



CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

1. Application for Proposed Zoning By-law Amendment, 12700 Regional Road 50, West Side of Regional Road 50, North of McEwan Drive East, Part Lot 4, Concession 6 (ALB) Parts 1, 2, 3, 4, 9 and 10 on 43R-34893 (Ward 5).

Presentation by Marc De Naris from Gagnon Walker Domes.

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

DELEGATIONS

RECOMMENDATIONS FROM ADVISORY COMMITTEES

1. [Heritage Caledon Report dated April 10, 2017](#)

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

That the parkette located on Westview Crescent in Palgrave be named "Norma Bangay Park".

PRESENTATIONS

Michael Hannay, Director – Business Development and Lina Al-Dajani, Associate, MBTW-WAI
[re: Town-wide Design Guidelines](#)

CORRESPONDENCE

Memorandums

1. [Memorandum to Council](#) from Bailey Loverock, Intermediate Planner, Community Services dated April 18, 2017 re: Whitebelt Visioning Exercise Update

General Correspondence

2. [Bolton Family Health Organization and Bolton Family Health Group](#) dated March 6, 2017 re: Letter of Objection regarding the Zoning By-law Amendment application with respect to 12700 Regional Road 50, and Request for Notification of Public Meeting

CONFIDENTIAL SESSION

Confidential Staff Report 2017-7 re: Advice that is subject to solicitor-client privilege and litigation, including matters before administrative tribunals, affecting the municipality - Mayfield West Phase 2 OMB Appeals

ADJOURNMENT



Accessibility Accommodations

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

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

Notice of Public Meeting Proposed Zoning By-law Amendment

FILE NUMBER(S): RZ 16-15

Community Involvement:

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

Applicant and Location:

Applicant: API Consultants/Saplys Architects Inc.

Location: 12700 Regional Road 50
Part Lot 4, Concession 6 (ALB) designated
as Parts 1, 2, 3, 4, 9 and 10 on 43R-34893
West side of Regional Road 50, North of
McEwan Drive West
Visit www.caledon.ca/development to
obtain a copy of the location map

Area: 1.03 Hectares (2.55 Acres)

What are the Proposed Changes?

To amend the Zoning By-law from Commercial Exception 515 (C-515) to Commercial Exception (C-XXX) to permit the development of a Medical Centre. The Medical Centre will be located on Pad "A" in front of the existing hotel.

Additional Information

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

Appeal Procedure:

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

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

How to Stay Informed:

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

Accessibility

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

Notice Date: March 23, 2017



When and Where:

Tuesday, April 18, 2017

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

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



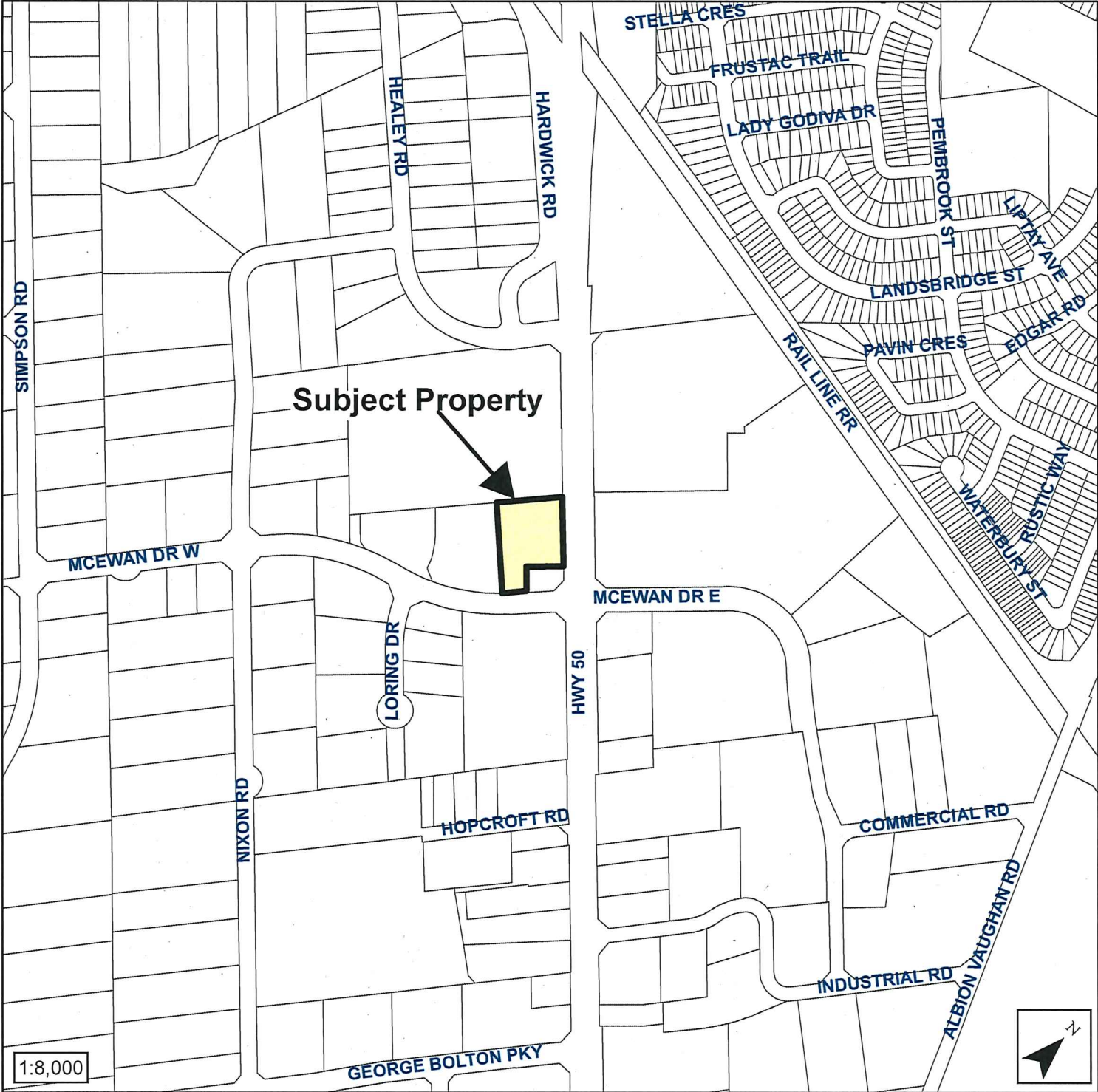
Additional Information:

Contact: Cristina Di Benedetto,
Community Planner,
Development 905.584.2272
x.4064 or
cristina.dibenedetto@caledon.ca



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

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



Proposed Zoning By-law Amendment

RZ 16-15

1544216 Ontario Inc.

12700 Regional Road 50

Part Lot 4, Concession 6 (ALB) designated as Parts 1, 2, 3,
4, 9 and 10 on 43R-34893

LOCATION MAP



Date: March 13, 2017

File No.: RZ 16-15

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: April 18, 2017 at 7:00 p.m. in Council Chambers, Town Hall
Applicant: Saplys Architect Inc. /API Consultants
File No.: RZ 16-15

The Purpose of a Public Meeting:

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

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

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

Property Information:

The subject land is located at 12700 Regional Road 50, on the west side of Regional Road 50, north of McEwan Drive East. See Schedule "A" – Location Map, attached. The property is 1.03 ha (2.55 ac) in size and is currently occupied by the Hampton Inn Hotel and A & W Restaurant. The surrounding land uses are commercial lands to the north, south and east and industrial lands to the west. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the Places to Grow Plan. The Region of Peel's Official Plan designates the lands as Rural Service Centre on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Precinct Area G, Schedule C-6 - Bolton Community Shopping Centre Commercial Area. The property is zoned General Commercial Exception 515 (C-515) in Zoning By-law 2006-50, as amended.

Proposal Information:

On December 1, 2016, the Town of Caledon received a proposed Zoning By-law Amendment (RZ 16-15) application from David Barnard of API Consultants for the subject lands.

The applicant is proposing to rezone the property from General Commercial Exception 515 (C-515) to General Commercial Exception (C-XX) to facilitate the development of a three (3) storey Medical Centre building to be located on "Pad A" in front the Hampton Inn Hotel. Please see Schedule "C" – Concept Plan, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) and individuals who requested notification. In addition, the Notice was posted on the Town's website, placed in the Caledon Citizen and the Caledon Enterprise on March 23, 2017.



Public Meeting Information Report

Community Services Department – Planning and Development

The subject application, along with a Site Plan Application (SPA 16-72), was most recently circulated to external agencies and internal departments for review and comment on December 13, 2017. The applicant has received comments from Town staff and agencies and a resubmission is required. Comments received are briefly outlined below for your information:

- Region of Peel: Region staff requires further review for engineering, landscape, traffic and servicing. The Region will support the existing Regional Road 50 access to stay as a restricted right-in/right-out access. The Applicant is required to gratuitously dedicate a road widening and reserve to the Region. Any landscaping, signs, fences, gateway features etc. that encroach in the Region's easements or right-of-way limits will require an encroachment review and agreement.
- Town of Caledon, Community Services – Building: Building staff require site servicing design to identify the required fire hydrant locations and revisions to the site plan will be required to meet the Ontario Building Code which will also be reviewed as part of the Building Permit Application.
- Town of Caledon, Community Services – Engineering: Engineering staff require the applicant to revise various details on the next submission to illustrate construction access, sediment control on applicable catch basins, sedimentation barriers and the mud mat location.
- Town of Caledon, Finance & Infrastructure Services – Finance: The property tax account as of is current. Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054. All development charges are payable prior to issuance of a building permit.
- Town of Caledon, Finance & Infrastructure – Traffic: The applicant is required to amend the Traffic Impact Study as it relates to Trip Distribution. Including revisions to the data provided and information pertaining to the vehicles that enter the site from local and Regional Roads.
- Town of Caledon, Community Services – Open Space Design (Landscape): Landscape staff do not have concern with the proposed Zoning By-law Amendment application. Staff are requesting a resubmission to identify which trees are proposed to be removed and relocated and to include preservation fencing where grading works are being done in close proximity to trees.
- Town of Caledon, Community Services, Planning & Development – Zoning: The applicant is to make necessary revisions to the draft by-law as it relates to the proposed Medical Centre.
- Town of Caledon, Community Services, Planning & Development – Planning: The applicant is required to revise the parking study to include hours of operation and days of the current uses are operating and when the proposed uses will be operating. The parking study must also include peak season data for multiple days of the week and should be using current information and data. The study should also be revised to properly reflect the information on the proposed site plan and ensure all documents are correctly correlated.

