



CALL TO ORDER

DISCLOSURE OF PECUNIARY INTEREST

CONSENT AGENDA

PUBLIC MEETING

1. Application for Renewal of Temporary Use Zoning By-law, 12891 Hurontario Street, West Half of Lots 21 and 22, Concession 1 EHS (Chinguacousy) Part 2, 3 and 4 RP 43R-34612 (Ward 2)

Presentation by Jason Afonso from Glen Schnarr & Associates.

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

DELEGATIONS

DEFERRED BUSINESS

1. Heritage Caledon Report Recommendation dated April 10, 2017:

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

STAFF REPORTS

[Staff Report 2017-68](#)

Extension of Interim Control By-law (BL-2016-058)

[Staff Report 2017-64](#)

Recommendations for Allocation of Designated Heritage Property Grant Funding for 2017

RECOMMENDATIONS FROM ADVISORY COMMITTEES

2. Heritage Caledon Report dated [May 8, 2017](#)

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

That the neighbourhood park on the southeast corner of Judge Street and Pinedale Avenue in Southfields be named "Wilson Park".

CONFIDENTIAL SESSION

Confidential Staff Report 2017-12 re: Advice that is subject to solicitor-client privilege including communications necessary for that purpose – Appeal Options for Committee of Adjustment Decision No. B 010-16, 3264 Charleston Side Road (Ward 1)

ADJOURNMENT



Accessibility Accommodations

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

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

Notice of Application and Public Meeting

Proposed Temporary Use Zoning By-law Amendment

FILE NUMBER(S): RZ 17-01

Community Involvement:

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

Applicant and Location:

Applicant: Argo Development Corp (Newhouse lands)

Location: 12891 Hurontario Street
West Half of Lots 21 and 22, Concession 1
EHS (Chinguacousy), Part 2, 3 and 4 RP
43R-34612
Southeast Corner of Old School Road and
Hurontario St.
Ward 2

Site Area: 39.1 ha (96.62 ac)

Please visit the Town's [website](#) or contact the Development Planner to obtain a copy of the location map.

What are the Proposed Changes?

To permit the extension of the Agricultural – Temporary Exception (A1-T10) Zoning applying to the lands, for an additional 3 years to allow for the continued use and operation of the existing temporary new sales pavilions on a 0.89 ha (2.13 ac) northwest portion of the subject lands.

Reports, Studies, Plans: A Zoning By-law Amendment Application, draft Temporary Use Zoning By-law Amendment, Aerial Photo and a copy of the site plan for the lands have been filed in support of the application.

Additional Information

A copy of the proposed Temporary Use 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: April 20, 2017



When and Where:

Tuesday, May 16, 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 Elaine Leung, Community Development Planner at 905.584.2272 x.4175 or elaine.leung@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

Public Meeting Information Report

Community Services Department – Planning and Development

Public Meeting: May 16, 2017 at 7:00 p.m. in Council Chambers, Town Hall
Applicant: Argo Development Corp.
File No.: RZ 17-01

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 12891 Hurontario Street, on the southeast corner of Hurontario Street and Old School Road (see Schedule "A" – Location Map, attached). The subject property is 39.1 ha (96.62 ac) in its entirety, however the area subject to the application is 0.89 ha (2.2 ac) in area. The lands are currently occupied by four (4) existing temporary sales offices (Greenpark Homes, Rosehaven Homes, Starlane Homes and Fieldgate Homes), in which the use was originally approved through Zoning By-law Amendment file RZ 13-11 and Site Plan Application file SPA 13-121 (see Schedule "B" – Site Plan drawing, attached)/

The Region of Peel's Official Plan designates the lands as Prime Agriculture (Schedule 'B') and Rural System (Schedule 'D') according to the Region of Peel Official Plan. The Town's Official Plan designates the lands as Prime Agricultural Area on Schedule 'B' (Mayfield West Land Use Plan). The property is zoned Agriculture – Temporary Use Exception (A1-T10) in Zoning By-law 2006-50, as amended.

Proposal Information:

The Town of Caledon received a proposed Zoning By-law Amendment application (RZ 17-01) from Glen Schnarr & Associates on behalf of Argo Development Corp., which was complete on February 20, 2017.

The applicant is seeking to extend the existing Temporary Use By-law for a period of three (3) years, to allow for the continued use and operation of the existing sales offices on the subject lands. The buildings will remain on the lands, with no additional changes proposed for the lands. The subject sales centres were constructed to allow for the sale of homes located within Plan of Subdivision 21T-12001C, located south of the subject lands.

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, and placed in the Caledon Citizen and the Caledon Enterprise on April 20, 2017.



Public Meeting Information Report

Community Services Department – Planning and Development

The subject application circulated to external agencies and internal departments for review and comment on March 21, 2017. The applicant has received comments from Town staff and agencies. Comments received are briefly outlined below for your information:

- Ministry of Transportation (MTO): The Ministry is not opposed to the three year renewal of the Temporary Use By-law, as the site itself is not being altered. However, the proponent should apply for MTO Building and Land Use Permits.
- Region of Peel: Regional staff have no concerns with the proposal. The proposed development is within Prime Agricultural Areas identified in the Region's Official Plan Schedule 'B.' However, given the temporary nature of the application the Region has no concerns with the proposal. Once the use ceases to be in operation, staff request that the land be reverted back to its original quality for agricultural purposes.

Regional staff also note that this site is within the GTA West Corridor Analysis Area. Unless the lands are released by the Ministry of Transportation, the property could be directly impacted by the corridor route alternatives or ancillary uses. Development applications must not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor, as per policies in the Regional Official Plan (5.9.12). As the route has not been chosen to date and no timeline for construction has been presented, Regional Staff have no concern with a renewed 3 year temporary use.

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

- Town of Caledon, Community Services, Engineering
- Town of Caledon, Community Services, Open Space Design (Landscape)
- Town of Caledon, Community Services, Urban Design
- Town of Caledon, Legislative Services, Accessibility
- Town of Caledon, Emergency Services, Fire Department
- Enbridge
- Rogers Communications

Comments from the following agencies/departments remain outstanding:

- Toronto Region Conservation Authority
- Hydro One
- Bell Canada
- Ontario Provincial Police – Caledon Detachment
- Town of Caledon, Finance & Infrastructure Services – Finance
- Town of Caledon, Finance & Infrastructure – Traffic
- Town of Caledon, Community Services, Planning & Development – Zoning:

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.

