated July, 2017;
- Planning Justification Report prepared by Glen Schnarr & Associates Inc., dated December, 2017
- Urban Design Brief, prepared by Hicks Design Studio, received December 22, 2017;
- Scoped Environmental Impact Study, prepared by Dhillon Consulting, dated December, 2017;
- Tree Preservation Plan, prepared by Glen Schnarr & Associates Inc., dated December 18, 2017;
- Functional Servicing and Stormwater Management Report, prepared by R.J. Burnside & Associates Limited, dated November 30, 2017;
- Hydrogeological Impact Assessment, prepared by R.J. Burnside & Associates Limited, dated December 15, 2017;
- Environmental Noise Study, prepared by SS Wilson Associates Inc., dated December 11, 2017;
- Transportation Impact Study, prepared by Nextrans Consulting Group Inc., dated November 2017;

Public Meeting Information Report

Community Services Department – Planning and Development

- Archaeological Monitoring of the Initial Construction of the Spa Facility, Millcroft Inn, prepared by Archaeological Assessments Ltd., dated April, 2003;
- Cultural Heritage Impact Statement, prepared by Archaeological & Cultural Heritage Services, dated December, 2017.

Consultation:

Notice of Application: In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, a notice sign has been posted on the subject lands and this Notice was posted on the Town's website and advertised in the Caledon Citizen and Caledon Enterprise newspapers on Thursday February 15, 2018.

Notice of Public Meeting: In accordance with the *Planning Act*, the Notice of Public Meeting was also mailed to all landowners within 120 m (393.7 ft) of the subject property and was advertised in the Caledon Citizen and Caledon Enterprise newspapers on Thursday April 5, 2018.

Agency/Department Review: The subject applications were most recently circulated to external agencies and internal departments for review and comment on March 1, 2018. Detailed comments have been provided by the following agencies/departments:

- Region of Peel, Public Works, Development Services Department
- Town of Caledon internal departments:
 - Community Services, Planning and Development – Development Engineering
 - Fire and Emergency Services
 - Finance and Infrastructure Services, Finance
 - Community Services, Building Services

Based on the comments provided by the foregoing agencies and departments, additional information and revised submission documentation are required to address various technical comments received on the first submission. These comments are summarized to include, but are not limited to the following:

- Revisions and/or an addendum to the Functional Servicing Report will be required to address technical comments with respect to the proposed water servicing. Detailed site servicing drawings will be required as part of a future Site Plan Approval process.
- A salt management plan will be required to promote best management practices for the application of road salt to protect sources of municipal drinking water due to the location of the subject lands being within an identified wellhead protection area and high vulnerability aquifer area.
- The Hydrogeological Impact Assessment has been reviewed for potential impacts to the site and surrounding properties. Revisions and/or an addendum to this report will be required to address detailed technical comments, particularly with respect to the assessment of surrounding domestic wells, groundwater level and quality sampling and preparation of a satisfactory monitoring and contingency plan.
- Fire department access route and fire hydrants are to be illustrated on the proposed concept plan.

Public Meeting Information Report

Community Services Department – Planning and Development

- Existing Region of Peel easements will need to be identified and addressed through the proposal submission and review process to ensure that there are no unauthorized encroachments on the Regional easements.
- A peer review of the Noise Feasibility Study is being coordinated by the Town.
- A site visit has been conducted by CVC engineering, ecology and hydrogeology staff. CVC is conducting a detailed review of the applications and supporting technical reports.

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

- Rogers Communications
- Hydro One Networks Inc.
- Enbridge Gas Distribution Inc.
- Town of Caledon internal departments:
 - Finance and Infrastructure Services, Engineering Services Department
 - Finance and Infrastructure Services, Transportation

Detailed comments from the following agencies/departments remain outstanding:

- Credit Valley Conservation
- Ontario Provincial Police – Caledon Detachment
- Town of Caledon internal departments:
 - Corporate Services, Legal Services
 - Community Services, Open Space Design
 - Community Services, Policy & Sustainability – Heritage
 - Corporate Services, Legislative Services - Accessibility

Next Steps:

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.

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

Public Meeting Information Report

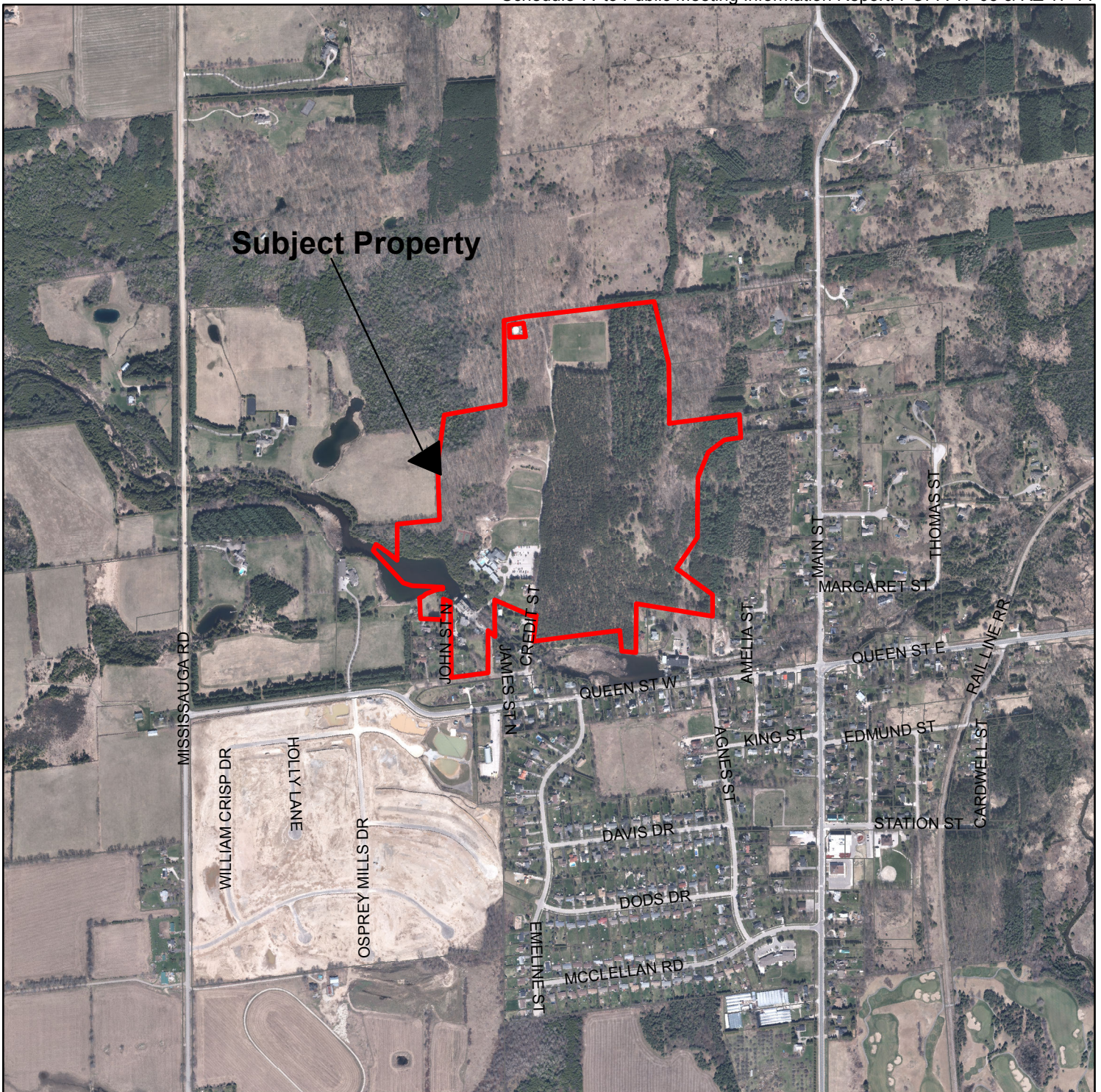
Community Services Department – Planning and Development

Contact:

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

Attachments:

- Schedule A: Location Map with Aerial Photograph
- Schedule B: Conceptual Site Plan



Official Plan Amendment Application

POPA 2017-0003

Millcroft Inn Expansion

55 John Street N
PART OF LOT 23 & 24, CONCESSION 4 WHS,
PLAN CAL 5 BLK 7 PT LOT 59 BLK 8
LOTS 37 38 39 46 TO 54 PT LOT 55
BLK 10 LOTS 3 TO 12 PT LOT 2 BLK 11

LOCATION MAP



Date: February 8, 2018

File No.: POPA 2017-0003

FIGURE D

PROPOSED CONCEPTUAL SITE PLAN

Schedule 'B' to Public Meeting Information Report: POPA 17-03 & RZ 17-14



- EXISTING BUILDING
- PROPOSED BUILDINGS

The Millcroft Inn & Spa Alton Village

Town of Caledon
POPA 17-03 & RZ 17-14:

PUBLIC MEETING

TOWN OF CALEDON/REGIONAL MUNICIPALITY OF PEEL

May 1st, 2018



SUMMARY

- Official Plan Amendment and Zoning By-law Amendment
- Development of area north of the existing Spa facility to provide greatest degree of separation to adjacent land uses within Alton Village
- Introduction of new wing containing 63 guest suites in two connected buildings
- New conference centre, restaurant and office/staff facilities consisting of 3,135 m² of gross floor area
- Proposed three storey buildings with third floor recessed into building roofline
- New surface parking facilities proposed adjacent to proposed conference centre as well as the Ward Dodds House (Manor House)
- Retention and preservation of built heritage resources



Location

Millcroft Inn & Spa – 55 John Street, Alton Village



Location

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Location

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Site Plan

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Site Plan

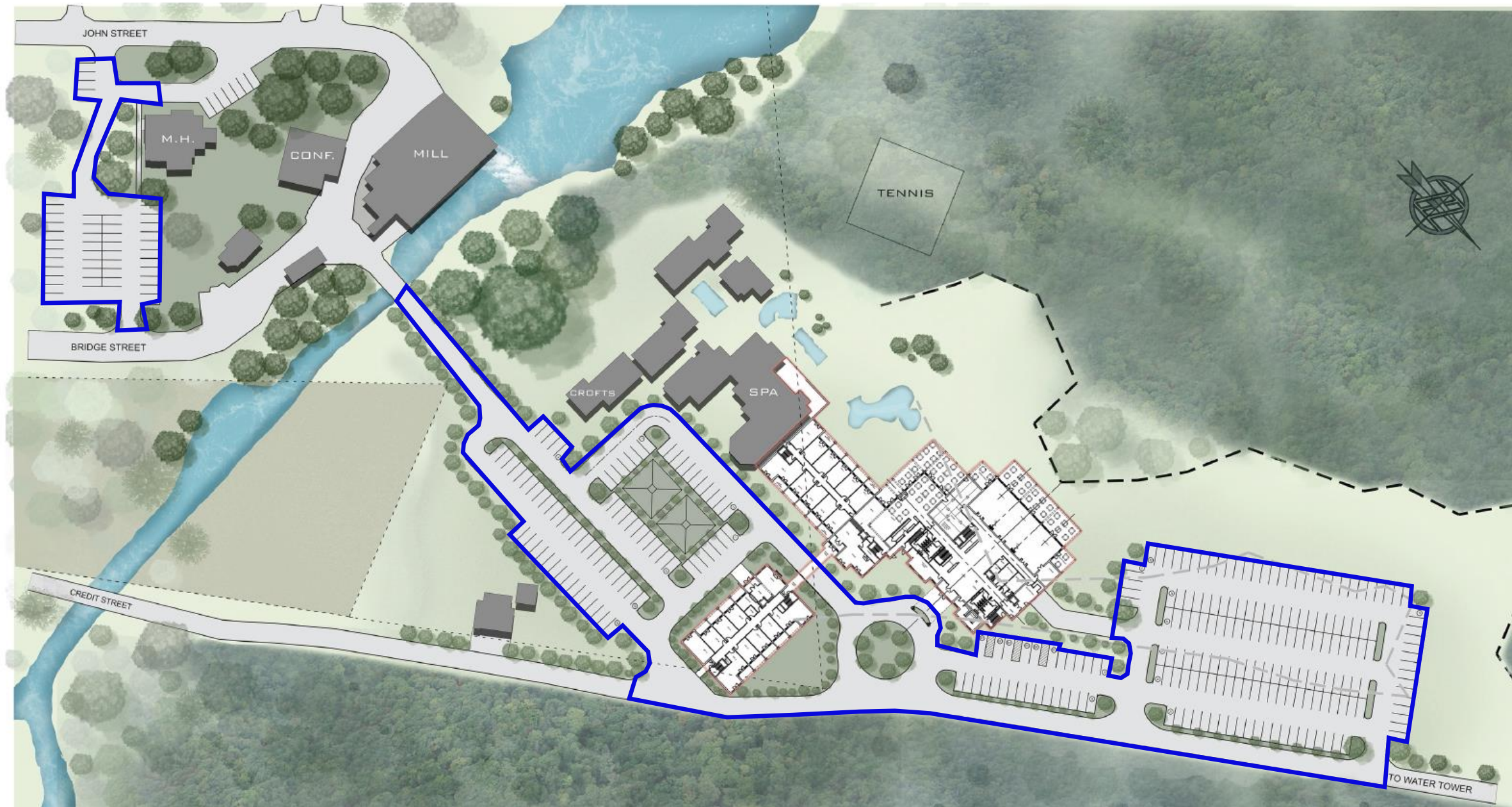
Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Site Plan

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Rendering

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Rendering

Millcroft Inn & Spa – 55 John Street, Alton Village



HICKS
DESIGN STUDIO



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



Conceptual Elevation

Millcroft Inn & Spa – 55 John Street, Alton Village



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

PROPOSED OFFICIAL PLAN AMENDMENTS

- Official Plan Amendment to introduce a Rural Economic Development Area designation
- Rural Economic Development Area designation is permitted throughout the Town's Rural Areas subject to a site specific amendment to the Official Plan
- Designation is intended to provide tourism opportunities such as spas, country inns, retreats, wellness centres and limited restaurant development
- Policies encourage complimentary and compatible rural area uses
- Proposal seeks the expansion of the existing inn and spa use into the Rural Lands designation on the subject property

PROPOSED ZONING AMENDMENTS

- Zoning By-law Amendment seeks to introduce a site specific Open Space Zone which permits the proposed use and implements site specific regulations to govern use
- Draft Zoning By-law submitted with development application
- Full zoning regulations to be reviewed/established in consultation with the Town through processing of application
- Zoning By-law Amendment does not seek development approvals of wooded areas of subject property

THANK YOU

Notice of Public Meeting

Proposed Draft Plan of Subdivision & Zoning By-law Amendment

FILE NUMBER(S): 21T-17008 & RZ 17-11

Community Involvement:

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

Applicant and Location:

Applicant: PMG Planning Consultants on behalf of Shanontown Developments Inc.

Location: 12461 McLaughlin Road
Parts of Lot 19 & 20, Concession 1 W.H.S.
(Chinguacousy)
East side of McLaughlin Road, North of Mayfield Road
Ward 2

Area: 30.74 hectares (75.95 acres)



When and Where:

Tuesday May 1, 2018

Info Session: 6:00p.m.

Public Meeting: 7:00p.m.

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



Additional Information:

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

What are the Proposed Changes?

The Plan of Subdivision proposal is for 677 residential dwelling units comprised of 104 detached dwellings, 164 semi-detached dwellings, 100 on-street townhouse dwellings, 137 rear-laneway townhouse dwellings and a high-density residential block containing approximately 172 apartment dwelling units. In addition, the Plan of Subdivision proposes to create a 1.46 hectare (3.61 acre) village square block, a 1.30 hectare (3.21 acre) railway buffer block, a 1.0 hectare (2.55 acre) stormwater management facility and associated access blocks as well as various blocks for community parks and greenland (woodlot/wetland) buffer areas. The Zoning By-law amendment proposes to rezone the subject lands from Agricultural (A1) to Mixed Density Residential with exceptions (RMD-X), Village Core Commercial with exceptions (CCV-X), Environmental Policy Area 1 Exception 405 (EPA1-405), Environmental Policy Area 1 (EPA1) and Open Space (OS) zones to permit the proposed development..

