



CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

Application for Proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment 21T-17005C, RZ 17-08 and POPA 17-02 16114 Airport Road Part of Lot 4, Concession 6 (EHS)

Presentation by Bruce McCall-Richmond, Planner, Glen Schnarr and Associates Inc.

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

DELEGATIONS

STAFF REPORTS

Staff Report 2018-68	Proposed Zoning By-law Amendment, Northwest Holdings Ltd., 20-24 Simona Drive, Ward 5
Staff Report 2018-58	Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1
Staff Report 2018-63	Proposed Zoning By-law Amendment Application Brentwood Development Corporation Block 114, 43M-2042, 12782 Kennedy Road, Ward 2, File No.: RZ 17-07
Staff Report 2018-60	Proposed Rogers Communications Telecommunications Tower, 12016 Chinguacousy Road Part of Lot 18, Concession 3 WHS, Ward 2, File No.: SPA 14-43T
Staff Report 2018-66	Request to Allow Minor Variance Applications in the Coleraine West Employment Area

RECOMMENDATIONS OF ADVISORY COMMITTEES

Heritage Caledon Report dated [May 14, 2018](#).

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

PROPOSED HERITAGE DESIGNATION OF GIFFEN FARMHOUSE, 12461 MCLAUGHLIN ROAD (WARD 2)

That staff be directed to proceed with the Notice of Intention to Designate the Giffen Farmhouse property at 12461 McLaughlin Road, and prepare a reference plan to identify the parcel to be designated;

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 Giffen Farmhouse property pursuant to section 29 (4) of the Ontario Heritage Act;

That the designating by-law be registered on title to the property; and

That staff be directed to work with the Region of Peel housing staff to explore occupancy options for the property at 12461 McLaughlin Road prior to the completion of the development phase of the associated plan of subdivision.

CORRESPONDENCE

Memorandum from Kyle Munro, Community Planner, Community Services, dated May 29, 2018 re: [Provincial Agricultural Impact Assessment Guidance Document](#)

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 Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment

FILE NUMBER(S): 21T-17005C, RZ 17-08, POPA 17-02

Community Involvement:

The Town has received proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment applications. This is your way to offer input and get involved

Applicant and Location:

Applicant: Glen Schnarr & Associates on behalf of Shacca Holdings Inc.

Location: 16114 Airport Road, Caledon East
Part of Lot 4, Concession 6 (EHS) described as
Part 1 on Plan 43R-21686 and Part 1 on Plan
43R20293
West side of Airport Road, North of Walker Road
West
Ward 3

Site Area: 4.08 ha (10.09 ac)



When and Where:

Tuesday May 29, 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 Mary T. Nordstrom,
Senior Development Planner
at 905.584.2272 x.4223 or
mary.nordstrom@caledon.ca

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

What are the Proposed Changes?

The applicant has applied for a Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment to facilitate a mixed use development that includes residential, commercial and environmental protection components. The applicant is proposing 38 condominium townhouse units and 1,375 m² (14,800 ft²) of retail commercial uses including the conversion of the Allison's Grove residence for commercial uses. One access to Airport Road is proposed for the residential condominium and two accesses are proposed for the commercial block; one from Airport Road and one from Walker Road West. The plan includes two environmental blocks totaling 2.27 ha (5.609 acres) in size to protect wetland and woodland features and associated buffers.

Additional Information

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

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 and/or the Official Plan 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 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 Draft Plan of Subdivision is approved and/or the Official Plan and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

How to Stay Informed:

If you wish to stay informed of the project described above, or if you wish to be notified of the



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

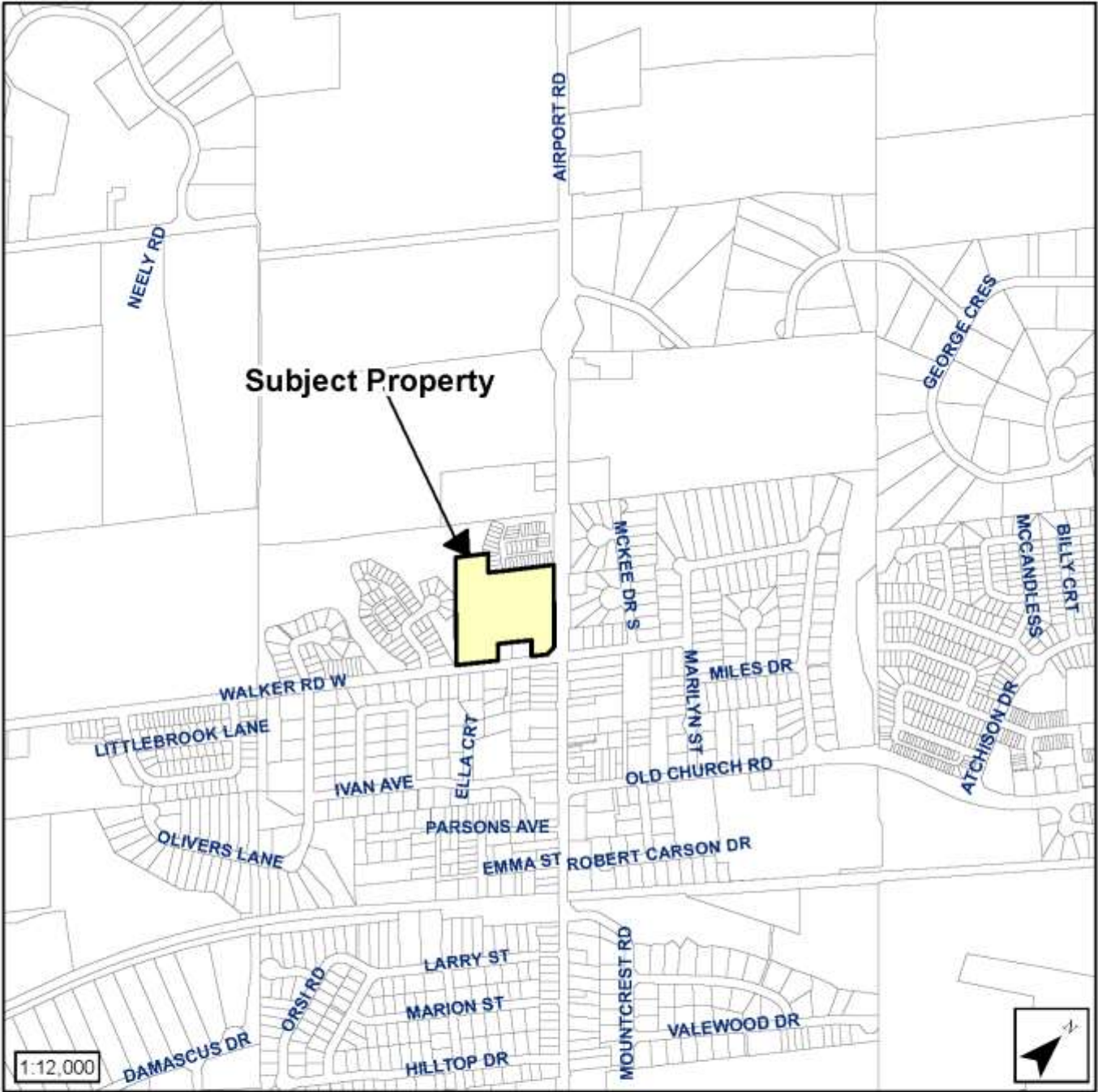
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

decision of The Corporation of the Town of Caledon in respect of the proposed Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment, 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: May 9, 2018



POPA 17-02, RZ 17-08, 21T-17005C

Shacca Caledon Holdings Inc.

16114 Airport Road

Part Lot 4, Concession 6 (EHS)

LOCATION MAP

TOWN OF CALEDON

Date: July 21, 2017

File No.: POPA 17-02
RZ 17-08
21T-17005C

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: May 29, 2018 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Glen Schnarr & Associates on behalf of Shacca Holdings Inc.

File No.: 21T-17005C, RZ 17-08, POPA 17-02

The Purpose of a Public Meeting:

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

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff 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 at 16114 Airport Road, west side of Airport Road, north side of Walker Road West in Caledon East. See Schedule "A" – Location Map, attached. The subject lands are approximately 4.08 ha (10.09 ac) in size and currently contains the Allison's Grove heritage residence. A portion of the property including the heritage residence is designated under Part IV of the Ontario Heritage Act (By-law 93-13, amended by By-law 95-08). The western portion of the property is occupied by a woodlot and wetland. The surrounding land uses include: single detached residential and environmental lands to the west; condominium townhouses to the north; Airport Road and single-detached residential to the east; and, Walker Road West, single detached residential and commercial to the south. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as Rural Service Centre and Rural System (with Area with Special Policies, i.e. Oak Ridges Moraine Conservation Plan) on Schedule "D" - Regional Structure. The Town's Official Plan designates the lands within the settlement boundary as Special Use Area A on Schedule D – Caledon East Land Use Plan and the lands outside the settlement boundary as Environmental Policy Area and within the Oak Ridges Moraine Conservation Plan Area on Schedule A – Town of Caledon Land Use Plan. The subject lands are zoned Rural (A2) and Environmental Policy Area 1 (EPA-1) in Zoning By-law 2006-50, as amended.

Proposal Information:

Applications for Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision were submitted by Glen Schnarr & Associates and deemed complete on September 8, 2017.

The Draft Plan of Subdivision proposes to divide the land into three components: environmental protection, residential and commercial. The residential block is proposed to contain 38 condominium townhouse units serviced by a private laneway with access to Airport Road. The commercial block is proposed to contain a 1,375 m² (14,800 ft²) building with retail commercial uses and commercial conversion of the Allison's Grove residence with two accesses: one from Walker Road West and one from Airport Road. The environmental protection blocks total 2.27 ha (5.6 acres) in size and would contain the wetland and woodland features and associated buffers.



Public Meeting Information Report

Community Services Department - Planning & Development

The Zoning By-law Amendment is proposing to rezone the developable portion of the subject site from Rural (A2) to a site specific Townhouse Residential Zone (RT-X) and site specific Village Commercial (CV-XX) zone.

The Official Plan Amendment is proposing to amend the existing Special Use Area designation to permit townhouse residential and general commercial uses in addition to existing permissions for limited commercial, institutional and residential uses.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was placed in the Caledon Enterprise and Caledon Citizen on May 3, 2018.

The applications were circulated to external agencies and internal departments for review and comment. Comments received are briefly outlined below for your information:

- **Region of Peel:** Appropriate measures should be taken to protect the natural heritage features on the site (Core Woodlands). Revised Functional Servicing, Stormwater Management, Noise, Erosion and Sediment Control, Environmental Site Assessment and Hydrogeological Reports are required to address technical comments. The condominium block does not appear to meet waste management requirements for curbside pick-up. The proposed development achieves a bronze rating from the Healthy Development Assessment, which means it contains many of the elements of a compact, healthy and complete community. Land dedication requirements along Airport Road must be met. Detailed traffic engineering comments are premature at this stage; however, it is noted that a full moves access for both the residential and commercial block is not supported.
- **Toronto and Region Conservation Authority:** The technical studies received to date do not satisfy the TRCA's requirements. Additional analysis is required to determine the limits of the key environmental features and the compensation for any proposed removal of species at risk (SAR) trees, additional plantings in the proposed buffer area, enhanced zoning protection and dedication of key environmental lands into public ownership. In addition, the following is required: a revised Erosion Sediment Control Plan and Report; a Feature Based Water Balance Analysis; and, a revised Hydrogeological Analysis.
- **Town of Caledon, Finance and Infrastructure Services, Finance:** The property is currently assessed as residential and farmland. Any future development would be subject to Town of Caledon development charges, as per By-law No. 2014-054 and applicable Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- **Town of Caledon, Community Services-Planning & Development, Planning & Policy:** A peer review of the applicant's commercial impact study has found that additional research and analysis is required to assess the timing and any potential impacts of the proposed commercial development on existing retail commercial space in Caledon East. Staff encourage the incorporation of residential units above the commercial building, as per Official Plan policies. Further analysis and justification is required regarding density, proposed commercial uses, including drive through facilities and vehicular access/connectivity. A revised submission is required to address technical comments and adequately implement the proposal.

Public Meeting Information Report

Community Services Department - Planning & Development

- Town of Caledon, Community Services, Heritage: Staff agree with the commemoration and mitigation recommendations of the Cultural Heritage Impact Study (CHIS), including preparation of a Strategic Conservation Plan and adaptive reuse of the structure; however, note that the Allison's Grove residence should be considered a landmark structure at the north end of Caledon East. Relocation of the pedestrian walkway and parking spaces outside of the designated parcel would minimize grading impacts to the hill and provide an enhanced landscape buffer.
- Town of Caledon, Community Services, Urban Design (Peer Reviewer): The townhouses compliment the Gothic Revival design of the heritage house. Proposed brick and stone building materials create appropriate front and flankage elevations and a strong street presence is achieved through ground related porch entrances. The design of the commercial building also compliments the heritage house. Additional design information is needed, including the height of the townhouses (in relation to the heritage house), delineation of snow storage areas, coloured building elevations for the townhouses and commercial building, cross section of the commercial building, and any ground related signage information.
- Town of Caledon, Community Services-Planning & Development, Open Space Design: Revisions to the arborist report are needed to confirm the presence of Butternut trees and advise on the retention procedure. Environmental Blocks 6 and 7 are to be dedicated to the Town. Additional detailed technical comments and cash in lieu of parkland requirements will be addressed through a Site Plan Application.
- Town of Caledon, Community Services, Engineering/Transportation: The Traffic Impact Study must be revised to address technical comments and account for traffic associated with the draft approved residential subdivision at Walker Road West and Mountainview Road. Revised grading and functional servicing plans and reports are required to address technical comments. A peer review of a revised Noise Feasibility Study is required.

The following agencies/departments have no concerns and/or have provided conditions of approval for the applications:

- Town of Caledon, Legal Services
- Hydro One Networks Inc.
- Dufferin Peel Catholic District School Board
- Peel District School Board
- Enbridge
- Rogers Communications Canada
- Bell Canada
- Canada Post

Comments from the following agencies/departments remain outstanding:

- MPAC

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted in the Caledon Enterprise and Caledon Citizen on March 8, 2018. Signs have been posted on the property.

Next Steps:



Public Meeting Information Report

Community Services Department - Planning & Development

The comments contained in this report are based on the applicant's first submission. The Public Meeting is an opportunity for residents to share their comments on the proposed applications. A resubmission will be required that adequately addresses all of the comments provided to date, including comments from the public at the Public Meeting. The resubmission materials will be available on the Town's website at: <https://www.caledon.ca/en/business/shacca-holdings-inc-.asp> and at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

If you wish to be notified of the draft approval of the Plan of Subdivision and/or the passing of the proposed Zoning By-law Amendment and/or Official Plan Amendment or of the refusal of the request to draft approve the Plan of Subdivision and/or amend the Zoning By-law and/or Official Plan, 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 By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

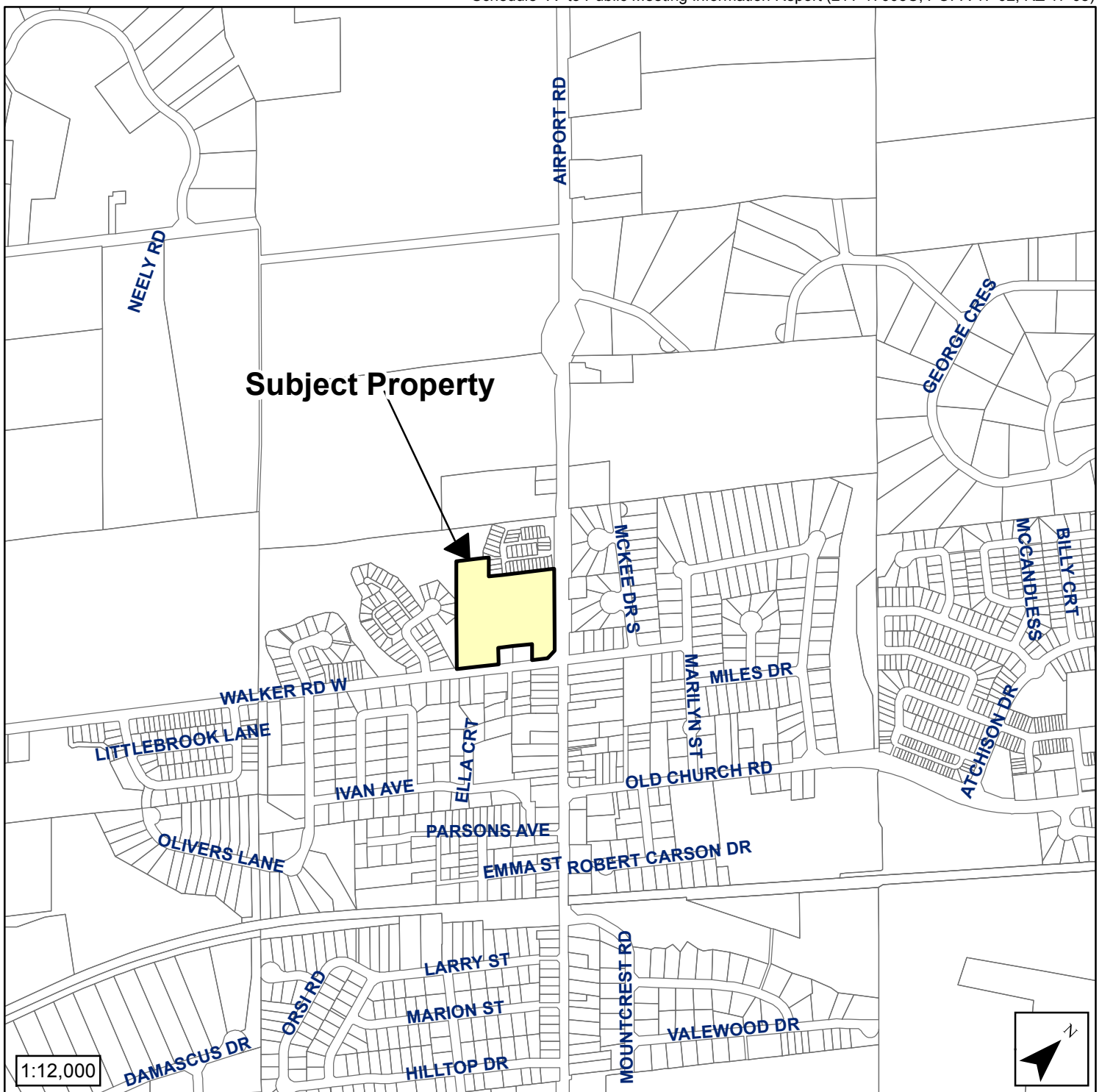
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Contact:

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph



POPA 17-02, RZ 17-08, 21T-17005C
Shacca Caledon Holdings Inc.

16114 Airport Road
 Part Lot 4, Concession 6 (EHS)

LOCATION MAP



Date: July 21, 2017

File No.: POPA 17-02
 RZ 17-08
 21T-17005C



POPA 17-02, RZ 17-08, 21T-17005C

Shacca Caledon Holdings Inc.