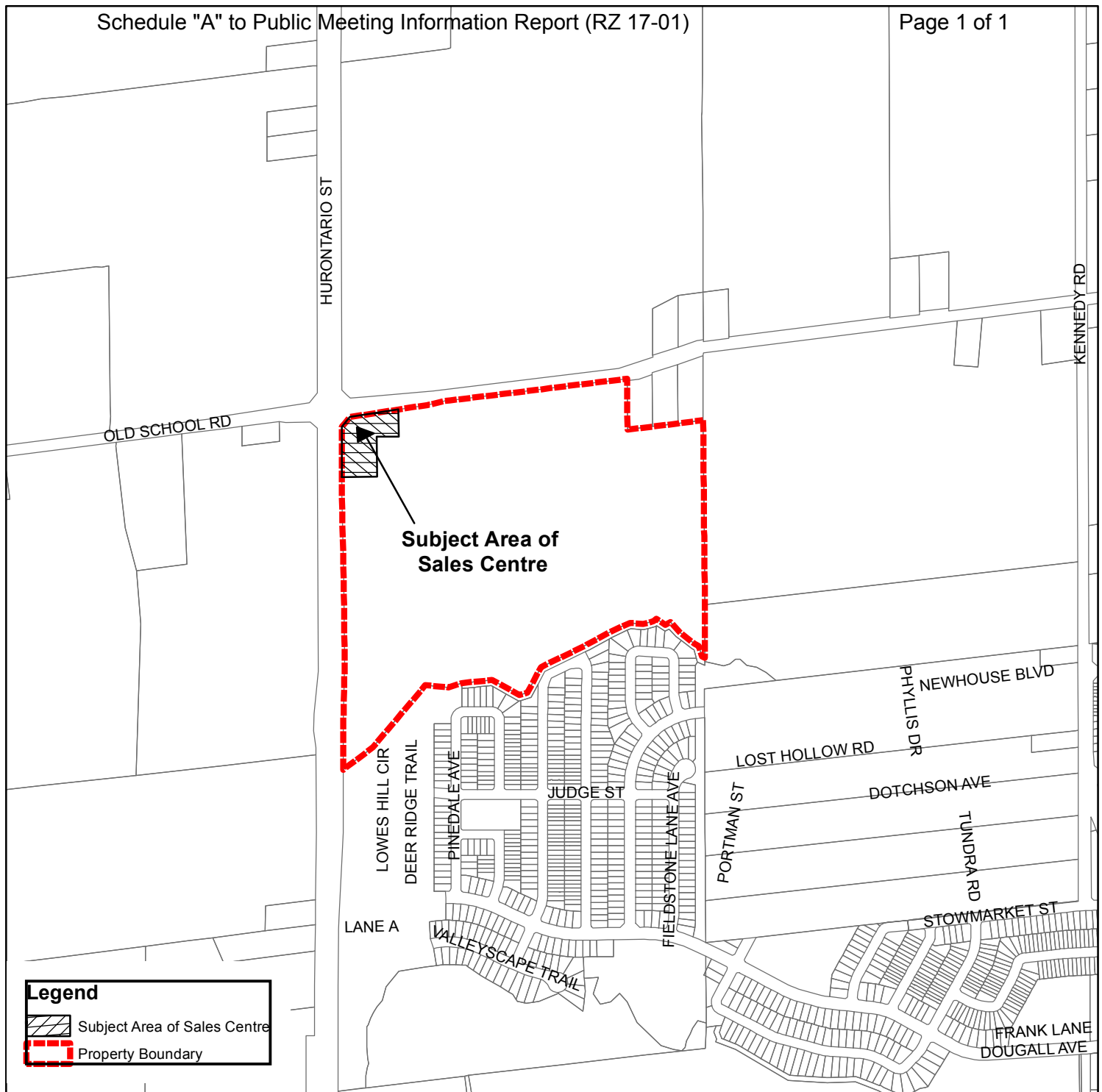
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Contact:

For further information, please contact Elaine Leung, Community Planner, Development at 905-584-2272 ext. 4175 or elaine.leung@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Site Plan



Temporary Use Zoning By-law Application (Extension)

RZ 17-0001

**George Ross Newhouse, William John Newhouse
and Mary Newhouse-Sheardown**

12891 Hurontario Street

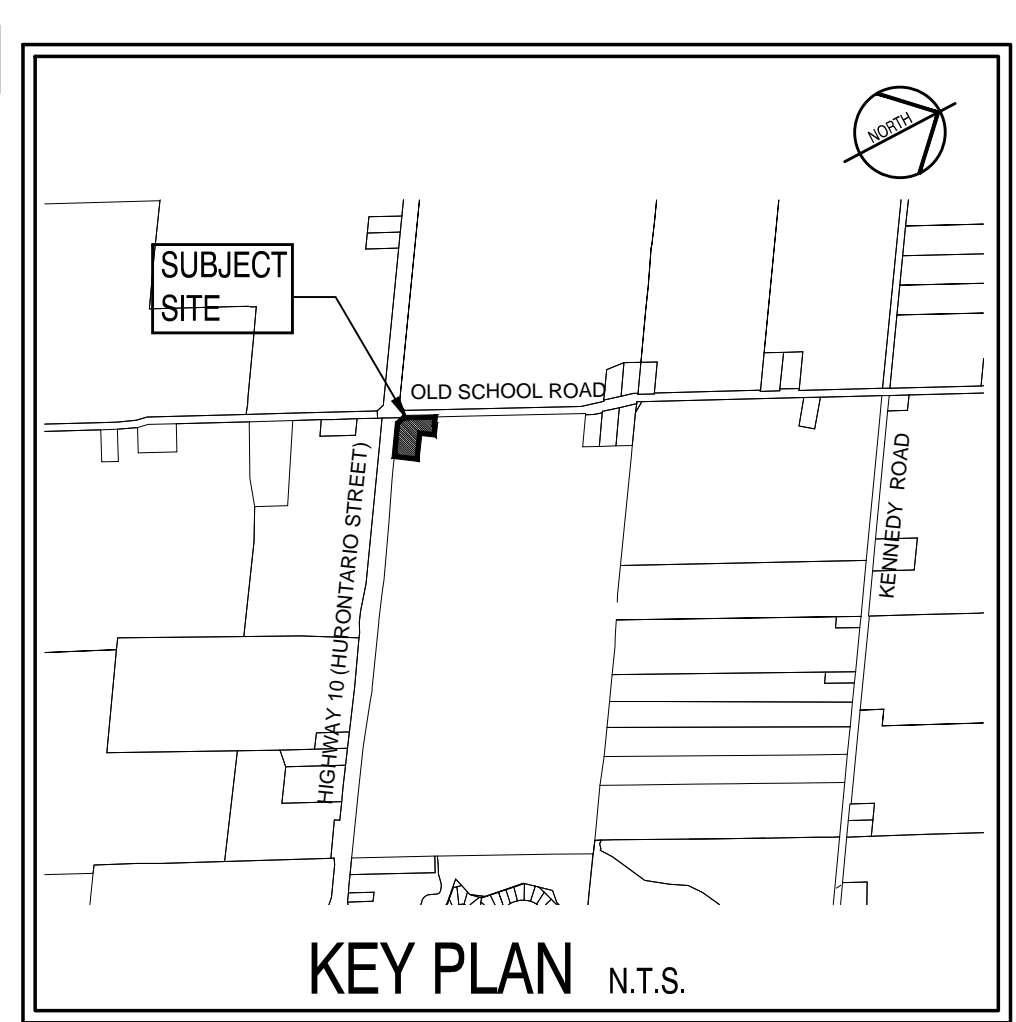
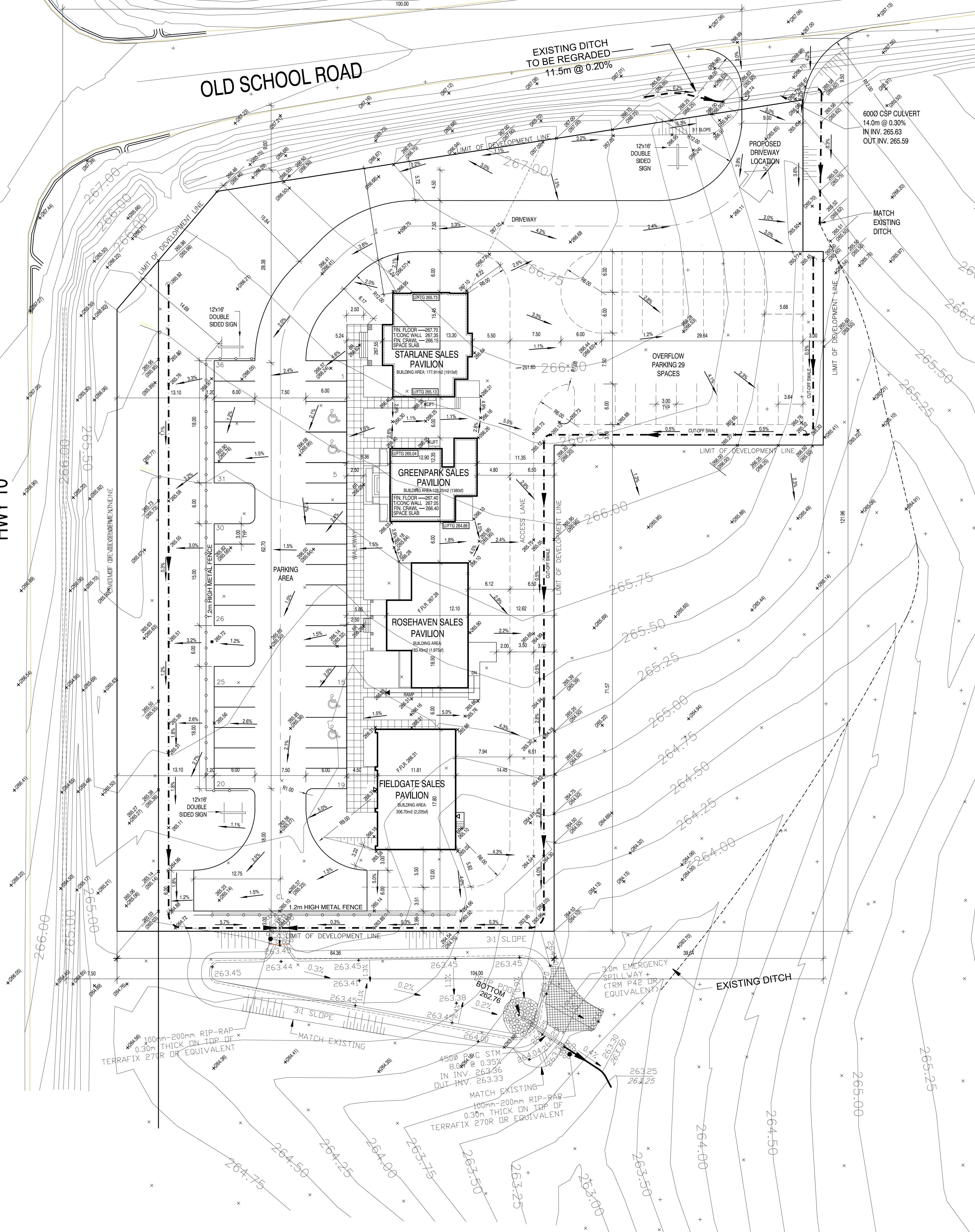
W 1/2 of Lot 21 and 22, Concession 1 (Ching)
Part 2, 3 and 4 RP 43R-34612