Additional Information

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

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

Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board / Local Planning Appeal Tribunal.

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How to Stay Informed:

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Accessibility

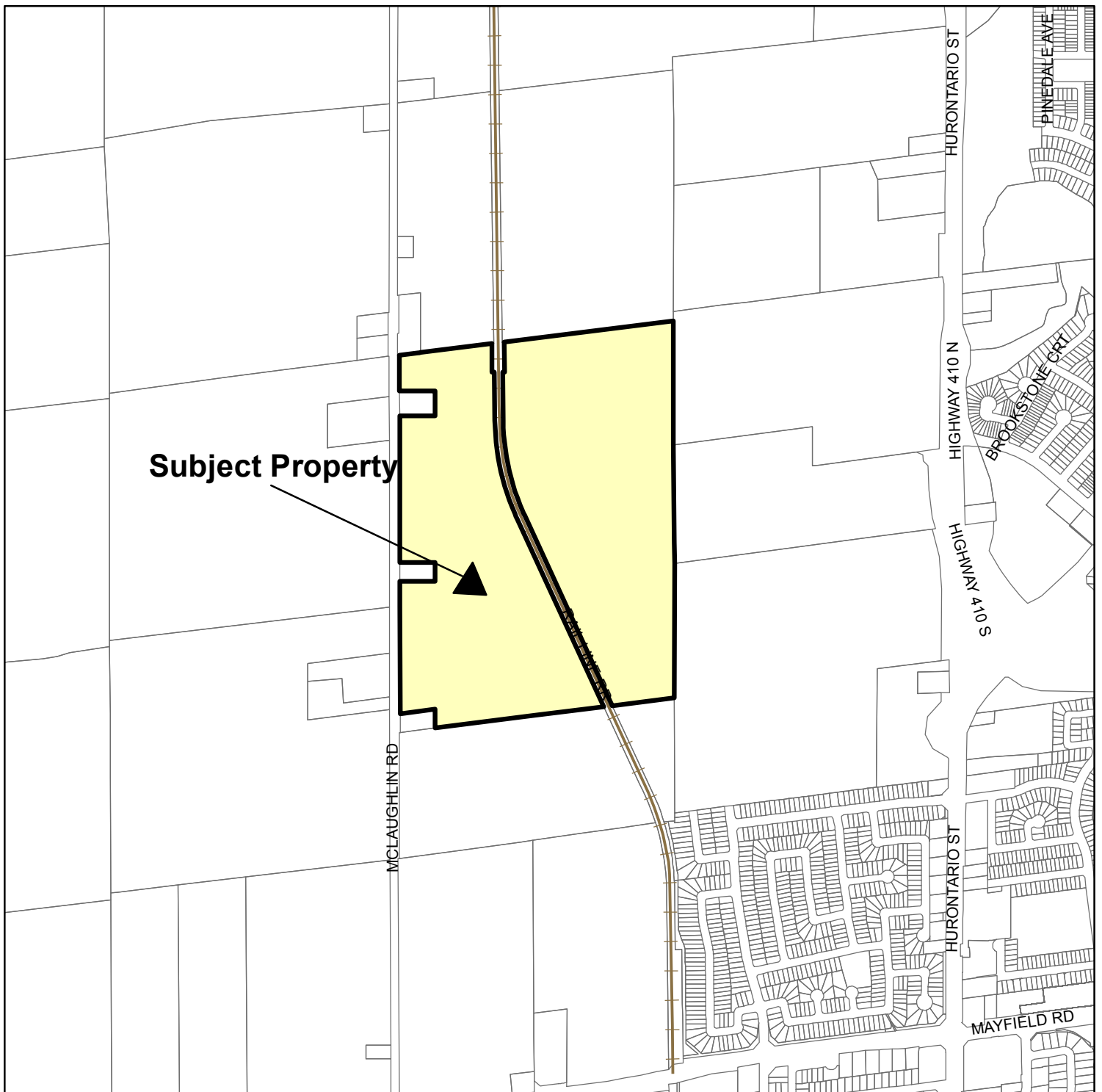
If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted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

Notice Date: April 5, 2018



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

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**Zoning By-law Amendment &
Draft Plan of Subdivision Applications**
RZ 17-13 & 21T-17008C
SHANONTOWN DEVELOPMENT INC.

12461 McLaughlin Road

Part of Lots 19 & 20, Concession 1 (WHS)
Parts 1 & 2, RP 43R-37076

LOCATION MAP



Date: February 8, 2018

File No.: RZ 17-13
21T-17008C

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: Tuesday May 1, 2018 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: PMG Planning Consultants on behalf of Shanontown Developments Inc.

File No's.: 21T-17008C & RZ 17-13

The Purpose of a Public Meeting:

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

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

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

Property Information:

The subject lands are located on the southern portion of 12461 McLaughlin Road, on the west side of McLaughlin Road, between Mayfield Road to the south and Old School Road to the North, in the Mayfield West Phase 2 Secondary Plan area. The proposed development area is 30.76 hectares (76.0 acres) and contains an agricultural field with an existing dwelling and agricultural buildings fronting onto McLaughlin Road. Existing uses surrounding the subject lands consist primarily of agricultural lands, with a wooded area to the east and a tributary to the Etobicoke Creek (within the Greenbelt Plan area) to the north. The existing railway operated by the Orangeville Railway Development Corporation (ORDC) bisects the subject lands. Please see Schedule "A" – Location Map with Aerial Photograph, attached.

The subject property is located within the Mayfield West Phase 2 ("MW2") Secondary Plan area. The Region of Peel Official Plan designates the lands as within the Mayfield West Phase 2 Rural Service Centre on Schedule "D"- Regional Structure. The Town of Caledon Official Plan designates the lands within the Mayfield West Phase 2 Settlement Area on Schedule 'A' (Town of Caledon Land Use Plan). The Mayfield West Phase 2 Secondary Plan designates the subject lands as Low Density Residential, Medium Density Residential, High Density Residential, Open Space Policy Area, Environmental Policy Area and Greenway Corridors on both sides of the existing railway corridor (Mayfield West Phase 2 Land Use Plan). The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

Proposal Information:

On December 12th, 2017, the Town of Caledon received Draft Plan of Subdivision (21T-17008C) and Zoning By-law Amendment (RZ 17-13) application submissions from PMG Planning Consultants on behalf of Shanontown Developments Inc. for the subject lands. The applications were deemed complete on January 12, 2018.

The Draft Plan of Subdivision application (21T-17008C) is proposing to create 677 residential dwelling units comprised of 104 single-detached dwellings, 164 semi-detached dwellings, 100 on-street townhouse dwellings, and 137 rear-laneway townhouse dwellings. A 1.28 hectare (3.16 acre) high-density residential block is also proposed at the southwest corner of the site and would contain

Public Meeting Information Report

Community Services Department – Planning and Development

approximately 172 apartment dwelling units situated above ground level non-residential uses. In addition, the draft plan proposes to create various blocks for the following land uses:

- Village square (0.098 hectares / 0.24 acres)
- Two community Parks (0.83 hectares / 2.05 acres in total)
- Greenland Blocks - Woodlot, Wetlands and Buffer Areas (1.33 hectares / 3.30 acres)
- Railway Buffer Areas (1.30 hectares / 3.21 acres)
- Stormwater Management Facility (1.05 hectares / 2.59 acres)

The proposed residential development component of the plan of subdivision has an overall density of approximately 44 units per net residential hectare. Please see Schedule 'B' – Draft Plan of Subdivision, attached.

The Zoning By-law Amendment application (RZ 17-13) is proposing to rezone the subject lands from Agricultural (A1) to: Mixed Density Residential with Exceptions (RMD-X) zone for all residential dwelling units; Village Core Commercial with Exceptions for the high-density block and village square area; Open Space (OS) zone for the community parks; Environmental Policy Area 1 (EPA1) zones for the greenway corridor, woodlot, buffer areas; and Environmental Policy Area 1 Exception 405 (EPA1-405) zone for the stormwater management facility.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, notice signs were posted on the subject lands and the Notice was posted on the Town's website and advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on February 15, 2018.

Notice of this Public Meeting was mailed to all landowners within 120 metres of the subject property and was advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on April 5, 2018.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on January 5, 2018. Comments received are briefly outlined below for your information:

- Dufferin Peel Catholic District School Board and Peel District School Board: Both school boards have assessed the student yield anticipated to be generated by the proposed development in conjunction with their current student accommodation conditions of existing schools within their catchment areas for where the proposal is located. Both school boards have requested standard conditions of draft approval related to student accommodation and associated warning clauses to be included in all offers of purchase and sale of residential lots within the plan until permanent school sites for the Mayfield West Phase 2 area have been completed.
- Orangeville Railway Development Corporation (ORDC): It is the ORDC's position that residential development in proximity to the railway right-of-way requires impact mitigation measures to reduce this incompatibility and to discourage trespass. Therefore, the ORDC requires draft approval conditions to implement requirements for: (i) a 30m setback for residential dwellings adjacent to the railway right-of-way; (ii) submission of a noise and vibration analysis subject to the review of the

Public Meeting Information Report

Community Services Department – Planning and Development

ORDC; (iii) construction of appropriate mitigation measures; and (iv) warning clauses to be included in all offers of purchase and sale of residential units within 300m of the railway right-of-way.

- Town of Caledon, Finance and Infrastructure Services – Transportation Services: A revised or addendum Traffic Impact Study will be required to address technical comments regarding the study methodology and analysis assumptions. The study should also analyze potential cycling routes and facilities.
- Town of Caledon, Community Services, Planning & Development – Zoning: Detailed comments on the draft Zoning By-law amendment for this site are premature until such time as an overall zoning framework is determined for the entire Mayfield West Phase 2 development area.
- Town of Caledon, Control Architect Review: The proposed plan of subdivision, including land uses and road network fundamentally follows the Mayfield West Phase 2 (MW2) Framework Plan with the following exceptions:
 - The plan removes a second collector road crossing over the ORDC railway which removes an east-west linkage for the community across the northern limits of the subject lands.
 - The local road and laneway pattern in the area to the north and east of the High Density Block has been modified, resulting in a change from rear-lane townhouses to front-loaded semi-detached dwellings in this area. No justification has been provided in the submission documents in support of this revision.
 - The orientation of the High-Density Block has been revised and a detailed concept plan should be provided to better understand the design intent for this highly important site within the Urban Village Centre of the Mayfield West Community.
 - Street townhouses have been introduced on single-loaded roads to the east and west of the ORDC Railway which is an appropriate interface with the railway corridor, whereas the MW2 Framework Plan indicates low-density uses in this area.
 - The stormwater management pond on the north side of the Spine Road has been eliminated and replaced with single-detached dwellings in this location. A specific pond has been introduced north of the plan within the Etobicoke Creek valley lands which is consistent with the development pattern established for this area of the community.

Detailed comments have been provided in review of the Urban Design Brief and Architectural Control Guidelines. A revised and/or addendum submission, as well as further discussions with the applicant will be required to address these comments.

- Town of Caledon, Finance & Infrastructure Services, Energy and Environment: The landowner must submit a Sustainable Residential Home Strategy as required by the Mayfield West Phase 2 Secondary Plan and MW2 Financial Agreement.
- Town of Caledon, Community Services, Fire and Emergency Services: The existing fire station (307) Valleywood may be used to service the MW2 area, however, this is very much dependent on ability to gain direct and efficient east-west access from the existing fire station at Valleywood through the MW2 area to Chinguacousy Road. Until modifications to the Highway 410/Valleywood Boulevard

Public Meeting Information Report

Community Services Department – Planning and Development

interchange, the new east-west spine road is required to be connected to Hutchinson Farm Lane to Chinguacousy Road to provide access and acceptable response times to the MW2 area.

- Town of Caledon, Corporate Services, Accessibility: The owner/applicant will be required to provide acceptable universal design housing concept options to prospective home purchasers as a condition of draft plan approval. Sidewalks within the subdivision are to be a minimum of 1.5 metres wide. Accessible features such as tactile surfaces and curb ramps are to be provided at street crossings. The subdivision is to be well illuminated, especially in areas where there are key amenities such as community mailbox areas, benches and parks/playspaces.

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

- Enbridge Gas Distribution Inc.
- Bell Canada
- Canada Post

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

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

Comments from the following agencies/departments remain outstanding:

- Town of Caledon, Corporate Services, Legal Services
- Town of Caledon, Open Space Design
- Town of Caledon, Community Services – Policy & Sustainability:
- Town of Caledon, Community Services – Policy & Sustainability, Heritage
- Town of Caledon, Community Services, Planning & Development – Engineering
- Town of Caledon, Finance and Infrastructure Services – Engineering Services
- Ontario Provincial Police - Caledon Detachment
- Canada Post
- Toronto and Region Conservation Authority
- Credit Valley Conservation
- Region of Peel - Public Works, Development Services:

Next Steps:

If you wish to stay informed of the project described above, please contact the planner for this project (see contact information below).

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body may

Public Meeting Information Report

Community Services Department – Planning and Development

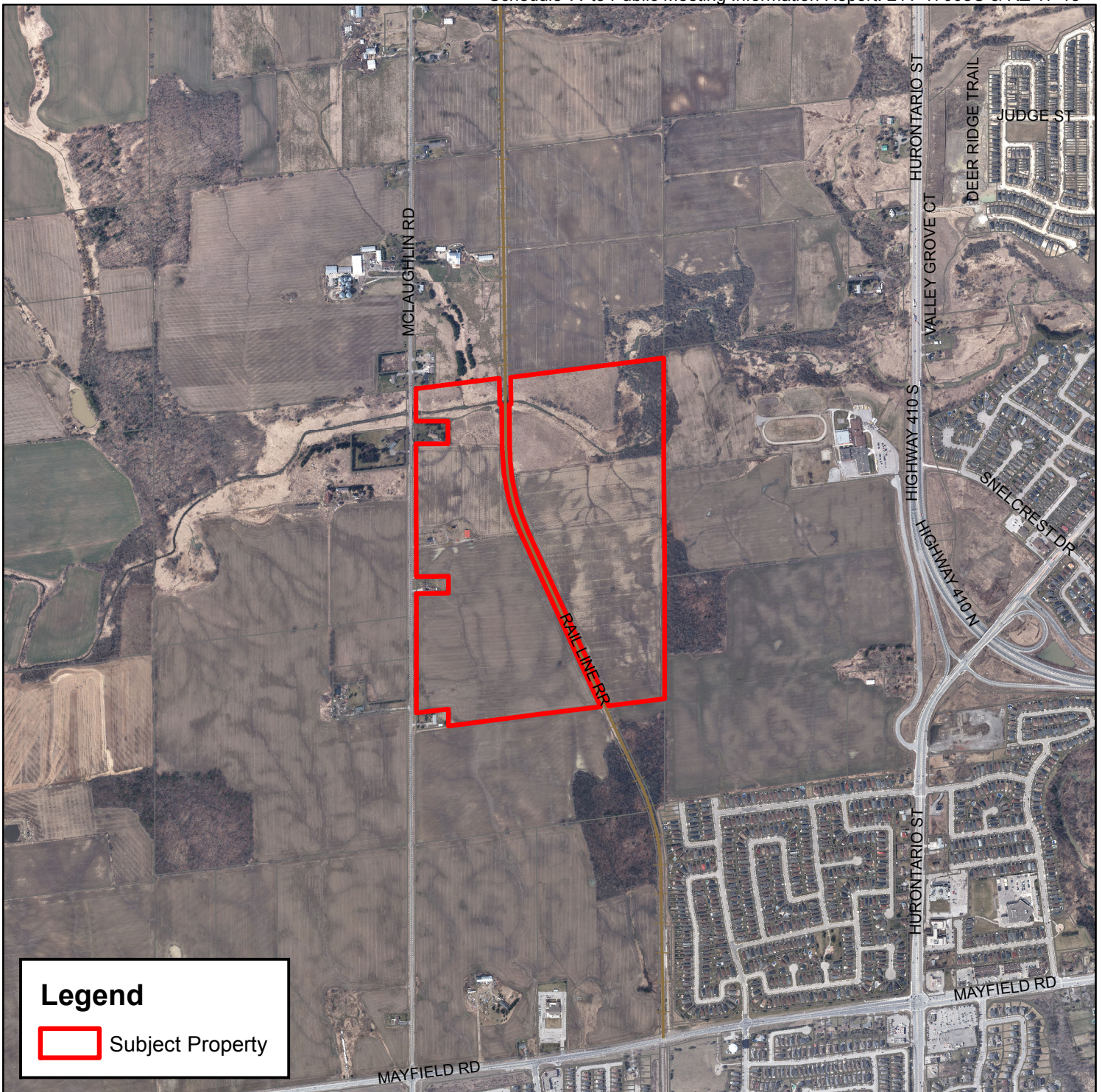
not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Contact:

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

Attachments:

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



Legend

Subject Property

Zoning By-law Amendment & Draft Plan of Subdivision Applications

RZ 17-13 & 21T-17008C

SHANONTOWN DEVELOPMENT INC.