16114 Airport Road

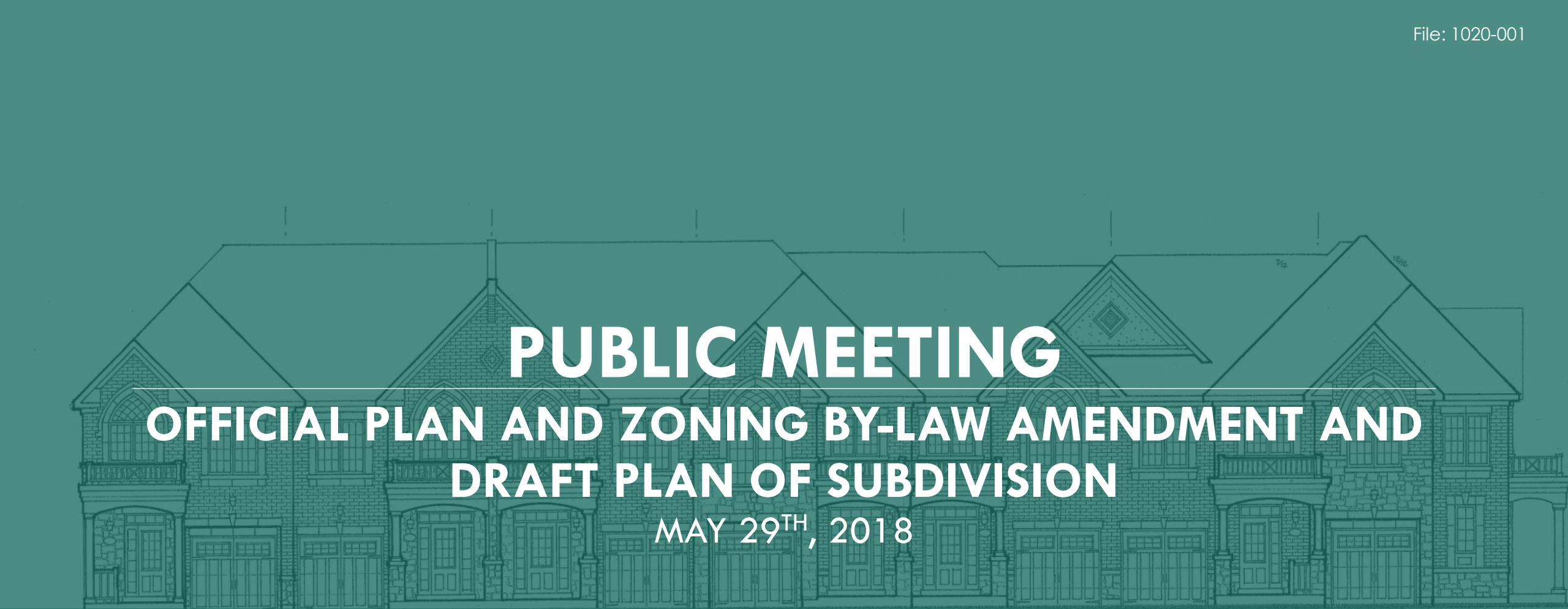
Part Lot 4, Concession 6 (EHS)

LOCATION MAP



Date: May 10, 2018

File No.: POPA 17-02,
RZ 17-08,
21T-17005C



PUBLIC MEETING

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

MAY 29TH, 2018

SHACCA CALEDON HOLDINGS INC.

**16114 Airport Road
Town of Caledon, Ontario**

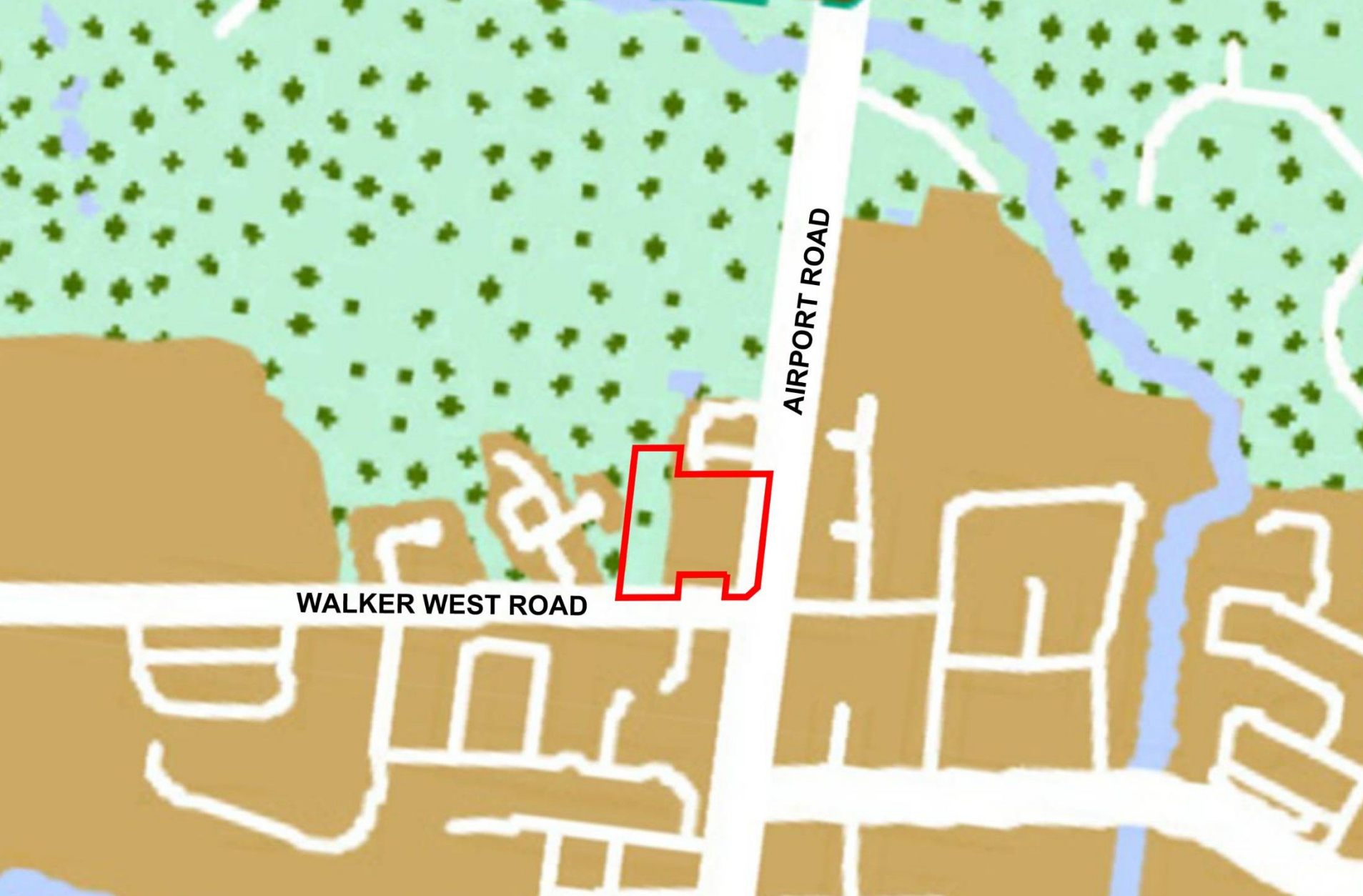
- Town File#: 21T-17005C, POPA 17-02 & RZ 17-08 (Shacca Holdings Inc.)



AERIAL CONTEXT

FILE: 21T-17005C, POPA 17-02 & RZ 17-08

SUBJECT LANDS



Greenbelt Designations	
	Greenbelt Plan Area
	Greenbelt Plan Protected Countryside Designation
	Niagara Escarpment Plan Area
	Oak Ridges Moraine Conservation Plan Area

	Agricultural and Rural Area of the Growth Plan
	Mayfield West Study Area Boundary
	Coulterville Special Study Area
	Palgrave Estate Residential Community
	Lake Simcoe Protection Plan Area

	Rural Service Centre
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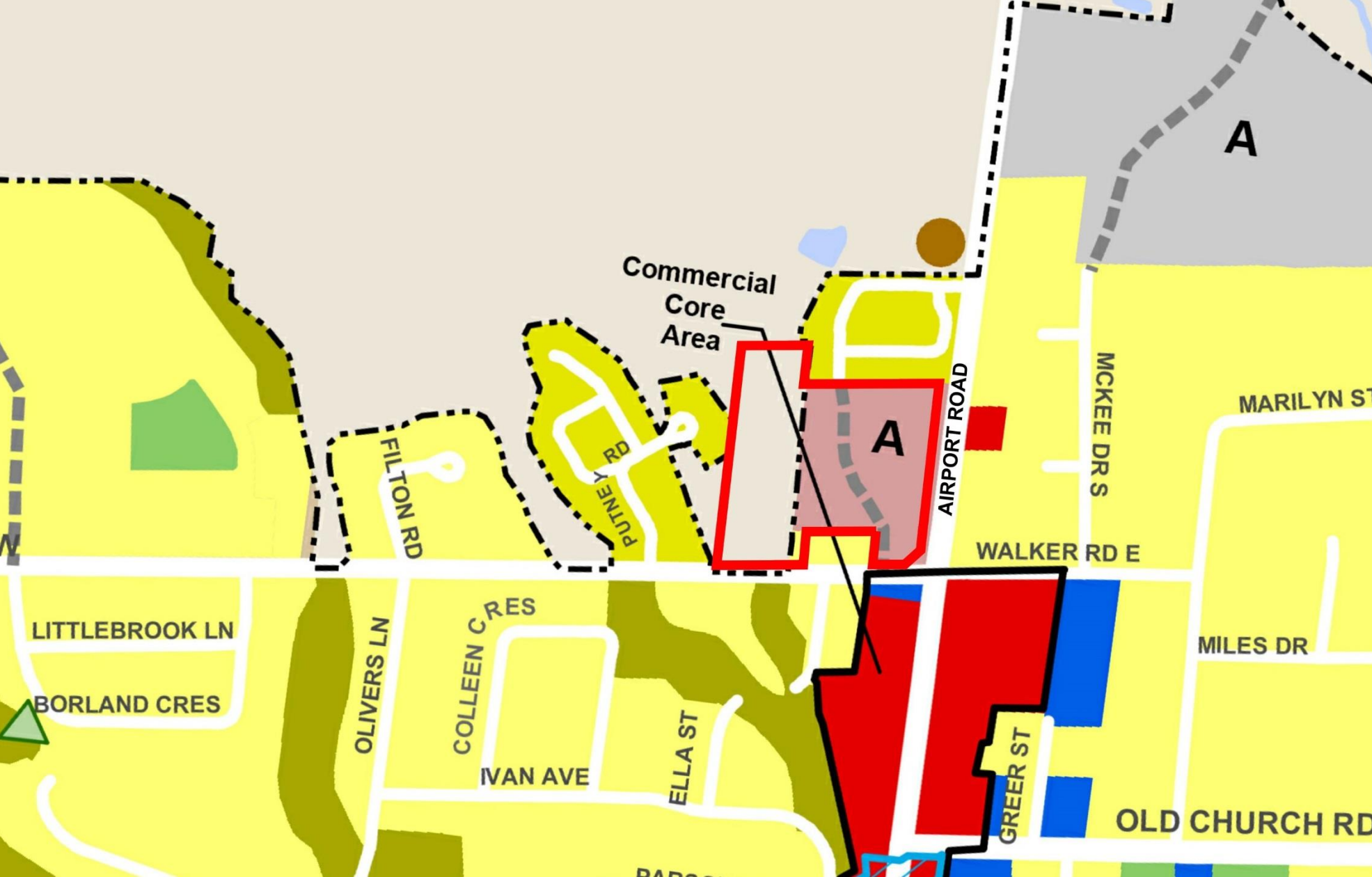
- Village
- Hamlet
- Industrial/Commercial Centre

- Provincial Road
- Regional Road
- Local Road
- Railway

SUBJECT LANDS

TOWN OF CALEDON OFFICIAL PLAN — SCHEDULE 'A1' — TOWN STRUCTURE

FILE: 21T-17005C, POPA 17-02 & RZ 17-08

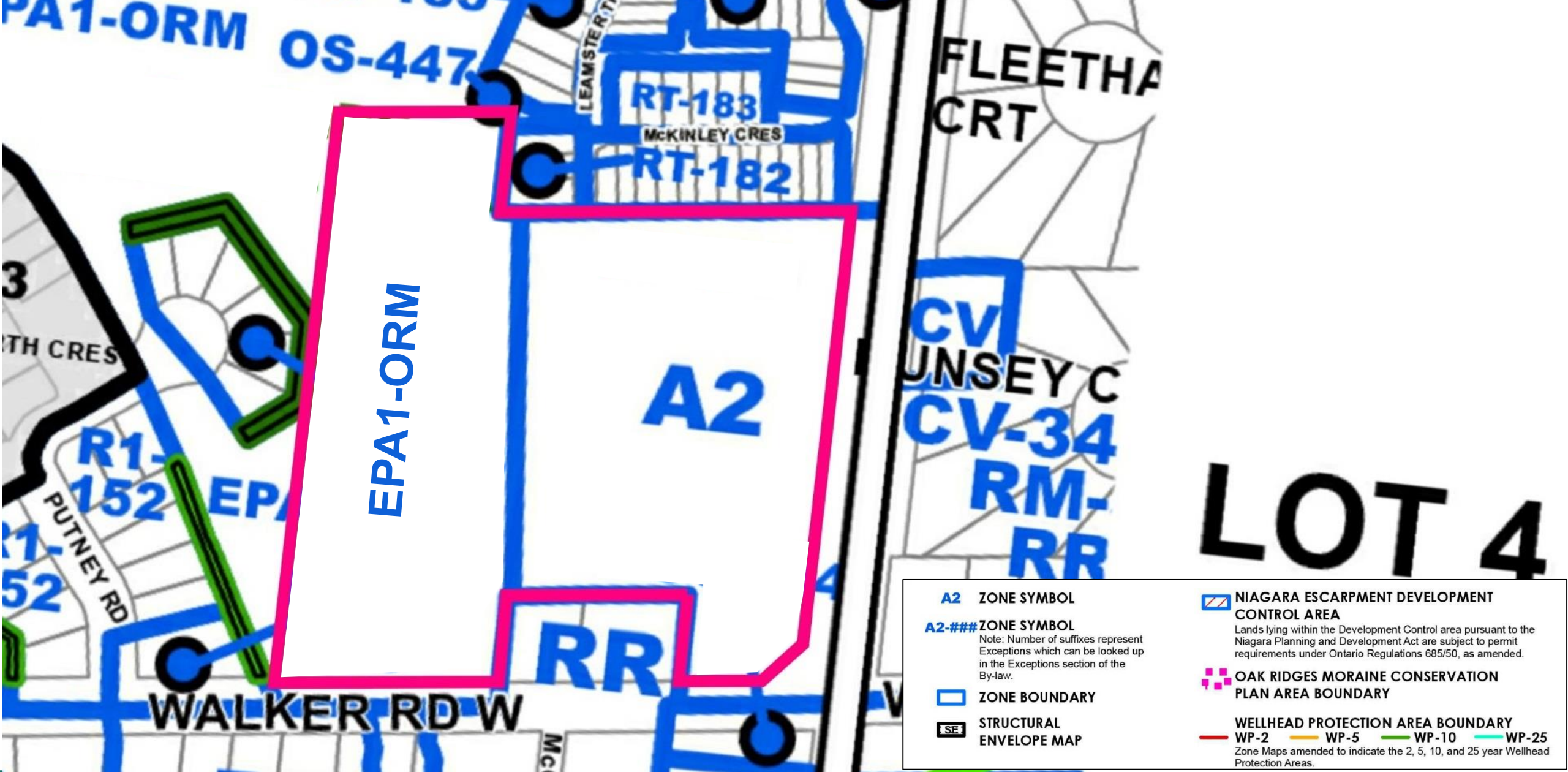


- Low Density Residential
- Medium Density Residential
- Special Residential
- Policy Area - Residential
- General Commercial
- Special Use Area
- Flood Potential Study Area
- Institutional
- Special Study Area
- Environmental Policy Area
- Open Space/Institutional Policy Area
- Open Space Policy Area
- Oak Ridges Moraine Conservation Plan Area
- 2021 Settlement Boundary
- Open Space Link
- Conceptual Vehicle Connection
- Caledon Trailway
- Conceptual Parkette Location
- Conceptual Neighbourhood Park Location
- Gateway Feature
- Regional Road
- Local Road

SUBJECT LANDS

CALEDON EAST SECONDARY PLAN - SPECIAL USE AREA A: ALLISON'S GROVE

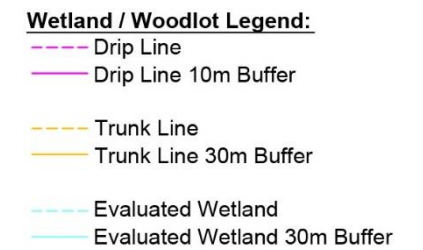
FILE: 21T-17005C, POPA 17-02 & RZ 17-08



ZONING BY-LAW 2006-50: ZONE MAP 36a

FILE: 21T-17005C, POPA 17-02 & RZ 17-08

SUBJECT LANDS



FILE: 21T-17005C, POPA 17-02 & RZ 17-08



RESIDENTIAL SITE PLAN



COMMERCIAL SITE PLAN

DEVELOPMENT CONCEPT PLAN

FILE: 21T-17005C, POPA 17-02 & RZ 17-08



TOWN HOUSE ELEVATIONS: BLOCK 1 — FRONT ELEVATION

FILE: 21T-17005C, POPA 17-02 & RZ 17-08



TOWNHOUSE ELEVATIONS: BLOCK 4 — FRONT ELEVATION

FILE: 21T-17005C, POPA 17-02 & RZ 17-08



BLOCK 4 — FLANKAGE ELEVATION 'A', AIRPORT



BLOCK 1 — FLANKAGE ELEVATION 'B', AIRPORT

TOWNHOUSE ELEVATIONS

FILE: 21T-17005C, POPA 17-02 & RZ 17-08



FRONT ELEVATION, AIRPORT ROAD



FLANKAGE ELEVATION, CORNER OF WALKER
ROAD WEST & AIRPORT ROAD



REAR ELEVATION, PARKING LOT



FLANKAGE ELEVATION, PARKING LOT

COMMERCIAL BUILDING ELEVATIONS

FILE: 21T-17005C, POPA 17-02 & RZ 17-08

THANK YOU

QUESTIONS?



Staff Report 2018-68

Meeting Date: Tuesday, May 29, 2018

Subject: Proposed Zoning By-law Amendment, Northwest Holdings Ltd.,
20-24 Simona Drive, Ward 5

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

RECOMMENDATION

That the By-law attached as Schedule “B” to Staff Report 2018-68 be enacted to amend Zoning By-law 2006-50, as amended to rezone a portion of the subject lands from Bolton Highway Commercial (CHB) to Bolton Highway Commercial Exception 609 (CHB-609) to permit a Day Nursery and other additional Industrial/Commercial-related uses.

REPORT HIGHLIGHTS

- The applicant submitted an application for a Zoning By-law Amendment on December 7, 2017 which was then deemed complete on December 14, 2017 to permit Day Nursery and additional Industrial/Commercial-related uses, in keeping with the Town’s Official Plan policies.
- The By-law proposes to rezone the lands to a site specific Bolton Highway Commercial zone to permit additional industrial/commercial uses and create site specific zone standards.
- A formal Public Meeting was held on February 6, 2018 in accordance with the requirements of the *Planning Act* and the comments derived from the circulation and Public Meeting has been considered.
- Planning staff is of the opinion that the proposal is consistent with provincial documents, and meets the general purpose and intent of the Region of Peel Official Plan and the Town of Caledon Official Plan.

DISCUSSION

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

Subject Lands

The subject property is municipally known as 20, 22 and 24 Simona Drive and is located on the east side of Pillsworth Road north of Simona Drive in Bolton. Refer to Schedule “A” – Location Map, attached. The entire property is approximately .80 ha (2.00 ac) in size. The property currently has three (3) commercial buildings occupied by multiple units with various commercial uses. The surrounding land uses are primarily commercial to the east and industrial to the north, south and west.

Background

The applicant submitted a Zoning By-law Amendment application in December 2017 in support of the proposed development. In response to internal staff and agency review comments, the applicant made various revisions to support their proposal to permit a Day Nursery, additional industrial/commercial-related uses and site specific zone provisions.

In addition to the proposed Day Nursery and commercial-related uses, the applicant also proposed a Prayer Hall and Funeral Preparation Centre. Both uses are currently not defined in the Town's Zoning By-law 2006-50, as amended. Through further review, the applicant is no longer proposing these uses and moving forward with the proposed Day Nursery and other commercial-related uses only.

Proposed Zoning By-law Amendment

The applicant is proposing to rezone a portion of the lands from Bolton Highway Commercial (CHB) to Bolton Highway Commercial Exception 609 (CHB-609). Schedule "B" – Draft Zoning By-law Amendment, attached.