LOCATION MAP



Date: January 27, 2017

File No.: RZ 2017-0001



LEGAL DESCRIPTION
PART OF THE WEST HALVES OF LOTS 21 AND 22
CONCESSION 1
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
CITY OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

BENCHMARK NOTE:
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON VERTICAL BENCH MARK NUMBER 113 HAVING AN ORTHOMETRIC ELEVATION OF 200.00 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928/1978).

SITE PLAN GENERAL NOTES:

- THE FOLLOWING NOTES ARE TO APPEAR ON THE SITE GRADING PLAN AND SITE DRAINAGE PLANS AND WHERE REQUIRED, THE PLANS ARE TO BE REVISED TO CORRECT OR ADDITIONAL NOTES BY THESE NOTES.
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND BY-LAW, PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE OWNERS' TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT 905-894-2272
THE REGION OF PEEL 905-761-7800
ESSEX COUNTY 905-895-7800
HYDRO ONE 1-844-441-1111
BELL CANADA 1-866-862-8627
ROGERS CABLE 1-800-999-9999
FIRE AND EMERGENCY SERVICES 905-894-4477
- ALL DRAINAGE TO BE SELE-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSIDERED APPROPRIATE PRIOR TO THE BEGINS OF A BUILDING PERMIT.
- SEWERAGE CONTROL, SERVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSTRUCTION AUTHORITY.
- A MINIMUM OF 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
- STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.
- MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600mm. ANY EXISTING SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 200mm MINIMUM CONCRETE THICKNESS (600mm AND 150mm MINIMUM AT ALL HIGH USE ENTRANCES) (Paved General Access and Egress Points of the Development) AS NOTED.
- ANY CHANGES TO GRADES OR SERVING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TON VEHICLE.
- ALL SIDEWALKS TO BE RESTORED WITH 100mm MINIMUM OF TOPSOIL AND SOO TO THE SATISFACTION OF THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
40mm H.C. ASPHALT
100mm GRANULAR A
200mm GRANULAR B
THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
- SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

SITE STATISTICS

AREA OF DEVELOPMENT : 8910.10m²

BUILDING AREA (NOT INCLUDING PORCH)

STARLANE SALES PAVILION : 177.91m² (1915s.f.)
GREENPARK SALES PAVILION : 128.25m² (1380 s.f.)
ROSEHAVEN SALES PAVILION : 183.43m² (1975 s.f.)
FIELDGATE SALES PAVILION : 183.32m² (1984 s.f.)

BUILDING COVERAGE (INCLUDING PORCH & WASHROOM)

STARLANE SALES PAVILION : 199.28m² (0.22% OF DEVELOPMENT AREA)
GREENPARK SALES PAVILION : 153.39m² (0.17% OF DEVELOPMENT AREA)
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PARKING

PARKING PROVIDED : 32 SPACES(3.0m X 6.0m)
4 H.C. SPACES(4.5m X 6.0m)
29 OVERFLOW SPACES(3.0m X 6.0m)
TOTAL PARKING : 65 SPACES

LEGEND	
---	STORM CONNECTION
---	SANITARY CONNECTION
---	WATER CONNECTION
---	HYDRO CONNECTION
---	DOUBLE CATCH BASIN
---	CATCH BASIN
---	STREET LIGHT
---	HYDRANT
---	TRANSFORMER
---	CABLE TV PEDESTAL
---	BELL PEDESTAL
---	ENTRANCE DOOR LOCATION
---	GARAGE DOOR LOCATION
---	COMMUNITY MAILBOX
---	ENGINEERED FILL LOT
---	VALVE AND CHAMBER
---	SANITARY MANHOLE
---	STORM MANHOLE
---	AIR-CONDITIONING UNIT
---	PROPOSED GRADE
---	EXISTING GRADE
---	PROPOSED SWALE GRADE
---	DOWNSPOUT LOCATION
---	TELECOM. JUNCTION BOX
---	PROPOSED BERM
---	SWALE DIRECTION
---	HYDRO METER
---	GAS METER
---	FINISHED FLOOR ELEVATION
---	TOP OF FOUNDATION WALL
---	FIN. BASEMENT FLOOR SLAB
---	UNDERSIDE FOOTING ELEVATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONCENTRATIONS OF UTILITIES PRIOR TO COMMENCEMENT OF WORK.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
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BUILDING AREA (NOT INCLUDING PORCH)