12461 McLaughlin Road

Part of Lots 19 & 20, Concession 1 (WHS)
Parts 1 & 2, RP 43R-37076

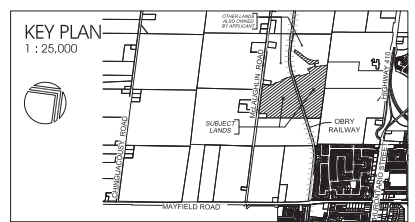
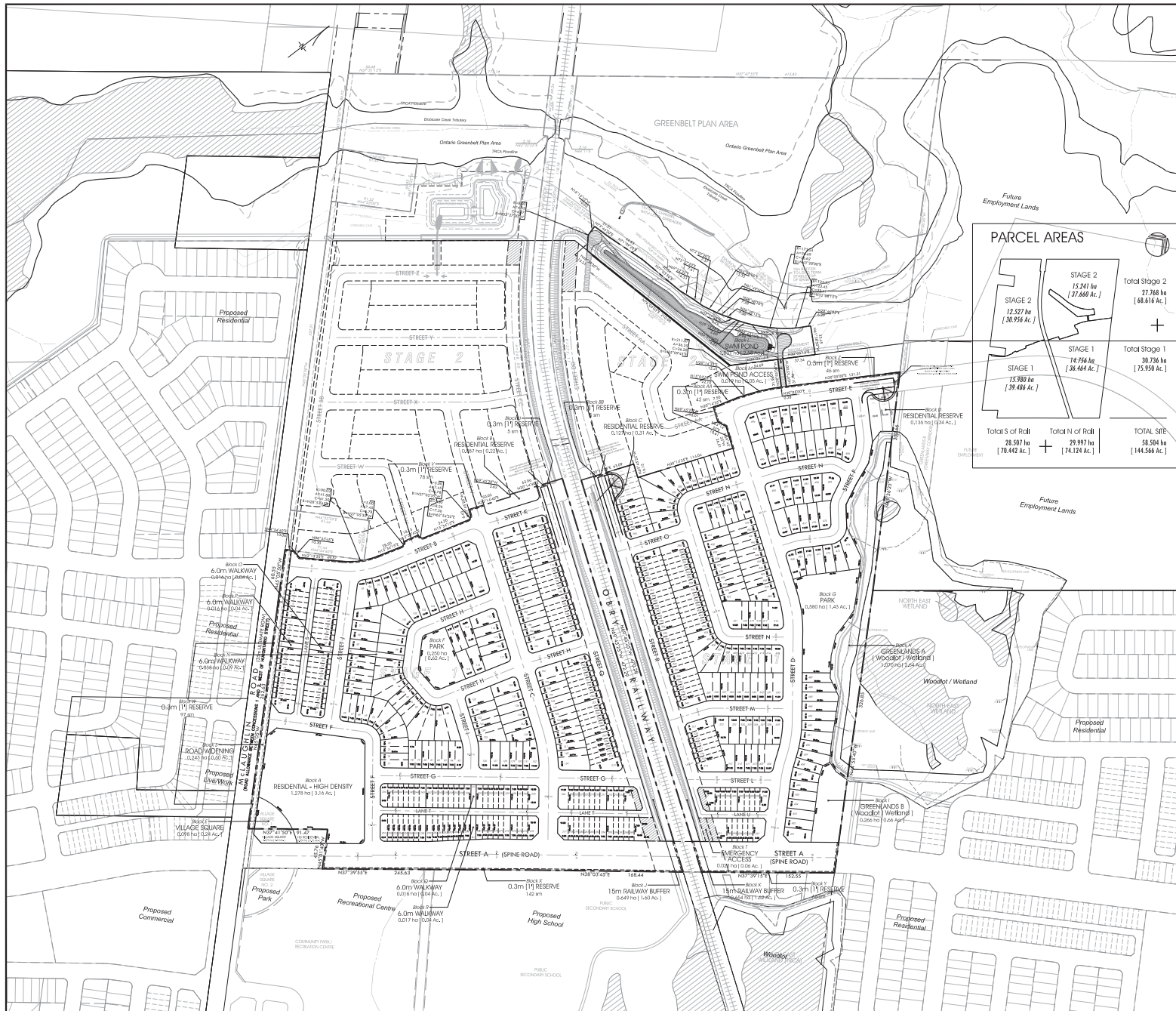
LOCATION MAP



Date: April 12, 2018

File No.: RZ 17-13
21T-17008C

Schedule 'B' to Public Meeting Information Report: 21T-17008C & RZ 17-14



Shanontown Developments Inc.
MAYFIELD WEST PHASE 2 - STAGE 1

SCHEDULE OF LAND USE

[illegible]

PROPOSED PUBLIC R.O.W.	REFERENCE Sheet	WIDTH m	LENGTH m	No	Area sq. m	AREA %
Sigine - Urban Collector	A	29.0 x 35.0 m	364.8	1,083	4,240	19.8
Local Thoroughfare	B, C, D, E	22.0 m	1,924.3	2,684	10,383	37.9
Local Road	F, G, H, I, J, K, L, M, N, P	18.0 m	2,116.7	2,682	15,596	30.1
Local Window Street	Q, R	16.0 m	828.8	1,206	2,449	9.9
Oneway	S, T, U	8.0 m	593.6	646.7	1,115	4.6
total:			\$228.4	10,181	(25,151)	100

ADDITIONAL INFORMATION

REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | | | |
|---|--|---|--|
| a | SHOWN ON DRAFT PLAN AND SURVEYORS CERTIFICATE | g | SHOWN ON DRAFT AND KEY PLANS |
| b | SHOWN ON DRAFT AND KEY PLANS | h | MUNICIPAL WATER SUPPLY WILL BE PROVIDED |
| c | SHOWN ON KEY PLAN | i | SOIL IS CLAY LOAM |
| d | LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE | j | SHOWN ON DRAFT PLAN |
| e | SHOWN ON DRAFT PLAN | k | FULL MUNICIPAL SERVICES WILL BE PROVIDED |
| f | SHOWN ON DRAFT PLAN | l | SHOWN ON DRAFT PLAN |

OWNER'S AUTHORIZATION

THE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZES
PMG PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE FACTS.
 SIGNED: Sheldon W. Belford DATE: November 17, 2017
 SHIELDON W. BELFORD, PRESIDENT
 SHANNONTOWN DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THE PLAN.

By: Philip S. Smitt DATE: NOVEMBER 15, 2017
 PHILIP S. SMITT, C.L.S.
 BACK-PENTEK & EDWARD SURVEYING LTD.

01	New Surveyed Limits of Stage 1 by Study-Perkins & Edwards, O.J.S.	2017-11-10
02	Revised construction/location of SRM Pond by USFWS	2017-11-01
03	Amended Boundary Survey by Study-Perkins & Edwards, O.J.S.	2017-08-17
No.	REVISION	DATE

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DRAFT PLAN of Subdivision

PARTS of LOT 19 & 20
CONCESSION 1
WEST of HURONTARIO S

PREPARED FOR:



FILE # 21T-17____C

SEAL

H. RIMÓN

REGISTERED

PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

NO. 45678

100 Bridgeland Avenue
Toronto, Canada M6A 1Y7
Tel: (416) 787-4935
Fax: (416) 787-0004



planning.ca		
S	DRAWN	mvs



DATE	2017-11-10
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Shanontown Developments Inc.

12461 McLaughlin Road, Caledon

**Applications for Rezoning
and
Draft Plan of Subdivision Approval
(Stage 1 – South-East Portion)
21T-17008 & RZ 17-13**

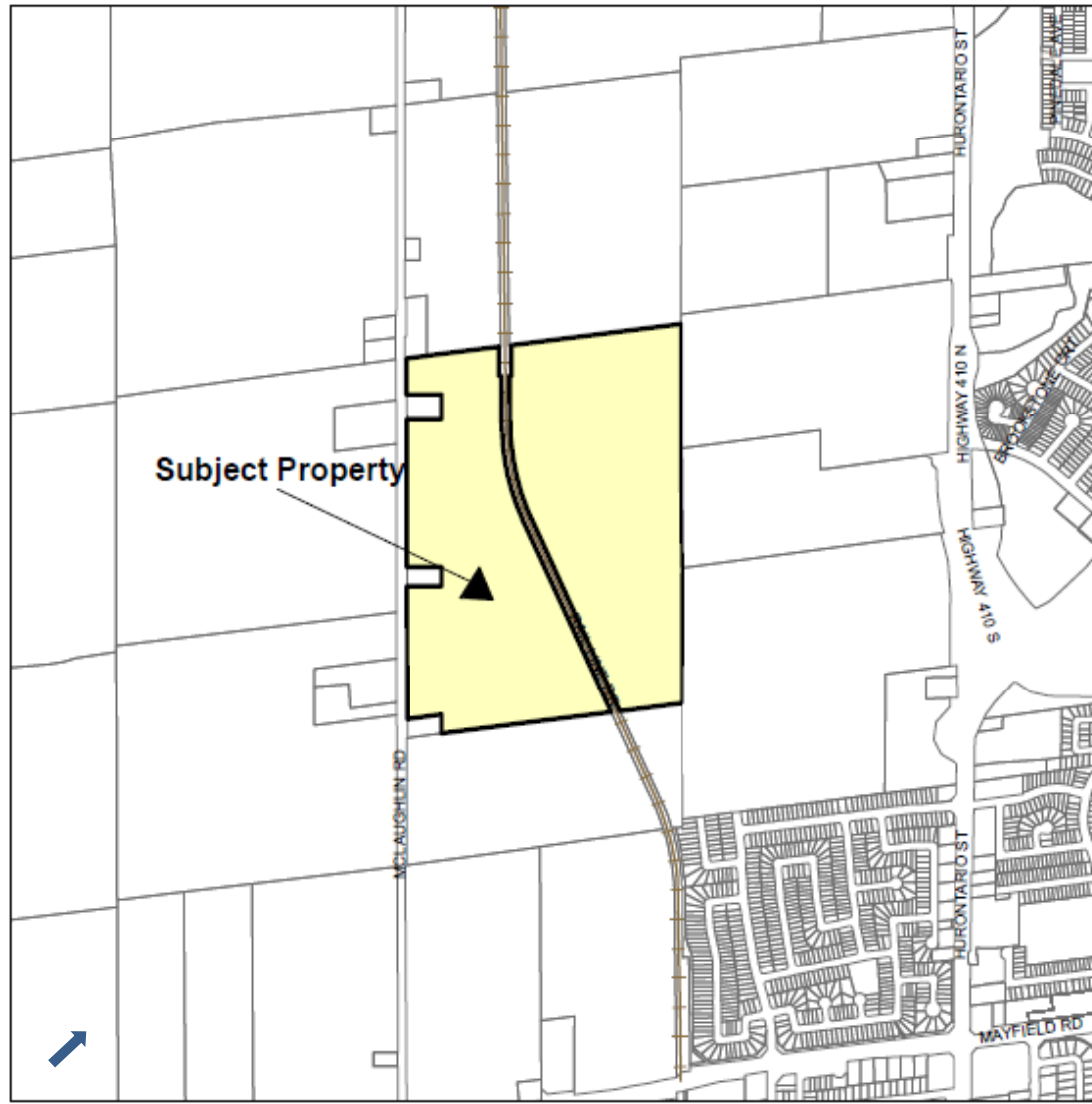
pmg

PMG Planning Consultants

227 Bridgeland Avenue

Toronto, ON, M6A 1Y7

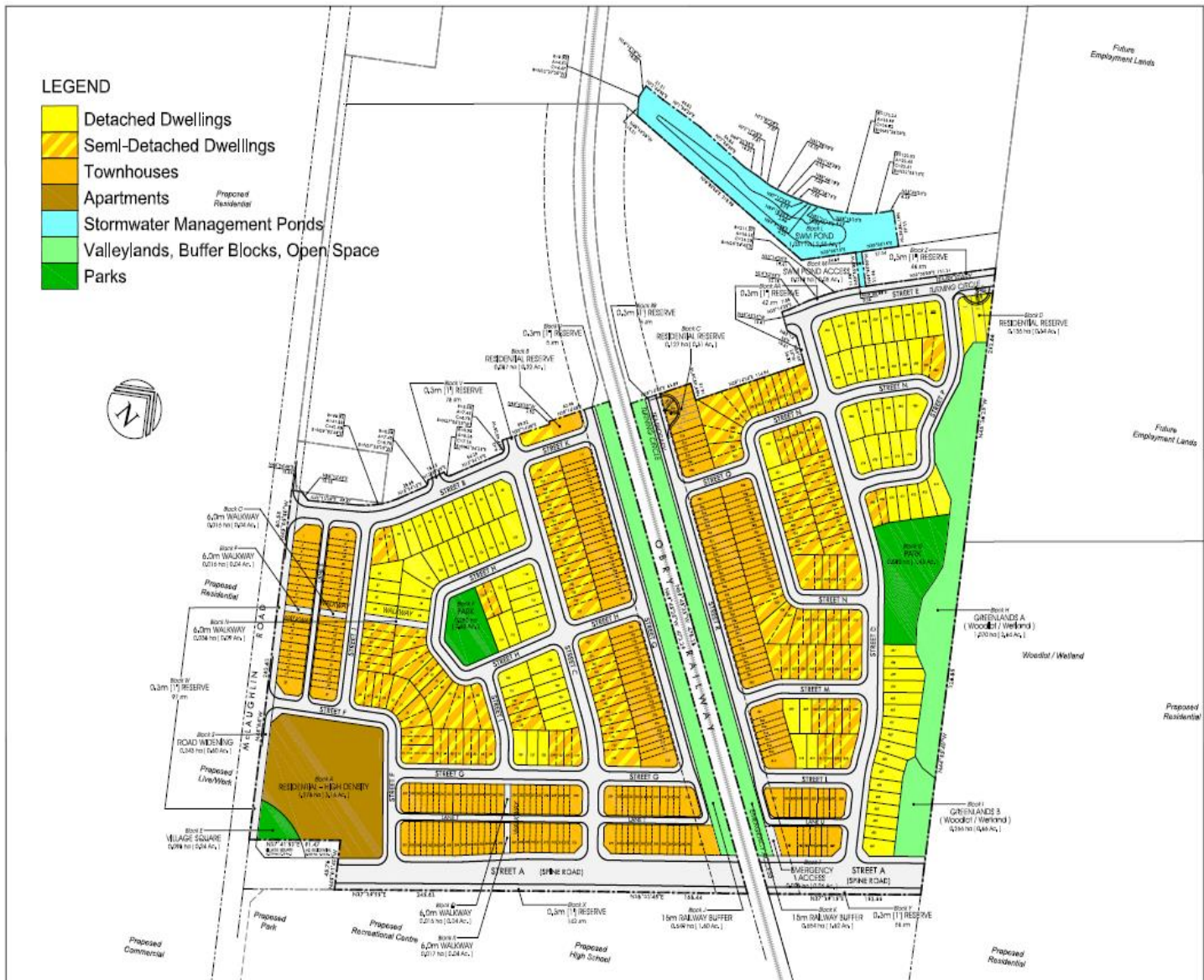
Subject Property (Entire Ownership – Stages 1 & 2)