The proposed Zoning By-law Amendment permits a wide variety of highway commercial uses and prestige industrial uses in keeping with the Town's Official Plan policies. These uses include, but are not limited to:

- Clinic
- Day Nursery
- Financial Institution
- Personal Service Shop
- Restaurant
- Retail Store

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

- Reduced setbacks from lot lines
- Reduced Area for certain uses
- Maximum Building Area
- Required Parking Spaces

Planning Review

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

Provincial Policy Statement, 2014

The Provincial Policy Statement ("PPS") contains policies with respect to promoting efficient development and land use patterns to accommodate a range and mix of employment needs (including industrial and commercial). Pursuant to Section 1.3, the PPS directs the Town to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses as well as opportunities

for a diversified economic base through maintaining sites which support a wide range of economic activities and ancillary uses to meet the needs of existing and future businesses. The PPS also speaks to optimizing the use of land and resource by making effective use of existing public infrastructure and services. The addition of industrial/commercial-related uses will promote economic development by providing an appropriate range of commercial uses that support and enhance the surrounding industrial and commercial area. The uses will assist in servicing those living and working in the community by providing additional resources.

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

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

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

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

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

Region of Peel Official Plan

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

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

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

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

Town of Caledon Official Plan

The subject lands are designated Prestige Industrial on Schedule “C”, Bolton Land Use Plan within the Town’s Official Plan. Uses permitted in the Prestige Industrial designation include, among others, manufacturing, fabricating, printing, processing, assembling, and packaging operations, warehousing and wholesale operations, corporate offices, offices related to permitted industrial uses, research and development facilities, day care facility (Day Nursery as defined in the Town’s Zoning By-law), and commercial uses in accordance with Section 5.5.3 of this Plan.

Pursuant to Section 5.5.3.9, commercial uses may only be permitted in employment areas provided that the commercial use is accessory to an employment use, the commercial use only services the industrial area (such as a bank or restaurant), or the commercial use is not a major retail use. The draft by-law limits the size and scale of the proposed commercial uses to ensure that the uses are accessory and service the surrounding area.

Further, Section 5.5.3.10 outlines that no commercial use shall be permitted adjacent to a provincial highway or arterial road but shall be located internally within the employment area. The subject lands are within the Bolton industrial area and are not directly located on a major arterial road.

The objectives of this designation, as outlined in Section 5.5.2, is to attract a broad range of industries including corporate office commercial uses to provide for long-term local employment and economic stability and to promote the expansion of existing businesses and attract new industrial enterprises. Further, to prevent the development of noxious uses that will conflict with the orderly development of the Town and be detrimental to the natural and cultural environment. The additional uses proposed are compatible with the surrounding area and provide enhanced usability of the site and the uses are not deemed noxious in nature.

It should be noted that through the Town wide amendment, these lands among others, were identified to be rezoned on a site specific basis to conform to the Town’s Official Plan. The proposed By-law is in keeping with the uses permitted in the Official Plan.

Consultation

The subject application was circulated to external agencies and internal departments for review and comment. As per Schedule “C” – Comment Sheet, attached, comments from agencies and departments have been addressed and there is support for the proposed zoning of the lands. As the buildings are currently existing and there will be minimal site alteration, detailed site design through the processing of a Site Plan Application is not required.

In accordance with the *Planning Act*, a Notice of Application and Public Meeting was mailed to all landowners within 120 m (393.7ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Citizen and Caledon Enterprise on January 11, 2018.

A statutory Public Meeting was held in accordance with the requirements of the *Planning Act* on Tuesday, February 6, 2018. There were no questions or comments raised at the Public Meeting.

Application Revisions

In documentation filed by the applicant on December 7, 2017 modified the application to reflect minor revisions to the zoning standards and uses from those that were presented at the Public Meeting. Accordingly, staff consider the changes to not require further notice and therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.

FINANCIAL IMPLICATIONS

This property is currently assessed as Commercial (\$3.3 million CVA).

If future development were to take place on this property, the taxable assessment value of the property would change to reflect any development that would have taken place.

Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, as amended, and currently at \$38.87 per square metre of additional floor space.

Any development would also be subject to Region of Peel development charges, currently \$141.95 per square metre of added industrial space; \$211.56 per square metre of added non-industrial space. Also applicable would be development charges for Education, currently \$10.87 per added square metre. Those charges are supported by their respective Development Charges By-laws.

The Development Charges comments and estimates above are as of May 14, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

COUNCIL WORK PLAN

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

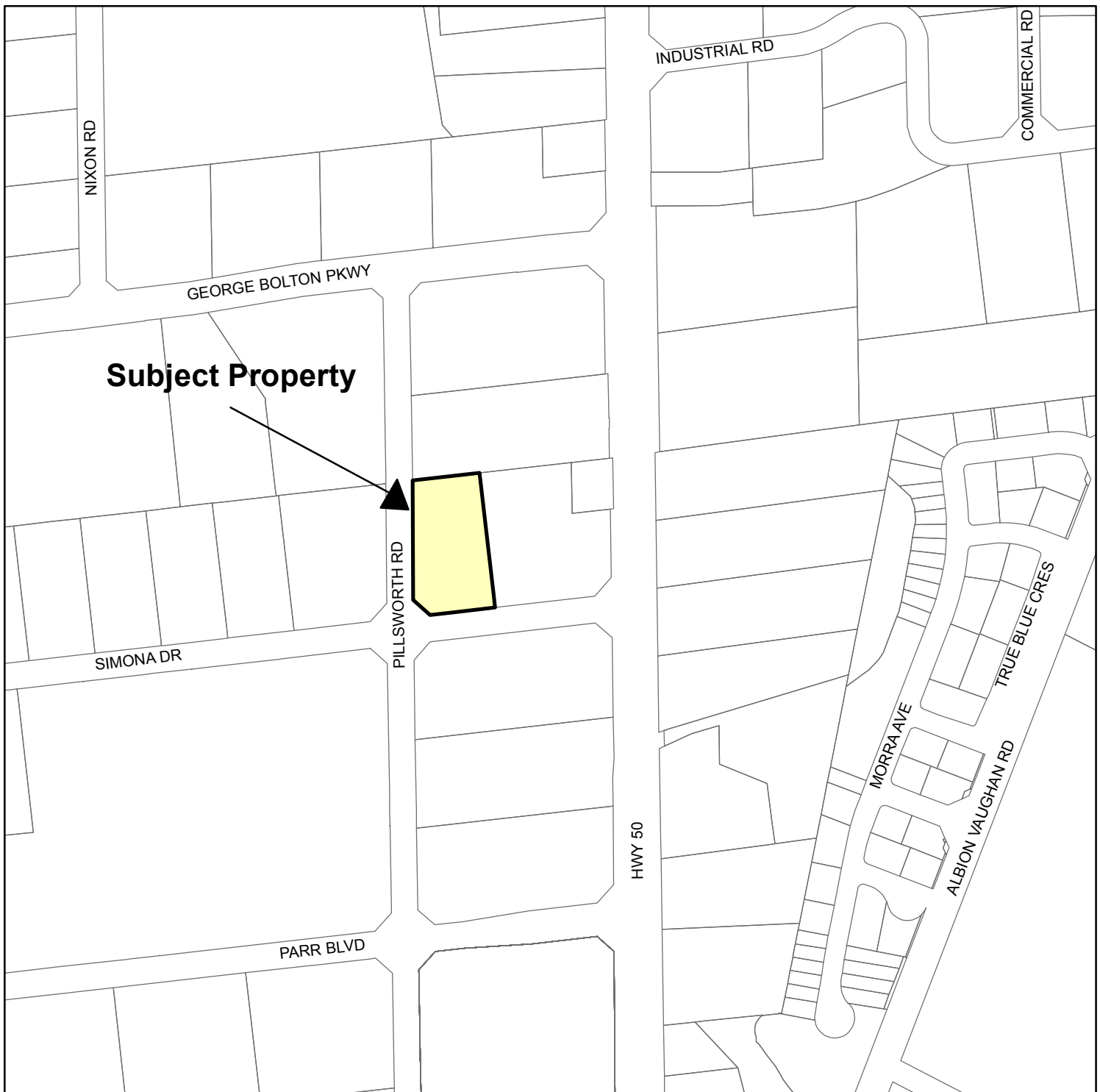
- Customer Service: To adopt an innovative approach that adapts to the changing needs and expectations of our community while supporting best practices.
- Growth: To plan for complete communities under the growth plan.

ATTACHMENTS

Schedule A - Location Map

Schedule B - Draft By-law & Schedule

Schedule C - Comment Sheet



Proposed Zoning By-law Amendment Application

RZ 2017-0012

North West Holdings Ltd.

20, 22, & 24 Simona Drive

Plan 43M1659 Part Lot 1
RP 43R33994 Parts 2 to 4

LOCATION MAP



Date: May 29, 2018

File No.: RZ 2017-0012

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

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Lot 1, Plan 43M-1659 Save and except Part 1 on Plan 43R- 33994,
Town of Caledon, Regional Municipality of Peel

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

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Lot 1, Plan 43M-1659 Save and except Part 1 on Plan 43R- 33994, Town of Caledon, Regional Municipality of Peel, for commercial-related uses.

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

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CHB	609 (By-law 20X-XXX)	<ul style="list-style-type: none">- <i>Animal Hospital;</i>- <i>Artisan Operation;</i>- <i>Bakery;</i>- <i>Business Office;</i>- <i>Clinic;</i>- <i>Convenience Store (1);</i>- <i>Day Nursery;</i>- <i>Drive-Through Service Facility (13);</i>- <i>Factory Outlet (7);</i>- <i>Farmers Market;</i>- <i>Financial Institution;</i>- <i>Fitness Centre;</i>- <i>Hotel;</i>- <i>Industrial Supply Outlet;</i>- <i>Industrial Use (7) (14);</i>- <i>Merchandise Service Shop (7);</i>- <i>Motel;</i>- <i>Motor Vehicle Gas Bar;</i>- <i>Motor Vehicle Rental Establishment;</i>- <i>Motor Vehicle Repair Facility;</i>- <i>Motor Vehicle</i>	<p>Building Area (maximum) 33%</p> <p>Yard, Front (minimum) 4.5m</p> <p>Yard, Exterior Side (minimum) 4.1m</p> <p>Yard, Rear (minimum) 4.5m</p> <p>Yard, Interior Side (minimum) 1.5m</p> <p>Planting Strip Width (Minima)</p> <p>a) <i>Planting Strip Width</i> (minima) 1.5m</p> <p>b) <i>Planting Strip Width</i> (minima) adjacent to a <i>Play Facility Area</i> 0.3m</p> <p>Entrance Width (minimum) 7.5m</p> <p>Parking Space (minimum)</p> <p>For the purposes of this zone, the minimum off-street parking requirements shall be</p> <p>a) 4 parking spaces per 100m² of gross floor area for Buildings ‘A’ and ‘B’</p> <p>b) 8 parking spaces for Building ‘C’</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<i>Sales Establishment;</i> <i>- Motor Vehicle Service Centre;</i> <i>- Motor Vehicle Used Sales Establishment;</i> <i>- Open Storage Area, Accessory (14);</i> <i>- Outside Display or Sales Area, Accessory;</i> <i>- Parking Lot, Commercial;</i> <i>- Personal Service Shop;</i> <i>- Place of Assembly;</i> <i>- Place of Entertainment;</i> <i>- Private Club;</i> <i>- Research Establishment;</i> <i>- Restaurant;</i> <i>- Retail Store, Accessory (2);</i> <i>- Retail Store (3);</i> <i>- Sales, Service and Repair Shop;</i> <i>- Training Facility;</i> <i>- Warehouse(7)</i>	

Footnotes for the CHB-609

- (1) *Convenience store* not to exceed a maximum of 160m² *net floor area*.
- (2) An *accessory retail store* shall not exceed 93m² *net floor area*.
- (3) *Retail store use* shall not exceed 450 m² *net floor area*.

Footnotes For the purpose of this zone, Footnote (13) of Table 7.1 is applicable.

Footnotes For the purpose of this zone, Footnote (14) of Table 7.1 is applicable.

Footnotes for the purpose of this zone, Footnote (7) of Table 7.2 is applicable.

- 2. Schedule “A”, Zone Map 1a of By-law 2006-50, as amended is further amended for Lot 1, Plan 43M-1659 Save and except Part 1 on Plan 43R-33994, Town of Caledon, Regional Municipality of Peel, from Bolton Highway Commercial (CHB) to Bolton Highway Commercial Exception (CHB-609) in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the 5 day of June, 2018.

Allan Thompson, Mayor


Carey deGorter, Clerk



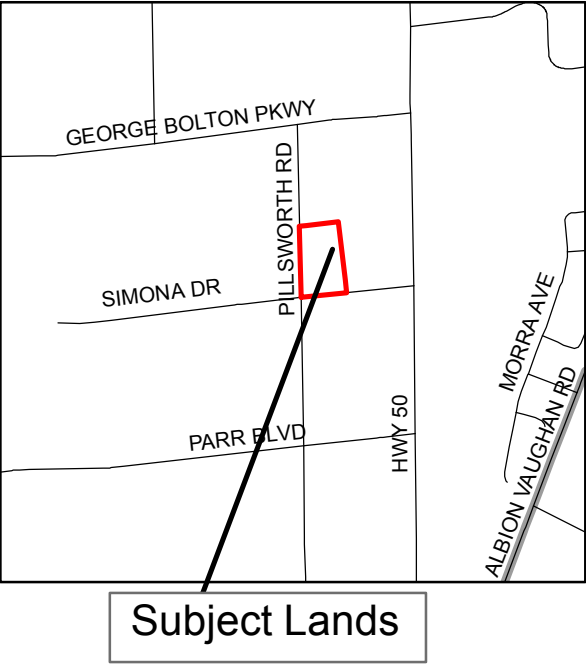
**Schedule A
By-law 2018-XXX**

Lot 1, Plan 43M-1659 Save and
except Part 1 on Plan 43R- 33994,
Town of Caledon,
Regional Municipality of Peel

Legend

-  Lands to be Rezoned from Bolton Highway Commercial (CHB) to Bolton Highway Commercial Exception(CHB-609)

Key Map



Date: May 1, 2018

File:

COMMENT SHEET

Committee of the Whole (PD) Date: May 29, 2018

PIM Date: February 6, 2018

Prepared: May 10, 2018

Lead Planner: Cristina Di Benedetto

Ext. 4064

**Proposed Zoning By-law Amendment
North West Holdings Ltd.**

**Lot 1, Plan 43M-1659 save and except Part 1 on Plan 43R-33994 Town of Caledon, Regional
Municipality of Peel**

**North of Simona Drive, East of Pillsworth Road
File Number: RZ 17-012**

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

EXTERNAL AGENCY COMMENTS

Bell Canada

Comments: No comments received.

Enbridge Gas – January 12, 2018

Comments: No concerns.

Hydro One – January 8, 2018

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

Peel District School Board

Comments: No comments received.

Dufferin Peel Catholic District School Board

Comments: No comments received.

Region of Peel – January 3, 2018

Comments: No concerns.

Municipal Property Assessment Corp.

Comments: No comments received.

Rogers Communications – December 19, 2017

Comments: No concerns.

TOWN OF CALEDON – DEPARTMENT COMMENTS

Corporate Services, Legislative Section, Accessibility – January 4, 2018

Comments: No concerns.

Corporate Services, Legal Services – January 17, 2018

Comments: No concerns.

Community Services, Building Services Section, Building – January 22, 2018

Comments: No concerns.

Finance and Infrastructure Services, Finance – January 17, 2018

Comments: This property is currently assessed as Commercial (\$3.3 million CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$16,558. The property tax account as at January 17, 2018 is current.

Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, as amended, currently at \$38.38/m². Any development would also be subject to Region of Peel development charges, currently \$208.92/m² as per the respective development charge by-laws. The next development charges indexing will be on August 1, 2018. All Development charges are payable prior to the issuance of a building permit.

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

Comments: No concerns.

Development Section, Zoning – May 17, 2018

Comments: No concerns.

Staff Report 2018-58

Meeting Date: Tuesday, May 29, 2018

Subject: Proposed Zoning By-law Amendment to Remove a Holding ("H") Symbol, Kaneff Properties Limited, Part Lots 1 and 2, Concession 1 EHS (Caledon), Ward 1

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

RECOMMENDATION

That the By-law attached as Schedule "C" to Staff Report 2018-58 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, to remove a site-specific Holding Symbol ("H21") from the subject lands which will permit the intended development of a golf course, associated tourism accommodations (hotel) and related uses.

REPORT HIGHLIGHTS

- The applicant, Kaneff Properties Limited, is proposing to develop an 18-hole championship public golf course with associated clubhouse, practice facilities, maintenance buildings and accessory tourism-related accommodations on lands located on the north side of Olde Base Line Road, between Kennedy Road to the east and Hurontario Street to the west. The subject lands are approximately 91.3 hectares (226 acres) in area.
- Official Plan and Zoning By-law amendment applications were initially submitted in 2010 to permit the proposed use on the subject lands. In 2013, the applications were revised to exclude a northern portion of the subject properties from the proposed development area. The applicant also elected to split the processing of the applications, proceeding with the Official Plan Amendment (OPA) application for a Council decision and deferring the Zoning By-law amendment application pending a decision on the OPA.
- On September 24, 2013, the Official Plan Amendment (OPA 234) was approved by Council. In 2015, the applicant elected to proceed with the Zoning By-law amendment application with an updated submission to respond to previous technical comments.
- Staff Report 2017-25 was approved by the Planning & Development Committee on February 21, 2017 which recommended the enactment of a Zoning By-law amendment to permit the proposed development, subject to a Holding ('H') Symbol restriction. The inclusion of a Holding ('H') Symbol restriction was based on the review comments received from the Region of Peel (the "Region") and Credit Valley Conservation ("CVC") which found the updated hydrogeological analysis provided by the applicant to be satisfactory, provided that further long-term testing and a sufficient monitoring and contingency program be implemented prior to the proposed development proceeding. The Committee accepted the recommendations within Staff Report 2017-25 and Council passed implementing Zoning By-law No. 2017-10 to this effect on March 7, 2017.

- By-law 2017-10 contains a site-specific Holding Symbol (“H21”) restriction which prohibits future development until all conditions specified by the By-law have been satisfactorily fulfilled. The conditions for the removal of this Holding (‘H’) Symbol relate to hydrogeological matters and require the applicant to complete additional pump-testing analyses and to develop an adaptive monitoring, contingency and mitigation program to the satisfaction of the Town, the Region and CVC.
- On December 22, 2017, the applicant submitted an application to remove the site-specific Holding Symbol (“H21”) from the subject lands and provided documentation demonstrating how the related conditions for removing this Holding (‘H’) Symbol have been fulfilled.
- The application and supporting documents were circulated to the Region of Peel and CVC for review and comment to determine if the conditions specified in the site-specific Holding Symbol (‘H21’) have been satisfactorily cleared. Based on the resulting review dialogue with the applicant, technical staff from the Region and CVC have advised that the hydrogeological documentation submitted in support of the application to remove the Holding (‘H’) Symbol from the subject lands is satisfactory.
- The Region and CVC have no objections to the Town’s enactment of a Zoning By-law Amendment to remove the site-specific Holding Symbol (“H21”) from the subject lands, provided that the recommendations contained in the Hydrogeological Assessment regarding the implementation of a monitoring program and any re-evaluation as required by the detailed-design of the site, are implemented through a site plan approval process.

DISCUSSION

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

Subject Lands

The subject lands are approximately 91.3 hectares (226 acres) in area and are located on the west side of Kennedy Road, north of Olde Base line Road and east of Hurontario Street (Highway 10). See Schedule “A” – Location Map, attached).

The subject lands are currently leased for agricultural production of common field crops such as corn, clover, hay and soy beans. Portions of the subject lands are also used for apple production. Lands surrounding the subject site consist of: Highway 10 and the village of Inglewood to the west; the East Credit River, the Caledon Trailway and rural residential uses to the north; Kennedy Road, agriculture and rural residential uses to the east; and Olde Base Line Road, agriculture and rural residential uses to the south.

Proposed Development

The applicant, Kaneff Properties Limited (“KPL” or “Kaneff”) is proposing to develop an 18-hole championship public golf course with associated clubhouse, practice facilities, maintenance buildings and accessory tourism related accommodations on the subject

lands. The site is to be serviced by a private well water supply for potable water and golf course irrigation purposes, as well as a private septic system. Access to the proposed facility is to be located on Olde Base Line Road.