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4 H.C. SPACES(4.5m X 6.0m)
29 OVERFLOW SPACES(3.0m X 6.0m)
TOTAL PARKING : 65 SPACES

No. DATE: WORK DESCRIPTION:

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN, ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION	
Walter Boller	21031 BCN
REGISTRATION INFORMATION	
Jardin design group inc.	27763 BCN
FIRM NAME	

SITE PLAN

GREENPARK HOMES
ARGO CALEDON SALES OFFICE

TYPE	SP
SCALE	1:250
PRCL. No.	13-38
No.	1

PROPOSED TEMPORARY USE ZONING BY-LAW AMENDMENT

12891 HURONTARIO STREET

PUBLIC MEETING

May 16, 2017

ARGO CALEDON CORP (NEWHOUSE LANDS)
Town of Caledon
File Number: RZ 17-01



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



AREA SUBJECT TO
TEMPORARY USE
BY-LAW

OLD SCHOOL ROAD

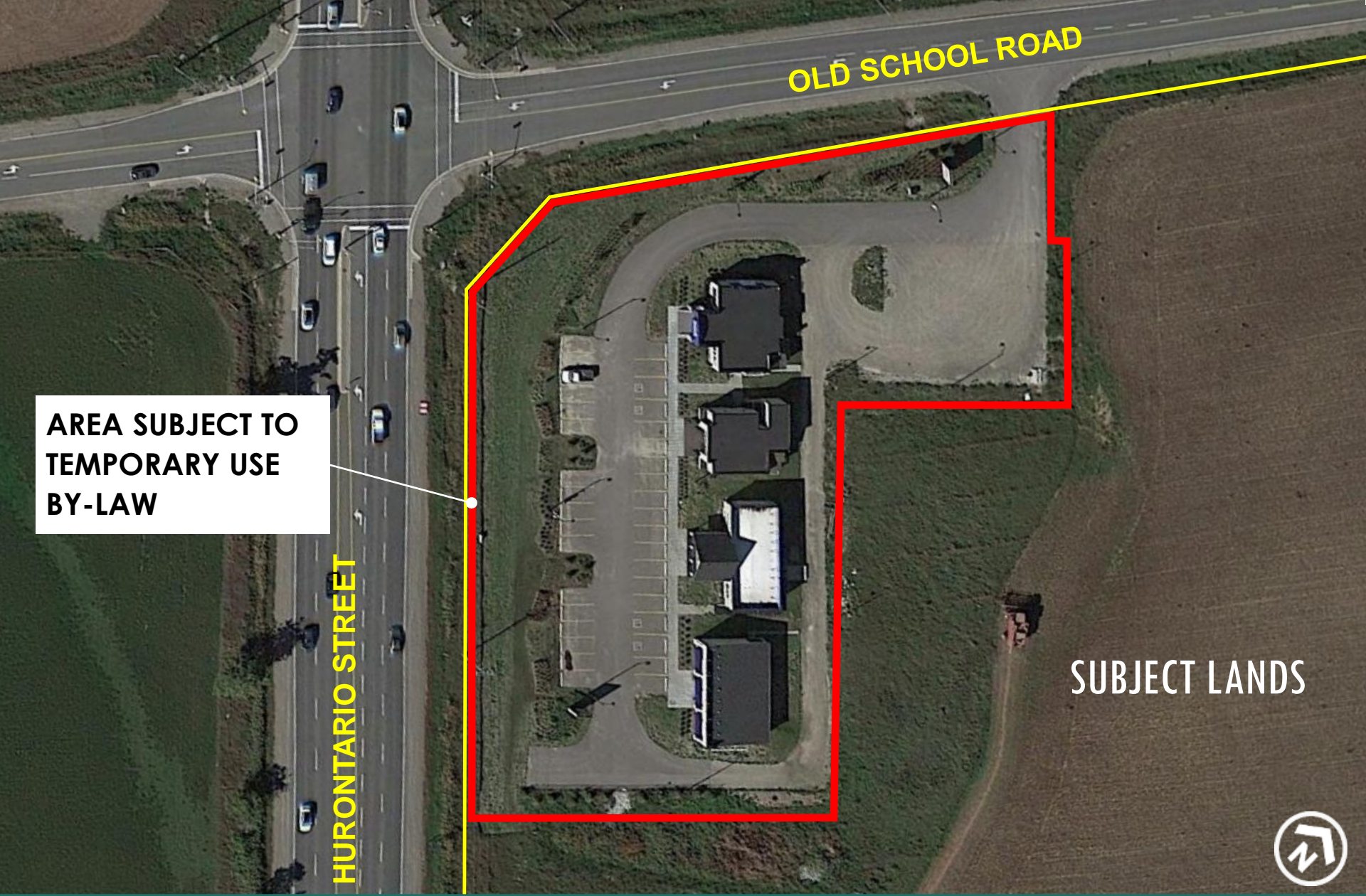
SUBJECT LANDS

HURONTARIO STREET

ARGO
DEVELOPMENT
PHASE 2
LANDS

ARGO
DEVELOPMENT
PHASE 1
LANDS





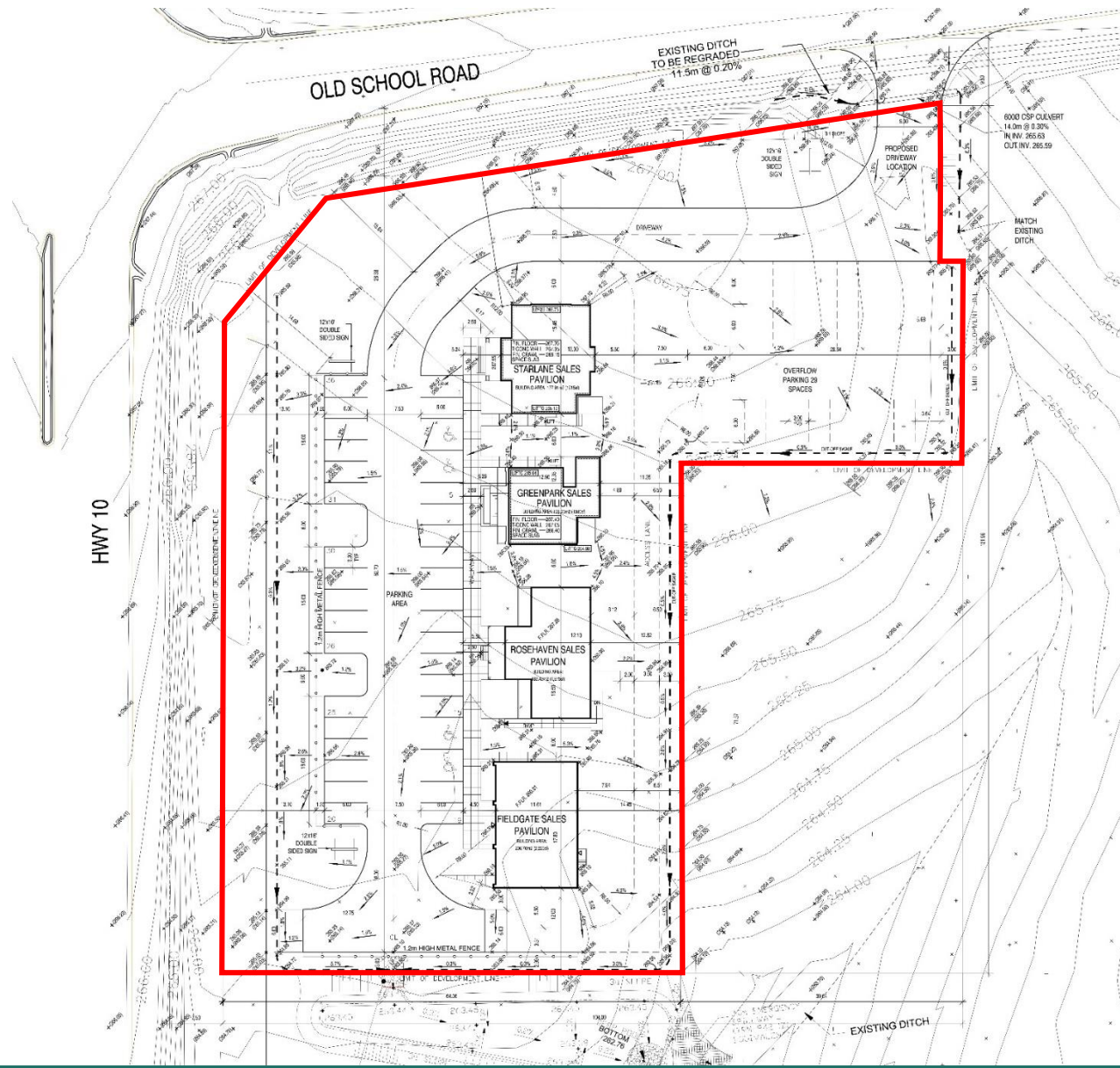
OLD SCHOOL ROAD

HURONTARIO STREET

AREA SUBJECT TO
TEMPORARY USE
BY-LAW

SUBJECT LANDS





SITE PLAN

12891 HURONTARIO STREET

Staff Report 2017-68

Meeting Date: Tuesday, May 16, 2017

Subject: Extension of Interim Control By-law (BL-2016-058)

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

RECOMMENDATION

That the Interim Control By-law 2016-058 be amended to extend the project for a period of one year to enable staff to complete its review of issues and formulate the policies and regulations for Commercial Fill (Excess Soil) operations.

REPORT HIGHLIGHTS

- On June 28, 2016, Council passed an Interim Control By-law to prohibit commercial fill (excess soil) operations on certain lands within the municipality until the Town has completed a study and adopted appropriate policies and regulatory framework.
- Canadian Urban Institute (CUI) was retained to review the issues, Federal, Provincial, local existing policies and regulations, emerging trends, and scan for best practices related to the management of commercial fill (excess soil) operations.
- On March 22, 2017 staff held an initial Open House to received comments on developing policies, regulations, including enforcement practices within the Town.
- On April 24, 2017, the Province of Ontario released “Excess Soil Management Regulatory Proposal” for Public Review.
- An additional Open House and statutory Public Information Meeting will be conducted to receive comments and feedback on proposed policies and regulations for managing commercial fill (excess soil) operations.
- Staff requires additional time to complete the study and to develop the necessary policies and regulatory framework.

DISCUSSION

Purpose

The purpose of this report is to request Council to amend By-law BL-2016-058 (an Interim Control By-law) to extend it for a period of one year.

Background

The increase in the development of the “greenfields”, redevelopment of “brownfields”, major transportation, sewer and watermain projects in many communities in the Greater Toronto Area (GTA) are generating significant quantity of soil not required on the various project sites. The disposition of soil not required on these sites is creating issues and concerns for governments and the communities.

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

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

As a result, the Town is receiving a number of inquiries from prospective commercial fill operators looking for adequate sites to deposit excess soil. The Town currently has no specific official plan policies and zoning regulating commercial fill operations. Staff recommended an interim control by-law to prohibit commercial fill (excess soil) operations until a further study can be completed and policies and regulatory framework are developed. Council approved the report 2016-76 and passed an Interim Control By-law for a period of one year on June 28, 2016 with an extension, if needed, for one year as noted in the *Planning Act*.