Subject Property (Stage 1 South-East Portion)

- 30.74 ha
- Agricultural Use
- Bisected by Orangeville Brampton Railway Corridor
- Surrounded by Agricultural Use, Single-Detached Dwellings, Tributary of Etobicoke Creek
- Region of Peel Official Plan: Rural Service Centre
- Town of Caledon Official Plan/Mayfield West Phase 2 Secondary Plan: Low, Medium & High Density Residential; Open Space Policy Area; Environmental Policy Area; & Greenway Corridors
- Currently zoned Agricultural (A1) Zone

Draft Plan



Applications

Draft Plan of Subdivision Application

Lots/Blocks for: 104 Single-Detached Dwellings
164 Semi-Detached Dwellings
100 Street Townhouse Dwellings
137 Rear Lane Townhouse Dwellings
172 Apartment Dwellings with Ground Floor Commercial Use

- Village Square
- 2 Neighbourhood Parks
- Stormwater Management Block
- Greenlands (NHS) & Railway Buffer Blocks
- New Public Roads & Lanes, Walkways/Trails

Rezoning Application

- Agricultural (A1) Zone to various Exception Zones to permit Dwellings, Ground Floor Commercial Use, Stormwater Pond, Parks/Buffers, Protect NHS
- Zone Regulations under discussion between Planners for Mayfield Station Landowners Group & Town

Population & Employment (estimated)

- 1936 Residents
- 38 Population-Related Jobs

Applications (Con't)

Urban & Architectural Design (mbtw/wai)

- Guidelines for all Residential Built Forms
- Support Town's Community Design Plan
- Priority Lot Plan with Guidelines



Example of a Gothic Revival inspired corner lot home.



Precedent Images of Semi-Detached dwellings with traditional influences in line with the Shanontown Community vision.

Applications (Con't)

Urban & Architectural Design (mbtw/wai)



Precedent Images of Street Townhomes in line with the Shanontown Community vision.



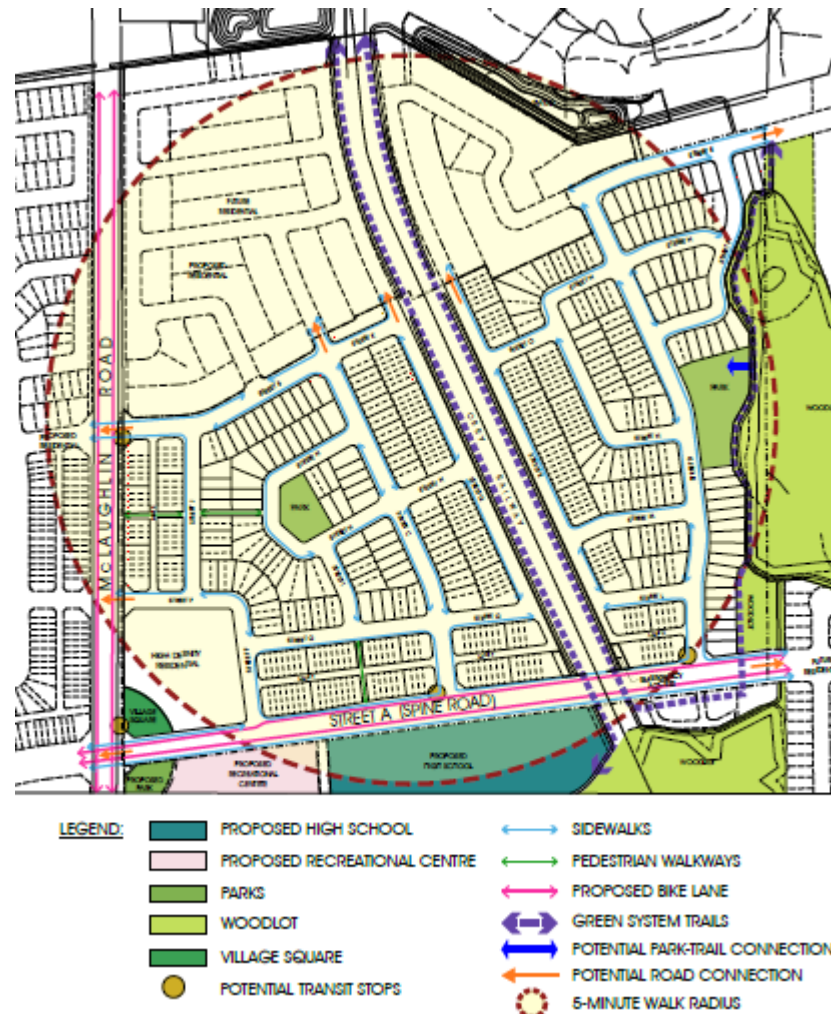
Precedent high-density mid-rise development with an adjacent public square in line with the Shanontown Community vision.



Precedents of Laneway Townhouses with traditional architecture in line with the Shanontown Community vision.

Applications (Con't)

- Pedestrian & Multi-Use Linkages (mbtw/wai)



Applications (Con't)

Applications:

- Protect Natural Heritage Features
 - Support a Density & Mix of Uses that are appropriate for & efficiently use land and planned infrastructure
 - Promote cost-effective development standards & minimize land consumption & servicing costs
 - Support walking, cycling and public transit
 - Promote high quality urban & architectural design
 - Achieve 40 of 46 points (Gold Standard) in Peel Region's Healthy Development Assessment
-

Notice of Public Meeting Official Plan Amendment

POPA NUMBER: POPA 16-02

Community Involvement:

A Public meeting is to be held to consider proposed modifications to the Town of Caledon's Official Plan to include policies on excess soil management for both receiving and source sites. The meeting will enable you to get involved and provide input on the proposed policy.

Applicant: Town of Caledon

Location: Town wide

What are the Proposed Changes?

The Town of Caledon Official Plan is being amended to regulate and manage excess soil that is generated within or brought into the Town to:

- conform with new Provincial directions on excess soil;
- strengthen existing policies for the protection of ground water, agricultural lands, the environment, and to deal with the effects of truck traffic on roads, bridges and the community.

Excess soil is defined in the Province of Ontario "The Ontario Excess Soil Management Policy" report as:

Soil that has been excavated, typically as a result of construction activities that cannot or will not be reused at the site where the soil was excavated and must be moved off site. In some cases, excess soil may be temporarily stored at another location before the excess soil is brought back to be used for a beneficial reuse at the site where the soil was originally excavated.

Additional Information:

The background report prepared for the Town by the Canadian Urban Institute and proposed Official Plan Amendment are available for the public to review at the Community Services, Planning and Development Department counter at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

Appeal Procedure:

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the



When and Where:

Tuesday May 1, 2018

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

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



Additional Information:

Contact Ohi Izirein, Senior Policy
Planner, 905.584.2272 x.4271 or
ohi.izirein@caledon.ca



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

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, including information about preserving your appeal rights, please contact Ohi Izirein, Senior Policy Planner with the Corporation the Town of Caledon at ohi.izirein@caledon.ca or 905-584-2272 ext. 4271.

How to Stay Informed:

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

Accessibility:

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

Notice Date: April 5, 2018

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: Tuesday May 1, 2018 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Town of Caledon

File No's.: POPA 16-02

The Purpose of Public Meeting:

In accordance with the *Planning Act*, this Public Meeting is being held to present information to the public and Council about proposed modifications to the Caledon Official Plan to include policies for the management of excess soil. This meeting will enable the public and members of Council to provide input and enable staff and the Town's consultant to answer questions about proposed policy for the management of excess soil.

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

As a member of the public, you are welcome to request to be notified of any future Public or Council Meeting(s). Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for this Official Plan amendment proposal.

Rationale for Excess Soil Policy:

The increase in the development of "greenfields", redevelopment of "brownfields", major transportation, sewer and watermain projects in many communities in the Greater Toronto Area (GTA) are generating significant quantity of soil not required on the project sites. Soil not reused or required on site is creating issues and concerns for governments and communities as the excess soil must be removed, transported and accommodated elsewhere.

Provincial Directions on Excess Soil

In 2015, it was estimated that Ontario generated about 26 million cubic meters of excess soil. To deal with issues associated with excess soil, the Provincial released *The Ontario Excess Soil Management Policy Framework*, in 2016 which defined excess soil as:

Soil that has been excavated, typically as a result of construction activities that cannot or will not be reused at the site where the soil was excavated and must be moved off site. In some cases, excess soil may be temporarily stored at another location before the excess soil is brought back to be used for a beneficial reuse at the site where the soil was originally excavated. It could include naturally occurring materials commonly known as earth, topsoil, loam, subsoil, clay, sand or gravel, or any combination thereof.

Excess soil does not refer to such materials as compost, engineered fill products, asphalt, concrete, reused or recycled aggregate product, mine tailings or other products, including soil mixed with debris such as garbage, shingles, painted wood, ashes, or other waste.

The Province considers "excess soil as resource and promotes a system which strives for environmental protection, local beneficial reuse, consistency, fairness, enforceability, and flexibility". Accordingly, the Province has provided guidance for the management of excess soil with the release of the following policy documents and regulatory framework to assist Ontario municipalities:

Public Meeting Information Report

Community Services Department – Planning and Development

- 2015 - The Management of Excess Soil – A Guide for Best Management Practices
- 2016 - Excess Soil Management Policy Framework
- 2017 – Proposed Excess Soil Regulatory Package

Town of Caledon Initiatives

Caledon and similar near urban/rural communities are considered to be attractive destinations for excess soil from abutting GTA urban communities for a number of reasons:

- rural setting or countryside landscape.
- agricultural lands that sometimes require the use of excess soil for grading (rehabilitation) and replenishment of soil (land improvement).
- existing aggregate pit sites that could be filled with a large quantity of excess soil for land reclamation.
- proximity to urban GTA centres where the majority of developments and re-developments take place.

As a result, the Town is receiving an increasing number of inquiries from prospective proponents looking for adequate sites to deposit excess soil. Because, the Town lacks specific official plan policies and regulatory framework for the removal, transportation and deposit of excess soil, Town Council:

- In December 2014, approved an amendment to the Fill By-law to provide for a maximum amount of fill (not more than 10,000 cubic metres) which may be imported onto a property only for the purpose of improving or enhancing agricultural land productivity. This was a stopgap measure intended to allow the Town to develop a more comprehensive approach for the management of excess soil.
- Passed an interim control by-law in July 2016 to allow staff to study the issues and develop policies and regulatory framework for the management of excess soil. The interim control by-law which was renewed in May 2017 is due to expire in June 2018.

In November 2016, the Town retained the consultant, Canadian Urban Institute (CUI) to:

- Review existing provincial, regional and town policies
- Review relevant OMB decisions related to commercial fill (excess soil)
- Search for best practices and emerging trends in Ontario and other jurisdictions
- Identify policy gaps in the Caledon Official Plan
- Consult with residents and other stakeholders
- Develop Official Plan policies and the implementing regulations

CUI has proposed the attached draft Official Plan policies (Schedule A) for broad public consultation. The proposed policy will apply to the entire Town.

Objectives of Proposed Modifications to Official Plan Policy:

The Town of Caledon Official Plan is being amended to effectively regulate and manage excess soil that is generated within or brought into the Town to:

1. Bring the Official Plan into conformity with new Provincial directions on excess soil.

Public Meeting Information Report

Community Services Department – Planning and Development

	Provincial Directions	Proposed Caledon Official Plan Conformity Policies
1.	<p>The Oak Ridges Moraine Conservation Plan, 2017;</p> <p>The Growth Plan for the Greater Golden Horseshoe, 2017;</p> <p>The Greenbelt Plan, 2017</p>	<p>New Policy under Sect. 5.18 – Excess Soil</p> <p>5.18.1: New development to incorporate Best Practices</p> <p>5.18.2: Permit storage of Excess Soil close to proposed development</p> <p>5.18.3: Requirement to incorporate soil management best practices in draft plan of subdivision</p>

2. Strengthen existing policies for the protection of groundwater, agricultural lands, and the natural environment.

	Issue	Proposed Policy
1.	Support Town regulation and oversight	6.2.16.2 – Provides auspices for Town Site Alteration and Fill By-Law
2.	Protect the natural environment	<p>6.2.16.3 (b) – Requires alignment with MOECC Best Management Practices</p> <p>6.2.16.3(c) – Requires demonstration of conformance with Provincial Land Use Plans</p> <p>6.2.14 – Prohibits fill placement in areas of environmental or natural significance</p>

3. Address issues related to traffic, transportation, community health and safety.

	Issue	Proposed Policy
1.	Truck traffic on local roads	6.2.16.5 (a) – Restricts haul routes to High Capacity Arterial Roads
2.	Damage to road, bridges and infrastructure	6.2.16.5 (b) – Indicates road improvements due to soil hauling not at public expense

Consultation:

In accordance with the *Planning Act*, the Notice of Public meeting was advertised in the Caledon Citizen, Caledon Enterprise, Orangeville Banner, Erin Advocate and Brampton Guardian newspapers on April 5, 2018. A Community Open House was held on March 22, 2017 to provide information to residents and stakeholders about the study, discuss preliminary findings, and obtain initial input from the community.

The draft policy is being circulated to agencies, conservation authorities and interest groups including the Peel Federation of Agriculture, Ontario Home Builders Association, Ontario Stone Sand and Gravel Association, for their comments.

Public Meeting Information Report

Community Services Department – Planning and Development

Next Steps:

If you wish to stay informed about the Official Plan amendment process described above, please contact the project planner as noted below.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact Ohi Izirein, Senior Policy Planner at 905-584-2272 ext. 4271 or ohi.izirein@caledon.ca.

Attachments:

- Schedule A: Draft Excess Soil Official Plan Amendment

Town of Caledon Policy & Sustainability

PROPOSED OFFICIAL PLAN POLICY ON EXCESS SOIL



WHY POLICY ON EXCESS SOIL?

- ~26 million cubic meters of excess soil is generated in Ontario each year
- Excess soil must be properly managed to prevent negative impacts on environment and community
- Province has issued guidance and policies to assist Ontario municipalities in managing Excess Soil
- Caledon is required to conform with Provincial directions

WHAT IS EXCESS SOIL?

Soil that:

- Has been excavated due to construction activities
- Cannot or will not be reused at the site where it was excavated
- Must be moved off site, may be temporarily stored at another location before reuse for beneficial purpose

Excess soil:

- Could include naturally occurring materials commonly known as earth, topsoil, loam, subsoil, clay, sand or gravel, or any combination thereof.
- Does not refer to such materials as compost, engineered fill products, asphalt, concrete, reused or recycled aggregate product, mine tailings or other products, including soil mixed with debris such as garbage, shingles, painted wood, ashes, or other waste.