Public Meeting Information Report

Community Services Department – Planning and Development

- Town of Caledon, Community Services, Planning & Development – Urban Design: Urban Design staff are requesting a resubmission to address the aesthetics of the building facing Regional Road 50 and how the proposed buildings fit within adjacent buildings and landscaping. Urban Design staff are seeking revisions to the proposed building elevation drawing to show the type and styles of all exterior building elements and features, such as entrance doors, windows, wall cladding, canopies, decorative lights, parapet walls, etc. Other items such as lighting, location and size of rooftop mechanical equipment and amenity area must be revised and updated on the next submission.

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

- Town of Caledon, Community Services, Building Services (Signage)
- Town of Caledon, Corporate Services, Legal Services
- Town of Caledon, Corporate Services, Legislative Services (Accessibility)
- Canada Post

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

- Town of Caledon, Community Services – Fire & Emergency Services
- Town of Caledon, Community Services, Policy & Sustainability – Heritage
- Town of Caledon, Community Services, Policy & Sustainability
- Town of Caledon, Finance & Infrastructure Services, Engineering Services
- Canada Post
- Dufferin Peel Catholic District School Board
- Enbridge
- Hydro One
- Peel District School Board
- Rogers Communications

Comments from the following agencies/departments remain outstanding:

- Bell Canada
- GO Transit
- Municipal Property Assessment Corp.
- Ontario Provincial Police – Caledon Detachment
- Peel District School Board

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

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

Public Meeting Information Report

Community Services Department – Planning and Development

Next Steps:

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

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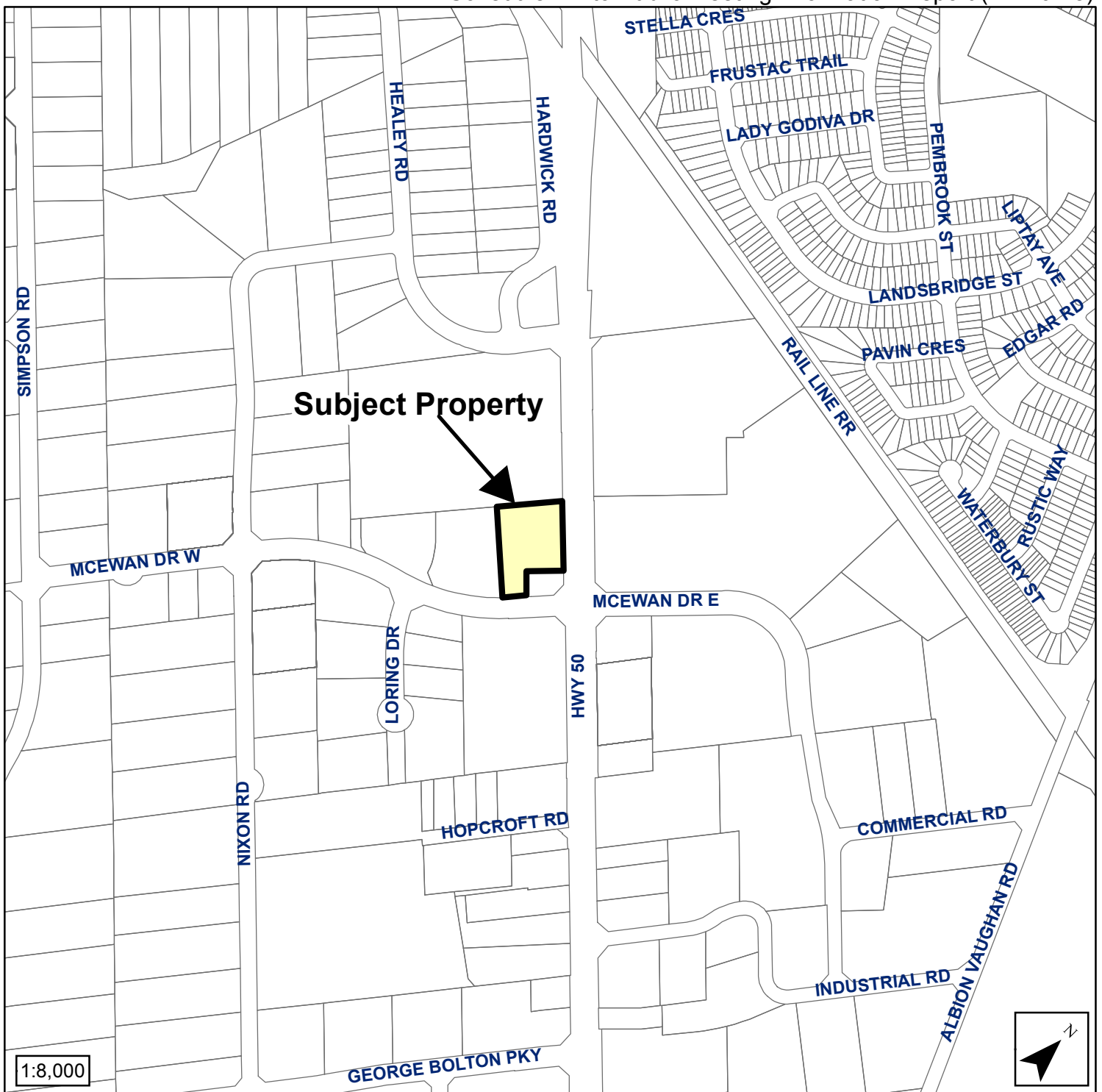
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Contact:

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

Attachments:

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



Proposed Zoning By-law Amendment

RZ 16-15

1544216 Ontario Inc.

12700 Regional Road 50

Part Lot 4, Concession 6 (ALB) designated as Parts 1, 2, 3, 4, 9 and 10 on 43R-34893

LOCATION MAP



Date: March 13, 2017

File No.: RZ 16-15



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RZ 16-15

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LOCATION MAP



Date: March 13, 2017

File No.: RZ 16-15

SITE STATISTICS (Amendment) - PAD A CHANGE REV 3.7				
AREA OF PLAN THAT ARE NOT ZONING COMPLIANT VARIANCE REQUIRED				
USE	AREA (SQ. M)	AREA (SQ. FT)	PERCENT	REMARKS
TOTAL SITE AREA	10,530.9	113,353	2,602	100%
NEW SITE AREA LESS R.O.D.	10,530.9	113,353	2,602	98%
NO BUILDABLE LANDS	513.7	5,500	0.202	8%
ROAD WIDENING DEDICATION - PEEL REGION	211.4	2,273	0.202	2%
FRONT YARD LANDSCAPE BUFFER (6.0m)	604.3	6,504	0.149	6%
TOTAL LOT COVERAGE	1,752.1	18,859	0.433	17%
LANDSCAPE OPEN SPACE				
ASPHALT	5,770.9	62,118	1,426	55.9%
MISC (CURBING & WALKWAYS/PAVERS)	1,062.3	11,434	0.262	10.3%
PAD A - OFFICE BUILDING	5,534	5,934	0.127	5.0%
SECOND FLOOR	540.0	5,813		
THIRD FLOOR PLAN	528.0	5,651		
PAD A - G.F.A. (Drive Through Facility)	1,579.1	16,997	0.390	16.3%
PAD A - G.F.A. (Drive Through Facility)	24.3	262	0.006	1.7%
GARAGE ENCLOSURE	1,021.4	10,994	0.252	9.8%
GARAGE ENCLOSURE	19.5	210	0.005	
SECOND FLOOR PLAN	944.6	10,383		
THIRD FLOOR PLAN	944.6	10,383		
FOURTH FLOOR PLAN	944.6	10,383		
FIFTH FLOOR PLAN	944.6	10,383		
SIXTH FLOOR	944.6	10,383		
HOTEL G.F.A.	6,844.4	73,309	1.444	0.666
TOTAL SITE G.F.A.	6,531.3	70,303	1.614	0.633

PARKING CALCULATIONS ZONING BY-LAW 2012-081				
HOTEL - 1 SPACE PER 35 SM OF ASSEMBLY				
DRIVE-THRU SERVICE FACILITY - 1 SPACE PER 20 SM				
RETAIL STORE - 1 parking space per 20 m ² of net floor area or portion thereof				
STORAGE - 1 SPACE PER 45 SM OF NET FLOOR AREA OR PORTION THEREOF				
BUSINESS OFFICE - 1 SPACE PER 30 SM OF NET FLOOR AREA OR PORTION THEREOF				
MEDICAL CENTRE - 1 parking space per 16.5 m ² of net floor area or portion thereof				
Floor Area, Net means the aggregate of the floor area of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms				
USES	RMS / SM	PER	RATIO	TOTAL
PAD A - BASEMENT/LABORATORY	257.2	16.5	1.00	15.6
PAD A - BASEMENT STORAGE	136.0	45.0	1.00	3.0
PAD A - GROUND FLOOR - PHARMACY	68.0	20.0	1.00	3.3
PAD A - GROUND FLOOR - DELI/CSR	69.7	23.0	1.00	3.0
PAD A - GROUND FLOOR STORAGE	17.7	45.0	1.00	0.4
PAD A - GROUND FLOOR - MEDICAL OFFICE	200.0	16.5	1.00	12.1
PAD A - SECOND FLOOR - MEDICAL OFFICE	170.5	16.5	1.00	28.6
PAD A - THIRD FLOOR - BUSINESS OFFICE	448.0	30.0	1.00	14.9
SUB-TOTAL BUILDING A	1,665.72			80.9
PAD B - QUICK SERVICE RESTAURANT	173	23	1	8
PAD C - ROOMS	95	30	1	3
PAD C - HOTEL ASSEMBLY SPACE	177	30	1	6
SUB-TOTAL EXISTING REQUIRED				109
TOTAL REQUIRED				120
EXISTING PARKING				12
NEW PARKING				108
TOTAL PARKING PROVIDED				120
TOTAL PARKING REQUIRED				120
DELIVERY SPACE				42
PAD A - MEDICAL BUILDING	1	0	NO	
PAD B - QUICK SERVICE RESTAURANT	1	1	YES	
PAD C - HOTEL (1/20 RMS)	1	1	YES	
TOTALS	3.0	2.0	-3	
ACCESSIBLE (BY-LAW 2011-20)				
TYPE A	4	4	YES	
TYPE B	4	4	YES	
Subtotal	7	7	YES	