Amendment to By-law BL-2016-058

By-law BL-2016-058 was enacted by Council in June 2016 to enable the Town to review all applicable issues, establish best practices, and formulate policies and regulations related to commercial fill (excess soil) operations.

On April 24, 2017, the Province of Ontario released “Excess Soil Management Regulatory Proposal” for Public Review aiming at finalizing the regulatory proposal by the end of 2017. Details can be found at the Environmental Registry. Planning staff is presently reviewing the draft proposal, and will work with the consultants and provincial staff to ensure consistency and conformity.

Staff Report 2017-68

Canadian Urban Institute, the consultant retained for the study is completing the study that will inform the formulation of proposed policies and regulations for commercial fill (excess soil) operations in the Town. However, the additional steps required to complete the process would necessitate the extension of the Interim Control By-law beyond the timeframe of one year.

As required by Section 38(2) of the *Planning Act*, Council has the authority to amend By-law BL-2016-058:

The Council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

The requested extension of the Interim Control By-law will enable staff to complete the following next steps in the process:

- Draft policies and regulations based on the CUI study for circulation and comments by internal staff, agencies and stakeholders.
- Hold an open house and the statutory PIM in accordance with the *Planning Act*, to obtain comments from residents, agencies and stakeholders on the proposed policy and implementing by-law for commercial fill (excess soil) operations.
- Finalize the proposed policies and regulations based on comments received at the open house and PIM.
- Deliver final staff recommendation in the form of an Official Plan Amendment and Zoning By-law Amendment for consideration by Council in Fall 2017.

As a result of the above noted works required to complete the process, staff recommends that Council amend By-law BL-2016-058 to extend the Interim Control By-law for a period of one year. The draft amending By-law is attached for consideration by Council.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

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

ATTACHMENTS

Schedule A – Draft By-law 2017-521, being a by-law to amend By-law BL-2016-058

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2017-xxx

A by-law to amend By-law BL-2016-058, being an interim control by-law with respect to lands zoned as Extractive Industrial in Zoning By-law 2006-50, Town of Caledon

WHEREAS Section 38 of the Planning Act, as amended, permits the councils of local municipalities to pass interim control by-laws for prohibiting the use of land, buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS Section 38 (2) of the Planning Act, as amended, permits the council of local municipalities to amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass an interim control by-law for those lands zoned as “Extractive Industrial” in Zoning By-law 2006-50, certain lands within the Niagara Escarpment (NEP), and lands licensed under the Aggregate Resources Act (ARA) to permit aggregate extraction, as shown in Map “A” (Designated Area) attached hereto;

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

1. No person shall use any land or any building or structure on any land that is outlined on Map “A” attached hereto for any purpose.