*(*The Ontario Excess Soil Management Policy Framework, Province of Ontario 2016)*

CALEDON INITIATIVES

Dec 2014

Amended Fill By-law to allow fill not more than 10,000 cubic metres

July 2016

Passed interim Control By-law to study issues & develop policies for excess soil

Nov 2016

Retained Canadian Urban Institute (CUI) to:

- Review existing policies
- Review relevant OMB decisions on excess soil
- Investigate best practices & emerging trends
- Identify policy gaps
- Consult with residents and stakeholders
- Develop Official Plan policies

PURPOSE OF PROPOSED POLICY

1. Bring Caledon Official Plan policies into conformance with new Provincial policy and guidance
2. Strengthen existing policies for the protection of groundwater and the natural environment
3. Address issues related to transportation and community infrastructure, health and safety

PURPOSE OF PROPOSED POLICY:

1. Conform with
Provincial policy

	PROVINCIAL POLICY	CALEDON OFFICIAL PLAN CONFORMITY
1	<p>The Oak Ridges Moraine Conservation Plan, 2017;</p> <p>The Growth Plan for the Greater Golden Horseshoe, 2017;</p> <p>Greenbelt Plan, 2017</p>	<p>New Policy under Sect. 5.18 – Excess Soil</p> <p>5.18.1: New development to incorporate Best Practices</p> <p>5.18.2: Permit storage of Excess Soil close to proposed development</p> <p>5.18.3: Requirement to incorporate soil management best practices in draft plan of subdivision</p>

PURPOSE OF PROPOSED POLICY:

2. Strengthen
existing policies
for the protection
of groundwater
and the natural
environment

	ISSUE	NEW POLICY
1	Support Town regulation and oversight	6.2.1 6.2 – Provides auspices for Town Site Alteration and Fill By-Law
2	Protect the natural environment	6.2.1 6.3 (b) – Requires alignment with MOECC Best Management Practices 6.2.1 6.3(c) – Requires demonstration of conformance with Provincial Land Use Plans 6.2.1 4 – Prohibits fill placement in areas of environmental or natural significance

PURPOSE OF PROPOSED POLICY:

3. Address
transportation,
community
infrastructure,
health and safety

	ISSUE	NEW POLICY
1	Truck traffic on local roads	6.2.1 6.5 (a) – Restricts haul routes to High Capacity Arterials
2	Potential road damage	6.2.1 6.5 (b) – Indicates road improvements due to soil hauling not at public expense

CONSULTATION

- March 22, 2017 – Community Open House
- May 1, 2018 – Public Information Meeting
- Circulation to :
 - Agencies
 - Region of Peel
 - Conservation Authorities
 - Niagara Escarpment Commission
 - Interest Groups
 - Peel Federation of Agriculture
 - Ontario Stone Sand and Gravel Association
 - Ontario Home Builders Association

NEXT STEPS

- Revise Draft Policy based on Input
- Staff Recommendation Report in May 2018

COMMENTS AND QUESTIONS?

Staff Report 2018-45

Meeting Date: Tuesday, May 1, 2018

Subject: Recommendations for Allocation of Designated Heritage Property Grant Funding for 2018

Submitted By: Sally Drummond, Heritage Resource Officer, Community Services

RECOMMENDATION

That the recommended Designated Heritage Property Grant Program recipients listed in Schedule A of Staff Report 2018-45 be approved; and

That the budget shortfall of \$1,824 be funded from the Heritage Property Reserve Fund.

REPORT HIGHLIGHTS

- The Designated Heritage Property Grant program (DHPG) provides financial assistance to designated heritage property owners for the maintenance and restoration of their properties.
- The DHPG provides grants of 50% of eligible costs to a maximum of \$4,000 per grant. A single property is eligible to receive two (2) grants in the calendar year.
- The Town received seventeen (17) applications in the spring application round, which were pre-screened by the Heritage Resource Officer and then evaluated by the Review Group against the DHPG guidelines. All proposed work was deemed eligible for DHPG funding.
- The base operating budget for the DHPG is \$50,000. Additional funding of \$1,824 is requested from the Heritage Property Reserve Fund account.
- The Review Group recommends allocation of \$51,824 to seventeen (17) applicants.

DISCUSSION

The DHPG was established by By-law 2006-34 as a financial incentive program to promote and support stewardship of designated heritage properties. Originally administered for the Town by the Caledon Heritage Foundation, administration was returned to the Town in 2010 (Council resolution 2010-032). The program Guidelines and Review Group were established by By-law 2010-065, which was repealed and replaced by By-law 2013-099 and subsequently amended by By-law 2017-70.

Staff Report 2018-45

The Review Group entails a subcommittee of Heritage Caledon and the Heritage Resource Officer. In accordance with By-law 2013-099, the Review Group reports to Council with its allocation recommendations for DHPG funds.

2018 Applications

The Town has received seventeen (17) grant applications. All grant applications were reviewed by the Heritage Resource Officer to ensure the completeness of the applications before being provided to the Review Group. The Review Group evaluated the applications against the criteria for eligible work outlined in the program Guidelines, namely that the work:

- Entails only new work that has not yet been initiated at the time of application;
- Is compatible and consistent with the design or physical value, historical value and contextual value of the property;
- Serves to rehabilitate the building or property by stabilizing and protecting existing architectural heritage attributes and/or other character defining elements;
- Is consistent with good heritage conservation practices;
- If a restoration: serves to help restore the building or property by replicating lost or damaged architectural heritage attributes and/or other character defining elements that were once part of the building fabric or property;
- Is executed in such a manner as not to detract from or diminish the cultural heritage value of the property;
- Is consistent with the Town of Caledon by-laws and policies, along with relevant provincial and federal regulations and codes.

Eligible work includes the costs of professional fees, labour, materials and equipment.

- The DHPG provides grants of 50% of eligible costs for maintenance and restoration projects to a maximum of four thousand dollars (\$4,000) per grant. A single property is eligible to receive two (2) grants in the calendar year at the discretion of Council and subject to available annual funding. In the event the second grant is approved, the applicant waives their right to apply for a grant under the Designated Heritage Property Grant Program in the following calendar year for the same Designated Heritage Property.

Community Services has \$50,000 approved in the 2018 base operating budget for the DHPG. The Heritage Property Reserve Fund has a current balance of \$1,824.

Staff Report 2018-45

The total estimated project costs for the work associated with the 2018 applications is \$174,567. Of this amount, \$52,175 is eligible for grant funding based on 50% of eligible costs to a maximum of \$4,000 per grant.

The Review Group is recommending the allocation of all available funding, as shown on Schedule A to this report and summarized below:

- Allocation of maximum eligible grants to all seventeen (17) applicants.
- Allocation of a second grant to one applicant (5294 The Grange Sideroad: octagonal barn), partially funded from the Heritage Property Reserve Fund. The Review Group considers this second grant to be warranted due to the extensive and urgent nature of the proposed structural repairs to the barn rafters.

Upon completion of the work and confirmation of paid invoices, the Review Group will undertake a site inspection to ensure the work is satisfactory prior to processing the grant claim.

FINANCIAL IMPLICATIONS

It is recommended that the seventeen (17) grants listed in Schedule A be approved, at a total cost of \$51,824 funded from the Designated Heritage Property Grant Program. The 2018 budget for the Designated Heritage Property Grant Program is \$50,000 under the Community Services operating budget account 01-02-405-44070-365-62319. The balance of \$1,824 will be funded from the Heritage Property Reserve Fund account 08-00-910-35027-000-25000.

COUNCIL WORK PLAN

The matter contained in this report is not relative to the Council Work Plan.

ATTACHMENTS

Schedule A – Recommended Allocation of 2018 Designated Heritage Property Grants

**Town of Caledon Designated Heritage Property Grant Program
Recommended Grant Allocations for 2018**

	Properties	Address	Owners/Contact	Description of Work	Conservation Benefit	Cost Estimates (incl. HST)	Eligible Costs (max 50%)	Recommended Grants
1	Alexander Smith Farm Complex	14650 Heart Lake Road	Dawn and Allan Gnidec 416-356-2782 cedingaa@gmail.com	Complete re-cladding of main barn	Maintains heritage fabric	\$9,800	\$4,000	\$4,000
2	Alton Town Hall	19741 Main Street	Paul Morin (519) 942-4918 morinstudios@gmail.com	Repair masonry on south/east facades and all buttresses	Maintains heritage fabric and addresses structural issues	\$9,181	\$4,000	\$4,000
3	Belfountain Village Church	17258 Old Main Street	Pat McArthur info@heatherlea.ca Alf Dolan andolan@hotmail.com	Replace bell tower cladding	Maintains heritage fabric and addresses structural issues	\$22,850	\$4,000	\$4,000
4	Black Willow Tree	83 Kennedy Road	Kathryn and Robert Reid 905.838.0495 kegreid@gmail.com OR robkatreid@gmail.com	Remove broken bough and add supporting cabling	Maintains heritage fabric and addresses structural issues	\$1,278	\$640	\$640
5	Blackburn Farm Complex	5294 The Grange Sideroad	Orville Osborne 416-488-2640 of0471@aol.com	Repair broken rafters and replace roofing on octagonal barn	Maintains heritage fabric and addresses structural issues	\$26,000	\$8,000	\$7,649
6	Boston Mills Cemetery	1942 Boston Mills Road	Herb Van Arkel 905.838.2204 hivanarkel@rogers.com	Repair 3 monument foundations	Maintains heritage fabric and addresses structural issues	\$3,730	\$1,865	\$1,865
7	Claude Presbyterian Church	15175 Hurontario Street	David Clarkson 416-720-7885 david@hollowhills.net	Repair exterior masonry and trim	Maintains heritage fabric and addresses structural issues	\$4,900	\$2,450	\$2,450
8	Cranston-Freeborn House	9 Antrim Court	Sherry & Ian Sullivan H: 289.401.0424 sherryvsullivan@hotmail.com	Install drainage system and regrade to prevent further damage to stone foundations	Maintains heritage fabric and addresses structural issues	\$20,274	\$4,000	\$4,000
9	Garden Hill Villa	15733 Mountainview Road	Cathy Armstrong & Harry Dunstan H 905.584.9444 C 647.204.4945 dunstan.cathy@gmail.com	Repoint brickwork and stone foundation	Maintains heritage fabric	\$7,800	\$3,900	\$3,900
10	Graham-Wilson-Pim	93 Lorne Street	Linda Pim 905-838-0442 lindareannim@rogers.com	Repaint exterior cladding of house and barn	Maintains heritage fabric	\$3,730	\$1,865	\$1,865
11	Hall House	19293 Mountainview Road	Debra and Rick Knowles 416-482-4484 rickknowles27@gmail.com	Replace 6 existing multipane windows	Maintains heritage fabric and addresses structural issues	\$11,607	\$4,000	\$4,000
12	Patullo-McDiarmid stone wall	16311 Mississauga Road	John Kumer johnrobertkumer@gmail.com	Continue restoration of dry stone wall	Continues restoration of heritage fabric	\$6,000	\$3,000	\$3,000
13	St. Andrew's Cemetery	17621 St. Andrew's Road	Don Carruthers (Bd of Trustees) 519-927-5987 doncar@ca.inter.net	Repair 3 monument foundations and gate post	Maintains heritage fabric and addresses structural issues	\$2,996	\$1,500	\$1,500
14	St. Andrew's Stone Church	17621 St. Andrew's Road	Don Carruthers (Bd of Trustees) 519-927-5987 doncar@ca.inter.net	Repaint window trim, fascia and soffits	Maintains heritage fabric	\$3,730	\$1,865	\$1,865
15	The Grange	396 King Street	Bryan & Suzanne Smith 905-877-6706 brsmith@burgundyasset.com	Replace barn floor planking	Maintains heritage fabric and addresses structural issues	\$34,522	\$4,000	\$4,000
16	Walker Farmhouse	89 Walker Road West	Brian Dyer for John Spina 905-265-1976 x21 brian@mediterracorp.com	Replace eave troughs and downspouts	Maintains heritage fabric and addresses structural issues	\$2,214	\$1,110	\$1,110
17	Wright-Didd House	1565 Queen Street East	Bill and Catherine Hodges 519-307-1366 (home) 416-357-5420 (business) billhodges72@gmail.com	Repoint stone foundations of outbuilding	Maintains heritage fabric and addresses structural issues	\$3,955	\$1,980	\$1,980
Total Project Costs						\$174,567		
Total Eligible Costs							\$52,175	
2018 Funding							\$50,000	
2018 Funding Shortfall							-\$2,175	
Funding from Heritage Property Reserve Fund							\$1,824	
Total Recommended Grants								\$51,824

Staff Report 2018-48

Meeting Date: Tuesday, May 1, 2018

Subject: Provincial and Regional Planning Initiatives and Implications on Land Use Planning in Caledon

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

RECOMMENDATION

That staff be directed to provide comments on the draft guidance document as posted on the Ontario Environmental Registry (013-2359) entitled *The Municipal Comprehensive Review Process* to the Province of Ontario and Region of Peel;

That staff be directed to prepare a response to the Ministry of Transportation regarding the Northwest GTA Corridor Identification Study;

That staff be directed to work with the Region of Peel and local area municipalities to ensure the Town's long term transportation and related infrastructure needs of the Town are identified as part of the Province's Northwest GTA Corridor Identification Study process and;

That a copy of report 2018-48 be forwarded to the Region of Peel and local area municipalities of the City of Brampton and City of Mississauga.

REPORT HIGHLIGHTS

Over the past few months, the Province of Ontario has made some important announcements that directly impact the future of land use planning in the Town of Caledon. Formal announcements have included:

- cancellation of the GTA West Corridor Environmental Assessment
- release of new agricultural and natural heritage mapping
- methodology for land needs assessment
- release of municipal comprehensive review guidance documents, and
- establishment a new Local Planning Appeals Tribunal (LPAT) replacing the current Ontario Municipal Board.

These recent announcements and the release of related materials will affect the Town's overall five year (2018-2023) conformity work plan for the Town of Caledon Official Plan Review.

This report provides an overview on these key Provincial and Regional Planning matters, such as:

- The recently released Provincial draft guidance document, “*The Municipal Comprehensive Review Process*,” to support the implementation of the Growth Plan for the Greater Golden Horseshoe and its implications for the Town of Caledon
- The Northwest GTA Corridor Identification Study
- The *Building Better Communities and Conserving Watersheds Act* (Bill 139) – establishment of the new Local Planning Appeals Tribunal

DISCUSSION

Provincial Initiatives

1.0 The Municipal Comprehensive Review Process

The Province released the draft Municipal Comprehensive Review Process guidance document on March 21, 2018, with a deadline for comments due by June 19, 2018.

The purpose of this draft guidance document is to support the implementation of the Municipal Comprehensive Review (MCR) process as required by the Growth Plan, 2017. The new Growth Plan redefined a MCR as a new official plan, or an official plan amendment, initiated by the Region of Peel and approved by the Province. The MCR process involves undertaking background research, public consultation, and policy formulation necessary to bring Official Plans into full conformity with the Growth Plan.

Under the previous 2006 Growth Plan, MCR's applied only to employment conversions and settlement boundary expansions, and could be initiated by the lower tier municipalities such as the Town of Caledon and approved by the Region with no provincial approval required.

The new draft guidance document indicates that the MCR components cannot be implemented independently and must be contained in one Official Plan Amendment in an integrated growth management approach.

Appropriate consultation with the Province is recommended to ensure the process is undertaken efficiently and effectively. The guidance document also clearly indicates that local municipalities are key partners and the Regional tier should extensively consult and collaborate with the local municipality throughout the MCR process.

The Town is responsible for conforming to the Region's MCR as well as conforming to other Provincial plans.