The proposed development may be phased, with the golf course and accessory facilities such as the clubhouse and maintenance facilities potentially proceeding through an initial development phase. Permanent clubhouse facilities as well as the associated tourism accommodation (hotel) component may be constructed as part of a subsequent development phase. The proposed development, including any phasing thereof is subject to Site Plan Approval which will facilitate the detailed-design review of the clubhouse and ancillary facilities, site access parking and engineering matters with respect to site alteration and servicing, stormwater management and erosion control. The only aspects of the golf course layout that would be reviewed through a Site Plan Approval process are those matters that relate to safety and compatibility with adjacent surrounding lands.

Background

KPL submitted Official Plan Amendment (File: POPA 10-02) and Zoning By-law Amendment (File: RZ 10-16) applications to the Town in December, 2010 to facilitate the proposed development described above. Following a review dialogue with the Town and external agencies as well as a modification to the applications to remove the northern portion of the subject properties from the proposed development area, Kaneff elected to split the application processes and initially proceed only with the Official Plan Amendment (“OPA”) application for a decision by Council. A subsequent decision on the related Zoning By-law amendment application was to be withheld, pending the outcome of the OPA.

On September 24, 2013, the Official Plan Amendment application was approved by Council (“OPA 234”) which re-designated the subject lands as ‘Open Space Policy Area’, ‘Rural Area’ and ‘Environmental Policy Area’, together with site-specific policies to permit the proposed development. OPA 234 was subsequently appealed by surrounding landowners and this appeal was eventually withdrawn, bringing OPA 234 into full force and effect.

The applicant had conducted a series of hydrogeological investigations from 2010 to 2012 to demonstrate that the proposal can be appropriately serviced without adverse impacts to groundwater and surface water features as well as domestic and municipal wells. These investigations were reviewed and generally accepted by the Region and CVC, subject to detailed design criteria being determined at a site-plan level. However, as part of the application revision in 2013, the northern portion of the subject site which contained the locations of the pumping wells analyzed in the 2010-2012 hydrogeological investigations was removed from the proposed development area. Therefore, Kaneff was required to install a 3rd pumping well within the limits of their revised development area in 2016 as part of their pursuance of the Zoning By-law amendment application. A “stepped” pumping test was then conducted at various pumping volume rates for a short-term period from this new well location. This pump-test analysis was to confirm the

2010-2012 hydrogeological analyses and demonstrate that there is adequate groundwater supply available to meet anticipated potable and irrigation water demands for the proposed development. In addition to this analysis, additional long-term testing was recommended to be conducted in conjunction with the existing municipal and domestic wells in the area.

The Region and CVC reviewed and accepted these recommendations, provided that a 'Holding ('H') Symbol restriction is implemented in the amending By-law with conditions requiring the completion of additional long-term pump testing analyses and a satisfactory monitoring and contingency plan. The Holding ("H") Symbol would prohibit future development until all such conditions specified by the By-law have been fulfilled, at which point the applicant may apply to have the Holding ('H') symbol removed to allow the proposed development to proceed through a detailed-design and site plan approval process.

On February 21, 2017, a staff recommendation report ("Staff Report 2017-25") was considered by the Planning & Development Committee with respect to the Zoning By-law Amendment application. The report contained an analysis of the proposed Zoning By-law Amendment relative to applicable Provincial, Regional and Town land use policy as well as the comments received from review agencies and members of the public.

Staff Report 2017-25 recommended that a Zoning By-law amendment be enacted to permit the proposed golf course and associated uses, subject to a Holding ("H") symbol restriction being imposed on the entirety of the subject lands as described above. The recommendations presented in Staff Report 2017-25 were accepted at the February 21, 2017 Planning & Development Committee Meeting and the corresponding Zoning By-law Amendment (By-law No. 2017-10) was passed by Council on March 7, 2017.

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

On December 22, 2017, the applicant (Glen Schnarr & Associates Inc., on behalf of Kaneff Properties Limited) submitted a Zoning By-law Amendment application (File: RZ 18-01) to remove the site-specific Holding Symbol ('H21') restriction from the subject lands. Included in this application submission was an updated Hydrogeological Assessment demonstrating how the conditions for the removal of the site-specific Holding Symbol ('H21') have been fulfilled. This application was deemed complete on January 15, 2018 and was circulated to pertinent internal Town departments and external public agencies for review and comment. An analysis of the clearance of the conditions for the removal of this Holding Symbol ('H21') is provided below:

The holding symbol "H" shall not be so removed until such time as the following conditions have been met to the satisfaction of the Town of Caledon, the Region of Peel, Credit Valley Conservation and any other applicable public authority having jurisdiction:

- 1. The Owner has completed the following pursuant to Terms of Reference that have been prepared to the satisfaction of the Town of Caledon, Region of Peel and Credit Valley Conservation:*

- i. A satisfactory long-term groundwater pumping test; and*
- ii. monitoring of wetlands and municipal and domestic wells within the zone of influence, being the subject lands and surrounding area within a minimum of 500 metres of the subject lands;*

Prior to the submission of the Holding ('H') Symbol removal application, in July, 2017, the applicant submitted a proposed long-term pump-test program, together with an associated monitoring, mitigation and contingency plan to the Town, Region and CVC for review. The parameters of these programs were subsequently refined to the satisfaction of the Region and CVC technical staff through extensive consultation. Key details developed through this review exercise included provisions for the testing to be conducted during the drier summertime period, in conjunction with a simultaneous pump-test and associated monitoring of the nearby Inglewood Municipal Wells No's 3 and 4 which would be conducted by the Region. Technical details regarding the pump-testing rates, means of water quality and quantity measurement within a prescribed monitoring network (consisting of monitoring wells on-site, participating private domestic well locations and water-level gauges within nearby surface water features) for surface and groundwater resources were also refined through this consultation process. In addition, a survey for private domestic wells in the area, along with a corresponding monitoring and contingency program amongst the surrounding network of monitoring wells and participating domestic private wells was also established with respect to the proposed pump-testing exercise.

The long-term pump-test event, together with the corresponding monitoring and well survey program, was executed to the satisfaction of the Region and CVC in late August, 2017. The findings of this testing and analysis were presented in a Hydrogeological Assessment report which is discussed below.

- 2. The Owner has completed a satisfactory analysis of the data obtained from the testing and monitoring described in condition no. 1 above and has prepared a satisfactory Hydrogeological Report based on this analysis; and*

The applicant has submitted a Hydrogeological Assessment (Terraprobe Inc., December 21, 2017 and revised April 19, 2018) which contains an analysis of the pump-test and monitoring program described above, as well as an impact assessment with respect to the proposed construction and operations of the proposed development. The report concludes that based on the long-term pumping and impact analysis conducted; there will be no significant drawdown impacts to the groundwater table resulting from the pumping well for the proposed development. The report also concludes that there will be no impacts to surrounding natural features, private residential water wells and municipal wells. Notwithstanding these conclusions, the assessment recommends that routine water level monitoring be conducted for on-site monitoring wells to monitor fluctuations in groundwater levels across the site.

A Permit to Take Water (PTTW) will be required from the Ministry of Environment and Climate Change (MOECC) to permit the water taking operations for the proposed development. It is anticipated that a monitoring and contingency plan will form part of the conditions of water taking under the PTTW required for the development. This monitoring and contingency plan is to be refined through the detailed site design process and the Town will also have an ability to implement this through a development agreement that would be executed as part of an application for Site Plan Approval.

Staff from the Region of Peel and CVC have reviewed the Hydrogeological Assessment and concur with the findings and recommendations contained therein and have advised that this analysis is satisfactory for the purposes of satisfying this condition for the removal of this Holding ("H") Symbol.

3. The Owner has prepared a satisfactory long-term adaptive hydrogeological monitoring, contingency and mitigation plan;

The Hydrogeological Assessment described above prescribes recommendations for a monitoring and contingency plan for the proposed development. On-site water level monitoring is recommended to be conducted for a minimum of 6-months before any construction/site alteration commences, during construction, and for a period of one (1) year following the completion of construction and during the operation of the proposed use. The monitoring program will also establish baseline and contingency trigger values for groundwater levels, such that if water levels are observed to drop as a result of water taking operations, the prescribed contingency and mitigation measures would be deployed as described below.

The proposed contingency plan recommends that in the event that a well interference claim is made, the proponent would be required to instill a temporary potable water supply to the affected property and initiate an inspection by a licenced engineer or geoscientist. If it is determined that this development has caused the impacts to the well in question, water-taking would be reduced by prescribed intervals until such time that water levels are restored to baseline levels for the affected property. In the event that water levels for the affected property are not recovered to baseline levels as a result of the reduced pumping, the proponent must adequately restore water supply to the impacted property, either by installing an additional well storage system (i.e. cistern) or install a new well, all of which would be completed at the expense of the proponent.

Technical staff from both the Region of Peel and CVC have reviewed the submission materials provided by the applicant with respect to the clearance of the above-noted conditions for the removal of the site-specific Holding Symbol ("H21") and are satisfied that these conditions have been adequately fulfilled. The review comments received from the Region and CVC are attached to this report as Schedule "B".

Staff therefore recommends that the above-referenced conditions for the removal of this site-specific Holding Symbol ("H21") restriction have been fulfilled. A draft amending By-law to remove the Holding Symbol from the subject lands is attached to this report as Schedule "C".

FINANCIAL IMPLICATIONS

This property is currently assessed as Farmland. The property tax account as at May 14, 2018 was determined to be current and paid up to date.

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

Any building or structure that is part of the proposed development would be subject to Town of Caledon development charges as per By-law No. 2014-054, as amended. Any building or structure that is part of the proposed development would also be subject to Region of Peel development charges and Education development charges as per their respective Development Charges By-laws. There may be some discounts available for the Region's development charges based on services available.

The Development Charges comments and estimates above are as at May 14, 2018, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

COUNCIL WORK PLAN

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

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

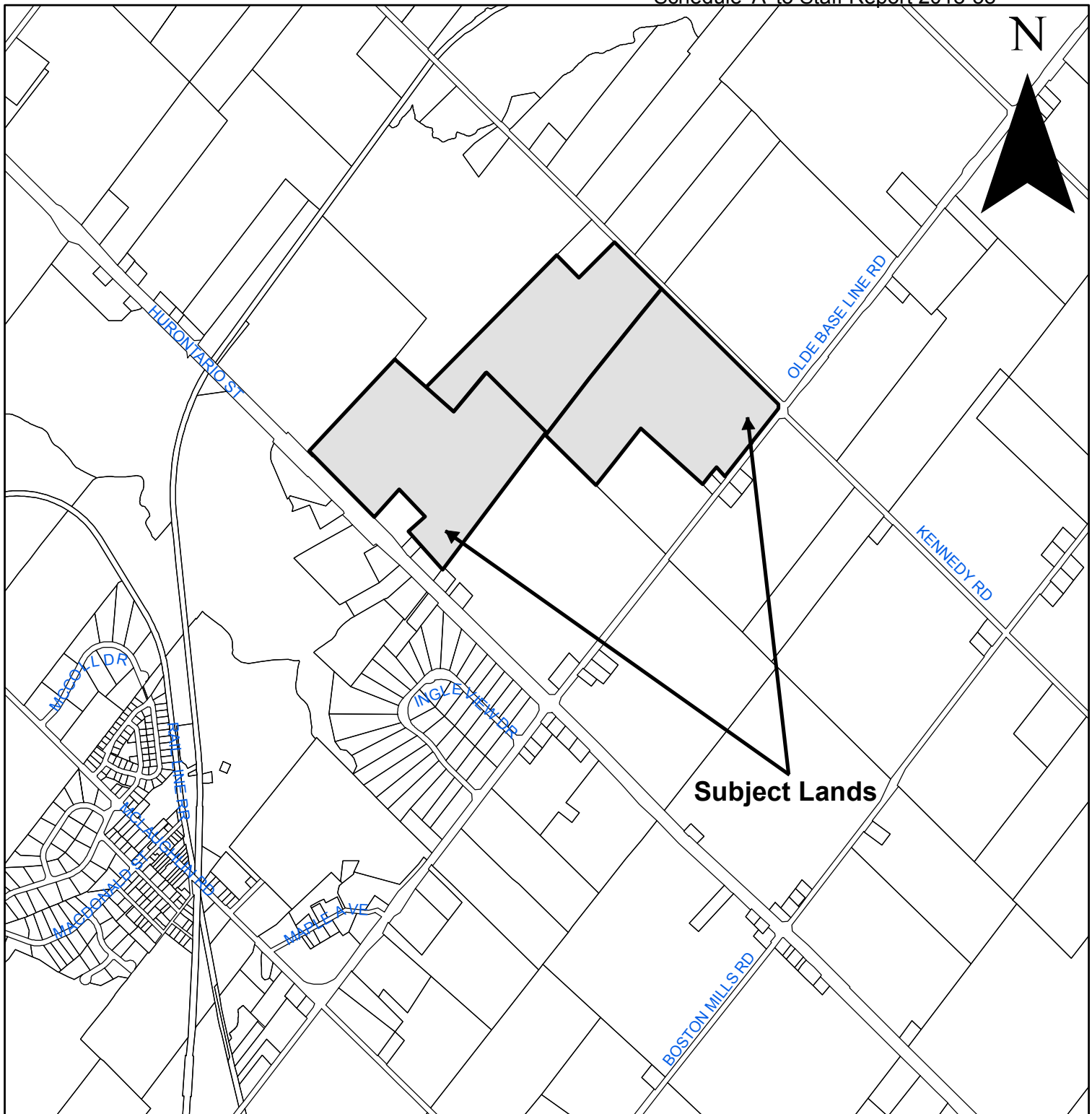
Protection of Rural Environment – To enhance and protect our rural environment and to enable a viable rural economy

ATTACHMENTS

Schedule 'A' – Location Map

Schedule 'B' – Agency Review Comments

Schedule 'C' – Draft Amending By-law



**Proposed Zoning By-law Amendment
Holding ("H21") Symbol Reomoval**

RZ 18-01

Kaneff Properties Limited

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

LOCATION MAP



Date: January, 2018

File No.: RZ 18-01

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

May 22, 2018

Brandon Ward
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

**RE: Application # RZ 18-01
Kaneff Properties Limited Holding Symbol (H21) Removal**

Dear Mr. Ward,

Regional staff are in receipt of the Hydrogeological Assessment, prepared by Terraprobe, dated May 9, 2018, and the holding symbol removal letter, submitted by Kaneff Properties Limited, dated May 16, 2018. Regional staff have the following comments on the study and the proposed holding symbol (H21) removal application.

Overall Comments

Provided that the recommendations in the report – relating to monitoring, and re-evaluation of the report as needed at the detailed design site plan stage – are implemented, the Hydrogeological Assessment satisfies the Region's requirements for the removal of the holding provision. Regional staff have no objection to the removal of the holding provision.

Specific Study Comments

Please see below comments for the revised Hydrogeological Assessment prepared by Terraprobe, dated April 19, 2018:

1. The report from December 21, 2017 was updated on April 19, 2018 to provide additional information.
2. A cover letter with file No. 11-09-4182 is also part of the submission. The cover letter includes a summary of the information provided and directions on where the responses were inserted in the report.
3. The report provides provided information on the door-to-door survey and a copy of the letter sent to each residence for the well survey.
4. Section 6 – Site Construction Impact Assessment was added to the report in support of the water balance and impact assessment from the construction activities related to the proposed golf course and resort. The following are the comments on this section:
 - a. The impact assessment and water balance calculations for the golf course and resort facilities is based on the Consolidated Context Plan dated July 17, 2013.
 - b. A preliminary water balance was estimated for the site in both the pre-development and post-development scenarios. It is expected that water balance will be managed within the framework of a PTTW; therefore, this instrument would include any limitations as to the sources and rates of water takings for both groundwater and surface water (irrigation ponds).

- c. Impact analysis related to the subsurface sewage disposal is also provided, even though this item is subject to the application for an Environmental Compliance Approval from the MOECC; thus, additional studies will have to be completed in support of the application.
 - d. Impact from private water servicing are described on Section 6.3.
 - e. As mentioned by Terraprobe on Section 6.4 – Future Compliance Approvals “...it is anticipated that the development plans for the property will change as the development application proceeds. It is recommended that these updated plans be reviewed and the water balance and impact assessment be re-evaluated as necessary based on amendments to the site plan design...”
5. Section 7 – Monitoring and Contingency Planning was added, as requested by the Region. The following are the comments on this section:
- a. Section 7 provides monitoring and contingency plan for both water taking (Proposed supply well PW3) and Site Construction
 - b. A long term monitoring plan is provided to assess any potential impacts from pumping supply well PW3. The monitoring plans consists of a monitoring network of on-site wells a various depths, deep monitoring wells (PW1, PW2), intermediate depth locations (A3 to A17) and private wells that allowed monitoring of the wells within 9 properties.
 - c. A contingency plan is provided where a temporary potable water source is to be provided in the event of any well interference claim; inspection by a licenced engineer or geoscientist would be completed. In the event that water taking is shown to have resulted in impacts to the well in question water takings on pumping supply well PW3 will be reduced by 10% intervals until such time the water is restored to the impacted well. If the water levels do not recover through reduced pumping rates, the restoration of water supplies to the impacted residence will be completed at cost to the developer.
 - d. Monitoring plan for the site construction is provided in section 7.2. A private off-site monitoring plan is recommended, which would involve monitoring private residences included within the current monitoring program along Kennedy Road, Olde Base Line Road and Hurontario Street. It is proposed to monitor the wells 6 months prior to the start of earthworks, continue during construction and extend for a minimum of 6 months following the completion of construction.
 - e. Contingency plan for site construction is also provided in the event of any well interference claim, potable water source will be provided and inspection by a licenced engineer or geoscientist would be completed. In the event that the interference claim is deemed to be the result of construction activities at the site, the developer will restore water supply to the impacted resident either by additional well storage (i.e cistern) or completion of an additional water supply well would be completed at cost to the

Public Works

developer.

Summary of Study Comments

1. The updated report from Terraprobe now provides all the information requested by the Region in relation to the proposed source of water (supply well PW3). Adequate MOECC WWRs database review and door-to-door survey was performed by the consultant and sufficient monitoring data was also retrieved during the various pumping tests done for PW3.
2. Long term monitoring data from pumping supply well PW3 shows no visible impact at this time to either municipal supply wells Inglewood 3 and 4 or private wells within the 500 meters area of influence.
3. Impact assessment for both the water supply and the site construction is properly addressed in the report with water balance information provided based the current Consolidated Context Plan dated July 17, 2013.
4. A monitoring and contingency plan is properly addressed for both water supply and site construction at this time.

Site Plan Stage

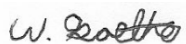
Should this application proceed to the Site Plan Stage, at a minimum, among other requirements, the following traffic development and development engineering requirements will be required:

- Site access, engineering, and gratuitous land dedication property requirements will be required to be met satisfactory to the Region.
- The Region will require an updated satisfactory storm water management report reflecting the current proposal for the entire site. Please be advised that as per Region of Peel Storm Sewer Design Criteria 2.0 “No grading will be permitted within any Region of Peel Right-of-Way to support adjacent development”. Also, any new post-development storm water flow onto the Regional road will not be permitted.

Concluding Remarks

Should you have any questions, please do not hesitate to contact the undersigned at 905-791-7800 ext. 4710, or wayne.koethe@peelregion.ca.

Sincerely,



Wayne Koethe, Development Facilitator
Development Services

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



May 15, 2018

Town of Caledon
Committee of Adjustment
6311 Old Church Road
Caledon, Ontario L7C 1J6

Attention: Brandon Ward

Dear Mr. Ward:

**Re: CVC File No. OZ 18/001
Municipality File RZ 18-01
Kaneff Properties Limited
Part Lots 1 & 2, Concession 1 EHS
Town of Caledon**

Staff of Credit Valley Conservation (CVC) have had an opportunity to review the above-noted application and provide the following for your consideration.

The applicant is seeking a Zoning By-law Amendment to rezone the subject property to remove a Holding 'H' symbol (H21) restriction. As part of the Holding provision, a set of three conditions were included to be addressed to the satisfaction of the Town of Caledon, the Region of Peel and Credit Valley Conservation (By-law 2017-10).

The applicant has worked with the agencies and CVC staff to satisfy these conditions, and have recently submitted a revised hydrogeological report by Terraprobe (May 9, 2018) which addresses these requirements.