Map #1 of 7

Part Lots 11, 12, 13, Concession 2 EHS (Caledon)
Part Lots 11, 12, 13, 14, 15, Concession 1 EHS (Caledon)
Part Lots 12, 13, 14, 15, Concession 1 WHS (Caledon)
Part Lot 12, 13, 14, 15, 16, 17, 18, 19, Concession 2 WHS (Caledon)
Part Lot 13, 14, 15, 16, Concession 3 WHS (Caledon)
Part Road Allowance between Concessions 3 and 4 WHS (Caledon)

Map #2 of 7

Part Lot 4, 5, Concession 3 WHS (Caledon)
Part Lot 1, Concession 3 WHS (Caledon)

Map #3 of 7

Part Lot 30, Concession 6 WHS (Chinguacousy)
Part Lot 27, 29, 30, Concession 5 WHS (Chinguacousy)
Part Lot 30, Concession 3 WHS (Chinguacousy)

Map #4 of 7

Part Lot 24, Concession 3 WHS (Caledon)
Part Lot 27, 28, Concession 2 WHS (Caledon)

Map #5 of 7

Part Lot 13, 14, 15, Concession 5 WHS (Caledon)

Map #6 of 7

Part Lot 26, Concession 10 (Albion)

Map #7 of 7

Part Lot 20, Concession 5 (Albion)

2.
 - (1) This by-law shall not prevent the use of any land, building or structure for any purpose prohibited by this by-law if such land, building or structure was lawfully used for such purpose on the day this by-law was enacted, so long as such land, building or structure continues to be used for such purpose.
 - (2) This by-law shall not prevent the construction, erection or use for a use prohibited by this by-law of any building or structure for which a permit has been issued under Section 5 of the *Building Code Act*,

prior to the day this by-law was enacted, so long as the building or structure when constructed or erected is used and continues to be used for the purpose for which it was constructed or erected and provided the permit has not been revoked under Section 6 of the *Building Code Act*.

3. (1) Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable:
- (a) on a first conviction to a fine of not more than \$25,000; and
 - (b) on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.
- (2) Where a corporation is convicted under Subsection (1) of this Section, the maximum penalty that may be imposed is:
- (a) on a first conviction to a fine of not more than \$50,000; and,
 - (b) on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof on which the contravention has continued after the day on which the corporation was first convicted, and not as provided in subsection (1) of this Section.
- (3) Where a conviction is entered under Subsection (1) of this Section, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

Short Title

This by-law shall be known as BL-2017-xxx a by-law to amend an interim control by-law

General

By-law BL-2016-058 and all amendments thereto are hereby repealed.


Enactment

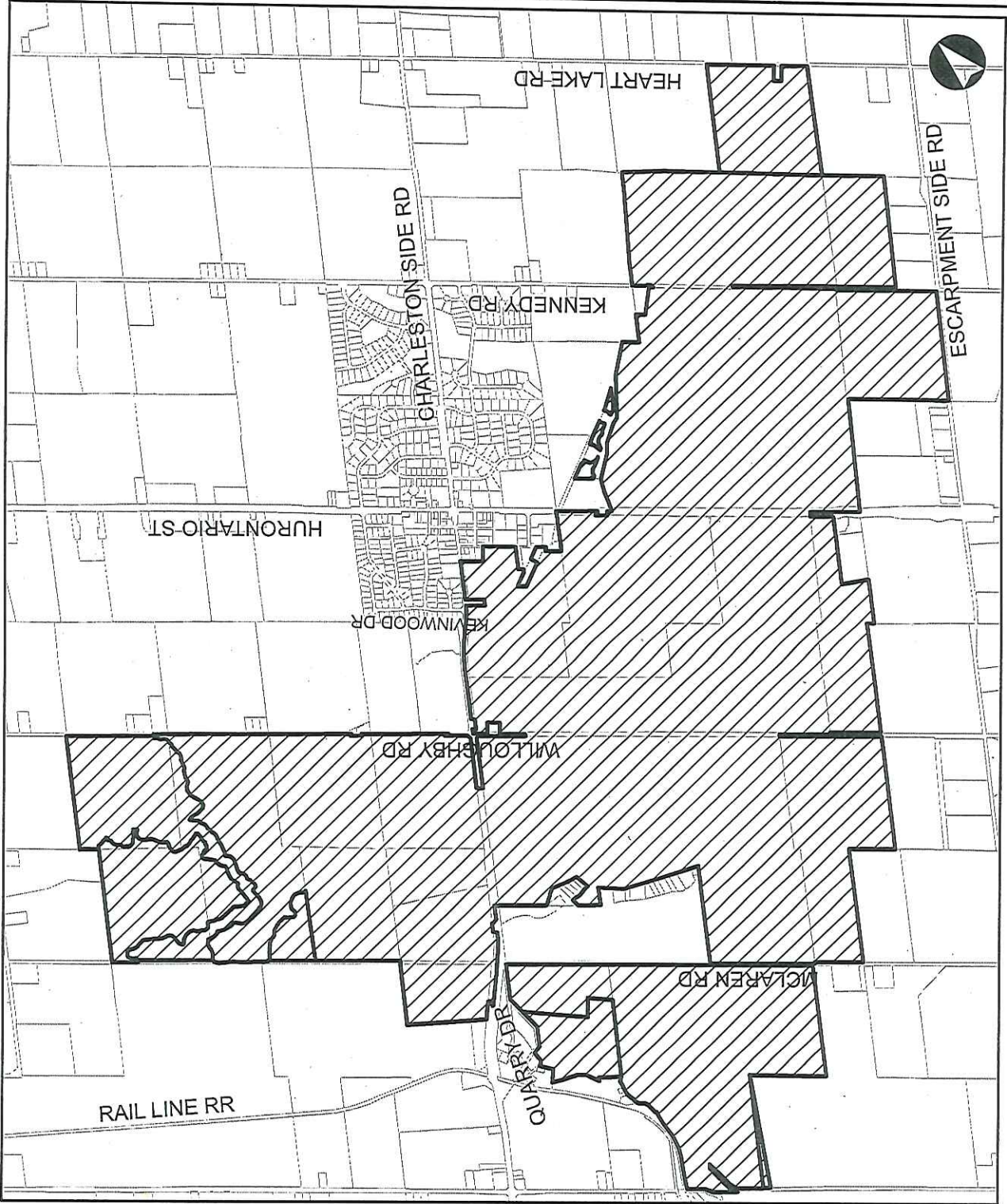
This By-law shall come into full force and effect on the day of its passing