ZONING INFORMATION - ZONING BY-LAW No. 2006-50				
NEW ZONING C - 513				
USES - TABLE 7.1				
Business Office, Clinic, Drive-Through Service, Dry Cleaning or Laundry Outlet, Financial Institution, Fitness Centre, Funeral Home, Grocery Store, Hotel, Laundromat, Merchandise Service Shop, Parking Lot Commercial/Personal Service Shop, Private Club	COMPLY (YES)	COMPLY (NO)		
Drive-Through Service	YES	NO		
Hotel	YES	NO		
Medical Centre / Laboratory	YES	NO		

SPECIFIC USES UNDER THIS APPLICATION				
Drive-Through Service	YES	COMPLY (YES)	COMPLY (NO)	
Hotel	YES	COMPLY (YES)	COMPLY (NO)	
Medical Centre / Laboratory	YES	COMPLY (YES)	COMPLY (NO)	

PARKING AREA LOCATION				
SETBACK FROM A BLDG	1.5	1.68		
DRIVEWAY SETBACKS	4.5	6.9/7.27		
PARKING SETBACKS - INTERIOR LOT	1.5	1.5		

PLANTING STRIP - MCEWAN				
PLANTING STRIP - HWY 50	3.0	YES		
PARKING STALL	2.75 x 6.0	YES		
ACCESSIBLE PARKING STALL (BY-LAW (2011-20))	4.75 x 6.0	YES EXISTING		
ACCESSIBLE PARKING STALL (BY-LAW (2015-58))	Type A: 3.4 x 6	YES		
	Type B: 2.75 x 6	YES		
	Type C: 1.5 x 7.5	YES		
Accessible Aisle required on both sides	3.5 x 9.0 x 3.0 (H)	YES		
DELIVERY SPACE DIMENSION	6.0	YES		
SINGLE LOADED DRIVE ISLE	6.0	YES		
DOUBLE LOADED DRIVE ISLE - TWO WAY	6.0	YES		

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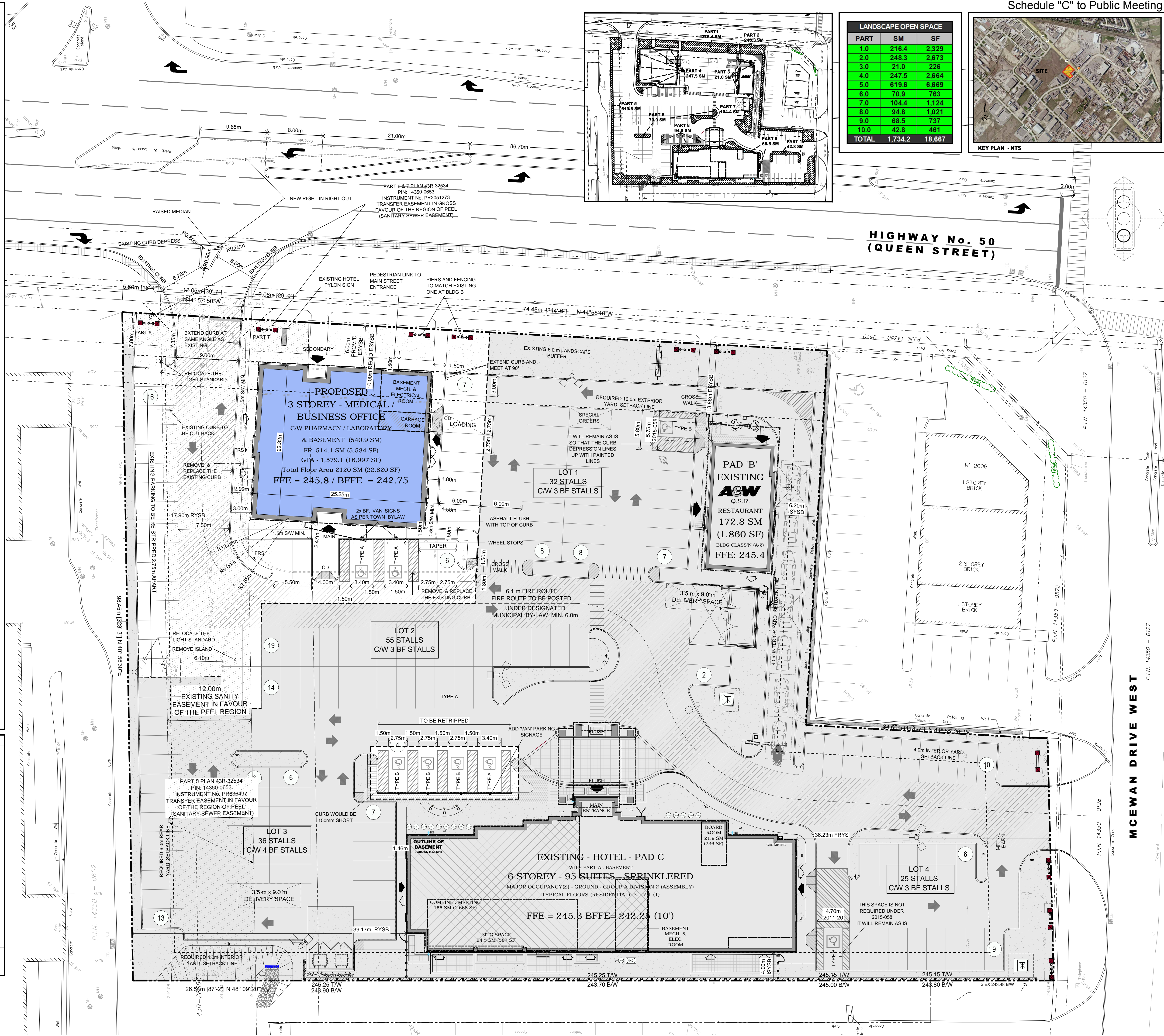
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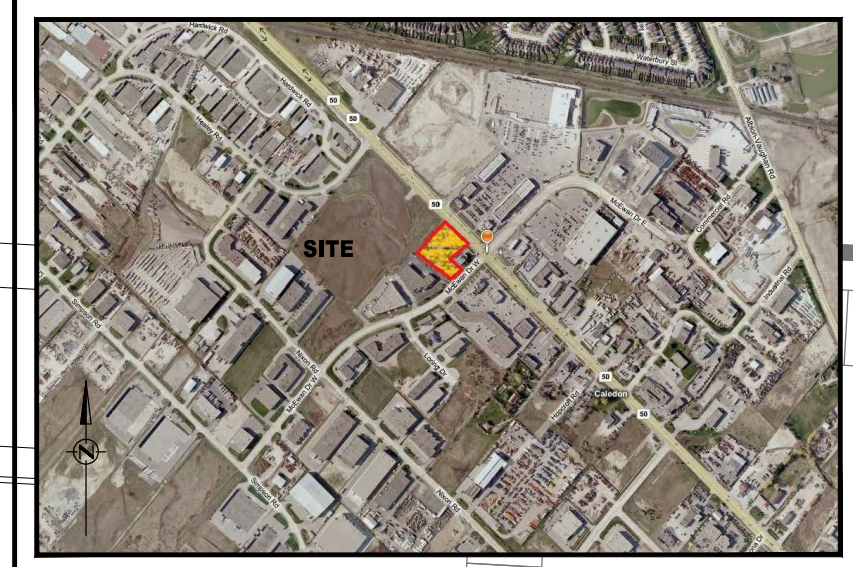
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LANDSCAPE OPEN SPACE		
PART	SM	SF
1.0	216.4	2,329
2.0	248.3	2,673
3.0	21.0	226
4.0	247.5	2,664
5.0	619.6	6,669
6.0	70.9	763
7.0	104.4	1,124
8.0	94.8	1,021
9.0	68.5	737
10.0	42.8	461
TOTAL	1,734.2	18,667



CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE DRAWING LSG-12482 BY LAND SURVEY GROUP DATED AUGUST, 2011. AWS ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:

PIN: 14350-0653 (LT) PART LOT 4, CONCESSION 6 (GEOGRAPHICAL TOWNSHIP OF ALBION) DESIGNATED AS PART 1 PLAN 438-34893 TOWN OF CALEDON REGION MUNICIPALITY OF PEEL

PIN: 14350-0653 (LT) PART LOT 4, CONCESSION 6 (GEOGRAPHICAL TOWNSHIP OF ALBION) DESIGNATED AS PART 5-9 PLAN 438-32534 TOWN OF CALEDON REGION MUNICIPALITY OF PEEL

PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS:

1. PIN: 14350-0653 - INSTRUMENT No. PR636497 - TRANSFER EASEMENT IN FAVOUR OF THE REGION OF PEEL - PART 5

2. PIN: 14350-0653 - INSTRUMENT No. PR2051273 - TRANSFER EASEMENT IN GROSS FAVOUR OF THE REGION OF PEEL

NEW - REGISTERED PLAN HAS BEEN CREATED FOR THE ROAD WIDENING DEDICATION - PLAN 438-34893

TOPIC SURVEYORS INFO

LAND SURVEY GROUP

777 THE QUEENSWAY, UNIT 1, TORONTO, ON M8Z 1N4

P: 416-292-2811 F: 416-292-1510

GENERAL NOTES:

1. ALL WORK THAT IMPACTS THE CITY BOULEVARDS ARE TO BE RE-INSTATED TO CITY STANDARDS

2. ANY DAMAGE DONE TO HWY 50 MCEWAN RD. WILL BE RE-INSTATED USING THE CITY STANDARDS

3. FLUSH CURBING IS REQUIRED AT THE ENTIRE FRONTAGE AS SIDES OF THE BARRIER FREE PARKING SPACES. REFER TO CITY STANDARDS

4. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR

5. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY INCLUDING ANY CONSTRUCTION SIGNS

6. ALL LIGHT STANDARD CONIC BASES TO BE ARCHITECTURAL BASES

7. LIGHTING FIXTURES SHALL BE INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED FROM THE FIXTURE, EITHER DIRECTLY FROM THE LAMP OR A DIFFUSION ELEMENT, OR INDIRECTLY BY REFLECTION OR REFRACTION FROM ANY PART OF THE FIXTURE IS PROJECTED BELOW THE LAMP AND ONTO THE LOT THE LIGHTING IS INTENDED TO SERVE.