Some of the key components of the MCR guidance document are noted as follows:

- a) Transition Provisions – the *Planning Act* requires all decisions in respect of planning matters will conform to the Growth Plan as of July 1, 2017.
- b) Background Study Completion
 - Intensification target analysis as per “Application of the Intensification and Density Targets” guidance document
 - Land needs assessment as identified in the Discussion Paper entitled, “Proposed Methodology for Land Needs Assessment for the Greater Golden Horseshoe (GGH)” which includes:
 - employment area conversions to non-employment uses
 - settlement area boundary expansions
 - identification of any excess lands
 - minimum targets and allocating growth
 - Water, wastewater and stormwater master plans
 - Establish an urban structure to ensure growth occurs in a socially, fiscally and environmentally sustainable manner
 - Allocation of forecasted population and employment growth
 - Establish intensification and density targets
 - Implementation of the Natural Heritage and Agricultural Systems mapping (and reference to the new Agricultural Impact Assessment guidance document)
 - Identification of Major Transit Station Areas (MTSA) and associated higher density targets
 - Establish a “Duty to Consult” protocol with First Nations and Metis Communities on planning matters that may affect their interests
 - Throughout this process there is a strong emphasis in place on consulting with the Province to ensure this work is completed in a satisfactory manner before proceeding with other conformity components

Staff will be preparing and sending comments to the Region. The Region will be forwarding a comprehensive and consolidated set of comments to the Province regarding this approach.

Staff are supportive of an integrated approach to land use planning, but do however have concerns with the guidance document. In particular, the requirement of one (1) MCR Official Plan amendment process. This approach will cause significant delay in the implementation of important planning projects and growth management policies.

For example, there could potentially be significant delays resolving differences between the recently completed LEAR study and reconciling with the new provincial agricultural systems mapping. Further study would be necessary thus delaying implementation of other policies.

The Region of Peel has suggested that the Province allow for greater flexibility, and permit a staged implementation approach to achieve the requirements of the MCR. Staff is supportive of this approach as this would allow for significant Official Plan policies to be put in place.

As well, staff strongly support a staged settlement boundary expansion process, as it will particularly delay the Mayfield West Phase 2 Stage 2 MCR. Staff recommends the Province allow the current Region's process of bringing forward Official Plan amendments in phases which would allow for the Mayfield West separate MCR to carry forward. Town staff will be bringing forward a report to Council in June, 2018 requesting that the related local Official Plan Amendment process be commenced to demonstrate the commitment to complete this phase of the Mayfield community.

2.0 Northwest GTA Corridor Identification Study

On February 9, 2018, the Ministry of Transportation announced that Province would not proceed with completing the Stage 2 Environmental Assessment Study for the GTA West Highway (Highway 413). This decision was based on the advice of the Advisory Panels review of the need for the corridor in light of recent changes in government policy and transportation technology that would impact the demand for travel in the GTA. A reduced linear corridor approximately 1/3 the size, was identified instead.

In December of 2017, the Ministry of Transportation along with the Independent Electricity System Operator/Ministry of Energy initiated a joint "Northwest GTA Corridor Identification Study". This study is to be completed within 9 to 12 months and will assess the long term infrastructure uses for the corridor such as transit and utilities and other transportation options.

The Town of Caledon has continually identified the need for this corridor to address future transportation needs/demands, accommodate employment and residential growth and to address traffic congestion and facilitate continuous transportation connections to other 400 series highways.

The Town will send its comments stressing its continued commitment for this corridor as it addresses transportation needs, transit and utility options to the Province. Staff will work with the Region of Peel to develop a local working group of regional and town staff and area municipalities that will support the implementation of the Province's corridor study.

3.0 Local Planning Appeals Tribunal (Bill 139 *Building Better Communities and Conserving Watersheds Act*)

On April 3, 2018, the new Local Planning Appeals Tribunal (LPAT) came into effect to replace the Ontario Municipal Board. Bill 139 also included new rules on appeals of planning related matters. The new Tribunal will be in effect for applications deemed complete after December 12, 2017. The former Ontario Municipal Board will continue to operate for applications that that were deemed complete before December 12, 2017 and appealed before April 3, 2018.

Some of the key changes to the rules that will affect planning matters are as follows:

- Appeals assessed on new standard of review consistency and conformity with Provincial, Regional and Town Official Plans
- No appeal of interim control by-laws when first passed except by the Province
- Cannot apply to amend new secondary plans for two years, unless amendment is municipally-supported
- No appeal of provincial decisions on official plans and major official plan updates (s. 26)
- Authority of local appeal bodies (LABs) expanded to include adjudicating appeals related to site plans
- Only hear evidence that informed Council's decision
- No appeals on conformity amendments
- Mandatory Case Management
- Written hearings (limited oral hearings)
- A new decision within 90 days on a matter referred back to the Tribunal
- 2nd hearing can be held in case of a non-decision or refusal to change a decision
- Provincial Conformity Amendments are required to be approved by the Province within 210 days (90 day extension may be permitted)

Planning and Legal staff are currently reviewing the implications of these changes. A memo will be forthcoming to Council to advise of the changes in a more detailed approach. Staff are continuing to participate in training sessions on the implications of these changes.

REGIONAL INITIATIVES

1.0 Growth Plan Implementation to 2041

As a result of the recent released provincial requirements the Region of Peel is reevaluating its planning program and projected work plan associated with its Region Official Plan Review 2041. A series of background reports on the implications of these announcements to their work plan will be presented to the Regional Council. Some of the key highlights include:

- Adding two new focus areas for the Official Plan review to include for Major Transit Areas and Settlement Boundaries
- Two separate ROPA's – ROPA 27 was already adopted for Health & the Built Environment/Age Friendly Planning. The remaining focus areas to be approved as one ROPA (Originally seven separate ROPA's)
- New Approach to Growth Management Strategy and Revised Timeline. MCR ROPA to the Province in 2021 with final approval by July of 2022
- Delay to the Regional DC Bylaw (late 2019/early 2020)
- Significant work to be completed and approved in one OPA, including identification of MTSA's, settlement boundary expansions to 2041, agricultural and natural heritage systems mapping, watershed planning and integrated stormwater, water and wastewater
- Re-evaluation of employment and transportation strategies, allocations due to cancellation of the GTA West Corridor

Town staff will continue to work with the Region to assess these impacts as they directly affect Caledon. As part of the Town's work plan review process staff are working closely with Regional staff to ensure proposed work plans align.

2.0 Regional Recommendations on the Agricultural System Mapping and Implementation procedures and Natural Heritage System

At the April 3, 2018 Council meeting, Town staff prepared memorandums on the recently released mapping and implementation procedures for the new Agricultural System and Natural Heritage System. It was noted in those memorandums that staff would be bringing back a more detailed report on the implementation of these. At this time, the Region is recommending that this mapping be refined and incorporated into the Peel Official Plan as part of the MCR process. In the interim, the mapping as provided by the Province is in full force and effect. All future land use decisions must reflect the direction of this mapping and its implementation procedures. To assess, avoid and mitigate impacts to the Agricultural System the Province released a guidance document on Agricultural Impact Assessments which will also be required to be used as part of any MCR process or site specific applications for non-farm uses within the system.

3.0 ROPA - Mayfield West Phase 2 Stage 2

As mentioned earlier in this report, the Region will be including the proposed settlement area expansion for Mayfield West Phase 2 Stage 2 as part of the MCR. The specific technical work to support the amendment has been completed and represents a logical and complete expansion of the existing community. The Region will continue to advance their position with the Province that supports a staged approach for the MCR.

Staff Report 2018-48

Town staff will be bringing a report back to Council in June, 2018 recommending the associated LOPA be commenced in order to have the necessary work completed once the Region of Peel Growth Management ROPA is completed and additional population is assigned to the Town.

NEXT STEPS

Staff will:

- Continue to finalize draft work plan for Town of Caledon Official Plan review and bring forward the plan to the Planning Committee for consideration
- Bring forward a report to the Planning Committee, to recommend commencing the LOPA process
- In consultation with the Region establish working group for the Northwest GTA Identification Study Area
- Prepare comments on the draft Municipal Comprehensive Review guidance and the Intensification and Density Targets as appropriate
- Prepare a response to the Province on the Northwest GTA Identification Study Area
- Continue to work collaboratively with Region and Province on aligned work plans that address the growth plan requirements
- Provide Council with Memorandums and/or updates expeditiously as new initiatives and policies emerge.
- Provide further updates on the implementation of Bill 139 requirements and coordinate staff training on the changes to develop procedures and policies

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

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

ATTACHMENTS

None.



Heritage Caledon Report
Monday, April 9, 2018
9:30 a.m.
Palgrave Room, Town Hall

Members:

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

Town Staff:

Council Committee Coordinator: D. Lobo
Manager, Policy and Sustainability: S. Kirkwood
Heritage Coordinator: P. Vega

CALL TO ORDER

The meeting was called to order at 9:37 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

The minutes from the March 12, 2018 Heritage Caledon meeting were received.

With general consensus from the Committee, the Chair altered the agenda to discuss the Built Heritage Resources Inventory.

REGULAR BUSINESS

1. Built Heritage Resources Inventory

Members of the Committee asked questions and provided comments regarding listing properties from the Built Heritage Resources Inventory on the Town's Heritage Register, timeline and a work plan. Members of the Committee received responses from Staff.

The Committee deferred the matter to later in the meeting.

2. Request for Part IV Designation

- a. Staff Report re: Proposed Heritage Designation for Moffat Schoolhouse 6500 Patterson Sideroad (Ward 4)

Moved by: J. LeForestier

HC-2018-7

That staff be directed to proceed with the Notice of Intention to Designate for 6500 Patterson Sideroad; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 6500 Patterson Sideroad pursuant to section 29 (4) of the *Ontario Heritage Act*.

Carried.

Councillor J. Downey left from 10:15 a.m. to 10:17 a.m.

- b. Staff Report re: Proposed Heritage Designation of the Wilson Farmhouse 12701 Hurontario Street (Ward 2)

Members of the Committee asked questions regarding the property and received responses from staff.

Moved by S. Norberg

HC-2018-8

That staff be directed to proceed with the Notice of Intention to Designate the Wilson Farmhouse property shown on Lot 44 of Draft Plan of Subdivision 21T-12001C;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating the Wilson Farmhouse property pursuant to section 29 (4) of the *Ontario Heritage Act*; and,

That the designating by-law be registered on title to the property following registration of the Plan of Subdivision.

Carried.

The Committee recessed from 10:21 a.m. to 10:35 a.m.

With general consensus from the Committee, the Chair altered the agenda to discuss the Projects/Events Update.

3. Projects/Events Updates

a. Heritage Caledon Award and Designated Property Plaque Presentations

Staff provided an update with respect to the presentation scheduled in June to the Heritage Caledon Awards of Excellence recipients and Designated Property owners at 715 Bush Street and 89 Walker Road. Members of the Committee asked questions regarding communications for the presentation and received responses from Staff.

b. 2018 Speaker Series

The Committee confirmed logistics for the June Speaker Series. Members of the Committee asked questions regarding insurance and expenses and received responses from Staff.

c. 150 for 150

Members of the Committee discussed the current location of the posters and stands.

d. Caledon Day 2018

Members of the Committee discussed potential activities or projects to organize for Caledon Day. Members of the Committee asked questions regarding permitted activities and received responses.

4. Request for Website Information from Caledon Heritage Foundation

Chair J. Crease provided information regarding Caledon Heritage Foundation's request for information concerning historical segments. Members of the Committee asked questions with respect to the Town procedures and the request and received responses from Staff.

5. Built Heritage Resource Inventory (continued)

Moved by: V. Mackie

HC-2018-9

That staff prepare a work plan outlining the methodology to bring forward the remaining non-designated properties identified in the Built Heritage Resource Inventory for listing on the Town's Heritage Register, under section 27 (1.2) of the Ontario Heritage Act;

That within the work plan priority be given to properties that are highly significant and/or within established settlement areas; and

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

Carried.

6. Bolton Heritage Conservation District

Members of Committee inquired regarding the demolition and rebuilding of a property within the Bolton Heritage Conservation District.

CORRESPONDENCE

Members of the Committee made comments regarding the correspondence item from the Ministry of Tourism, Culture and Sport dated March 26, 2018 re: Waiving Normal Tariff Fees – Land Registry Offices.

ADJOURNMENT

On motion by S. Norberg, the meeting adjourned at 11:21 a.m.

Ministry of
Transportation

Office of the Minister

Ferguson Block, 3rd Floor
77 Wellesley St. West
Toronto ON M7A 1Z8
416-327-9200
www.ontario.ca/transportation

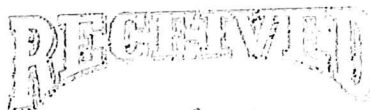
Ministère des
Transports

Bureau de la ministre

Édifice Ferguson, 3^e étage
77, rue Wellesley Ouest
Toronto ON M7A 1Z8
416-327-9200
www.ontario.ca/transports



MAR 06 2018



M2018-926

His Worship Allan Thompson
Mayor
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

MAR 06 2018

TOWN OF CALEDON
MAYOR

Dear Mayor Thompson: *Allan,*

As you are aware, on November 27, 2017, the Ministry of Transportation (MTO) committed to providing an update about the future of the GTA West Environmental Assessment (EA) Study within 60 days.

In 2016, a panel was appointed to review the GTA West EA Study. The panel was asked to conduct a strategic assessment of potential alternative approaches to meet future needs for moving people and goods throughout the GTA West corridor, including how recent policy changes and new transportation technologies could impact the project going forward.

On February 9, 2018, I announced that MTO will not proceed with an EA for a proposed highway in the GTA West corridor. We have consistently invested in highway infrastructure where it makes sense, but we now know that for the GTA West corridor, a highway is not the best option.

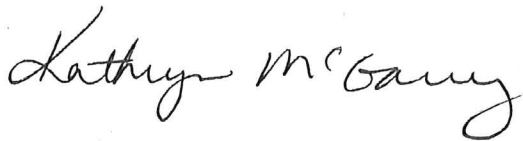
The government recognizes the importance of continuing to protect a corridor in this rapidly growing part of the region to explore other infrastructure needs, including utility, rail, and other transit options. On December 6, 2017, MTO and the Independent Electricity System Operator (IESO) initiated a joint planning study to identify lands for a multipurpose linear infrastructure corridor. Based on the expected growth and infrastructure need in the area, the continued protection of a corridor remains essential to ensure that the ongoing urbanization of the northwest GTA does not preclude future infrastructure, such as utilities, transit or other transportation modes.

The study area for the new joint planning study as identified in the enclosed map is almost entirely within the Focused Analysis Area of the previous GTA West EA Study. The discontinuation of the EA and initiation of the new joint planning study will release approximately 68 per cent of the lands previously protected under the EA. A letter has been sent to your city clerk to advise them of the municipality's responsibility to provide notice of Planning Act applications within or adjacent to the boundary of the NW GTA Corridor Identification Study Area.

Given MTO's cancellation of the GTA West EA Study, notice is no longer required for Planning Act applications related to lands within the previous GTA West EA study area.

All municipalities that were engaged during the GTA West EA study will continue to be engaged as part of this new study. Any questions regarding the new study can be directed to Tija Dirks, Director, Transportation Planning Branch, at tija.dirks@ontario.ca or (416) 585-7238.