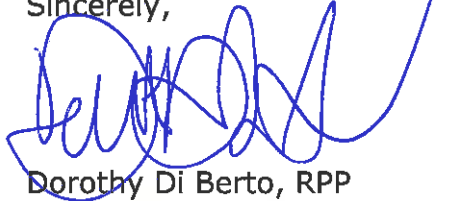
In this regard, CVC staff are satisfied that the technical information provided to date is sufficient for the purposes of the removal of the Holding Symbol (H21), and note that staff will continue to work with the applicant in the subsequent stages (i.e. site plan and permitting) to ensure any remaining issues are addressed through that process.

I trust that these comments are sufficient, however please do not hesitate to contact the undersigned at 905-670-1615 (ext. 232) should you have any further questions or concerns.

May 15, 2018

Re: CVC File No. OZ 18-001
Kaneff Properties Ltd.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dorothy Di Berto', with a long, sweeping flourish extending to the right.

Dorothy Di Berto, RPP
Senior Planner

CC: Karen Bennett – Glen Schnarr & Associates
Wayne Koethe – Region of Peel

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-XX

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

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

AND WHEREAS Section 36 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, as amended, by the use of the holding symbol “H” in conjunction with any use designation, to specify the use to which land, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon is satisfied that conditions for the removal of the Holding (“H”) Symbol from the Environmental Policy Area 2 (EPA2-H21), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM-H21), Open Space Exception 587 (OS-587-H21), Open Space – Oak Ridges Moraine Exception 587 (OS-ORM-587-H21), Open Space Exception 588 (OS-588-H21), Open Space – Oak Ridges Moraine Exception 588 (OS-ORM-588-H21), Agricultural (A1-H21), Agricultural – Oak Ridges Moraine (A1-ORM-H21), and Agricultural – Oak Ridges Moraine Exception 589 (A1-ORM-589-H21) zones contained in Zoning By-law 2006-50, as amended, have been satisfied;

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

General

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

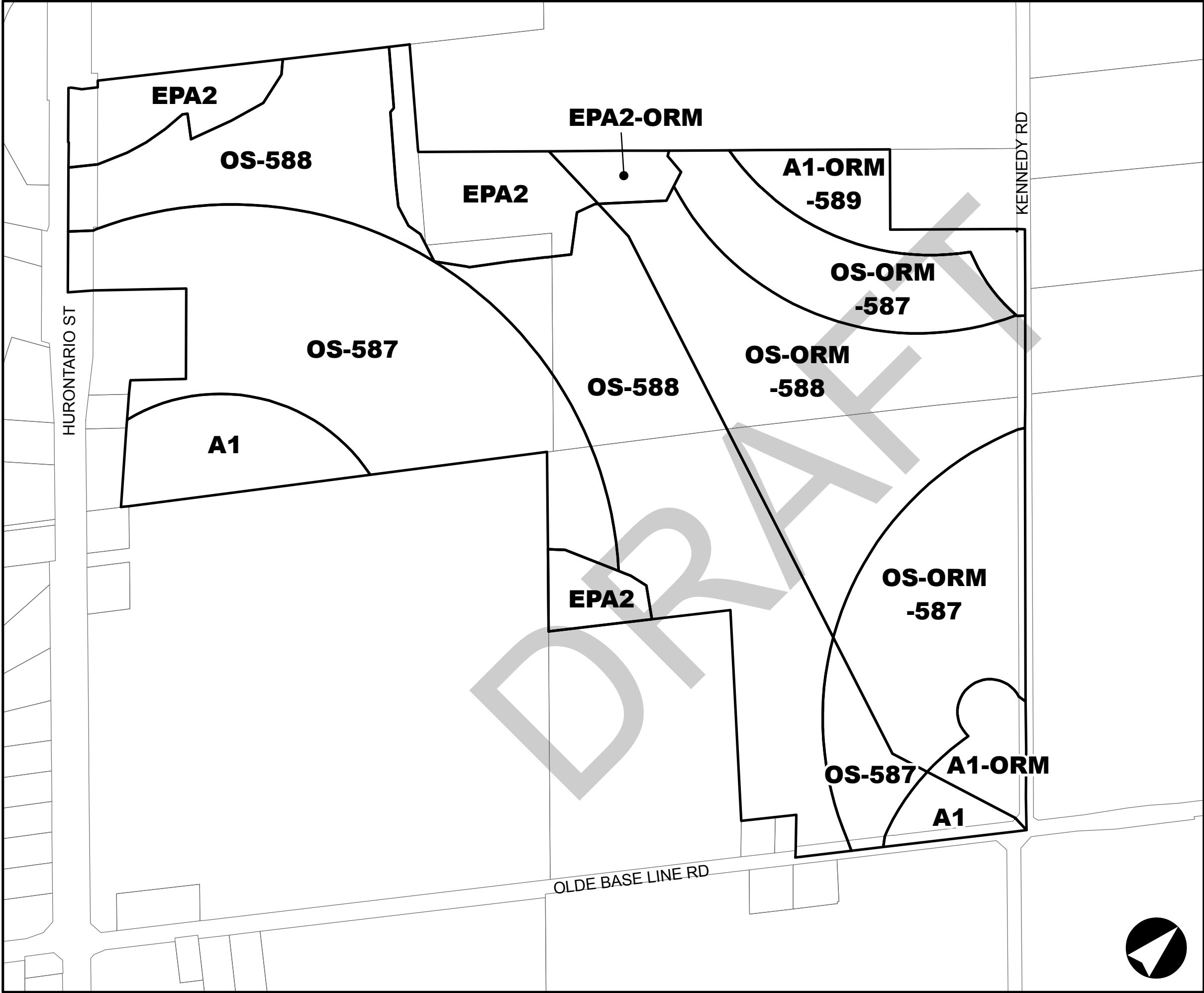
1. Table 13.3 in Section 13.3 – Holding Provisions, shall be amended by deleting all Conditions for Removal related to the Holding “H” symbol (H21)
2. Schedule “A”, Zone Map No. 39 of By-law 2006-50, as amended, is further amended for Part Lots 1 and 2, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area 2 (EPA2-H21), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM-H21), Open Space Exception 587 (OS-587-H21), Open Space – Oak Ridges Moraine Exception 587 (OS-ORM-587-H21), Open Space Exception 588 (OS-588-H21), Open Space – Oak Ridges Moraine Exception 588 (OS-ORM-588-H21), Agricultural (A1-H21), Agricultural – Oak Ridges Moraine (A1-ORM-H21), and Agricultural – Oak Ridges Moraine Exception 589 (A1-ORM-589-H21) to Environmental Policy Area 2 (EPA2), Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM), Open Space Exception 587 (OS-587), Open Space – Oak Ridges Moraine Exception 587 (OS-ORM-587), Open Space Exception 588 (OS-588), Open Space – Oak Ridges Moraine Exception 588 (OS-ORM-588), Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM), and Agricultural – Oak Ridges Moraine Exception 589 (A1-ORM-589) in accordance with Schedule “A” attached hereto.

Enacted by the Town of Caledon Council this 5th day of June, 2018

Allan Thompson, Mayor

Carey deGorter, Clerk


DRAFT



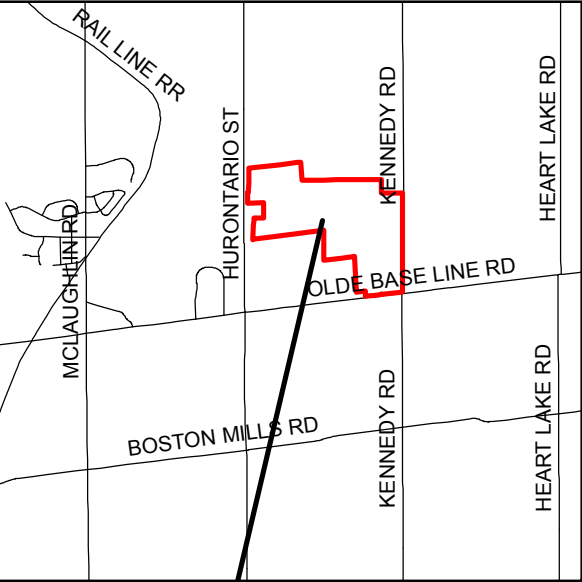
Schedule A
By-law 2018-XXX

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

Legend

 Lands from which the holding
symbol (H21) is to be removed

Key Map



Subject Lands

Date: May 17, 2018

File: RZ 18-01

Staff Report 2018-63

Meeting Date: Tuesday, May 29, 2018

Subject: Proposed Zoning By-law Amendment Application Brentwood Development Corporation Block 114, 43M-2042, 12782 Kennedy Road, Ward 2, File No.: RZ 17-07

Submitted By: Rob Hughes, Manager, Development (West), Community Services

RECOMMENDATION

That the By-law attached as Schedule "B" to Report 2018-63 be enacted to rezone the subject lands from Mixed Density Residential Exception (RMD-456) Zone to Townhouse Residential (RT-606), (RT-607) and (RT-608) Exception Zones to permit townhouse development.

REPORT HIGHLIGHTS

- An application to amend Zoning By-law 2006-50 was submitted by Brentwood Development Corporation to the Town and deemed complete on July 23, 2017 for a vacant parcel located at the southwest corner of Newhouse Boulevard and Kennedy Road in Southfields. The purpose of the application was to replace an existing site specific townhouse residential exception zone with revised standards to permit development for 66 townhouse dwellings.
- A Public Meeting was held on November 28, 2017. Staff has reviewed the proposal in conjunction applicable policies and provisions and consideration of internal departments and external agencies comments, and is of the opinion that the proposal should be approved as it is consistent with Provincial, Regional and Town planning documents.

DISCUSSION

The subject lands are located at the southwest corner of Newhouse Boulevard and Kennedy Road, within the Southfields Village (Mayfield West) community (see Schedule 'A' Location Plan). The property, legally described as Block 114, Plan 43M-2042 is approximately 1.49 hectares (3.68 acres) in area and is vacant. The Town's Official Plan designates the lands as Residential Area on Schedule 'B' (Mayfield West Land Use Plan). The Zoning By-law zones the subject lands as Mixed Density Residential Exception (RM-456), which permits standard condominium townhouses.

Surrounding land uses are as follows:

- North: Detached dwellings and Tony Pontas Public School, presently under construction;
- South: Proposed condominium townhouse block, within Draft Plan of Subdivision 21T-14002C (Digram Developments Caledon Inc.);
- East: Existing detached dwellings;
- West: Detached dwellings, under construction.

The rezoning application was deemed complete on July 3, 2017. An associated Site Plan Application under file SPA 17-42 was filed concurrently with the subject application, which proposed for the lands a total of 66 townhouse units made up of 24 reverse-fronting townhouses, 20 back-to-back townhouses and 22 standard townhouses. The applicant has advised that the units are proposed to form part of a common element condominium (lanes, visitors parking etc.), of which an application has yet to be received. The application proposes three site specific zone categories for the three forms of units proposed, within Townhouse Residential RT Exception Zones.

Provincial Policy Context

The Provincial Policy Statement 2014 (PPS) contains policies with respect to promoting efficient development and land use patterns in order to create healthy, liveable and safe communities. The PPS also contains various policies with respect to providing for an appropriate range of housing types and densities to meet requirements of current and future residents. In this respect, regard should be had to the provisions of Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns), Section 1.2 (Coordination), Section 1.4 (Housing) and Section 4.0 (Implementation and Interpretation) in considering the subject application. The proposed residential development is consistent with the Provincial Policy Statement (2014) sections as referenced above.

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

Region of Peel Official Plan

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

Town of Caledon Official Plan

The subject lands are designated on Schedule "B" Mayfield West Land Use Plan as Residential Area. This designation permits a range of low and medium density residential types including street and block townhouses, semi-detached dwellings, and single detached dwellings. The density range permitted within this designation is between 30-44 units per net hectare (12-18 units per net acre), of which the subject development is at the high end of this range. Staff has reviewed the proposal against the above reference policies. The proposed zoning standards, in conjunction with the design and layout of the proposed site plan, are in keeping with the above land use designation and policies.

Mayfield West Community Design Plan

The Community Design Plan (CDP) for the Southfields community provides planning and design guidance to assist in the preparation, review and approval of development within the Southfields community. The subject application was peer reviewed by the Control Architect for the project, in accordance with the Town's Official Plan, CDP and architectural design requirements. The layout and design of the proposed townhouse condominium are consistent with the applicable requirements of the CDP.

Comprehensive Zoning By-Law 2006-50

The subject lands are currently zoned Mixed Density Residential (RM-456) Exception, which permits a range of housing types including detached, semi-detached and townhouse dwellings. The applicant is proposing to rezone the subject lands to Townhouse Residential (RT-606), (RT-607) and (RT-608) Exception Zones in order to permit back-to-back, reverse and standard townhouse units.

The purpose of the application is to permit a greater flexibility in the form of townhouse development permitted on the lands, beyond the currently permitted standard townhouse dwelling. Accordingly, the proposed implementing by-law incorporates appropriate standards as it pertains to building setbacks and development criteria. The site plan as filed is meeting all parking standards as they apply. An implementing by-law with the relevant details is attached as Schedule 'B'. Staff has no objection to the subject changes proposed to the Zoning By-law.

Site Plan Application

In support of the subject zoning application, the applicant has filed a site plan application under file SPA 17-42 which illustrates the development form for the lands (see Schedule 'C'). The plan incorporates the following:

- Multi-storey development along the Kennedy Road and Newhouse Boulevard frontages with direct pedestrian connections to the street and rear lane garage access, resulting in an improved street oriented development;
- Incorporation of a private amenity area on the lands;
- Provision for visitor parking on site, in accordance with zoning by-law requirements.

Staff and Agency Comments

Agency comments for the subject application can be found in Schedule D of this report.

Public Consultation

A statutory Public Meeting, in accordance with the requirements of the *Planning Act*, was held on November 28, 2017. Property owners within 120 m of the subject lands were advised of the Public Meeting by direct mail as required under the *Planning Act* and an advertisement was placed in the Caledon Enterprise and Caledon Citizen on August 3, 2017, in addition to the posting of a notification sign on the property.

At the Public Meeting, no residents spoke regarding the matter. One letter was received from a resident who expressed concern about the application, advising that mixed use for the lands should include single and semi-detached dwellings vs entirely being townhouses.

Application Revisions

In documentation filed by the applicant on February 15, 2018 modified the application to reflect minor revisions to the zoning standards from those that were presented at the Public Meeting. Accordingly, staff consider the changes do not require further notice and therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.

Conclusion

Development staff is of the opinion that the proposed zoning changes for the property are in keeping with the Town's Official Plan and the Mayfield West Community Design Plan. Accordingly, staff is recommending approval of the proposed Zoning By-law Amendment to amend Zoning By-law 2006-50, as amended, to rezone the subject lands from Mixed Density Residential Exception (RM-456) to Townhouse Residential (RT-606), (RT-607) and (RT-608) Exception Zones.

FINANCIAL IMPLICATIONS

This property, 12782 Kennedy Road is within the Southfields Village (Mayfield West). For property tax purposes, the property is currently assessed as Residential - \$10.1 million. The Town's share of property taxes levied, based on the current value assessment is approximately \$55,300. The property tax account, with owner listed as Kennedy Trails Development Limited, was determined to be current as at May 8, 2018.

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

Any future development would be subject to Town of Caledon Development Charges as per By-law No. 2014-054, as amended, currently \$20,745.08 per townhouse unit. The next development charges indexing will be on August 1, 2018.

Any development would also be subject to Region of Peel Development Charges, currently at \$42,096.75 per townhouse unit. Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e. water, wastewater and roads) for residential developments, except townhouses and apartments, at the time of subdivision agreement execution.

Also applicable would be Development Charges for Education, currently \$4,567 per townhouse unit, and GO Transit, currently \$528.18 per townhouse unit.

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

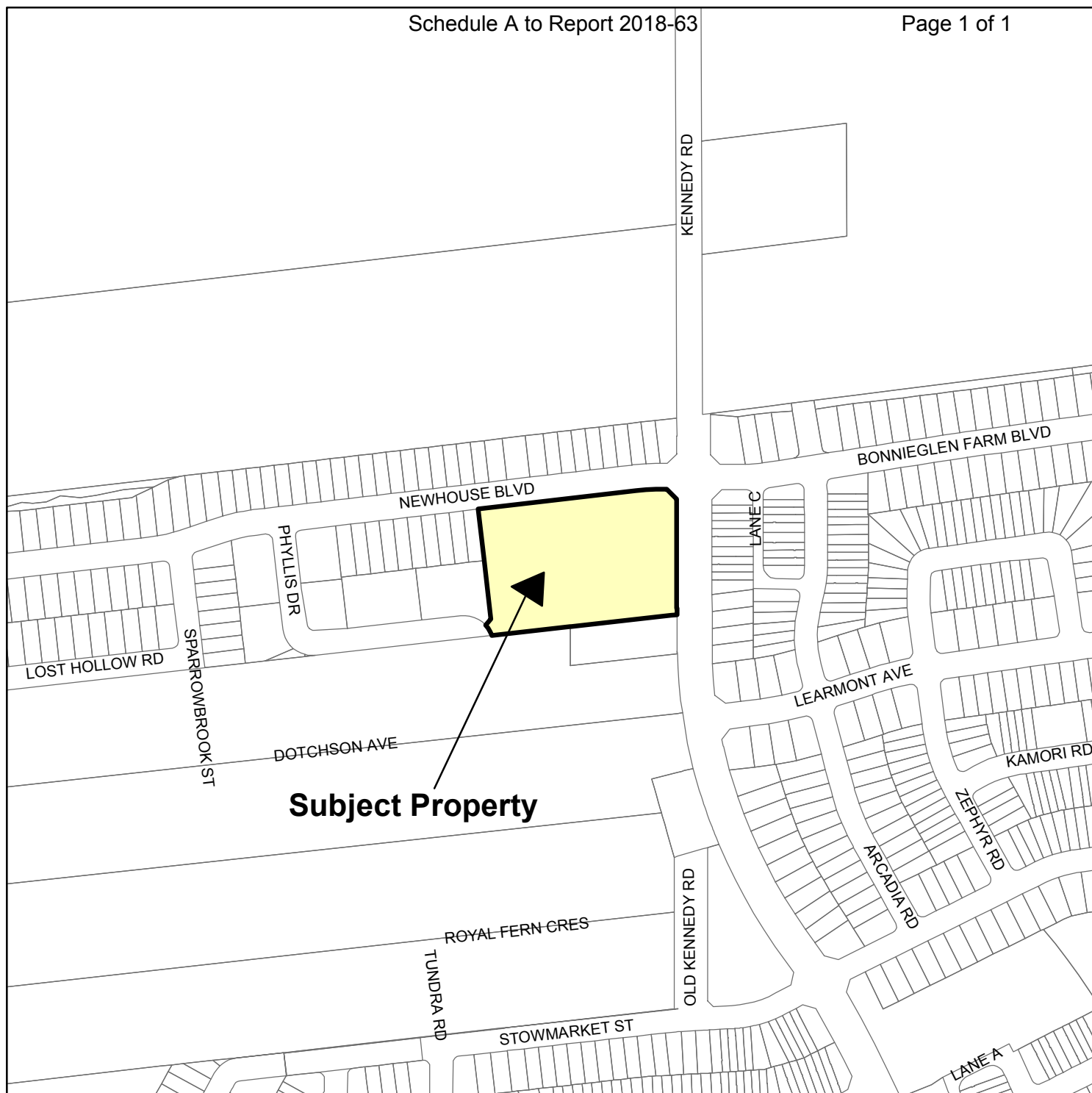
COUNCIL WORK PLAN

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

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

ATTACHMENTS

Schedule A - Location Plan
Schedule B - Draft Zoning By-law
Schedule C - Proposed Site Plan
Schedule D - Agency Comments



Zoning By-law Amendment Application

RZ 2017-0007

Kennedy Trails

Block 114, 43M-2042

Part of Lot 21, Concession 1 (EHS)

LOCATION MAP



Date: May 7, 2018

File No.: RZ 2017-0007

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2018-XXX**

Being a by-law to amend Comprehensive Zoning By-law 206-50, as amended,
with respect to Block 114, 43M-2042,
Town of Caledon, Regional Municipality of Peel

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

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Block 114, 43M-2042, Town of Caledon, Regional Municipality of Peel, for townhouse purposes.