8. THE MAXIMUM HEIGHT OF ALL LIGHTING FIXTURES IS 9.0M

9. MINIMUM DISTANCE OF LIGHTING FIXTURES FROM ANY LOT LINE IS 4.5M

ABBREVIATIONS

C.D. - CURB DEPRESSION

P.F.H. - PROP. FIRE HYDRANT

F.E.A. - GROSS FLOOR AREA

H.H. - HEAVY DUTY PAVING

H.C. - HANDICAP PARKING

L.D. - LIGHT DUTY PAVING

L.B. - LIGHT BOLLARD

L.S. - LIGHT STANDARD

C.R.U. - COMMERCIAL RETAIL UNIT

Q.S.R. - QUICK SERVICE RETAIL

B.P.F.E. - BASEMENT FFE

FFE - FINISHED FLOOR ELEVATION

T.B.D. - TO BE DETERMINED

T.B.R. - TO BE REMOVED

S.M. - SQUARE METERS

S.F. - SQUARE FEET

TYP. - TYPICAL

PROV. - PROVIDED

REQD. - REQUIRED

B.S. - BUS SHELTER

B.S. - BACK SIDE

E.X. - EXISTING

F.R.S. - FIRE ROUTE SIGN

NO.	DATE	DESCRIPTION	DATE
1	16-11-25	AMENDMENT - 1ST SUBMISSION	
2	16-06-30	CLIENT REVIEW - UPDATED FP	
3	16-04-21	DART MEETING APPLICATION	

GENERAL NOTES:

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:

Mailing Address:

1262 Cornwall Rd. Oakville, Ontario, L6H 7P8

905.337.7249 ex 204

Project Co-ordinator: Darius Marjolis

E: dmarjolis@apiconsultants.net

ARCHITECT:

410 FORD DRIVE SUITE 338

MARKHAM, ONTARIO L4T 7W4

P: 416.771.4460

Project Contact: David Barnard

P: 905.699.2724

E: dbarnard@saiconsultants.net

CONTRACTOR:

629 Albion Rd. Toronto, ON M9V 1A1

P: 416-712-6263

Sam Mandor

manmandor@yahoo.com

PHASE 2 - BUILDING A MEDICAL BUILDING

12700 HWY 50 - BOLTON ONTARIO

MASTER SITE PLAN

RELATED FILE NO. RZ 2011-011/SP 2012-037

DB LS CHANGE OF PAD A

PROJ. NO. A16-002

SCALE: 1:250

DATE: 2012-03-07

ASP-100

3.7

ONARIO ASSOCIATION OF ARCHITECTS

UNIVERSITY OF ALBION

PROFESSIONAL CERTIFICATION

PROJECT NORTH

PHASE 2 - BUILDING A MEDICAL BUILDING

12700 HWY 50 - BOLTON ONTARIO

MASTER SITE PLAN

RELATED FILE NO. RZ 2011-011/SP 2012-037

DB LS CHANGE OF PAD A

PROJ. NO. A16-002

SCALE: 1:250

DATE: 2012-03-07

ASP-100

3.7

1544216 Ontario Inc.
12700 Regional Road 50
Part of Lot 4, Concession 6 (Albion)

Statutory Public Meeting

Proposed Zoning By-law Amendment, Town File: RZ 16-15



Applicant:



Agent:



P (905) 796-5790
F (905) 796-5792
www.gwdplanners.com

BRAMPTON

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

MARKHAM

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

Tuesday, April 18, 2017

Purpose of Meeting

- In accordance with Ontario Planning Act to present the proposal to the public and to receive any comments or questions the public and members of Council may have.
- Planning Report to be considered by Council will be prepared at a later date.
- For anyone wishing to be notified of the Council date, please provide your contact information on the 'Sign-In' sheet provided in the lobby and it will be part of the Public Record. By 'Signing-In' you agree that the information is now part of the public record for this Application.
- No recommendation or decision on the proposal will be made this evening.

Property Information

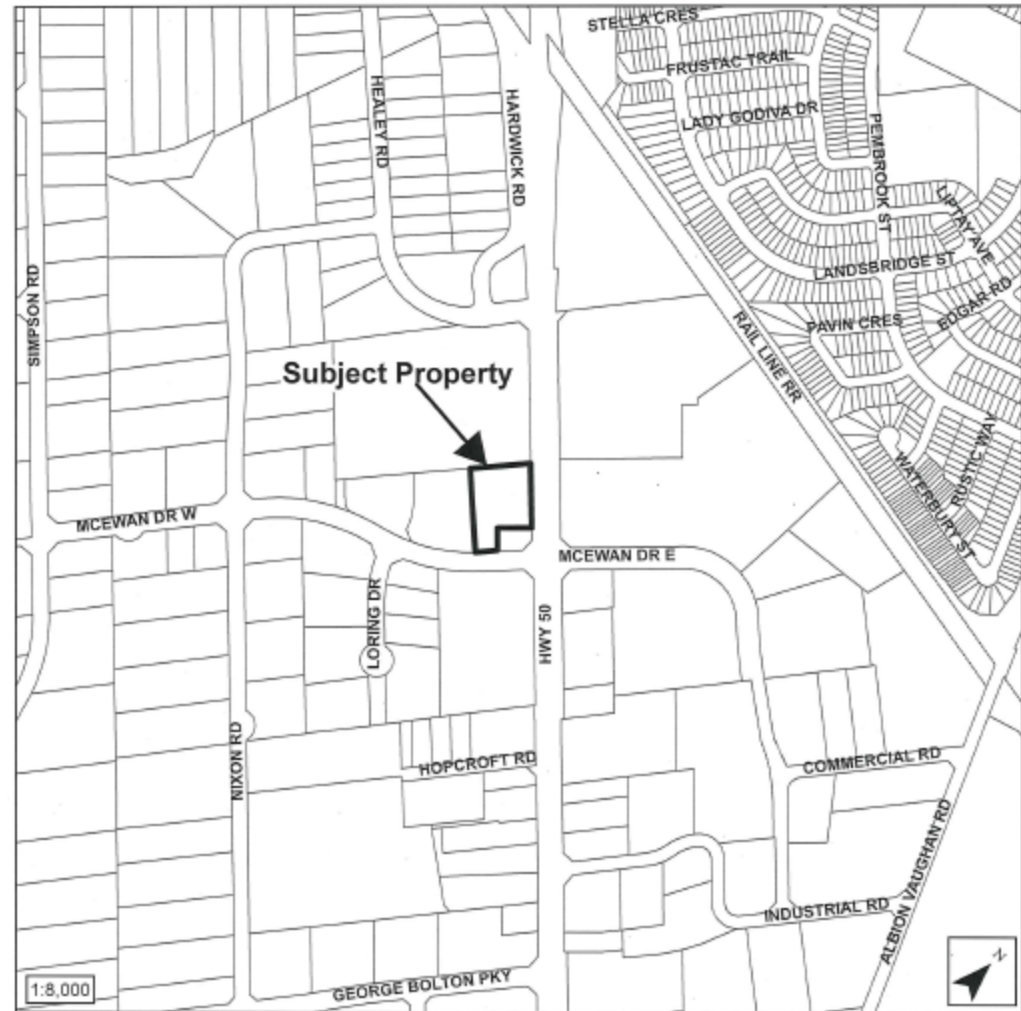
Total Site Area: 1.03 Hectares (2.55 Acres)

Lot Depth: 178.12 metres (584.38 feet).

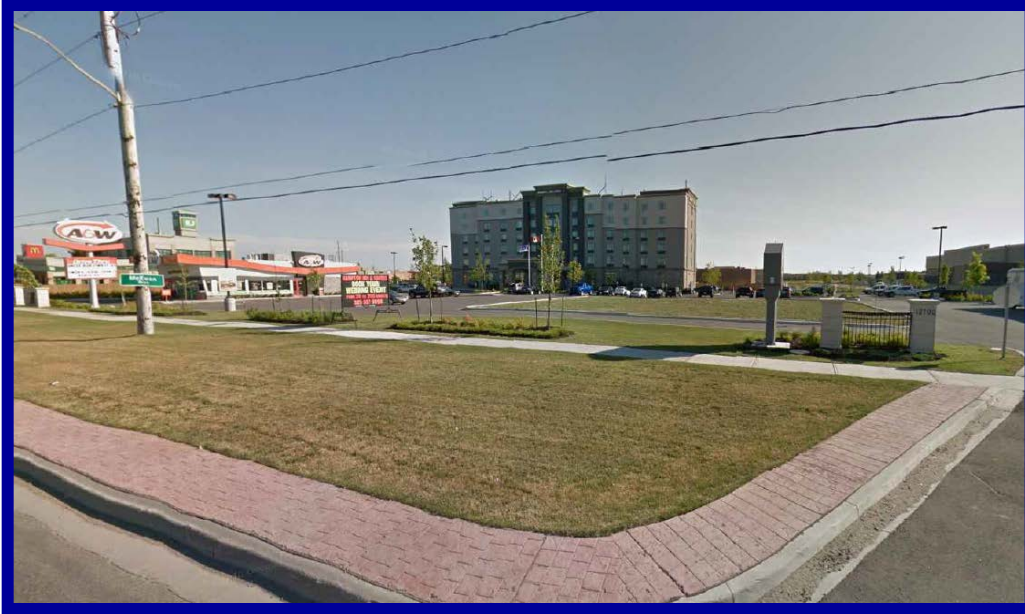
Road frontages:

- 100.61 m (330 ft) along RR No. 50.
- 34.66 m (113.71 ft) along McEwan Dr. W.

- **North** – Large Scale Multi-Tenant Commercial Development.
- **South** – Dominion Bank.
- **East** – RR No.50, Large Scale Commercial Complex Beyond.
- **West** – Multi-tenant Industrial Office Complex.
- October 2011 Rezoning (RZ 11-11) rezoned property to General Commercial - 515 to permit a Restaurant or Financial Institution, Convenience Restaurant, and Hotel.