Sincerely,

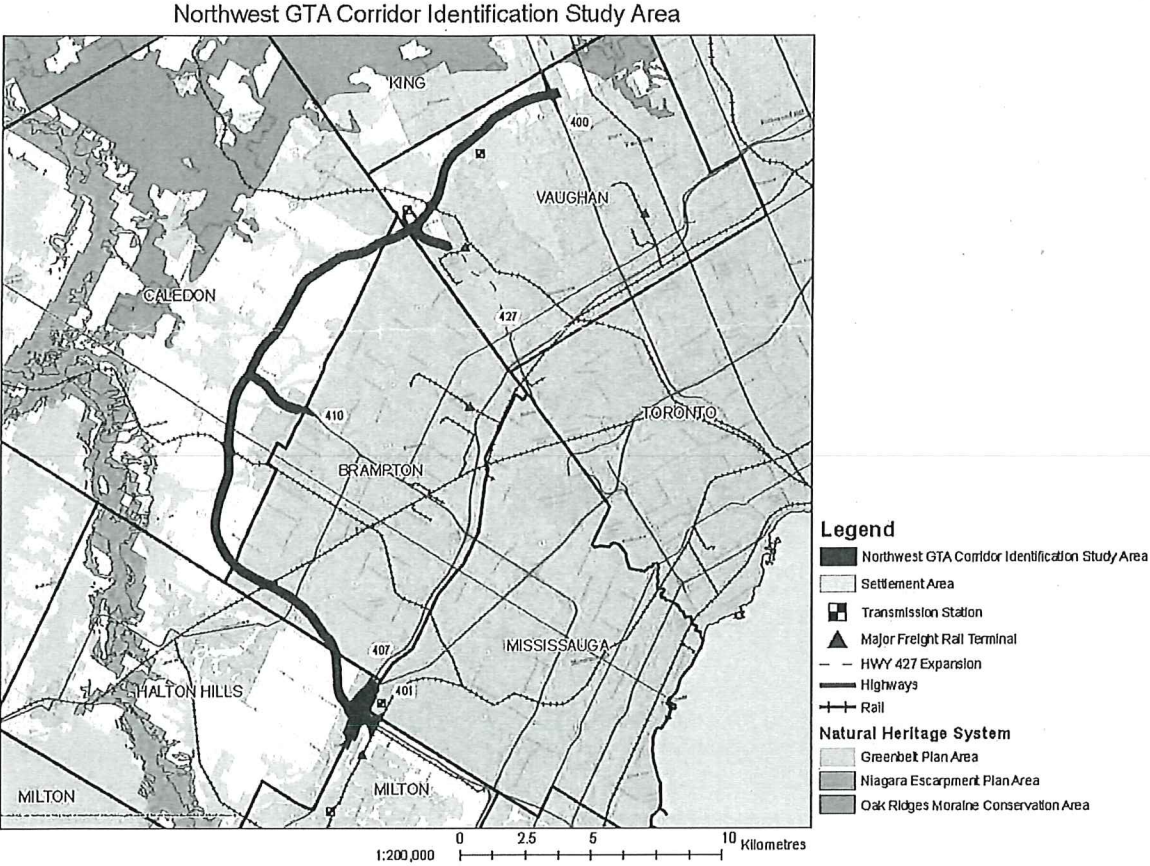
A handwritten signature in black ink that reads "Kathryn McGarry". The signature is fluid and cursive, with the first name "Kathryn" and last name "McGarry" clearly distinguishable.

Kathryn McGarry
Minister

Enclosure

- c. The Honourable Bill Mauro, Minister of Municipal Affairs
Laurie LeBlanc, Deputy Minister of Municipal Affairs
Serge Imbrogno, Deputy Minister of Energy
Terry Young, Vice President of Policy, Engagement and Innovation, IESO
Stephen Rhodes, Deputy Minister of Transportation
John Lieou, Assistant Deputy Minister, Policy and Planning Division, Ministry of Transportation

Figure 1 - Northwest GTA Corridor Identification Study Area



Office of the Minister
of Finance



Cabinet du ministre
des Finances

Ottawa, Canada K1A 0G5

AVR 11 2018
APR

2018FIN470840

His Worship Allan Thompson
Mayor
The Corporation of the Town of Caledon
6311 Old Church Road
Caledon East, ON L7C 1J6

RECEIVED

APR 18 2018

TOWN OF CALEDON
MAYOR

Dear Mayor Thompson:

On behalf of the Minister of Finance, the Honourable Bill Morneau, thank you for your correspondence of March 6, 2018, written on behalf of the Town of Caledon Council, regarding the report of the Standing Committee on Environment and Sustainable Development entitled *Preserving Canada's Heritage: the Foundation for Tomorrow*. In particular, you indicate your support for the recommendation that the Government of Canada establish a tax credit for the restoration and preservation of buildings listed on the Canadian register of historic places.

The Government recognizes the importance of preserving Canada's heritage properties. For example, Budget 2016 provided \$20 million over two years, starting in 2016-17, to support the Parks Canada Agency's National Historic Sites Cost Sharing Program. This program provides funding to non-federally owned or administered national historic sites to help protect nationally significant cultural infrastructure, and was expanded to include heritage lighthouses and railways.

The Government also demonstrated its commitment to national parks, national marine conservation areas and national historic sites in Budget 2017 by providing up to \$364 million on a cash basis over two years, starting in 2018-19, to the Parks Canada Agency to continue its management of these places. Furthermore, Budget 2017 announced that a medium- and long-term plan is under development to ensure ongoing support to these highly valued areas.

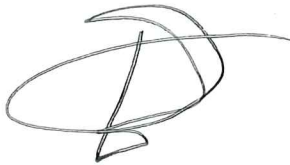
Finally, I would highlight that the *Income Tax Act* already provides support for heritage properties owned by registered charities and other qualified donees through the Charitable Donation Tax Credit (CDTC). The CDTC provides an incentive for individuals and corporations to donate towards historic properties held by qualifying organizations with a mandate to preserve these properties for the benefit of the public.

Canada

On March 24, 2018, the Government tabled its response to the report of the Standing Committee on Environment and Sustainable Development. As indicated in that response, the Government commits to carefully considering each of the report's recommendations, and to providing a recommendation by recommendation response by December 2018. You can find a copy of the Government's response on the Parliament of Canada website at:
www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10/response-8512-421-310.

Thank you for writing on behalf of the Town of Caledon Council.

Sincerely,

A handwritten signature in dark ink, consisting of a large, stylized 'E' followed by a horizontal line extending to the right.

Elliot Hughes
Deputy Director – Tax Policy
The Office of the Honourable Bill Morneau – Minister of Finance



March 6, 2018

Allan Thompson
Mayor

The Honourable William Francis Morneau
Department of Finance Canada
90 Elgin Street
Ottawa, Ontario K1A 0G5

Dear Minister:

RE: FEDERAL ACTION ON THE CONSERVATION OF HERITAGE PROPERTIES

I am writing to advise that at the Council meeting held on February 20, 2018, Council adopted a resolution regarding Federal Action on the Conservation of Heritage Properties. In December 2017, correspondence was received from Community Heritage Ontario seeking support regarding the report Preserving Canada's Heritage: The Foundation for Tomorrow from the House of Commons Standing Committee on Environment and Sustainable Development.

The report was reviewed by the Town's Heritage Caledon Committee on January 15, 2018 and a recommendation was made to Council to seek support for the recommendations stated within the report.

As stated in the resolution, the Town is demonstrating its support of the recommendations proposed within the report Preserving Canada's Heritage: The Foundation for Tomorrow, particularly #11 regarding the establishment of a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.

The resolution reads as follows:

That all the recommendations, particularly #11 of Committee Report No. 10 regarding the preservation of Canada's heritage from the federal House of Commons Standing Committee on Environment and Sustainable Development, be supported by the Town of Caledon via letter to the federal Minister of Environment, federal Minister of Finance, and Member of Parliament David Tilson.

A copy of the recommendations from the report *Preserving Canada's Heritage: The Foundation for Tomorrow* has been enclosed for your information. For more information regarding this matter, please contact Sally Drummond, Heritage Resource Officer, Community Services at 905-584-2272, ext. 4243.

Thank you for your attention to this matter.

Sincerely,

Mayor Allan Thompson

THE CORPORATION OF THE TOWN OF CALEDON

6311 Old Church Road, Caledon East, Caledon, ON, Canada L7C 1J6
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.1444 | www.caledon.ca | allan.thompson@caledon.ca | [@Caledon_Mayor](https://twitter.com/Caledon_Mayor)

Dear Town of Caledon Mayor and Council Members,

My name is Pam Jackson and I am writing today to bring to your attention my family's concerns that there are inequities in provincial planning policies that are greatly affecting our ability to live and work on our family farm.

The farm is located in Caledon on the Niagara Escarpment. In November 2017, the Niagara Escarpment Commission (NEC) approved a development permit application for a second dwelling on my family's farm, however, we were appealed soon after that decision.

The appeal is predicated on the fact that the NEP does not allow more than one dwelling per lot for people in our situation even if there is a good reason (e.g. farm succession purposes). The argument the appellants make is that the NEC should not have approved us in the first place.

The NEP needs to be amended to allow secondary dwellings for farm succession purposes when a strict set of Criteria have been met. There needs to be a discussion of what these Criteria should be. There are provisions for second houses when a building is of Heritage value, but why not when the next generations wants to return to the family farm without displacing the older generation?

Attached please find a letter that my family sent to the Ministry of Natural Resources and Forestry a few weeks back. It is the MNRF's position that they cannot respond to our letter directly since we are working through an appeal process.

However, since our letter was sent, the MNRF has written to the Niagara Escarpment Commission (also attached) regarding the Motion put forward in the fall to reexamine the inequities in the NEP regarding secondary dwellings for farm succession purposes (see Jackson Farm Letter to read the original Motion put forward by Councillor Downey and seconded by former Friends of the Greenbelt President Burkhard Mausburg). The letter from MNRF was on the agenda at the April 18th policy meeting. It is clear by the ton of the letter that the MNRF is not interested in our concerns (OR their own Commissions concerns for that matter) regarding housing for the next generation of famers.

I understand that this issue is largely out of your hands, however, I did want to send it to you to make sure you were aware of the issues.

Thank you,

Pam Jackson

Pam Jackson, RPF



From: MIN Feedback (MNRF)
Sent: March-02-18 3:58 PM
To: Bochenek, Annemarie (MNRF)
Cc: Travers, Jason (MNRF)
Subject: Message from The Honourable Nathalie Des Rosiers, Minister of Natural Resources and Forestry

**Ministry of Natural
Resources and Forestry**

Office of the Minister

Room 6630, Whitney Block
99 Wellesley Street West
Toronto ON M7A 1W3
Tel: 416-314-2301
Fax: 416-314-2216

**Ministère des Richesses
naturelles et des Forêts**

Bureau de la ministre

Édifice Whitney, bureau 6630
99, rue Wellesley Ouest
Toronto (Ontario) M7A 1W3
Tél.: 416-314-2301
Téléc.: 416-314-2216



MNR6446MC-2017-2158

March 2, 2018

Mr. Russ Powers
Chair
Niagara Escarpment Commission
c/o annemarie.bochenek@ontario.ca

Dear Mr. Powers:

Thank you for your letter to my predecessor the Honourable Kathryn McGarry regarding the motions that were passed at the Niagara Escarpment Commission (NEC) meeting on November 16, 2017. I am pleased that the NEC has resumed their regularly scheduled meetings. I assure you that our government is moving to identify qualified candidates as soon as possible to fill the remaining vacant positions on the Commission, and appreciates the support of the Commission with the appointment process.

As you are aware, the Ministry of Natural Resources and Forestry (MNRF), the Commission and the Province have just completed the first ever Co-ordinated Review of the four land use plans, including the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan (NEP).

The new plans were developed through two years of consultation and engagement. Municipalities, farmers, developers, environmental organizations, First Nations and Métis communities, and local residents participated in the Co-ordinated Review and shared their feedback on how to make the plans work better. Over the course of the Co-ordinated Review, our government received recommendations from an Advisory Panel chaired by David Crombie. The NEC also developed more than 20 policy reports, received municipal, stakeholder and public comments and provided 60 recommendations. About 4,600 people attended town hall meetings, open houses and technical briefings and we received a total of 42,000 comments and suggestions that helped inform the new

plans. Out of the 2016 consultation process on the draft plans, more than half of all individual comments received through the Environmental Registry were exclusively aimed at the NEP, reflecting the tremendous interest, concerns and overwhelming desire for the protection of the Escarpment.

To help achieve a modernized and harmonized framework that includes strengthened support for a thriving agricultural industry, MNRF worked with the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and consulted their Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas 2016. Some of the key enhancements to the agricultural policies of the NEP 2017 include:

- inclusion of policies to permit agriculture related uses and on-farm diversified uses;
- new criteria for the importation of fill on prime agricultural lands to minimize land use conflicts;
- inclusion of progressive winery policies to allow for other compatible uses that support agricultural viability;
- recognition of agri-tourism uses; and
- allowing secondary dwelling units in Escarpment Rural areas, in-part to recognize and accommodate for successional farm planning.

This was the most comprehensive land use planning process ever conducted in Ontario.

While I am encouraged by the participation and enthusiasm of the Commission under your leadership as Chair, re-examining the NEP policies so soon after such a comprehensive, exhaustive and resource-intensive review would be remiss and could serve to undermine the Co-ordinated Review process and the updated plans, and create confusion among stakeholders who contributed significantly toward the revised plans. Part two and three of the third motion in your letter seems to be directing NEC staff to engage in policy discussions regarding the agricultural policies addressed in the Niagara Escarpment Plan 2017 (NEP 2017) as the basis for an amendment to the Plan. At this time, our government is not in a position to conduct a policy review of the NEP 2017 or endorse the NEC leading a subsequent assessment. Instead, I would respectfully request that the NEC allow for the updated plan to be implemented for a three-year period and report back to me with an assessment of the lessons learned through early implementation.

I would like to add that I am pleased to hear that the Commission will be hosting a number of Escarpment Plan outreach sessions for municipalities and key stakeholders to inform them and facilitate discussions regarding the updated policies of the Plan. I anticipate that during these sessions, the Commission will further clarify that the agricultural policies of the Plan enhance flexibility for agricultural operations to improve farm viability, and that no new restrictions have been imposed as a result of the Plan review.

I encourage the Commission to engage MNRF policy staff to better understand the intent of the new policies, which may aid in the NEC's role in implementation. This is a new plan. It has changed substantively and it will take time for Commissioners as well as Commission staff and the ministry team to fully appreciate the entirety of the changes and how the new policies work together.

Finally, I remind the Commission of your mandate to uphold the purpose and objectives of the Plan and the *Niagara Escarpment Planning and Development Act*. I understand the complexity of the challenges you, in your role as Chair, and the Commissioners are faced with in implementing a new plan and making difficult land use decisions. In my role as the minister, I am committed to supporting the Commission to achieve its mandate to provide for *the maintenance of the Niagara Escarpment, and land in its vicinity as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment*.

If you require any additional information, please contact Jason Travers, Director, Natural Resources Conservation Policy Branch, at (705) 755-1241 or jason.travers@ontario.ca.

Again, thank you for writing.

Sincerely,

Nathalie Des Rosiers
Minister of Natural Resources and Forestry

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David and Jane Jackson



Pam Jackson and Josh Phillips



April 11, 2018

Jason Travers, Director, Natural Resources Conservation Policy Branch,
Ministry of Natural Resources 300 Water St, Peterborough, ON K9J 8M5

Dear Mr. Travers,

In March 2017, our family submitted an application to build a modest family home on an unused portion of the family farm, (with Class 6 soil type). The home will accommodate the process of transitioning the farm to the next generation by allowing Pam and Josh to work the land and live on the property without requiring Dave and Jane to relocate, as they are still able to live and work on the property.

This letter's intent is to express our concern that the provincial government says many things in support of small, family farms, yet their actions and policies regarding farm housing seem to contradict this spirit.

Farmers are Allies in Protecting the Environment

We understand that the Niagara Escarpment Plan is an “**environment first**” plan. This is fantastic and we support this concept. It is our belief that although our house is technically “development” in the eyes of provincial policy, not all development is bad for the environment. Allowing us to live on the property in a new (low-impact design) home will result in a net positive effect on the land from an environmental perspective.

Now more than ever, farmers are environmental allies and the first line of defense regarding environmental protection. Let's consider the aggressive and difficult to manage Phragmites. You've been involved with **invasive species mitigation** and are likely well aware there is no budget from any jurisdiction in Ontario to limit its spread.

Farmers are the best hope our provincially significant wetland (PSW) has at avoiding a complete takeover from this invasive reed. Case in point: There is a large patch of phragmites in the ditch and (absentee landowner owned) field just north of our property. It's only a matter of time before this reed enters our PSW (the Star Wetland).