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

The following is added to Table 13.1:

1.

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	606 (By-law 2018-___)	- <i>Dwelling, Back to Back Townhouse</i>	<p>Accessory Buildings <i>Accessory Buildings</i> shall not be permitted in any yard.</p> <p>Building Height For the purpose of this <i>Zone</i>, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between eaves and ridge on a gable, gambrel or hip roof.</p> <p>Established Grade For the purpose of this <i>Zone</i>, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Encroachment at Radii A <i>main building</i> shall be permitted to encroach into a required <i>yard</i> at an</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>intersection radius provided that the required yards beyond the intersection radius are met.</p> <p>Air Conditioners and Heat Pumps For the purpose of this <i>Zone</i>, air conditioners and heat pumps may be located in the <i>front yard</i> or in an <i>exterior side yard</i>, provided the maximum encroachment beyond the <i>building face</i> is 1.0 m, and no closer than 0.6 m from any <i>lot line</i>.</p> <p>Lot Area (minimum) n/a</p> <p>Lot Frontage (minimum) 6.2m</p> <p>Building Area (maximum) n/a</p> <p>Backyard Amenity Area (minimum) n/a</p> <p>Yard, Front (a) to a <i>main building</i> 4m (b) to a front porch 2.5m</p> <p>Yard, Exterior Side (minimum) (a) to a main <i>dwelling</i> 1.9m</p> <p>Yard, Rear (Minimum) n/a</p> <p>Yard, Interior Side (minimum) (a) to a main <i>dwelling</i> 1.5m (b) between attached <i>dwelling units</i> nil</p> <p>Landscaping Area (minimum) n/a</p> <p>Building Height (maximum) 12m</p> <p>Driveway Setback (minimum) (a) from a <i>lot line</i> bisecting attached <i>dwelling units</i> nil (b) from any other <i>lot line</i> 0.5m</p>
RT	607 (By-law 2018-___)	- <i>Dwelling, Townhouse</i>	<p>Accessory Buildings <i>Accessory buildings</i> shall not be permitted in any yard.</p> <p>Building Height For the purpose of this <i>Zone</i>, <i>Building Height</i> shall be calculated using the vertical</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>distance measured from the average elevation of the established grade at the front of such building to the median level between eaves and ridge on a gable, gambrel or hip roof.</p> <p>Established Grade For the purpose of this <i>Zone</i>, Established Grade, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Encroachment at Radii and Daylighting A <i>main building</i> shall be permitted to encroach into a required <i>yard</i> at an intersection radius or daylighting triangle provided that the required yards beyond the intersection radius are met.</p> <p>Front Lot Line For the purposes of this <i>Zone</i>, the <i>front yard</i> shall be the yard directly abutting the public street. Where there is no public street, the <i>front yard</i> shall be the yard in which the driveways intersect the <i>front yard line</i>.</p> <p>Air Conditioners and Heat Pumps For the purpose of this <i>Zone</i>, air conditioners and heat pumps may be located in the <i>front yard</i>, <i>rear yard</i> or in an <i>exterior side yard</i>, provided the maximum encroachment beyond the building face is 1.0 m, and no closer than 0.6 m from any <i>lot line</i>.</p> <p>Lot Area (minimum) n/a</p> <p>Lot Frontage (minimum) 6.0m</p> <p>Building Area (maximum) n/a</p> <p>Backyard Amenity Area (minimum) n/a</p> <p>Yard, Front For the purposes of this <i>Zone</i>, the <i>front yard</i> shall be adjacent to Kennedy Road or Newhouse Boulevard and measured along</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>the <i>interior side lot line</i>.</p> <p>(a) to a <i>main building</i> 3.5m</p> <p>(b) to a <i>front porch</i> 1.5m</p> <p>Yard, Exterior Side (minimum)</p> <p>(a) to a <i>main dwelling</i> 2.2m</p> <p>Yard, Rear (Minimum) 4.5m</p> <p>Yard, Interior Side (minimum)</p> <p>(a) to a <i>main dwelling</i> 1.5m</p> <p>(b) between attached dwelling units nil</p> <p>Building Height (maximum) 12m</p> <p>Landscaping Area (minimum) n/a</p> <p>Driveway Setback (minimum)</p> <p>(a) from a lot line bisecting attached dwelling units nil</p> <p>(b) from any other lot line 0.5m</p>
Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	608 (By-law 2018-___)	- <i>Dwelling, Townhouse</i>	<p>Accessory Buildings <i>Accessory Buildings</i> shall not be permitted in any <i>yard</i>.</p> <p>Building Height For the purpose of this <i>Zone</i>, <i>Building Height</i> shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such <i>building</i> to the median level between eaves and ridge on a gable, gambrel or hip roof.</p> <p>Established Grade For the purpose of this <i>Zone</i>, <i>Established Grade</i>, with reference to a <i>building</i>, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such <i>building</i>.</p> <p>Encroachment at Radii A <i>main building</i> shall be permitted to encroach into a required yard at an intersection radius, provided that the</p>

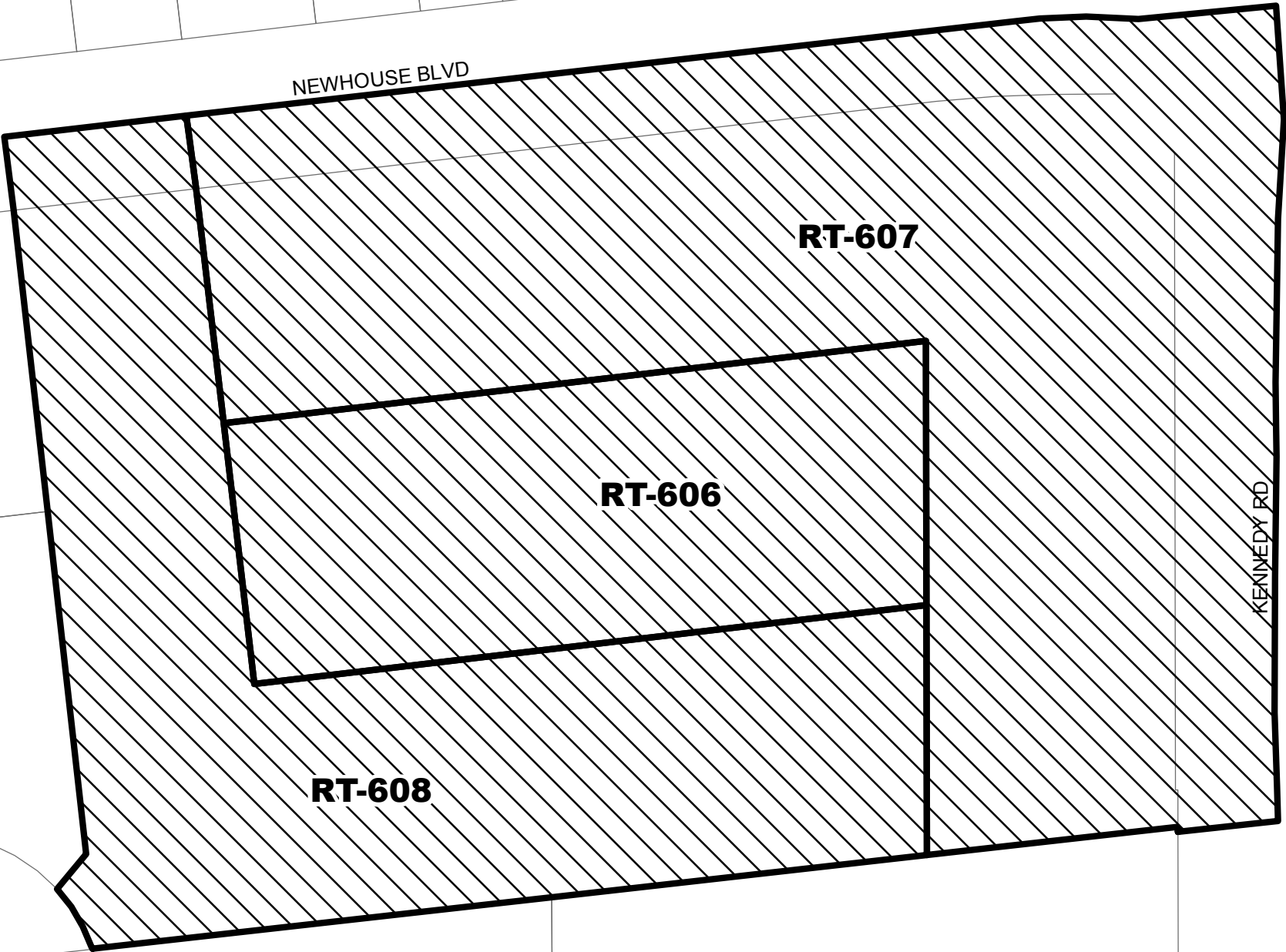
Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>required yards beyond the intersection radius are met.</p> <p>Air Conditioners and Heat Pumps For the purpose of this zone, air conditioners and heat pumps may be located in the <i>rear yard</i> or in an <i>interior side yard</i>, provided the maximum encroachment beyond the building face is 1.0 m, and no closer than 0.6 m from any <i>lot line</i>.</p> <p>Lot Area (minimum) n/a</p> <p>Lot Frontage (minimum) 6.0m</p> <p>Building Area (minimum) n/a</p> <p>Backyard Amenity Area (minimum) n/a</p> <p>Yard, Front (minimum) (a) to a <i>main dwelling</i> 5.5m (b) to a <i>front porch</i> 4.0m</p> <p>Yard, Exterior Side (minimum) (a) to a <i>main dwelling</i> 2.2m</p> <p>Yard, Rear (Minimum) (a) to a <i>main dwelling</i> 4.5m</p> <p>Yard, Interior Side (minimum) (a) to a <i>main dwelling</i> 1.5m</p> <p>Building Height (maximum) 12m</p> <p>Landscaping Area (minimum) n/a</p> <p>Driveway Setback (minimum) (a) from a lot line bisecting attached <i>dwelling units</i> nil (b) from any other lot line 0.5m</p>

2. Schedule "A", Zone Map 7 of By-law 2006-50, as amended is further amended for Block 114, 43M-2042, Town of Caledon, Regional Municipality of Peel, from RMD-456 to RT-606, RT-607 and RT-608 in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
___ day of June, 2018.

Allan Thompson, Mayor


Carey deGorter, Clerk



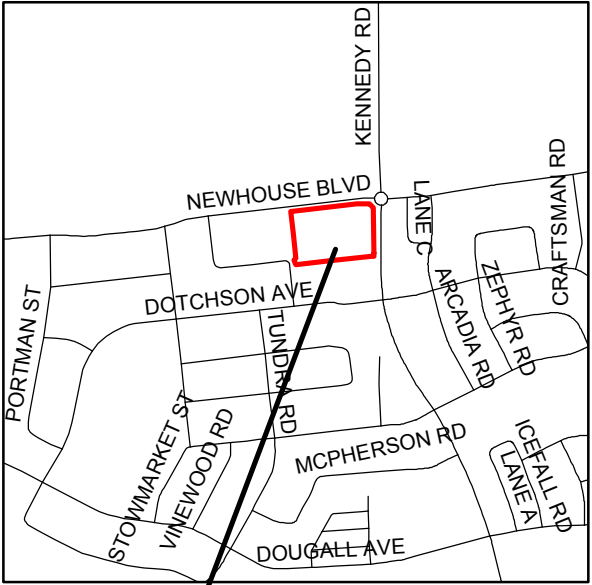
Schedule A
By-law 2018-XXX

Block 114, 43M-2042,
Town of Caledon,
Regional Municipality of Peel

Legend

 Lands to be rezoned from
RMD-456 to RT-606, RT-607
and RT-608

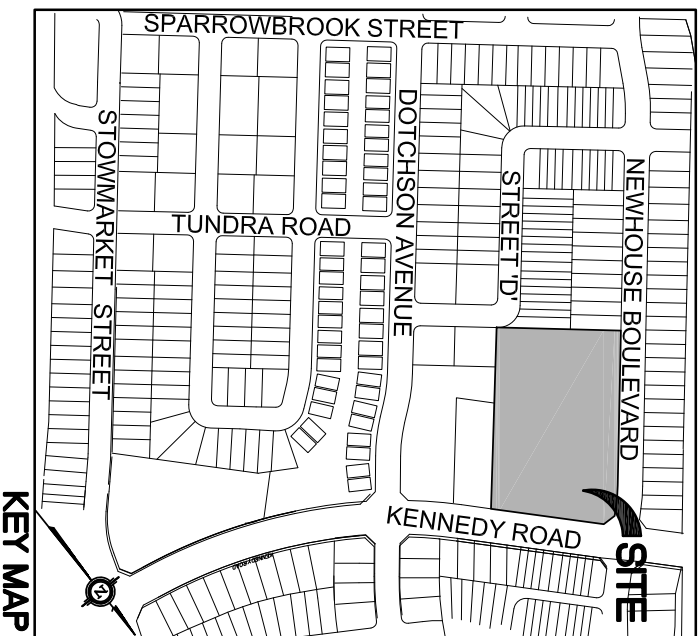
Key Map



Subject Lands

Date: April 26, 2018

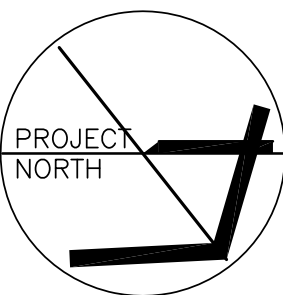
File: RZ 17-07



TOWNHOMES - 66 UNITS	
ZONING STANDARD	REQUIRED
LOT AREA	14,922.46 sq.m (1,492.10)
DENSITY	44.24 UNITS / ha
BUILDING AREA	5,364.30 sq.m. (3.9393)
DREYWAY / ROAD AREA	4,984.28 sq.m. (28.713)
LANDSCAPE AREA	5,973.89 sq.m. (35.343)
MIN. BUILDING SEPARATION	3.10 m
MAX. BUILDING HEIGHT	11.50 m
MIN. DREYWAY SETBACK	6.00 m
DREYWAY SPACES	78 SPACES
MIN. VISOR PARKING SPACES	149 SPACES
MIN. PARKING SPACES	180 SPACES

- ## PROPERTY DATA
- PROPERTY DESCRIPTION: PLAN OF SUBDIVISION OF
CONFESSION, 1 EAST OF HURONTARIO STREET AND
EAST SIDE OF ALBION STREET, BRAMPTON, ONTARIO
L4Y 1G1, PART OF THE
CATION, REGIONAL MUNICIPALITY OF P.E.L.
- ## BUILDING DATA
- TOWNHOMES, PART 9 OF THE ONTARIO
BUILDING CODE
- ## NOTES
1. GARBAGE WILL BE STORED INTERNALLY
UNIT, COMBUSTE PHOP.
 2. OUTDOOR LIGHTING TO BE DIRECTED AWAY
FROM ADJACENT RESIDENCES.
 3. ALL UNIT DRAINWATS TO BE ASPHALT
 4. ALL UNIT WALKWAYS TO BE PATIO SLABS
- ## LEGEND

2018.03.27	6.	SITE PLAN APPROVAL
2017.12.20	5.	SITE PLAN APPROVAL
2017.11.30	4.	SITE PLAN APPROVAL
2017.11.08	3.	SITE PLAN APPROVAL
2017.10.23	2.	SITE PLAN APPROVAL
2017.06.14	1.	SITE PLAN APPROVAL
DATE	No.	REVISION



**BRENTWOOD
DEVELOPMENT
CORP.**

6625 Kitimat Road, Suite 58,
Mississauga, ON L5N 6J1
Telephone: 905-821-3666

I Jennifer Camara review and
take responsibility for the design
work on behalf of our firm
Orchard Design Studio
Incorporated registered under
Division C, Part 3 (3.2.4) of the
Building Code. I am qualified, and
the firm is registered, in the
appropriate classes/categories.
Firm BCIN: 28615
Individual BCIN: 24208

Signed: J. Camara



COMMENT SHEET

Prepared: May 7, 2018
Lead Planner: Rob Hughes

Proposed Zoning By-law Amendment Application
Brentwood Development Corporation
Block 114, Plan 43M-2042
12782 Kennedy Road
Southwest Corner of Kennedy Road and Newhouse Boulevard
File Number: RZ 17-07

The following comments were received regarding the above-noted Zoning By-law Amendment file.

EXTERNAL AGENCY COMMENTS

Bell Canada - August 2017

Comments: No concerns.

Canada Post - August 2017

Comments: No concerns.

Dufferin-Peel Catholic District School Board – August 3, 2017

Comment Summary:

- Comments from the Board identified projected student yields, targeted schools for students, as well as the request for inclusion of certain conditions within agreements regarding temporary arrangements for school facilities and bussing. The subject conditions had previously been incorporated into the broader agreements through the registration of the associated subdivision 43M-2042.

Enbridge Gas - August 2017

Comments: No concerns.

Hydro One Networks - July 18, 2017

Comments: No concerns.

Ontario Provincial Police - August 2017

Comments: No concerns.

Peel District School Board – August 3, 2017

Comment Summary:

- Comments from the Board identified projected student yields, targeted schools for students, as well as the request for inclusion of certain conditions within agreements regarding temporary arrangements for school facilities and bussing. The subject conditions had previously been incorporated into the broader agreements through the registration of the associated subdivision 43M-2042.

Region of Peel - August 2017

Comment Summary:

- With the registration of the subdivision, municipal water and sanitary sewer servicing connection approvals are being addressed.
- Waste Management: Waste Management standards have not been met. Standards must be met prior to the Region providing collection of curbside collection of garbage and recyclable materials (Note, matter to be addressed through review of site plan application).

Rogers Communications - August 2017

Comments: No concerns.

Toronto Region Conservation Authority - August 2017

Comments: No concerns

TOWN OF CALEDON – DEPARTMENT COMMENTS

Community Services, Building & Support Services - August 2017

Comments: No concerns.

Corporate Services Department, Treasury - August 2017

Comments: No concerns.

Community Services, Planning & Development Section, Engineering - August 2017

Comment Summary:

- No concerns with Zoning By-law Amendment application. Matters regarding noise, site grading and retaining works were addressed through the associated site plan application.

Community Services, Planning & Development Section, Urban Design - July 26, 2017

Comment Summary:

- The firm of John G. William Limited Architect was retained as the Control Architect for the subject development. It was noted that the lands are located in a high profile area of the community at the north eastern gateway at a key intersection that includes a roundabout. It was also noted that given the importance of the site's location, it is essential that new built form and streetscape treatments, particularly in areas of the highest public visibility along Kennedy Road and Newhouse Blvd., represent and reflect the established character and quality that has been provided to date throughout the South Fields Community.
- Extensive and detailed comments to this effect were received as part of the subject application and associated site plan application regarding the development. These matters were addressed through the review of the site plan application, and any relevant changes incorporated into the design through that process.

Community Services, Planning & Development Section, Zoning - May 2018

Comments: No concerns.

Fire and Emergency Services Department - August 2017

Comments: No concerns.

Corporate Services, Accessibility - July 24, 2017

Comment Summary:

- Comments received regarding agreements, curb ramps, outdoor amenity area, parking and mailbox location and snow storage areas were reviewed through the associated site plan application.

Community Services, Parks and Open Space Design, Landscape - August 2017

Comment Summary:

- No concerns with Zoning By-law Amendment application. Matters regarding plant species and material were addressed through the associated site plan application.

Corporate Services, Legal Services – August 2, 2017

Comment Summary:

- Comments received originally spoke to the subject lands not forming part of a registered plan of subdivision, hence not existing. This matter was resolved through the registration of 43M-2042.

Policy and Sustainability Section, Heritage - August 24, 2017

Comment Summary:

- As proposed, the street configure will require four street names. Town street naming policy requires the use of a minimum of one historically significant street name (Note, names chosen through site plan process are Lambert Lane, Slack Lane, Cosbury Lane and Dawn Lane.

Finance & Infrastructure, Engineering - August 2017

Comments: No concerns.