Amendment Application

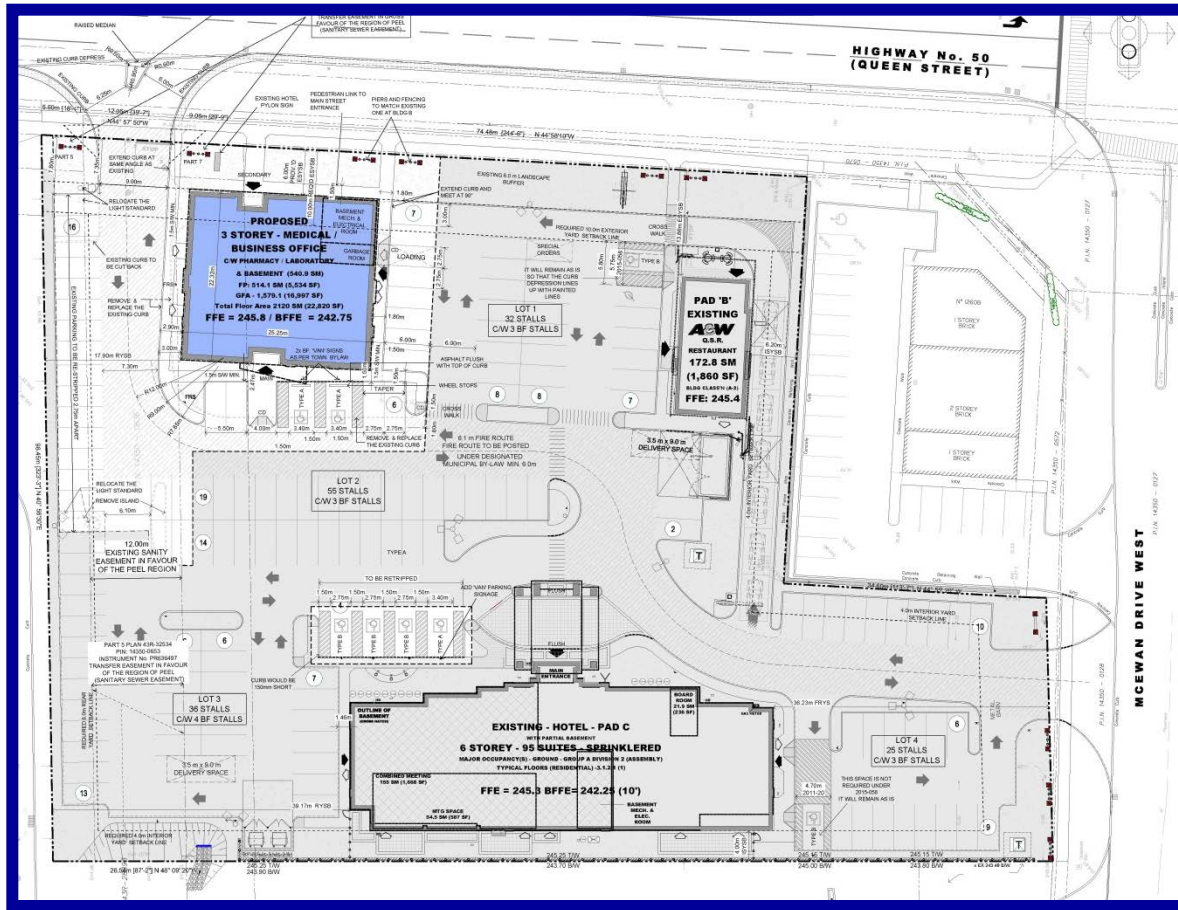


List of Plans, Reports/Studies Filed:

- ✓ Architectural Site Plan, Elevations, 3D Rendering
- ✓ Landscape Plans, Letter of Conformance, Cost Estimate
- ✓ Functional Servicing Brief
- ✓ Site Servicing and Grading Plans
- ✓ Planning Justification Report, Draft Zoning By-law
- ✓ Traffic Impact and Parking Utilization Study

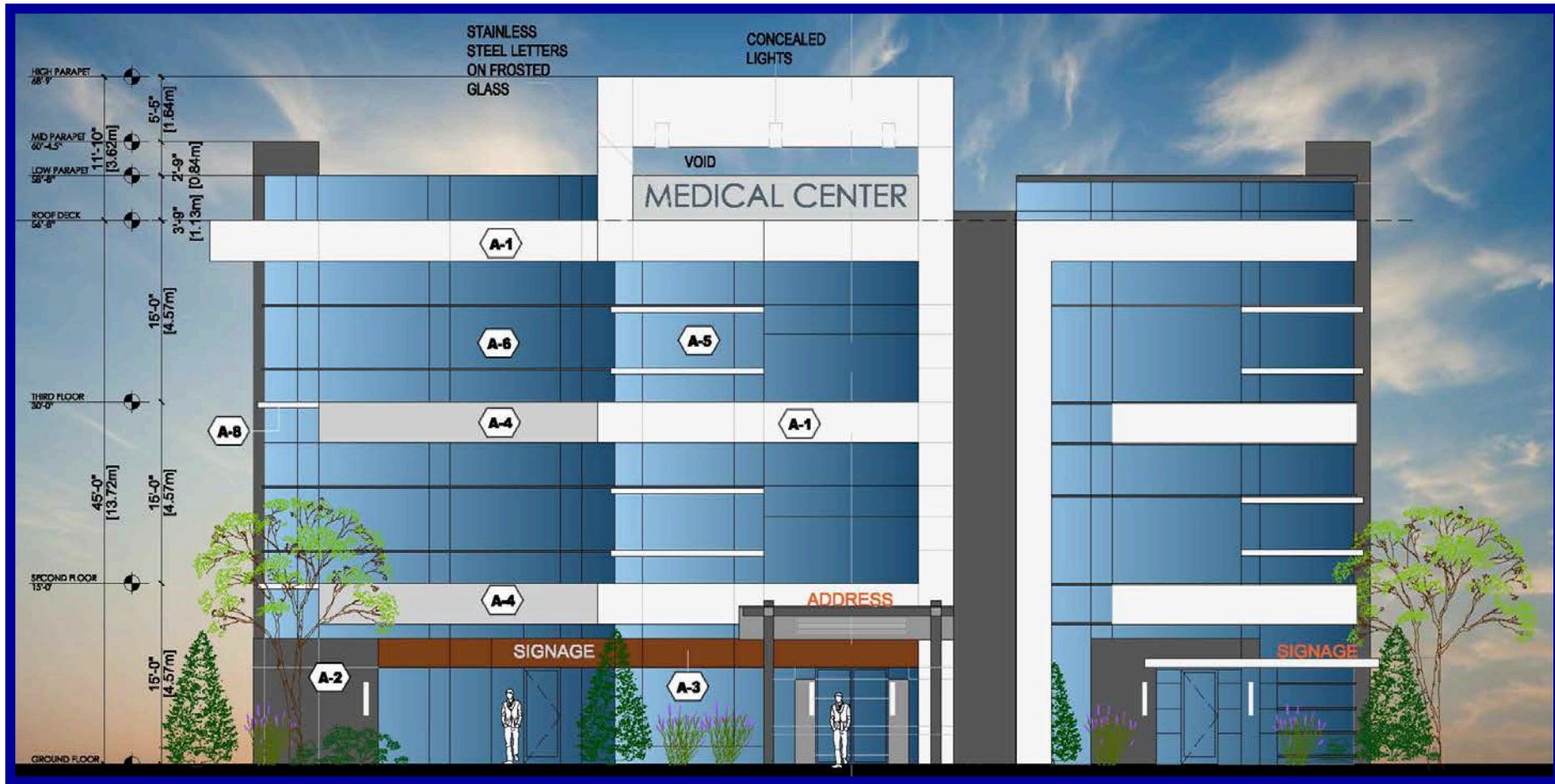
- Zoning By-law Amendment and Site Plan Applications filed in December 2016 by API Development Consultants Inc.
- Deemed a “Complete” Applications on December 12, 2016.
- Purpose of Application is to amend the Zoning By-law from “**General Commercial Exception 515 (C-515)**” to “**General Commercial Exception (C-XXX)**” to permit the development of a Medical Centre and establish site specific zone standards.
- The Medical Centre will be located on the vacant pad in front of the existing hotel.

Proposed Development – Site Plan



- Pad A (Medical Centre) 514.10 m² (2,120 m² with basement)
- Pad B (Restaurant) 172.8 m²
- Pad C (Hotel) 1,021.4 m² (6,380.7 m² with basement)
- Total Parking Spaces – 148
- Vehicular access from RR. No 50 and McEwan Drive West
- 6.0 metre Landscape Open Space Buffer along RR No. 50

Proposed Development – Elevations



Proposed Development – Rendering

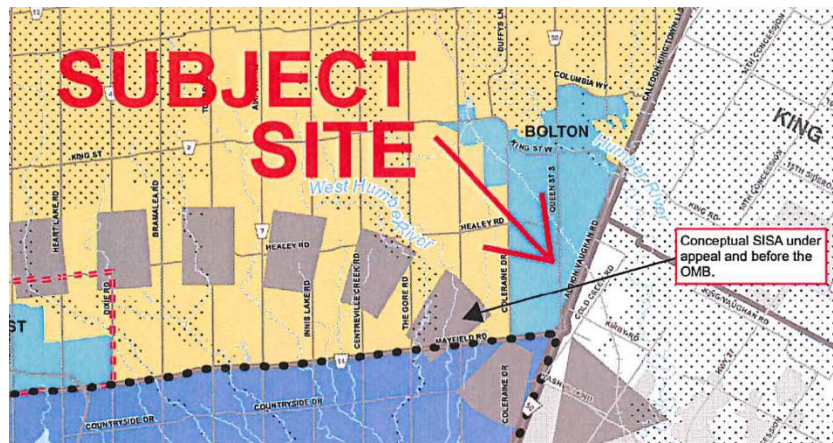


Governing Policy

Region of Peel Official Plan

Schedule 'D' – Regional Structure:

“Rural Service Centre”.