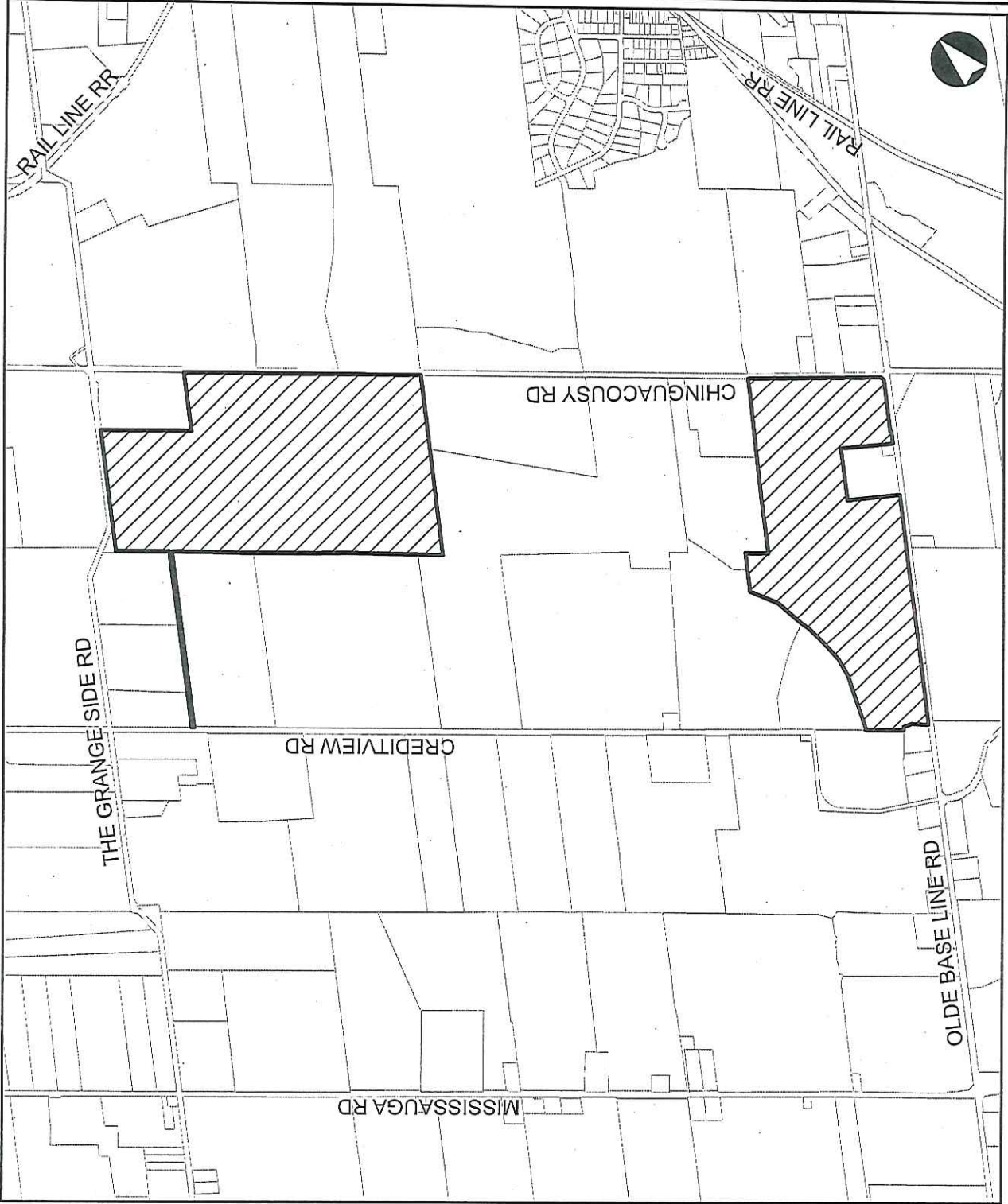
Enacted by the Town of Caledon Council this day of , 2017


Allan Thompson, Mayor

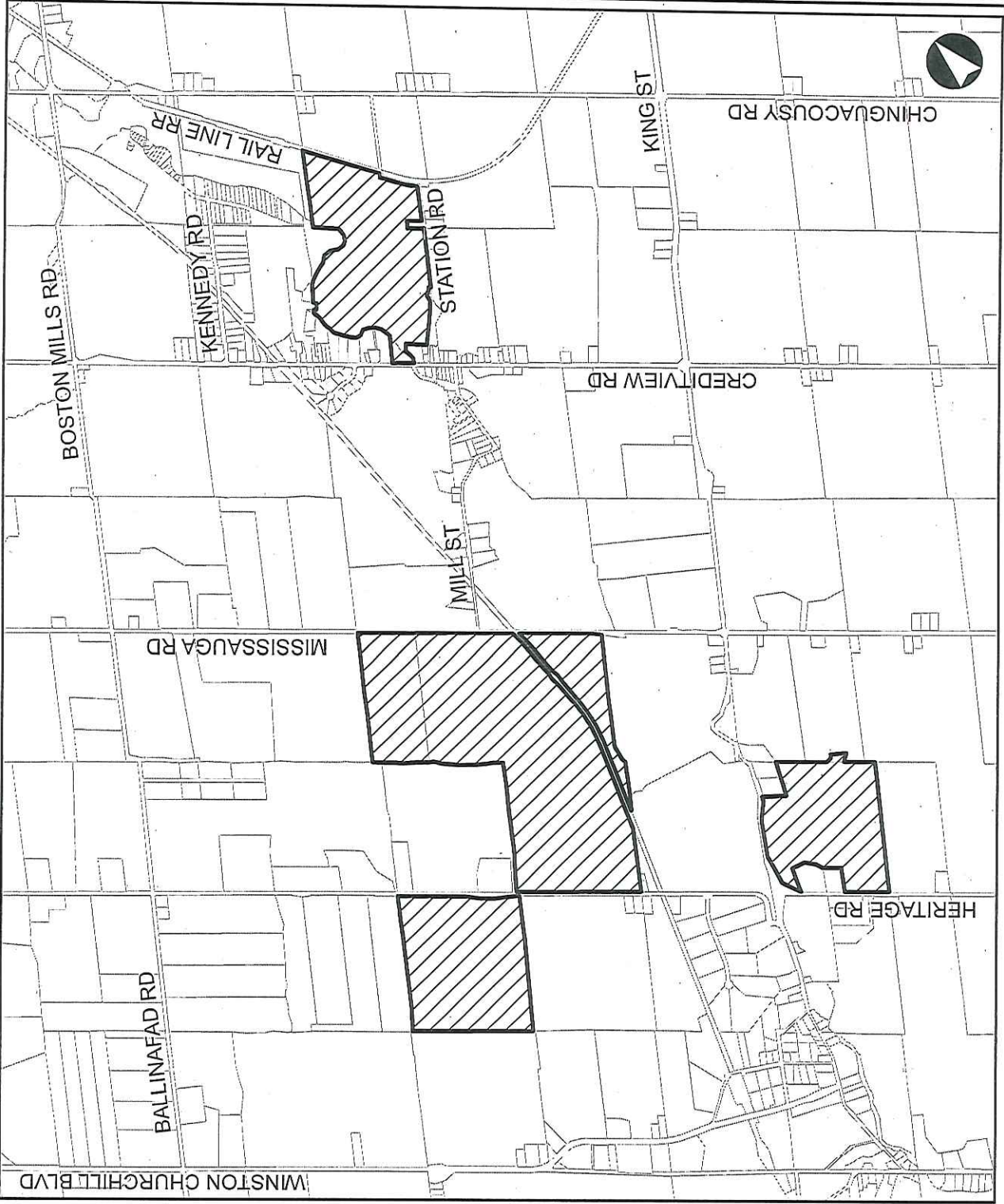
Carey deGorter, Clerk


Map A By-law 2016-058 1 of 7		Legend  Subject lands
Date: June 2, 2016		File: Staff Report 2016-76