Staff Report 2018-60

Meeting Date: Tuesday, May 29, 2018

Subject: Proposed Rogers Communications Telecommunications Tower, 12016 Chinguacousy Road Part of Lot 18, Concession 3 WHS, Ward 2 File No.: SPA 14-43T

Submitted By: Rob Hughes, Manager, Development (West), Community Services

RECOMMENDATION

That the Town of Caledon provide concurrence for the proposed Rogers Communications Telecommunications Tower, 12016 Chinguacousy Road, to Innovation, Science and Economic Development Canada, and the application be endorsed subject to the following conditions:

- a) The applicant must construct the Tower in accordance with the following drawings:
 - i. Topographic Plan and Site Layout Design, prepared by Sexton McKay, dated October 22, 2013;
 - ii. Tree Protection Plan LP-1, prepared by Davey Resource Group, dated December 11, 2015.
- b) The applicant must execute a Letter of Undertaking to the satisfaction of the Town and provide payment of all required fees and securities.

REPORT HIGHLIGHTS

- The application was filed by Rogers Communications on July 3, 2014 for a telecommunications tower at 12016 Chinguacousy Road. The proposal is for a 30m shrouded mono-pole tower, with a fenced compound area for the associated equipment.
- A Public Information Centre was conducted by the applicant on July 7, 2014 at the Margaret Dunn Library in the Valleywood subdivision.
- Staff reviewed the proposal and is of the opinion that the application is consistent with Town planning documents, and meets the Town's Telecommunication Protocol for Establishing Telecommunication Facilities. Accordingly, staff recommend concurrence of the application subject to the applicant constructing the Tower as per the drawings outlined in this report; an executed Letter of Undertaking; and payment of all required fees and securities.

DISCUSSION

On July 3, 2014, the Town received a site plan application for a proposed telecommunications tower from Rogers Communication for lands municipally known as 12016 Chinguacousy Road, being at the northwest corner of Chinguacousy Road and Mayfield Road (see Schedule "A" and "B"). The purpose of the tower is to improve cellular coverage and capacity in the immediate area, and will have the potential for shared infrastructure intended to be co-locatable for other carriers. The proposal

involves the construction of a 30 m (98 ft.) telecommunications tower along with an associated fenced and secured equipment enclosure. Access would be from Chinguacousy Road. The means of how the applicant complied with the Town's Telecommunication Protocol is contained in Schedule "C."

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

Region of Peel Official Plan

The subject property is designated as Rural System on Schedule "D", Regional Structure in the Region of Peel Official Plan. The Region has advised that they have no objection to the proposed facility.

Town of Caledon Official Plan:

The subject property is designated Prime Agricultural Area on Schedule "A" within the Town's Official Plan. Section 5.15 of the Plan contains policies with respect to Public Uses which note that Public utilities that provide services to the general community shall be permitted in all areas. The proposed application is in keeping with these policies.

Comprehensive Zoning By-law 2006-50, as amended

The subject property is zoned Small Agricultural Holdings (A3) in Comprehensive Zoning By-law 2006-50, as amended. Section 4.17 of the By-law indicates that nothing shall prevent the use of land or prevent the installation and maintenance of a telephone or other supply or communication line or structure clearly ancillary to the foregoing provided that the location of such has been approved by the Corporation. The proposed telecommunication facility complies with Comprehensive Zoning By-law 2006-50, as amended.

Town of Caledon, Protocol for Establishing Telecommunication Facilities

A new Protocol for Establishing Telecommunication Facilities was endorsed by Council on November 24, 2015. As this application was received prior to the approval of the new Protocol, it was grandfathered and thus reviewed under the previous Telecommunication Protocol. The Protocol contains specific requirements of proposed telecommunication facilities and criteria for review by Council and staff. The applicant has made their best efforts in meeting these requirements and criteria as summarized in this report and in Schedule "C". Staff is of the opinion that the applicant has satisfactorily addressed the Protocol.

Public Consultation and Information Centre

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

Staff Report 2018-60

A Public Information Centre was held on July 7, 2015 at the Margaret Dunn Library in the Valleywood subdivision. Notice for the meeting was provided by mail to those who live within 500 m of the site, and within the Caledon Enterprise and Brampton Guardian papers dated June 11, 2015. One member of the public attended the meeting. Matters raised at the meeting included tower height and appearance, health concerns, and process. Responses were provided to the individual by the applicant and Town staff at the meeting.

Agency/Department Circulation

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

GTA West Corridor

The subject application was circulated to the Ministry of Transportation (Route Planning & Transit Imitative Office), who advised that the proposal is located outside of the GTA West Corridor Focused Analysis Area. On February 9, 2018, the Ministry made an announcement on the future direction of the Corridor, now termed as the Northwest GTA Corridor Identification Study Area. The subject lands remain located outside of this study area. Accordingly, the project can move forward without any restrictions in this regard.

Concurrence with Conditions

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

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

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

1. The applicant must construct the Tower in accordance with the following drawings:
 - i. Topographic Plan and Site Layout Design, prepared by Sexton McKay, dated October 22, 2013;
 - ii. Tree Protection Plan LP-1, prepared by Davey Resource Group, dated December 11, 2015.
2. The applicant must execute a Letter of Undertaking to the satisfaction of the Town and provide payment of all required fees and securities;

FINANCIAL IMPLICATIONS

This property, 12016 Chinguacousy Road, Con 3 WHS Part Lot 18, is currently assessed as Residential (\$532,000 CVA) for property tax purposes. The Town's share of property taxes levied, based on current value assessment is approximately \$2,871. The property tax account, with owner listed as 2201411 Ontario Inc., was determined to be current as at May 8, 2018.

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

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

COUNCIL WORK PLAN

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

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

ATTACHMENTS

Schedule "A" - Location Map

Schedule "B" - Proposed Tower

Schedule "C" - Protocol Requirements and Comment Sheet



Telecommunications Site Plan Approval

SPA 14-43

Rogers Communications

12016 Chinguacousy Road
Part of Lot 8, Concession 3 WHS
Town of Caledon

LOCATION MAP

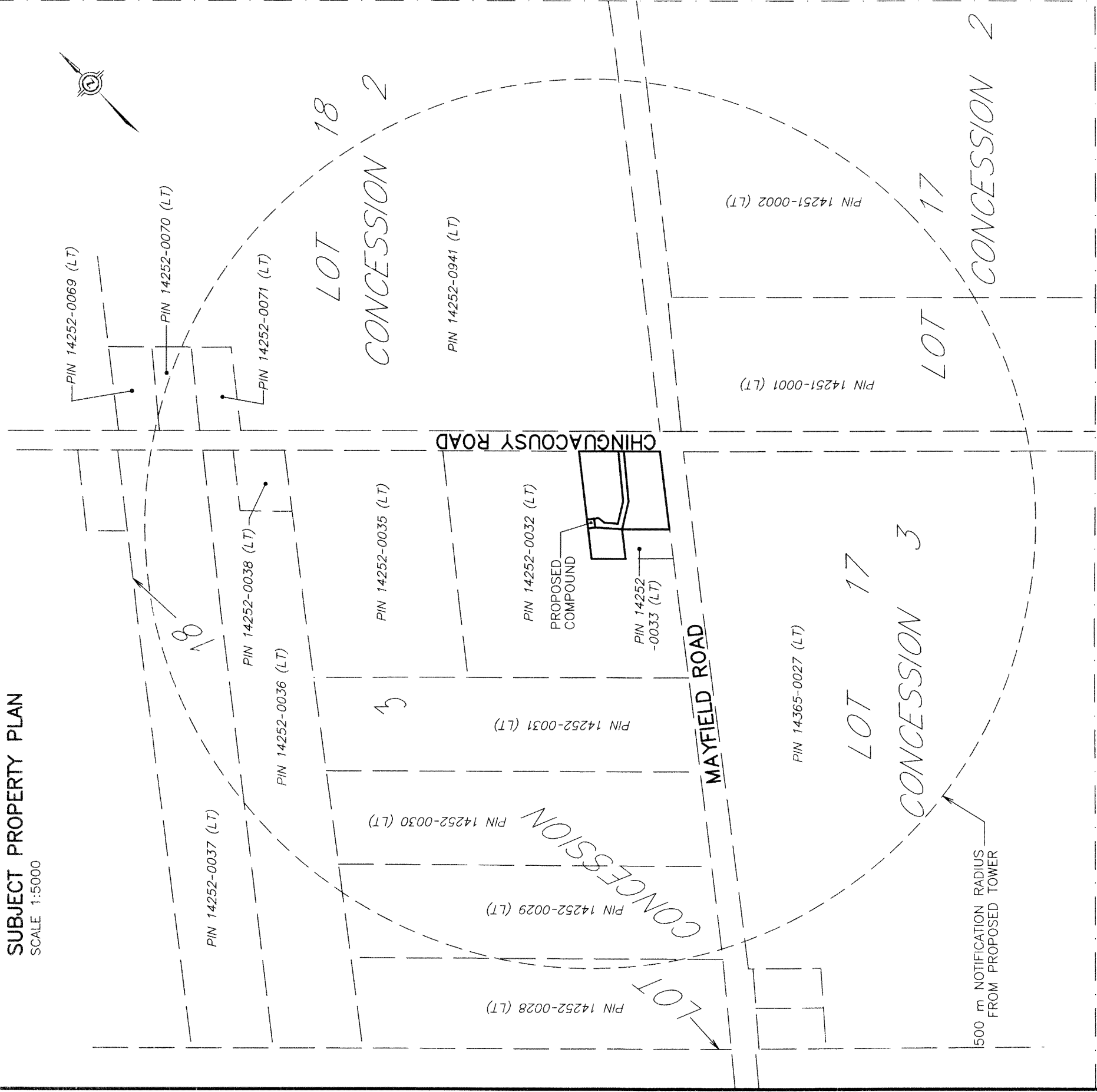


Date: May 29, 2018

File No.:

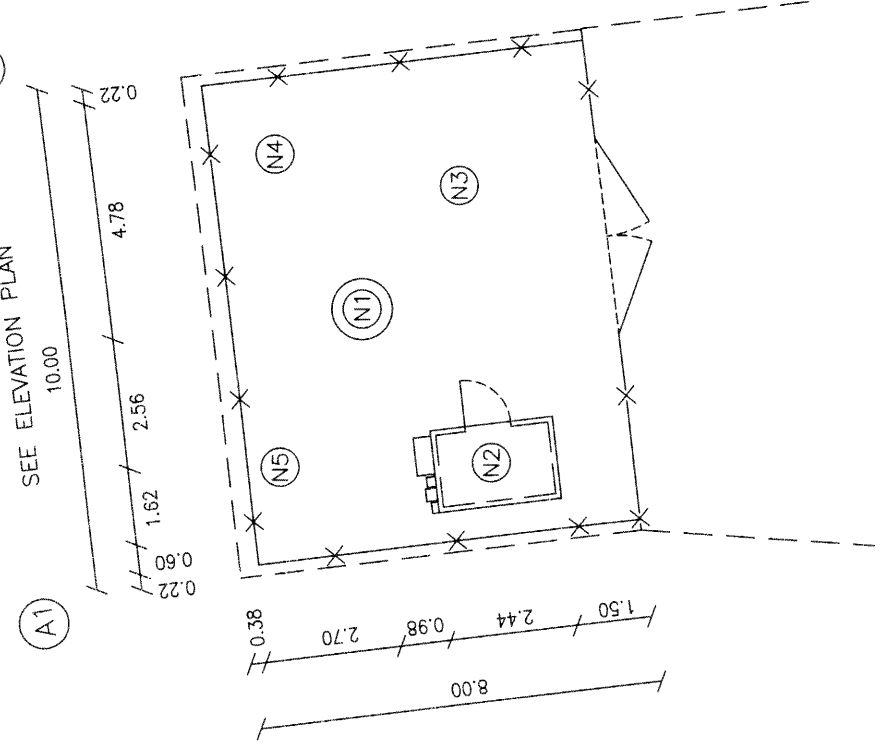
SPA 14-43

SUBJECT PROPERTY PLAN
SCALE 1:5000

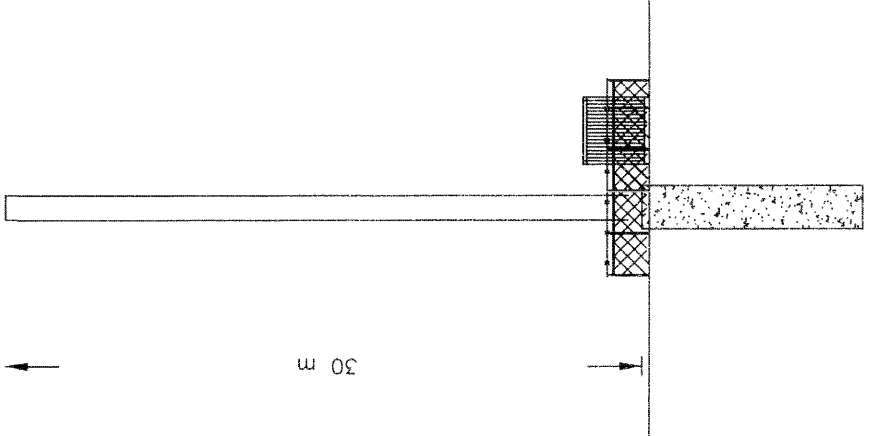


PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:150

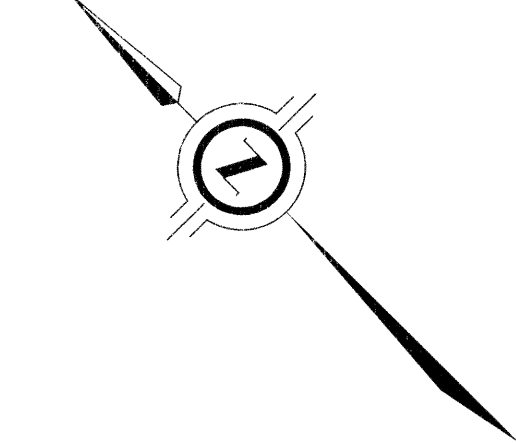
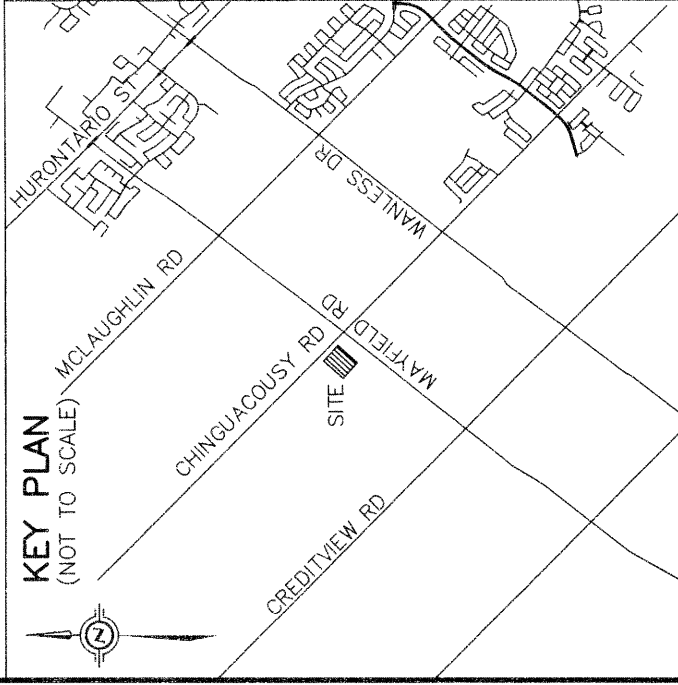
- NOTES
- PROPOSED CIRCULAR STEEL SURROUNDED MONOPOLE ANTENNA SUBJECT TO NAV CANADA REQUIREMENTS. FOUNDATION DESIGN PENDING SOIL REPORT.
 - PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN REFRIGERATOR CABINET ON CAST IN PLACE REINFORCED CONCRETE BASE.
 - PROPOSED SECTION AND ROUTING TO BE DETERMINED BY CABLED RESIDENTIAL CONSULTATION WITH LOCAL AUTHORITY.
 - REMOVE EXISTING CIRCULAR PROPOSED SOLID SURROUND AND REINFORCE WITH CONCRETE. PROPOSED COMPOUND ARE FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM UTILITY FROM EXISTING GRADE MIN. 1% ON ALL SLOES TO PROVIDE ADEQUATE DRAINAGE.
 - PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.



ELEVATION PLAN
NOT TO SCALE

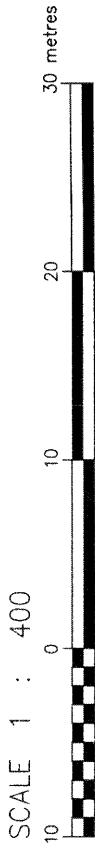


SITE DATA	
EXISTING	PROPOSED
PROPERTY AREA	0.93 ha.
BUILDING AREA	486.17 sq.m.
LOT COVERAGE	4.0 sq.m.
ACCESS (NON-EXCLUSIVE)	5.27 %
COMPOUND (EXCLUSIVE)	80.0 sq.m.
AREA REQUIREMENTS	719.8 sq.m.
HYDRO	TBD
TOTAL	799.8 sq.m.
UNITS	1 FLAGPOLE 1 CABINET
HEIGHT OF FLAGPOLE	30 m
SETBACKS (PROPOSED FLAGPOLE)	
FRONT	81.4 m
REAR	30.0 m
SETBACKS (PROPOSED CABINET)	
FRONT	83.6 m
REAR	4.1 m
SIDE	35.5 m



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF	3	14252-0034 (LT)
2	18		

TOPOGRAPHIC PLAN
AND SITE LAYOUT DESIGN
OF PROPOSED TELECOM TOWER INSTALLATION
PART OF LOT 18
CONCESSION 3 WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEE



SEXTON MCKAY LIMITED
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYOR

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE GRID. DERIVED FROM OBSERVED REFERENCE POINTS (ORFs) AND A TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (EPSG:31466) TO NAD2011 (EPSG:31466). DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999705 FOR BEARING COMPARISONS. A ROTATION OF 0.48307 COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1 TO CONVERT TO GRID BEARINGS. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM. THE DATUM USED FOR THIS PLAN IS THE CANADIAN DATUM 1987 (CD87) HAVING A PUBLISHED ELEVATION OF 256.156 METRES.

LEGEND

- DENOTES MONUMENT PLANTED
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IP DENOTES IRON PIPE
- W.H.S. DENOTES WEST OF HURONTARIO STREET
- 9 DENOTES ROUND
- (OAS) DENOTES DUNCAN ASHWORTH SURVEYING LTD. O.L.S.
- (844) DENOTES F.V. DE CONKEY, O.L.S.
- (P47) DENOTES CHRISTOPHER PEAT, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES P47 DUNCAN ASHWORTH SURVEYING LTD. O.L.S.
- P1 DENOTES P47 DUNCAN ASHWORTH SURVEYING LTD. O.L.S.
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- E— DENOTES OVERHEAD WIRE
- FF DENOTES FINISHED FLOOR ELEVATION
- HM DENOTES HYDRO METER
- TRANS DENOTES TRANSFORMER
- DW DENOTES DOWN WIRE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON THE 19th DAY OF AUGUST, 2013.

DATE *September 6, 2013*

Mike Fisher
M. FISHER
ONTARIO LAND SURVEYOR

CAUTION

LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. ADVANCE ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LATITUDE N 43°42'50.7"
LONGITUDE W 79°50'51.9"
ELEVATION 256.4 m

SEXTON MCKAY LIMITED
A wholly owned subsidiary of J.D. Barnes Limited
Ontario Land Surveyors / Canada Lands Surveyor
140 KENNEDY DRIVE, SUITE 100 MARKHAM ON L3R 0B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: T.L. CHECKED BY: M.J.F. REFERENCE NO: 11-12-684-01
FILE: S\11-12-684\0111-12-684-01.dgn DATED: 10/22/2013 PLOTTED: 9/6/2013

SITE: C3386 CHINGUACOUSY RD & MAYFIELD RD

Town of Caledon, Protocol for Establishing Telecommunication Facilities

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

Preliminary Consultation

On January 9, 2014, the applicant met with Development staff for a formal pre-consultation meeting, and was advised of complete application requirements.

Application Submission

A formal site plan application with associated fees and required documentation, as per the protocol, was submitted to the Town of Caledon on July 3, 2014 and deemed complete on July 23, 2014.

Determining Sensitivity

Proposals for new telecommunication facilities will be evaluated on a site by site basis to measure the sensitivity of the proposal through a variety of factors including environmental issues, visual impacts land use compatibility, and other planning matters which may be significant.