Legend

- Urban System
- Rural System
- Conceptual Urban Growth Centre
- Rural Service Centre

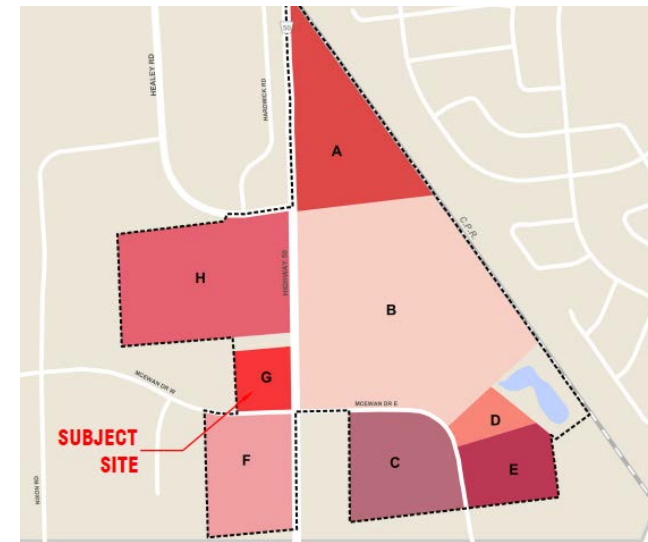
- “Rural Service Centre’s” serve as the primary foci for growth.
- Proposal conforms to the Regional Official Plan.

Town of Caledon Official Plan

Schedule 'A1' – Town of Caledon Town Structure:

“Rural Service Centre”.

Schedule 'C-6' – Bolton Community Shopping Centre Commercial Area: **“Precinct Area G”.**



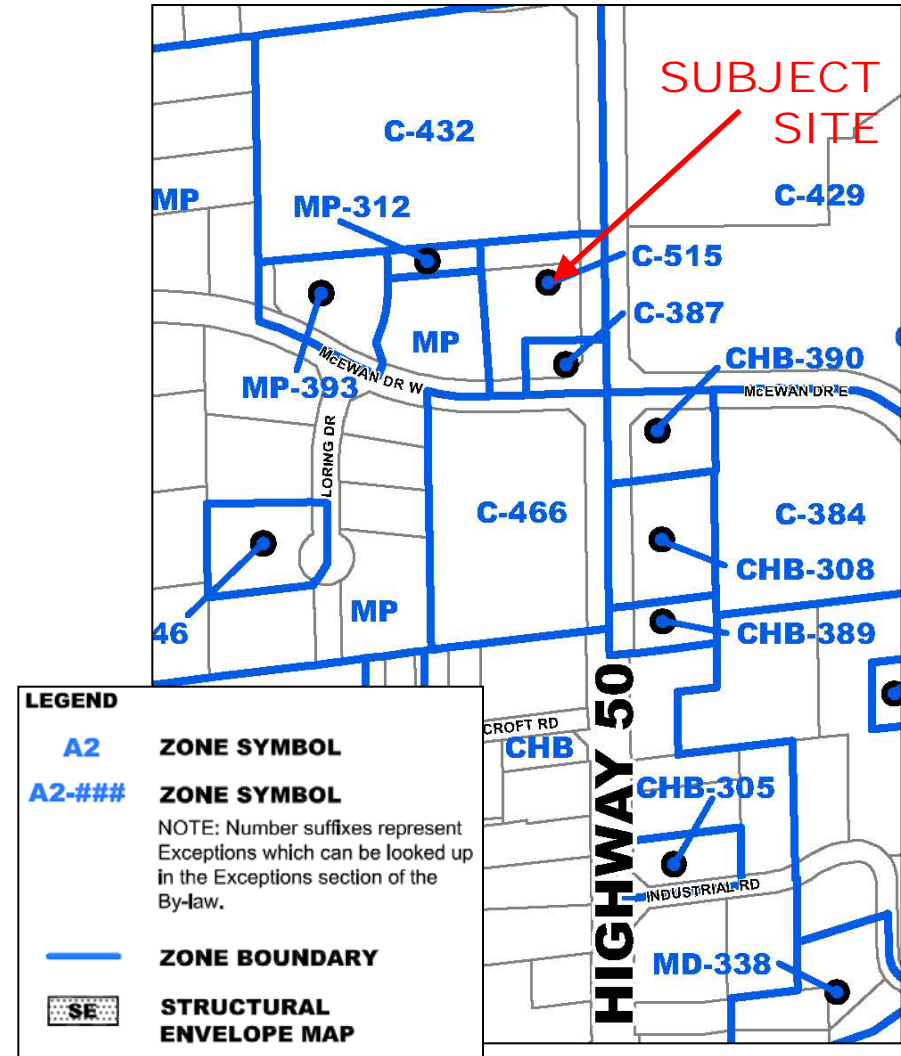
- An amendment to the Official Plan is not required. Proposal conforms to the Town of Caledon Official Plan.

Zoning By-Law 2006-50, as Amended

- Property is zoned **“General Commercial Exception 515 (C-515)”**
- Proposed zoning **“General Commercial Exception 515 (C-XXX)”**
- Seeking exception to permit a Medical Centre and establish site specific zone standards (i.e. setback, building height, parking ratio).

Existing Uses Permitted:

- Business Office, Clinic, Drive-Through Service Facility, Dry Cleaning or Laundry Outlet, Financial Institution, Fitness Centre, Grocery Store, Hotel, Laundromat, Merchandise Service Shop, Personal Service Shop, Place of Assembly, Place Entertainment, Private Club, Restaurant, Retail Store, Sales, Service and Repair Shop, Training Facility, Video Outlet/Rental Store



Next Steps

Notification

If you wish to be notified of the decision of the Town of Caledon in respect to the passing of the proposed Zoning By-law Amendment you must make a written request to the:

Town of Caledon
Planning and Development Department
6311 Old Church Road, Caledon, Ontario, L7C 1J6

Appeal Procedures (Bill 51)

If a person or public body does not make oral submissions at a public meeting or make written submissions to 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 Ontario Municipal Board.

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

For Further Information, please contact:

Cristina Di Benedetto , Community Development Planner, Development Approval and Planning Policy Department, 905-584-2272, ext. 4064 or cristina.dibenedetto@caledon.ca.



Heritage Caledon Report
Monday, April 10, 2017
9:30 a.m.
Committee Room, Town Hall

Members Present:

Chair: J. Crease
Councillor J. Downey
B. Early-Rea
J. LeForestier
B. McKenzie
V. Mackie
H. Mason

Town Staff:

Council Committee Coordinator: D. Lobo
Heritage Coordinator: P. Vega

CALL TO ORDER

The meeting was called to order at 9:31 a.m.

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

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

REGULAR BUSINESS

1. Requests for Part IV Designation

a. 89 Walker Road West, Caledon East (Ward 3)

P. Vega, Heritage Coordinator, provided an update on the status of 89 Walker Road West. She explained that the respective by-law was adopted at a Council meeting on April 4, 2017. Town staff will advertise the by-law and register the title.

b. 10 Credit Street, Belfountain (Ward 1)

P. Vega, Heritage Coordinator, provided an update regarding the status of 10 Credit Street. She stated that designation is deferred until further consultations have taken place. She noted that the Town is awaiting confirmation from the Credit Valley Conservation Authority Board.

2. Amendment to Part IV Designation By-law - none

3. Request to Alter a Heritage Designated Property – none

4. Request to List Non-designated Property on Heritage Register – none

5. Request to Demolish Structure on Listed Non-Designated Property – none
6. Staff Report – Naming Recommendations for Two Parks (Ward 2 and Ward 4)

At the call of the chair and with general consensus of Members of the Committee, paragraph 1 and paragraph 2 of recommendations from Staff Report – Naming Recommendations for Two Parks (Ward 2 and Ward 4) were separated out.

Moved by: B. McKenzie

That the naming of the neighbourhood park on the southeast corner of Judge Street and Pinedale Avenue in Southfields be deferred and staff report back with a recommendation.

Carried.

Moved by: H. Mason

2017-10

Recommendation:

That the parkette located on Westview Crescent in Palgrave be named “Norma Bangay Park”.

Carried.

7. Caledon Day 2017 Update

V. Mackie and B. McKenzie provided an update in regards to Caledon Day 2017. They provided information on potential “zones” of activities such as 150 for 150, family zone, walking tour zone, among others.

8. Peel Art Gallery Museum and Archives (PAMA) Training Update

Chair J. Crease provided an update in regards the first PAMA training session. She highlighted that the training was excellent.

9. 150 for 150 Update

V. Mackie provided an update in regards to the 150 for 150 project which involves obtaining photographs of all houses in Caledon over 150 years old, and that there are photographs still required. P. Vega, Heritage Coordinator will send letters on behalf of the Town to notify relevant property owners of the project.

10. Bill C-323 Update (Income Tax Act – rehabilitation of historic property)

P. Vega, Heritage Coordinator, provided an update in regards to the status of Private Member’s Bill C-323 in the Parliament of Canada. She explained that the Bill has completed second reading and has been referred to the Standing Committee on Environment and Sustainable Development.

11. Ontario Heritage Conference Update

P. Vega, Heritage Coordinator, provided an update in regards to registering a Member of the Committee for the Conference. She noted that she will provide further information in regards to the cancellation policy.

ADJOURNMENT

On motion by J. LeForestier, the meeting adjourned at 10:01 a.m.

TOWN-WIDE DESIGN GUIDELINES

TOWN OF CALEDON

APRIL 18, 2017

PLANNING & DEVELOPMENT COMMITTEE

AGENDA & STUDY PROCESS

- A** INTENT & GUIDING PRINCIPLES
- B** DOCUMENT STRUCTURE & USABILITY
- C** URBAN CALEDON
- D** RURAL CALEDON
- E** HIGHLIGHTS
- F** IMPLEMENTATION

STAGE 1 - BACKGROUND REVIEW & ANALYSIS

- ▶ Initial meeting with Town Staff (March 29, 2016)
- ▶ Comprehensive review of policies & guidelines
- ▶ Urban design inventory (Site Visit: July 12, 2016)
- ▶ Continued analysis of strengths, weaknesses and opportunities

1

STAGE 2 - AGENCY & STAKEHOLDER CONSULTATION

- ▶ TAG Meeting (August 31, 2016)
- ▶ BILD Workshop (October 20, 2016)

2

STAGE 3 - DESIGN GUIDELINES & RECOMMENDATIONS

- ▶ Completion of the Background Assessment Paper
- ▶ Development & completion of the Town-Wide Design Guidelines
- ▶ Recommendations
- ▶ Public Council Meeting (April 18, 2017)

3

WE ARE HERE!