As soon as we see phragmites, we will effectively deal with it. But our work won't stop there. We'll also deal with Scots pine and European buckthorn that are encroaching on

the farm. Farmers that see the land, walk the land and have a vested interest in the health of the land are the most realistic option to deal with land management issues such as invasive species before they are major problems. We become a unique and powerful tool MNRF can utilize to protect Ontario's biodiversity.

Support from various funding programs have made it easier for farmers to be allies in **Species at Risk** (SAR) protection as well. Our family has practiced delayed haying now for many years which supports Bobolink and Meadowlark nesting. In 2018, we were successful in obtaining a SARPAL grant for over \$4000 to support SAR on the farm. (See Schedule A for more information on Pam's recent projects and achievements).

Farmer's are clearly allies in **protecting wetlands**. When Dave and Jane bought the farm 20 years ago, the first project was to fence off the wetland to keep out the cattle. This has resulted in a dramatic revitalization of the area. Our family has even gone so far as to agree to cut off machinery access to a significant portion of the farm which has historically only been accessible via the PSW. Although the wetland was fenced, the cattle were given an access route through the wetland and up the valley to a table land area approximately 12 acres.

This is the field we need to access via the main road and where we would like to build our house. Without an entrance off the main road to this portion of the farm, the only way to gain access is through the PSW.

Considering the MNRF's recent *Wetland Conservation Strategy for Ontario* and its goal of achieving a Net Gain of wetlands by 2030, we believe the Policy Branch of MNRF needs to revisit their Agricultural Policies that discourage farm transitioning. Farmer's are the best stewards of farmland - not absentee landowners, or estate residential owners.

Farmers are also allies in tackling **Climate Change**. My father is one of the longest-serving no-till farmers in Peel Region. Carbon values in his soil have increased over the years due to his management. As a forester, I once believed healthy forest ecosystems were key to carbon sequestration. While trees do store carbon short term in their tissues, increasing soil carbon is much more impactful for mitigating climate change. The world's soils hold around *twice* the carbon that is found in the atmosphere and in vegetation.

The **Local Food movement** also helps mitigate climate change. One statistic suggests by 2050, a quarter of the food needed to feed North America will be grown in Southern Ontario. By allowing this type of "development" (a second home for farm transition), the farmland is not sterilized. Much like Indigenous culture relying on knowledge sharing, farming knowledge and skills are passed from one generation to the next. This knowledge sharing ensure that someone will be here to grow all this food. Instead of sterilizing, you are invigorating the local food system.

As you already know, NEC took a stand in January and made a point to show their support for agriculture and the family farm on the Escarpment. They voted "yes" to our house. Based on the discussion in the room and the questions they asked of us, I know it

was a tough decision. The Conditions of Approval they have imposed on us (and that we have agreed to) are considerable (including the reclassification of one of the dwellings to bring us into conformity with the NEP when my parents are no longer able to live on the farm). They understand the Plan is “environment first” but not at the exclusion of supporting the family farm. We believe they understand that given the circumstances, Pam and Josh returning to the farm and building their home IS in fact putting the environment first.

According to the Recommendations of the Advisory Panel on the Coordinated Review (aka the Crombie Report) *“forests, wetlands and agricultural lands currently play a critical role in storing carbon and mitigating the impacts of climate change. Unless greater efforts are made to protect natural systems and sustain agriculture, we will continue to erode their ability to contribute to store carbon and provide resilience to climate change”*.

Our vision for this farm is one where the natural heritage features are protected, enhanced and expanded while rotational grazing of livestock is used to create a value added agricultural product. At the same time, species at risk (SAR) habitat is protected and carbon content of the soil increases year after year. (See Schedule A for projects).

One of the strategies the Ontario government proposes to create is a Climate Resilient Ontario in the Climate Change Strategy is to: *“Align climate change objectives with agriculture and natural systems. Our strategy will ensure pollinator and soil health and food security, as well as help the agricultural sector adapt to climate impacts. The agricultural sector will be able to capitalize on new opportunities associated with low-carbon food production while remaining healthy, productive, safe and sustainable for Ontarians. Ontario will continue to take action to reduce the vulnerabilities and strengthen the resilience of natural systems. The strategy will build on existing measures such as managing and restoring wetlands, increasing green spaces and managing diverse forests.”* This quote from the Climate Change Strategy so very clearly aligns with what we are trying to achieve on our farm that it could be our Mission Statement!

It would seem that the people of Ontario would like to put the onus on farmers to help achieve their Climate Change objectives. But they do not want us to be able to live on the land where we work.

The Issue with Secondary Dwellings

There is a saying that says if you ask the question *Why* five times, you can usually get to the bottom of an issue. We have asked *why* of many people over the past year. Why do the policies of the Niagara Escarpment Commission not allow a second dwelling for people like us? The answers vary, but eventually lead to the same place: we can't build our house because it will set a precedent for others to come forward and ask for the same thing.

When you go deeper and ask why this is an issue, you discover that the main fear here is that allowing a second dwelling will potentially lead to a severance. We have two responses to this:

- If a family in the same situation as us came forward and wanted a second dwelling, and were willing to clearly state on title that they will never be eligible for a severance, there is no problem with two generations living on the property at the same time
- This argument does not give much credit to the remarkable people who sit on the Niagara Escarpment Commission. What is their job if not to judge each application as it comes and make the best decision, given the arguments for and against?

We do not accept the argument that second dwellings for people in our situation will cause unrestricted sprawl and the degradation of viable farms. Farm businesses come in all shapes and require different acreages to be viable. Although our farm is 100 acres, the workable acreage is much smaller. I feel lucky as I have about 27 acres to work with, while a friend of mine raises grass-fed beef on fewer than 10 acres! (It is also worth noting the NEC is requiring a “Agricultural Plan” be submitted outlining our plans for the farm ensuring we are planning to be viable.)

The NEC has given direction in the Plan to deal with secondary dwellings when a house is of Heritage significance. I believe it makes sense to have a similar discussion and associated policy developed to deal with secondary dwellings when farm transition is the issue.

New farmers face tremendous barriers. These include significant financial barriers related to the cost of equipment, training and access to the land itself. Given the aging farm demographic, the future of farming in Ontario is dependent on a new generation of farmers but these barriers must be addressed and long-term support provided both at the provincial and local level. One cost effective way of supporting new farmers is including access to land and access to mentors. When a situation like ours comes along, and the next generation would like the opportunity to live on the land while being mentored by the older generation, the government can support this work through sound policies that result in a net gain to the environment and community.

Does the MNRF propose that farms on the Escarpment are only appropriate for estate residential and/or equestrian use? The data from StatsCan and others clearly indicates that is who will be buying this farm if it were to go on the market.

The NEC has supported us. There is now an appeal in place, which is predicated on the “slippery slope” fallacy. It hasn’t been lost on us that the E-NGO appealing the approval of the second home obtains much of its funding from the Greenbelt Foundation, which in turn obtains much of its funding from the Ontario government — the same government that oversees the NEC.

For the sake of other farm families, for the sake of the climate and to help protect the environment, the Ontario government should take the time to consult with the agricultural community on their needs for dwellings for farm transition purposes.

While these processes take place, generations of farmers leave farming behind. Our family is having to make decisions based on inequitable policies and can no longer wait on government timing for a full Official Plan Amendment.

We've been waiting. We are still waiting. While we wait to return to the farm, we are taking steps to start the business however, we would like a home for our family.

On November 17th, 2017, a Motion was made by the Commission to reconsider issues related to farm labour housing and farm succession planning. Despite the enormous amount of work done during the recent co-ordinated review, our request is that you continue active policy discussions surrounding these issues.

Modern farming practices continue to evolve and change; we need to make sure our policies are as fair and supportive to the family farm as possible especially in this new era of climate change mitigation, species at risk protection, local food initiatives, wetland protection, and invasive species mitigation.

A timely response to this letter is requested.

Sincerely,

David & Jane Jackson

Pam Jackson & Josh Phillips

Schedule A

As a show of good faith for Pam's dedication to this farm and project, the following is a list of projects and achievements they have been working on related to her work:

1. Completed 2-week Permaculture Design Certificate training course - Aug 2016
2. Joined National Farmers Union (NFU) - June 2017
3. Completed Environmental Farm Plan - Jan 2018
4. Attended NFU-O local AGM, became secretary - Jan 2018
5. Attended Guelph Organic Conference as a volunteer - Jan 2018
6. Secured over \$4088 in SARPAL (Species at Risk Partnership on Agricultural Lands) funding to protect Bobolink & Eastern Meadowlark - Feb 2018
7. Attended Forests Ontario AGM - main topic, Climate Change - Feb 2018
8. Completed Kinoo Mudwin - First Nations sensitivity course - March 2018
9. Part of pilot project on soil health and climate change mitigation - Erin Soil Health Coalition - March 2018
10. Received "best forest management plan 2017" award from MNRF - March 2018
11. Hired an Agronomy consultant to develop a rotational grazing plan for the farm - Winter/Spring 2018
12. Working with CVC Ag outreach specialist (mark Eastman) to implement Best Management Practices projects on the farm - Spring 2018
13. Continue to work part time for York Region Forestry Department - Ongoing
14. Support Elmgrove Organic Collective (I was a founding member) - Ongoing
15. Continue my forest management consulting work advising landowners how to be the best stewards of their land. Jackson Stewardship. - Ongoing

Schedule B

Excerpt from Minutes from Niagara Escarpment Commission meeting from November 16, 2017 regarding the Motion to discuss farm labour housing, farm succession planning and other issues related to NECs involvement with agricultural lands.

M783R10/11-2017

Moved By: Baty
Seconded By: McKinlay

“That decision M781R10/10-2017 to approve the proposal for application P/R/2016-2017/442 be reopened and discussed further.”

At the request of Commissioner Baty, the vote was recorded.

For the motion

Against the Motion

Baty
Downey
Gilhespy
Greig
Horner
Mausberg
McKinlay
McQueen
Pim
VanderBeek

Motion Carried Unanimously

M783R11/11-2017

Moved By: Downey
Seconded By: Mausberg

“That decision M781R10/10-2017 be withdrawn and replaced based on further discussion at the November 16, 2017 Commission meeting.”

Motion Carried

M783R12/11-2017

Moved By: Downey
Seconded By: Mausberg

“WHEREAS recent agriculturally based applications have raised questions regarding conflicting and contradictory principles and policies being used to guide the staff and Commission decision making process surrounding land use in the Escarpment Rural Area; and

WHEREAS the Ontario government has made protecting farmland, for both food production and ancillary uses, a priority; and

WHEREAS successive Provincial Policy Statements have made progress in recognizing the agricultural sector as a valued partner in conservation of not only farm land but, natural and heritage features; and

WHEREAS it is recognized that 98% of farm operations in Ontario are family owned and operated and, further, criteria has been adopted that recognize the unique model of these operations, including the fact that these farms require lateral transition of intergenerational farming and a modernized approach to accommodate the current environmental and economic pressures thereof; and

WHEREAS the NEC strives for transparency, clarity and a common sense approach to land use planning.

THEREFORE BE IT RESOLVED THAT:

- 1) Development Permit Application P/R2016-2017/442 (Pam Jackson and Josh Phillips) be approved with appropriate conditions to be presented to the Commission at the January 2018 meeting; and
- 2) Time be allocated at a future meeting prior to the April 2018 Policy Meeting for the purpose of engaging NEC staff and Commission in a fulsome policy discussion regarding, but not limited to:
 - Density transfer and farm labour housing
 - The purpose of secondary dwelling relating to the agricultural industry
 - Succession planning as interpreted by the agricultural sector as well as the upcoming labour shortage.
 - Any other issues that are applicable to NEC involvement with agricultural lands.
- 3) That NEC staff and Commission engage with the following Ministries, Stakeholders and relevant others to develop basis for an amendment to the NEP and set of criteria specific to the above matters and the agricultural sector prior to future meeting required in Sec 2) above:

Ministry of Agriculture
Ministry of Natural Resources and Forestry
Ministry of Municipal Affairs
Ministry of Rural Affairs
Ministry of Labour
Association of Municipalities of Ontario
Rural Ontario Municipalities Association
Ontario Federation of Agriculture
Christian Farmers Federation

DISCUSSION:

Commissioner Downey acknowledged the difficulty in supporting the agricultural community and farm succession planning within the confines of Niagara Escarpment Plan policies on second single dwellings. She noted that while the Commissioners are appointed to uphold the Niagara Escarpment Plan, 'some things are the right thing to do', and that the support to approve the proposal at the October 18, 2017 speaks to the

need to review the policies regarding secondary dwellings on farms. There is a need to promote and protect the way land is farmed. She requested full discussion with partner agencies including the Coalition on the Niagara Escarpment and the Ontario Federation of Agriculture (OFA); the Commissioner advised that the OFA sees the NEP policies as prejudicial and a human rights issue.

Commissioner Pim stated that while she supports the agricultural community, there is no room for interpretation on second single dwellings; they are clearly not a permitted use. The Commissioner expressed concern that approving this proposal will set a significant precedent with widespread ramifications that will not be limited to only agricultural lands. She also noted that there is a need to look at the future of farming in the Plan area, and farm succession planning for the continued involvement of young farmers as the cost of land is prohibitive for young farmers. She suggested splitting the motion into 2 parts, with the agency consultation as a separate motion. The suggestion was not supported by the Mover.

Commissioner McKinlay expressed support to the agricultural sector, and also noted that the Applicant has other options that are permitted in the Plan.

Commissioner McQueen expressed his support for the Motion and for the agricultural community, and suggested that the Ministry of Agriculture, Food and Rural Affairs draft policy on agricultural systems need to be reviewed as well. He also noted that farms are out of reach for young people, and that this issue is also about food and Ontario. He noted that if this motion is approved, it is a scoped approval with specific intent, not a free-for-all.

Commissioner Mausberg recognized that approving this application would set a precedent but noted that farming in the Niagara Escarpment Plan area is not receiving the attention and support needed; he acknowledged that the Applicant will need to explore other options if the application is approved, then appealed and the Commission's decision is not upheld.

Commissioner Gilhespy asked the land owners if they would consider freezing development on their other lot (across the road) to allow this proposal to be approved; the landowners expressed that they have considered this and are reluctant to commit to it, they would not want to prevent development on the lot perpetually, they would want it to be able to be re-opened. The Chair noted that the landowners would be able to submit a development permit application for reconsideration.

Commissioner Greig expressed her support for the motion; she noted that agencies outside the Niagara Escarpment Plan have contradictory policies on this, and noted that Bruce County is actively considering this issue.

Commissioner Horner noted that supporting the Applicant while upholding the Plan has caused the Commission angst; she also noted that the work needs to be scoped to farm labour and second generation farm housing only; the Ministry of Agriculture, Food and Rural Affairs has not come to terms with this issue yet.

Commissioner VanderBeek noted that this application speaks to economic viability and farming sustainability; she suggested adding a condition to limit building on the second lot until the primary dwelling has been removed in order to protect the integrity of the Plan. Staff cautioned the Commission about the ability of implementing a Condition on a property that is not part of the Application, however there may be other tools to achieve this including a Plan Amendment Application to sterilize the lot across the road and a Condition could be included respecting the removal of the existing house at some point in time.

The Director will direct staff to undertake an in depth analysis to provide a broader provincial policy analysis in relation to the Niagara Escarpment Plan only. Such a broader analysis would involve the Ministry of Natural Resources and Forestry and broader government involvement; consultation and communication would need input from the Province; he also noted that the previous Commission did not request this policy analysis and consultation during the 2015 Plan Review. The Director also noted that exercise being undertaken by staff to review policy interpretations and guidelines could prioritize agricultural related items.

At the request of Commissioner Downey, the vote was recorded.

For the Motion

Baty
Downey
Gilhespy
Greig
Horner
Mausberg
McKinlay
McQueen
VanderBeek

Against the Motion

Pim

Motion Carried"