1. Transportation Corridors of Demand
Within the Town there are transportation corridors that would be primary targets to establish telecommunication facilities. The application is not proposed along one of these corridors.
2. Site Selection - Property Ownership
The Town of Caledon requests that applicants consider the use of publicly owned sites first (where possible). The subject proposal is not on, or near lands currently owned by the Town of Caledon.
3. Site Selection - Environmental Policy Areas (EPA)
The Region of Peel and Town of Caledon Official Plans discourage telecommunication facilities from locating within lands designated Environmental Policy Area (EPA). The subject lands are not designated EPA and therefore this is not applicable.
4. Site Selection - Nature and Design of Support Structures and Antennae
Where a new telecommunication facility is proposed, consideration shall be given to the nature and design of the support structure, as well as its visual impact on the community. The subject proposal is for a slender shrouded monopole design (containing internal antennas, see Schedule B), which will have a limited visual impact on the surrounding area.
5. Site Selection Criteria and Report Requirements
The applicant is required to provide a site selection report outlining the steps taken by the applicant to investigate all non-support structures and co-location options, and a rationale explaining why a new support structure in a particular location is the only viable alternative. The applicant is to have regard for a number of factors and their impacts which must be explained in the report. Those factors and impacts, which have not been outlined previously in the report, are briefly summarized below.
 - a. Location of Residential Uses and Amenity Areas:
When the application was originally filed with the Town, there were 12 residentially occupied properties within a 500 m radius of the subject proposal, with the closest being 210 m away and well removed from the proposed tower. To the east beyond Chinguacousy Road within Caledon, future residential and commercial development will occur as part of the development of Mayfield West II. In addition, residential and commercial development is currently underway within the City of Brampton to the south, in accordance with the City's Mount Pleasant Block Plan 51-2 development concept.

- b. Location of Existing Vegetation Including Mature Tree Lines and Other Screening Features:
Retention of existing vegetation and proposed landscape works are encouraged to mitigate potential visual impacts. All proposed plans shall consist of native species that match in composition with existing native planting adjacent to the compound, which will further blend the compound into the natural landscape. A Tree Protection Plan and Arborist report were filed in support of the subject application, which are consistent with this approach.
- c. Topographical Prominence & Viewscapes:
The area surrounding the proposed telecommunication facility is primarily rural at this time, with residential and commercial uses under development to the south in Brampton. The topography of the land is generally level. The applicant provided simulated photographs which showed viewscapes with the tower imposed.
- d. Location of Private and Public Recreational Uses within View of the Proposed Location:
The proposed installation is not located near any existing or proposed Caledon institutional or recreational uses.
- e. Any Other Potential Impacts (Public or Private Air Strips, Flight Paths, etc.):
Brampton Flying Club is located north of the subject lands (east side of McLaughlin Road, south of King Street). It should be noted that Aerodrome safety is regulated by NAV Canada and Transport Canada. As part of Rogers' Federal requirements, NAV Canada and Transport Canada will assess the proposal with respect to any potential impact of the proposed physical structure on the air navigation system and installations prior to construction.
- f. Height of Structure and Design:
The proposed tower is a 30 m shrouded monopole design, with opportunity for co-location.
- g. Location and proximity of public roadways:
The proposed tower is to be located within a 0.9 ha agricultural/rural property that contains a detached dwelling (in poor shape) and several accessory buildings. Immediately adjacent is a Hydro One Networks Inc. installation. The tower is proposed to be setback approximately 80 m from Chinguacousy Road and 90 m from Mayfield Road.
- h. Location of any Environmental Policy Area or other natural areas:
The location of the proposed installation is outside of any Environmental Policy Area.
- i. Location within Natural Hazard Areas and Potential Off-Site Impacts:
The proposed site is not located within a natural hazard area. No potential off-site impacts were found in the proximity of the subject lands.

COMMENT SHEET

PIC Date: May 8, 2013
Prepared: May 9, 2018
Planner: Elaine Leung, Rob Hughes

Proposed Telecommunication Facility
Rogers Communications
12016 Chinguacousy Road
Ward 2
File Number: SPA 14-43T

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

TOWN OF CALEDON – DEPARTMENT COMMENTS**Community Services - Building**

Comments: A Building Permit will not be required for this structure as the communication tower is a federal designated structure and is outside the jurisdiction of the Ontario Building Code Act and Regulations. There are no concerns.

Community Services, Development Section - Engineering

Comments: No concerns.

Community Services, Development Section - Landscape

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

Community Services, Development Section - Urban Design

Comments: No concerns.

Community Services, Development Section - Zoning

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

Community Services, Policy and Sustainability Section - Heritage

Comments: The subject property is noted on the Built Heritage Resources Inventory for its 19th century farmstead cluster, including farmhouse, Central Ontario (gambrel roof) barn, and driveshed. As the cluster has already been visually compromised by the installation of a hydroelectric substation, there are no heritage concerns with the proposed tower installation.

Corporate Services, Legal Services

Comments: No concerns.

EXTERNAL AGENCY COMMENTS**Ministry of Transportation - Route Planning and Transit Initiatives Office**

Comments: It has been determined that the proposed site is located within the GTA West Study Area, but outside of the Focused Analysis Area. As such, the lands identified may proceed forward.

Region of Peel

Comments: No concerns.

City of Brampton

Comments: No comments received.

Hydro One

Comments: No objections, provided the easement and/or ownership rights of Hydro One and Ministry of Infrastructure, as represented by Ontario Infrastructure & Lands Corporation are protected and maintained.

Staff Report 2018-66

Meeting Date: Tuesday, May 29, 2018

Subject: Request to Allow Minor Variance Applications in the Coleraine West Employment Area

Submitted By: Melissa Mohr, Community Planner, Development, Community Services

RECOMMENDATION

That applications for minor variances within the Coleraine West Employment Area as identified in Schedule 'A' attached to Staff Report 2018-66 prior to the second anniversary of the passing of By-law 2016-099 dated November 29, 2018 be permitted, pursuant to section 45 (1.4) of the *Planning Act*.

REPORT HIGHLIGHTS

- By-law 2016-099 to rezone the lands within the Coleraine West Employment Area was adopted by Council on November 29, 2016 to facilitate industrial development in Bolton;
- There are several site plans underway for industrial development within the Coleraine West Employment Area;
- Section 45 (1.3) of the Ontario Planning Act prevents owners and applicants affected by the Zoning By-law to apply for a Minor Variance application within 2 years of the enactment of the Zoning By-law;
- No Minor Variance applications have been requested at this time, but with the impending break in the Council cycle and the two-year wait period, this may cause significant delay in processing development approvals, should a minor variance be required;
- Section 45 (1.4) of the Planning Act permits Council, by resolution to allow minor variance applications to be made within the 2 year time period;
- Staff recommends that Council enact Section 45 (1.4) of the Planning Act, as a precautionary measure to allow minor variances to be applied for within the 2 years, should they be required.

DISCUSSION

On November 29, 2016 Council passed By-law BL-2016-099 which is a Council initiated By-law to rezone the subject lands described as Part of Lot 1 to 5, Concession 5 (ALB) commonly known as the 'Coleraine West Secondary Plan Area' attached as Schedule 'A' of this report. The zoning changed from Agricultural (A1), Small Agricultural Holdings (A3) and Environmental Policy Area 2 (EPA-2) Zone to Serviced Industrial – Exception 579 (MS-579), Prestige Industrial – Exception 580 (MP-580), Environmental Policy Area 1 (EPA 1) and Environmental Policy Area – Exception 405 (EPA1-405) Zone to permit industrial development in Coleraine West. This By-law came into full force and effect on November 29, 2016.

Section 45 (1.3) of the Ontario Planning Act prohibits any owner or applicant to apply for a Minor Variance application within 2 years of the approval of a Zoning By-law Amendment. This provision within the Planning Act prohibits applicants within Coleraine West Employment Area identified on Schedule 'A' from applying for a Minor Variance until November 29, 2018, should one be required. Normally minor variances would go to the Committee of Adjustment, however considering the By-law was passed within 2 years, any request for a variance would need to go to Council to allow a land owner to make an application to the Committee of Adjustment through the Minor Variance application process. Staff has received site plan applications within the Coleraine West Employment Area that require projects to be shovel ready. With the impending break in the Council cycle and the two-year wait period on minor variance applications, this may cause significant delay in processing site plan applications if a minor variance is required.

Section 45 (1.4) of the Planning Act does allow Council to declare by resolution that such application is permitted within the two years.

Staff therefore recommends that Council, pursuant to section 45 (1.4) of the Planning Act, permit minor variance applications to be applied for within Coleraine West Employment Area as a precautionary measure to ensure development can proceed in a timely manner while there is a break in the current Council cycle. Any variance application submitted would still require approval of the Committee of Adjustment in order to be allowed.

Staff will report back to Council once they are back in session regarding any variances to the Zoning By-law made between June 5, 2018 and November 29, 2018.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

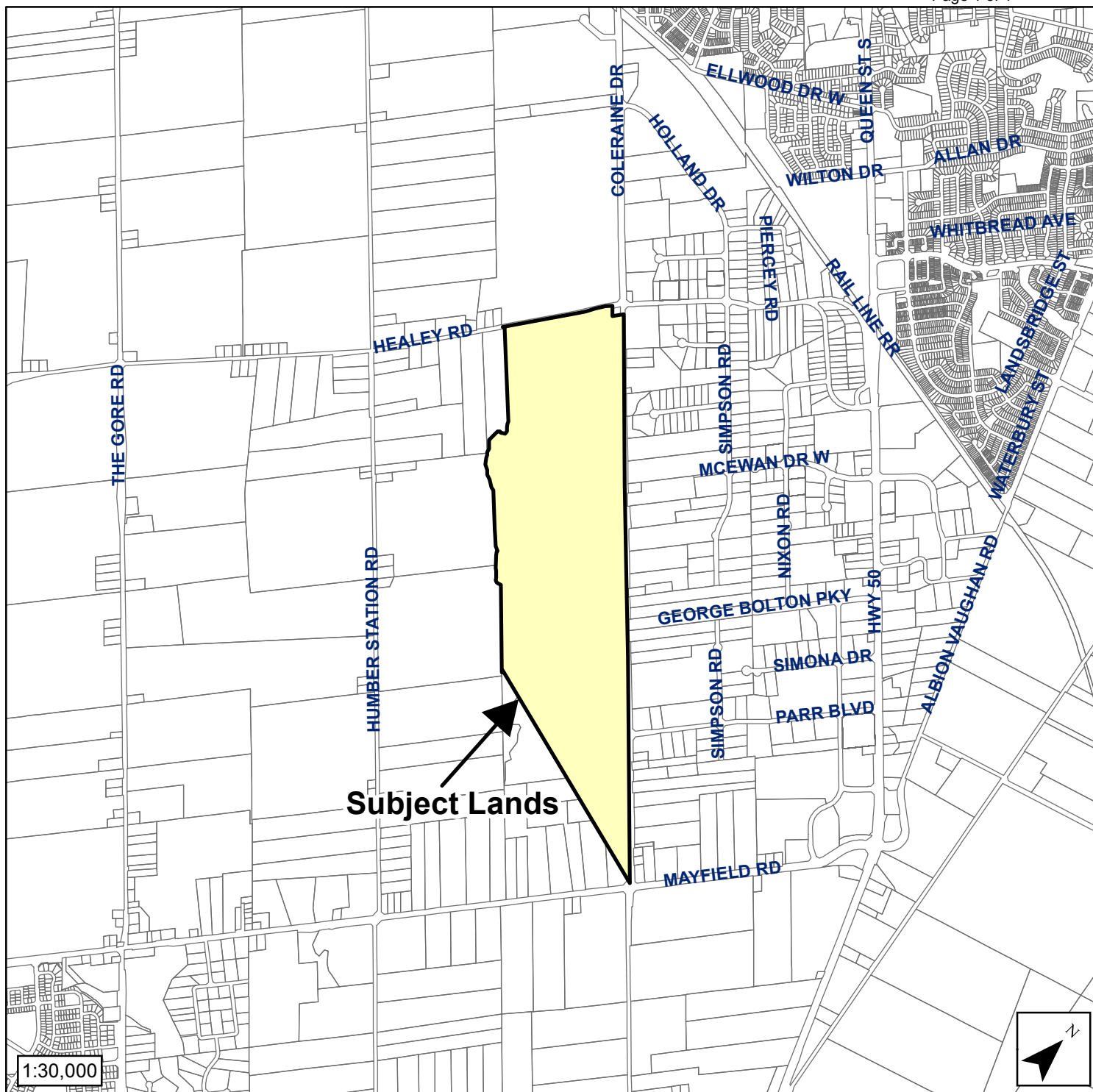
COUNCIL WORK PLAN

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

Growth – To facilitate the employment expansion of Bolton

ATTACHMENTS

Schedule 'A' – Location Map



Zoning By-law Amendment Application
RZ 16-03
Coleraine West Employment Area

Part Lots 1-5, Concession 5 (ALB)

LOCATION MAP



Date: May 13, 2016

File No.: RZ 16-03



Heritage Caledon Report
Monday, May 14, 2018
9:30 a.m.
Committee Room, Town Hall

Members:

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

Town Staff:

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

CALL TO ORDER

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

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

The minutes from the April 9, 2018 Heritage Caledon meeting were received.

REGULAR BUSINESS

1. Request for Part IV Designation

- a. Staff Report re: Proposed Heritage Designation of Giffen Farmhouse, 12461 McLaughlin Road (Ward 2)

Staff provided an overview of the request and staff recommendation. Members of the Committee asked questions and provided comments regarding the building, property occupancy and the nature of the development. The Committee received responses from staff.

Moved by: D. Paterson

HC-2018-10

That staff be directed to proceed with the Notice of Intention to Designate the Giffen Farmhouse property at 12461 McLaughlin Road, and prepare a reference plan to identify the parcel to be designated;

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 Giffen Farmhouse property pursuant to section 29 (4) of the Ontario Heritage Act;

That the designating by-law be registered on title to the property; and

That staff be directed to work with the Region of Peel housing staff to explore occupancy options for the property at 12461 McLaughlin Road prior to the completion of the development phase of the associated plan of subdivision.

Carried.

The Committee recessed from 9:49 a.m. to 10:02 a.m.

2. Built Heritage Resource Inventory Criteria

Members of the Committee asked questions and provided comments regarding the inventory, draft criteria, application of the criteria, rural photographs and next steps. The Committee received responses from staff.

3. Request from Citizens of Headwaters Active Transportation Team

Chair J. Crease provided an overview of the Citizens of Headwaters Active Transportation Team (CHATT). She outlined CHATT's plans to create a regional trail map for Headwaters, volunteer opportunities and request for the Committee to provide access to the walking tour maps as they are updated.

4. Projects/Events Updates

a. Heritage Caledon Award and Designated Property Plaque Presentations

Staff provided an update with respect to the presentation scheduled on June 5, 2018 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 RSVPs and event set up, and received responses from staff.

b. 2018 Speaker Series

Chair J. Crease provided an update regarding event logistics.

c. 150 for 150

A Member of the Committee estimated the number of additional posters required and provided comments regarding current materials. A number of required corrections to the posters were noted.

Members of the Committee asked questions regarding the status of a property within the posters and storage of the poster materials, and received responses.

d. Caledon Day 2018

Chair J. Crease provided information regarding poster preparation for Caledon Day. Members of the Committee discussed potential poster content and displays.

ADJOURNMENT

On a motion by J. LeForestier, the meeting adjourned at 10:45 a.m.

Memorandum

Date: Tuesday, May 29, 2018

To: Members of Council

From: Kyle Munro, Community Planner, Community Services

Subject: Provincial Agricultural Impact Assessment Guidance Document

The purpose this memo is to provide Council with an update on the Provincial Agricultural Impact Assessment (AIA) Guidance Document, which was released in a draft format March 15, 2018 for public comment. More information on the AIA Guidance Document can be found at the websites:

<http://www.omafra.gov.on.ca/english/landuse/aia.htm>

<http://www.omafra.gov.on.ca/english/landuse/aiagd.pdf>

Background

In the summer of 2017, the Province of Ontario completed its coordinated review of the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Greenbelt Plan, Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP). Among the key changes shared by each of the resulting plans was the value established for protecting the “Agricultural System” in the Greater Golden Horseshoe (GGH) area. While referenced in the policies of each of the 2017 Provincial Plans, the Agricultural System is specifically defined in the 2017 Growth Plan and Greenbelt Plan as being “comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) an agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous, productive land base for agriculture; and
- b) an agri-food network, which includes infrastructure, services and assets important to the viability of the agri-food sector.”

To assist in protecting these features, each of the four Provincial plans now include requirements for the completion of Agricultural Impact Assessments (AIAs) as part of various types of non-agricultural development applications.

Draft AIA Guidance Document

AIAs are to be prepared by qualified professionals to assess a proposed development’s potential for impacts to farmland, farm operations and/or other elements of the agricultural system and to provide recommendations for avoiding, minimizing and/or mitigating adverse impacts to the agricultural sector.

On March 15, 2018 the Province released a Draft Agricultural Impact Assessment (AIA) Guidance Document to assist practitioners and development stakeholders in navigating the processes of undertaking an AIA. The Draft Guidance Document addresses Provincial and submission requirements, technical guidelines and resources for impact avoidance, reduction, and mitigation. The Draft Guidance Document was posted through the Environmental Registry (registry number 013-2454) for a 120 for public review period that ends July 13, 2018.

When is an AIA required

Among the 2017 Provincial Plans, AIAs are required for settlement area boundary expansions, infrastructure projects, and mineral aggregate resource extraction sites located within prime agricultural areas. In the case of Infrastructure, an AIA or equivalent analysis can be completed as part of an environmental assessment. The policies of the Greenbelt Plan also require an AIA for non-agricultural uses within prime agricultural areas.

The completion of an AIA does not absolve the development of non-agricultural uses outside of settlement areas from other applicable Provincial requirements (e.g. mineral aggregate resources extraction applications under the Aggregate Resources Act).

Permitted Uses on Farms

There are no AIA requirements for agricultural, agriculture-related and on-farm diversified uses, but agriculture-related and on-farm diversified uses must be compatible with the surrounding area (as per the 2014 Provincial Policy Statement – PPS) and must adhere to other applicable development requirements such as minimum distance separation (MDS).

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas provides more information on how to satisfy agricultural, agriculture-related and on-farm diversified land use policy requirements.

Who Completes AIAs

The Draft Guidance Document recommends that AIAs be prepared by Qualified Practitioner(s) with relevant education, professional accreditation, knowledge and experience in the fields of:

- Agri-businesses, agricultural supply chain linkages, rural and agricultural economic development in Ontario and within the Greater Golden Horseshoe and the agri-food network;
- Rural and agricultural land use planning;
- Canada Land Inventory (CLI) and soil sciences;
- Assessment and evaluation of the effectiveness of agricultural impact mitigation measures;
- Agricultural science;
- Geoscience;
- Engineering; and/or
- Landscape architecture

Who Reviews AIAs

Agencies responsible for the review of AIAs vary depending on the type of the development being pursued.

For **settlement area boundary expansions** upper-or single-tier municipalities will be required to undertake an AIA as part of their municipal comprehensive review. The Ministry of Municipal Affairs (MMA), in consultation with OMAFRA as part of the one-window planning process, will be the approval authority.

For **aggregate resource operations** municipalities will request an AIA be completed by the applicant to satisfy land use planning requirements. While not currently required, it is recommended that for information purposes, the AIA be included in addition to a mineral aggregate resource extraction application under the Aggregate Resources Act when submitted to the Ministry of Natural Resources and Forestry, and other relevant ministries such as OMAFRA.

For **infrastructure/environmental assessments** where an AIA is being completed as part of an environmental assessment, the Ministry of the Environment and Climate Change will be the approval authority as appropriate (e.g. Individual EAs or if there is a Class EA bump up request), and will consult with OMAFRA as needed.

Rehabilitation

The Draft Guidance Document provides information focused on the planning and design of mineral aggregate extraction activities that are located in prime agricultural areas and are required to rehabilitate lands to an after use.

Next Steps

Town Staff are working with Regional staff to meet and discuss comments on the Draft Guidance Document with Region of Peel Staff ahead of the commenting deadline of July 13, 2018 in order to facilitate a coordinated response.