STAGE 4 - REVIEW, REVISE & BRING TO COUNCIL FOR ADOPTION

- ▶ 60 day public review period (Comments due July 11, 2017)
- ▶ Council Adoption (Fall 2017)

4

1

A INTENT & GUIDING PRINCIPLES

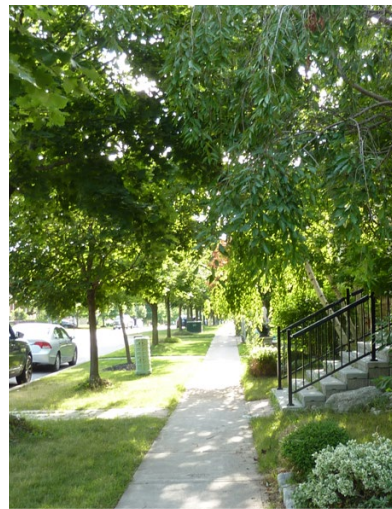
- ▶ Offer a Unique “**Made in Caledon**” Approach
- ▶ Comprehensive Town-Wide and Area-Specific Design, Landscape and Architectural Solutions
- ▶ Creative and Sustainable Recommendations for Urban and Rural Areas
- ▶ Implementable and Feasible Guidelines



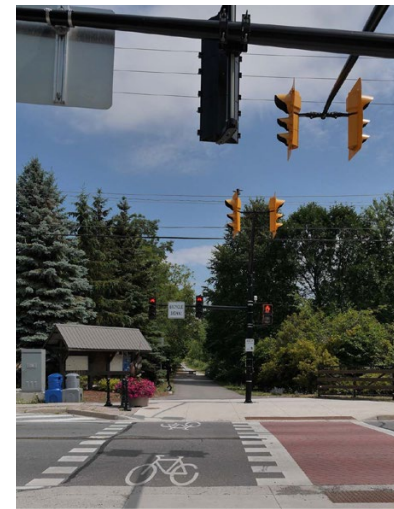
SUSTAINABLE
DESIGN & COMPACT
DEVELOPMENT



ACCESSIBILITY &
UNIVERSAL
DESIGN



COMMUNITY
SAFETY &
SECURITY



COMPLETE
STREETS & ACTIVE
TRANSPORTATION



CULTURAL
HERITAGE
CONSERVATION

B DOCUMENT STRUCTURE & USABILITY

I INTRODUCTION

Description of study process & scope, existing Town of Caledon character & context, the policy & regulatory framework, and guiding urban design principles.

A user's guide for the document.

2

URBAN CALEDON

Providing design guidelines for the public realm, green building initiatives, residential development, infill development, mixed-use & commercial areas, industrial & employment lands, and institutional uses.

- ▷ *Public Realm*
- ▷ *Green Building Initiatives*
- ▷ *Residential Development*
- ▷ *Infill Development*
- ▷ *Mixed Use & Commercial Areas*
- ▷ *Industrial & Employment Lands*
- ▷ *Institutional Uses*

3

RURAL CALEDON

Outlining design guidelines for agriculture-related commercial & industrial uses, rural specialty destinations, and rural estate housing areas.

- ▷ *Commercial & Industrial Uses*
- ▷ *Specialty Destinations*
- ▷ *Estate Housing*

4

AREA-SPECIFIC GUIDELINES

A map and reference to area-specific guidelines and documents that continue to be enforced across the Town of Caledon.

B DOCUMENT STRUCTURE & USABILITY

section of the design guidelines

document references that may provide additional useful information

introductory statement

key relevant design principles & objectives

reference to part 1, 2, 3 or 4 of the TWDG

list of agencies who may be involved

supplementary information i.e. definitions, descriptions, etc.

April 7, 2017 [DRAFT]


6.1 Public Open Space & Parks

6.1.1 THE NATURAL HERITAGE SYSTEM


The public open space system consists of a diverse network of woodlands, wetlands and fish habitat that provide wildlife connections and enhance biodiversity throughout both the urban and rural lands in the Town of Caledon.

Relevant key design principles and objectives:

- 3.1 Sustainable Design & Compact Development**
Environmental sustainability // Social sustainability // Tourism
- 3.2 Accessibility & Universal Design**
Integrated and accessible public spaces // Clear and intuitive wayfinding // Access to recreational opportunities for all abilities
- 3.3 Community Safety & Security**
Opportunities for casual surveillance
- 3.4 Complete Streets & Active Transportation**
Diverse recreational opportunities // Connected and diverse transportation networks
- 3.5 Cultural Heritage Conservation**
Maintain and enhance cultural heritage landscapes



Example of signage used along Caledon Trailway



Example of appropriate lighting

Characteristics of the Natural Heritage and Open Space System

- Natural features and habitat that meet significant functional criteria (i.e. woodlands, wetlands, fish habitat, etc.)
- Permanent and seasonal drainage features
- Significant plant, wildlife and bird habitat and species
- Habitat supporting endangered or threatened species
- Hazard lands

Design Standards

- In all community design, ensure that the natural heritage and open space system is connected and that it is supported by sensitive land uses and site design.
- Promote ecologically diverse, healthy and sustainable, connected natural systems and wildlife corridors.
- Remediation, restoration and enhancement of the natural heritage system is required.


DOCUMENTS TO REFER TO

- Recreation & Parks Master Plan
- Caledon Trails Master Plan
- Caledon Development Standards, Policies & Guidelines
- Peel Region Active Transportation Plan
- CVC and TRCA Low Impact Development (LID) Stormwater Management Guide
- AODA

AGENCIES / CO-ORDINATION

- Community Services Department
- The appropriate Conservation Authority (Toronto Region Conservation Authority (TRCA); Credit Valley Conservation (CVC); Lake Simcoe Region Conservation Authority (LSRCA); Nottawasaga Valley Conservation Authority (NVCA))

2 URBAN CALEDON



Example of a trail connection to the Caledon Trailway / Greenbelt Route in Caledon.

Buffer Planting

- Reinforce core areas within buffers and edges.
- Buffer widths vary, to be determined by the characterization of the adjacent natural feature, conservation authority requirements and the Town.
- Plant native species indigenous to the CVC and TRCA jurisdictions within buffer plantings, in private rear yards, and adjacent streetscapes.
- If deemed appropriate by the relevant conservation authority or the Town, ensure appropriate lighting and overlook from neighbouring residential units in public areas.

Trail Design

- Caledon trails shall support the active living objectives of the Region of Peel.
- Caledon trails will be designed in consultation with the relevant conservation authority and in accordance with the Town's Recreation & Parks Master Plan, the Caledon Trails Master Plan, the Town of Caledon Development Standards, Policies and Guidelines and site-specific design criteria.

Signage

- Provide appropriate signage, in accordance with the guidance provided in Section 6.7.

relevant design guidelines, classified as: 'standards', 'requirements' and 'encouraged practices'

illustration or image, with markers to correspond with and demonstrate examples of key guidelines

B**DOCUMENT STRUCTURE & USABILITY****Design Standards**

- ▶ **It is mandatory to comply with design standards.**

Design Requirements

- ▶ **Compliance with design requirements is expected.**
- ▶ Under special circumstances, where a site specific solution is required, an alternative design approach may be considered through written justification.
- ▶ Written justification shall be provided in the form of an Urban Design Brief, supported by the expert opinion of the Control Architect and/or Town staff.

Encouraged Practices

- ▶ **It is desirable to comply with these guidelines.**

C URBAN CALEDON



- Public Open Space & Parks
- Edges & Gateways
- Community Streetscapes
- Neighbourhood Blocks
- Priority Lots
- Stormwater Management
- Signage, Wayfinding & Public Art

C URBAN CALEDON



GREEN BUILDING INITIATIVES

C URBAN CALEDON



-  Built Form
-  Landscape Design
-  Utilities

RESIDENTIAL DEVELOPMENT

C URBAN CALEDON



INFILL DEVELOPMENT

C URBAN CALEDON








- General Commercial Guidelines
- Mixed Use Buildings
- New Main Streets

MIXED-USE & COMMERCIAL USES

C URBAN CALEDON



-  Site Planning
-  Built Form
-  Priority Lots
-  Landscape Design
-  Considerations for Prestige Employment

C URBAN CALEDON



- Building Placement, Massing & Orientation
- Built Form
- Site Circulation & Parking
- Landscape Design
- Loading & Servicing

INSTITUTIONAL USES

D RURAL CALEDON



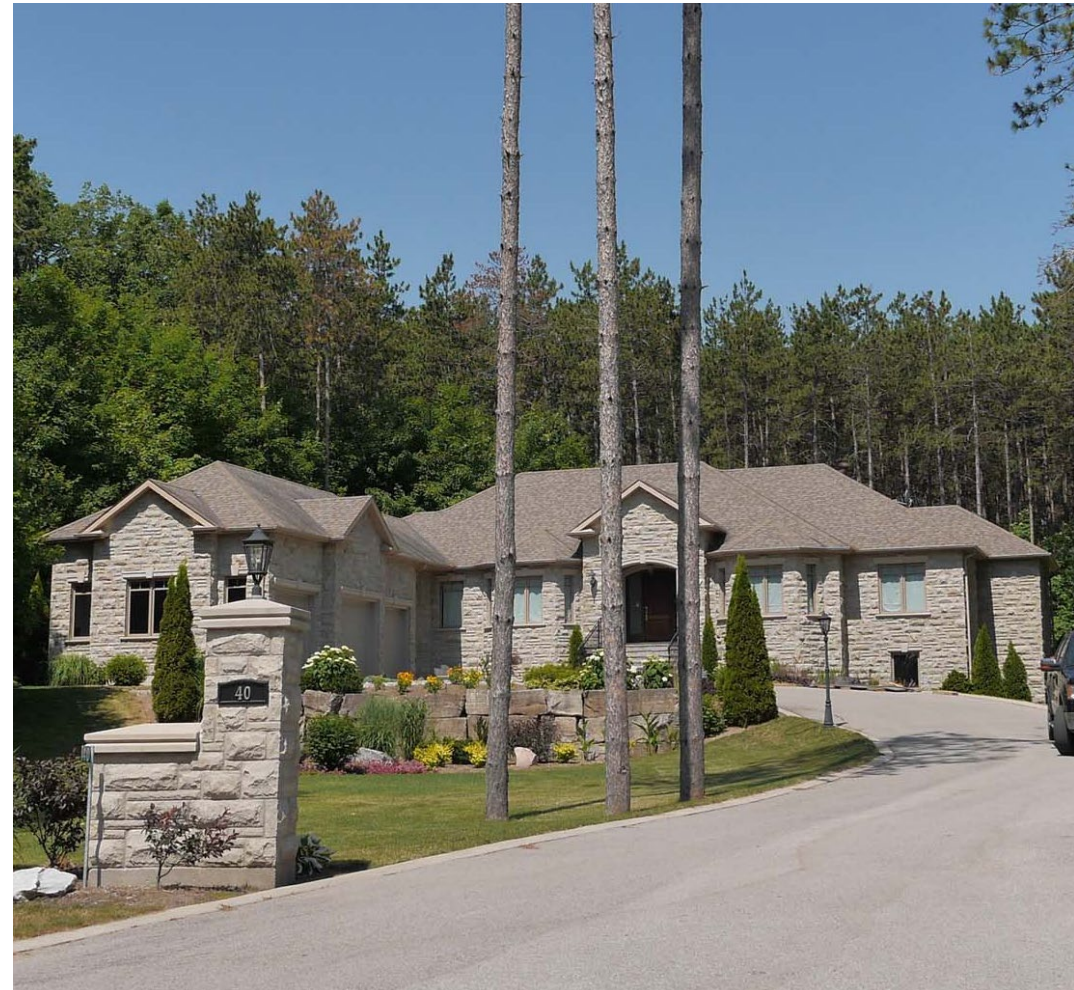
COMMERCIAL & INDUSTRIAL USES

D RURAL CALEDON



SPECIALTY DESTINATIONS

D RURAL CALEDON



ESTATE HOUSING

E HIGHLIGHTS



ACTIVE TRANSPORTATION

- Complete Streets
- Safe & Welcoming Pedestrian Realm
- Bicycle Infrastructure & Furniture
- Connected Pedestrian & Bicycle Networks
- Integrated Trails



LOW IMPACT DEVELOPMENT (LIDs)

- Stormwater Management Ponds
- Coordination with Conservation Authorities
- Rainwater Harvesting
- Pervious Paving

E HIGHLIGHTS



CONTEXT-SENSITIVE DEVELOPMENT

- Architectural Review
- Natural & Cultural Heritage Conservation
- Complementary of Streetscape Character



AGRI-TOURISM & ON-FARM DIVERSIFIED USES

- Use of Existing Farm Buildings
- Complementary of Rural Character
- Naturalized Landscapes
- Compatible Signage & Fencing

F

IMPLEMENTATION

The success of the Comprehensive Town-Wide Design Guidelines is dependent on its effective application through a design-oriented development approvals process that is applied consistently over time. This process includes:

- Consolidation of Existing Guidelines
- Site Plan Application Manual
- Development Application Review Team (DART) Process
- Urban Design Briefs
- Architectural Review
- Shadow Studies & Other Technical Studies
- 5-Year Review of the Comprehensive Town-Wide Design Guidelines

QUESTIONS?

TOWN OF CALEDON

Paula Strachan MCIP, RPP, OALA, CSLA

Senior Development Planner/Urban Designer

Planning and Development, Community Services

905.584.2272 x4228

Paula.Strachan@caledon.ca

MBTW PROJECT TEAM

Michael C Hannay B.E.S., B.Arch., MRAIC, RPP, MCIP, LEED® AP

Vice President W Architect Inc.

Director - Business Development MBTW-WAI

416.449.7767 x229

m.hannay@mbtw.com

Lina Al-Dajani B.E.S, M.L.A, MCIP, RPP

Associate - Planning & Urban Design

416.449.7767 x306

lina@mbtw.com



CONTACT

Memorandum

Date: Tuesday, April 18, 2017

To: Members of Council

From: Bailey Loverock, Intermediate Planner, Policy and Sustainability, Community Services

Subject: Whitebelt Visioning Exercise Update

Background

The Town of Caledon initiated the GTA West Land Use Study in July 2014 to “protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations” in accordance with the new Provincial Policy Statement (PPS 2014). A Public Open House was held on June 29, 2015.

On September 29, 2015, Council adopted Resolution 2015-360 directing staff to expand the Terms of Reference for the GTA West Land Use Study to a Whitebelt Visioning Exercise.

The Whitebelt is an area outside the Greenbelt Plan and settlement areas, which makes up about 15 percent of the Town of Caledon and includes about 10,500 hectares of developable land. Under the current provincial policies, it is eligible for future settlement area boundary expansions. The Whitebelt Visioning Exercise will look at all possible land uses, such as residential, commercial, institutional, agriculture and environmental protection in addition to employment lands. However, it will not be able to address how soon development will take place in this area.

The first Open House was held November 19, 2015 to introduce the project and obtain initial public input regarding the location of land uses in the Whitebelt. Approximately 223 people attended. Those in attendance were provided with coloured dots representing residential, commercial, industrial, green space and agricultural land uses which they put on large-scale maps to indicate their priority locations for these uses.

The second Open House was held June 27, 2016 to obtain public input on the building blocks for a long-term vision. These building blocks will be used in developing land use options for consideration in the next phase of the project. Participants used hand-held clickers to indicate their preferences. The results were instantly tabulated and shown on the screen.

In the meantime, some high level analyses were conducted by the Town’s consultants with regard to natural heritage, transportation, employment, servicing and transportation. Staff also presented the project to Peel Federation of Agriculture and Caledon Chamber of Commerce to seek their input in early 2016. The consultants have also synthesized all comments received from the public in the conceptualization of future land use types.

Open House #3 on April 20, 2017

The third Whitebelt Visioning Open House will take place between 6:30 and 9:00 pm at the Caledon Community Complex on April 20, 2017.

The Town's consultant will reveal a range of different employment types in strategic locations within the Whitebelt for public comment. The types of employment to be planned for include innovation districts, business parks, and warehousing and logistics. The locational needs of each type of industrial land use will be discussed including the size and servicing expectations. Potential areas for the different types of land use will also be presented.

This Open House will assist in the creation of a final land use concept, especially the protection of strategic employment land, to be considered in the forthcoming review of the Town's Official Plan.



TOWN HALL, 6311 OLD CHURCH ROAD, CALEDON, ON, CANADA, L7C 1J6
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325 | www.caledon.ca

March 6, 2017

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

Attention: Carey deGorter, Town Clerk

Dear Mayor and Members of Council:

Re: Letter of Objection regarding the Zoning By-law Amendment application in respect of the property municipally known as 12700 Regional Road 50, Town of Caledon

And Re: Request for Notification of Public Meeting regarding the Zoning By-law Amendment application in respect of the property municipally known as 12700 Regional Road 50, Town of Caledon

City File No. RZ 16-15

The Ministry of health and Long Term Care (MOHLTC) is focused on making patient care multidisciplinary. This has been shown to improve patient care and save public dollars.

Payment models such as Family Health Groups (FHG), Family Health Organizations (FHO) and Family Health Teams (FHT) have been set up to specifically provide multidisciplinary care and after hours care to patients in a setting other than a walk-in-clinic (WIC) and the emergency department.

Most FHG, FHT and FHO physicians share an electronic medical record (EMR) platform amongst them, enabling them to share patient information within the group, which in turn results in less duplication and waste in unnecessary visits and testing.

Unnecessary visits to emergency departments are extremely expensive, and many walk-in-clinic appointments result in repeat visits for the same problem to the patient's family doctor the next day. (WIC's and Emergency Departments are not connected via EMR's to the local physicians).

When after hour visits are covered by members of the FHG, FHT and FHO, the patient's own physician receives a copy of the consultation letter and copies of all the investigative reports and labs.

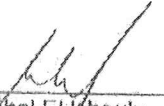
In order to provide efficient multidisciplinary care and after hour care within the FHG, FHT, or FHO, it therefore makes sense to centralize as much as possible, physician care so that patients have access to all the physicians in the group and access to a pharmacy, laboratory and diagnostic imaging facility in the same building, as well as paramedical services such as physiotherapy and chiropractic services.

Given that the MOHLTC will not approve the formation of a new FHO or FHT in Bolton, nor approve a license for another Diagnostic Imaging facility in Bolton, physician care will become further scattered and decentralized should another medical building be built.

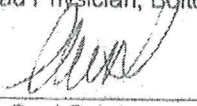
There are already three established medical buildings in Bolton, one on Martha Street, one on Highway 50 and the third at the Goodfellow Medical Centre.

All three still have multiple vacancies, so could easily accommodate additional medical as well as paramedical tenants, enhancing multidisciplinary care and after hours care.

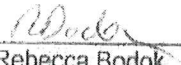
The undersigned therefore strongly object to the Zoning By-law Amendment application in respect of the property municipally known as 12700 Regional Road 50, Town of Caledon, and request Notification of Public Meeting regarding the Zoning By-law Amendment application in respect of the property municipally known as 12700 Regional Road 50, Town of Caledon.


Dr. Nihal El Khoully

Lead Physician, Bolton Family Health Organization


Dr. Saul Quint

Assistant Lead Physician, Bolton Family Health Organization


Dr. Rebecca Bodok

Lead Physician, Bolton Family Health Group

cc: ***Mayor ... Councillors***

The Bolton Family Health Group	The Bolton Family Organization
Dr. Bodock	Dr. El Khouly
Dr. Ames	Dr. Smullen
Dr. Trigazis	Dr. Quint
Dr. Mori	Dr. Gagnon
Dr. Fadhel	Dr. Haleem
Dr. Francis	Dr. Khan
Dr. Egbuniwe	Dr. Meghory
Dr. Siddiqui	Dr. Pinto
Dr. Popa	Dr. Kacer
Dr. Tita	Dr. Kankaria
Dr. Rizk	Dr. Sivapalan

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APR 11 2015

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