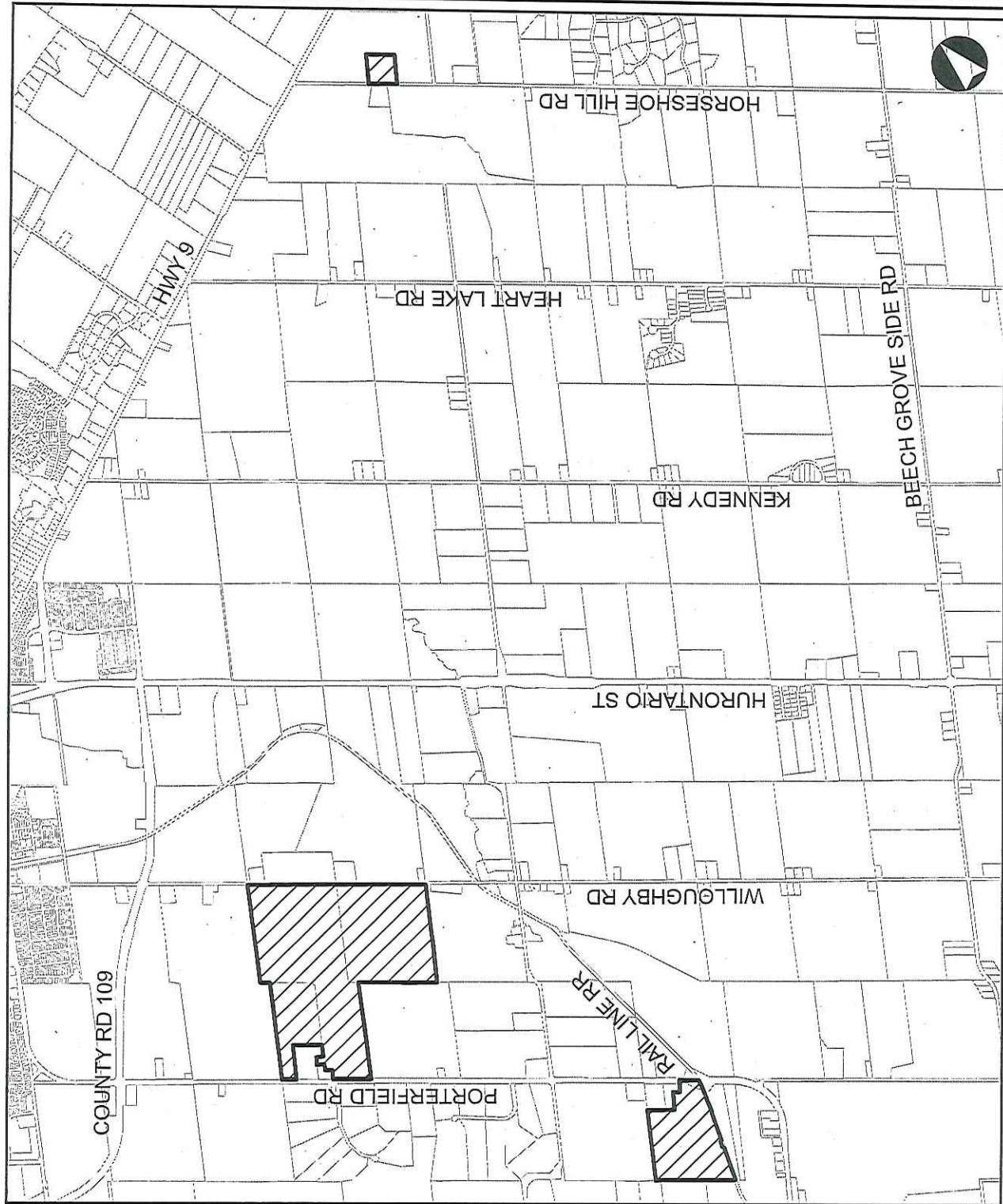


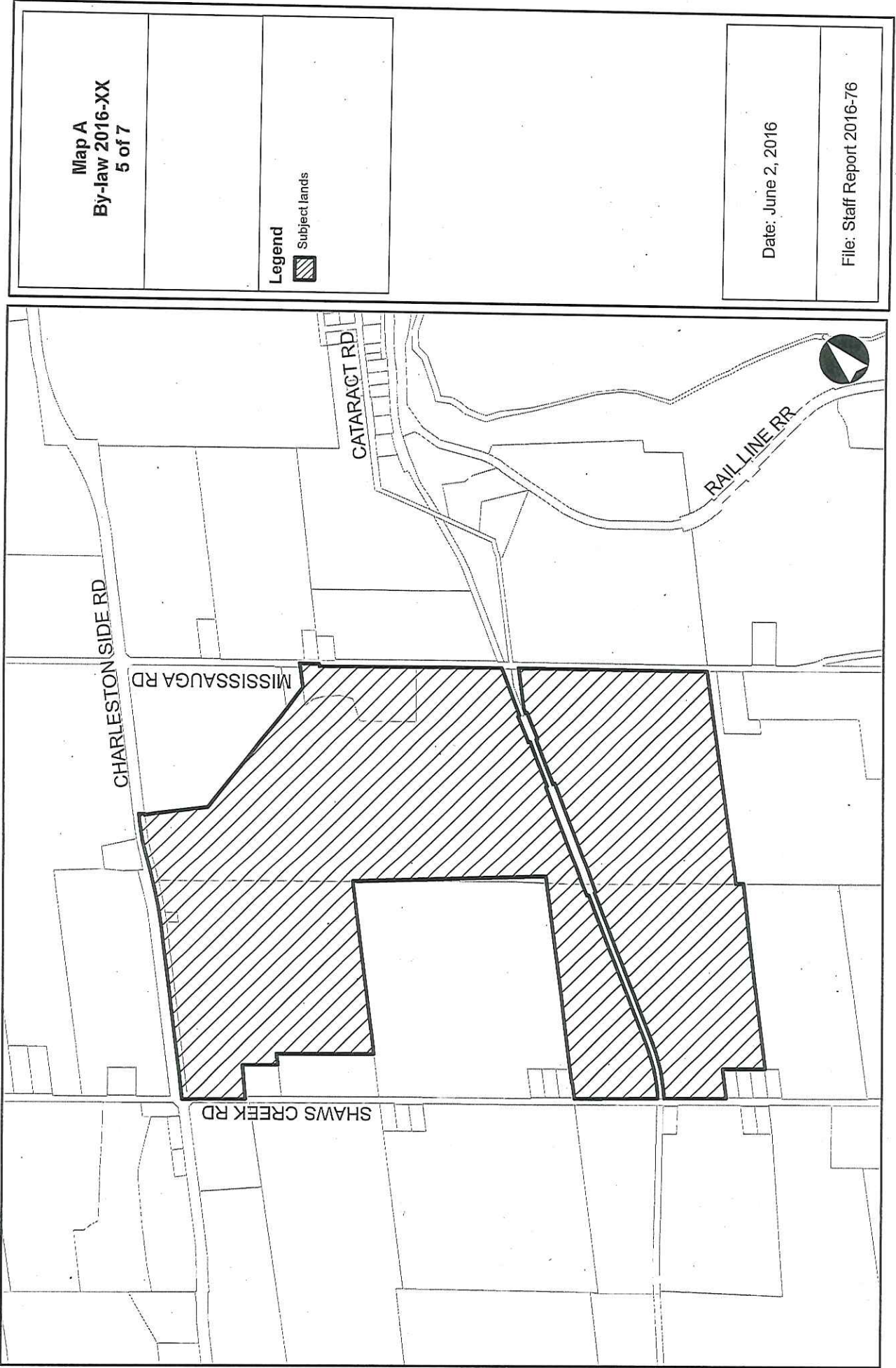
Map A By-law 2016-XX 2 of 7	Legend  Subject lands	Date: June 2, 2016 File: Staff Report 2016-76
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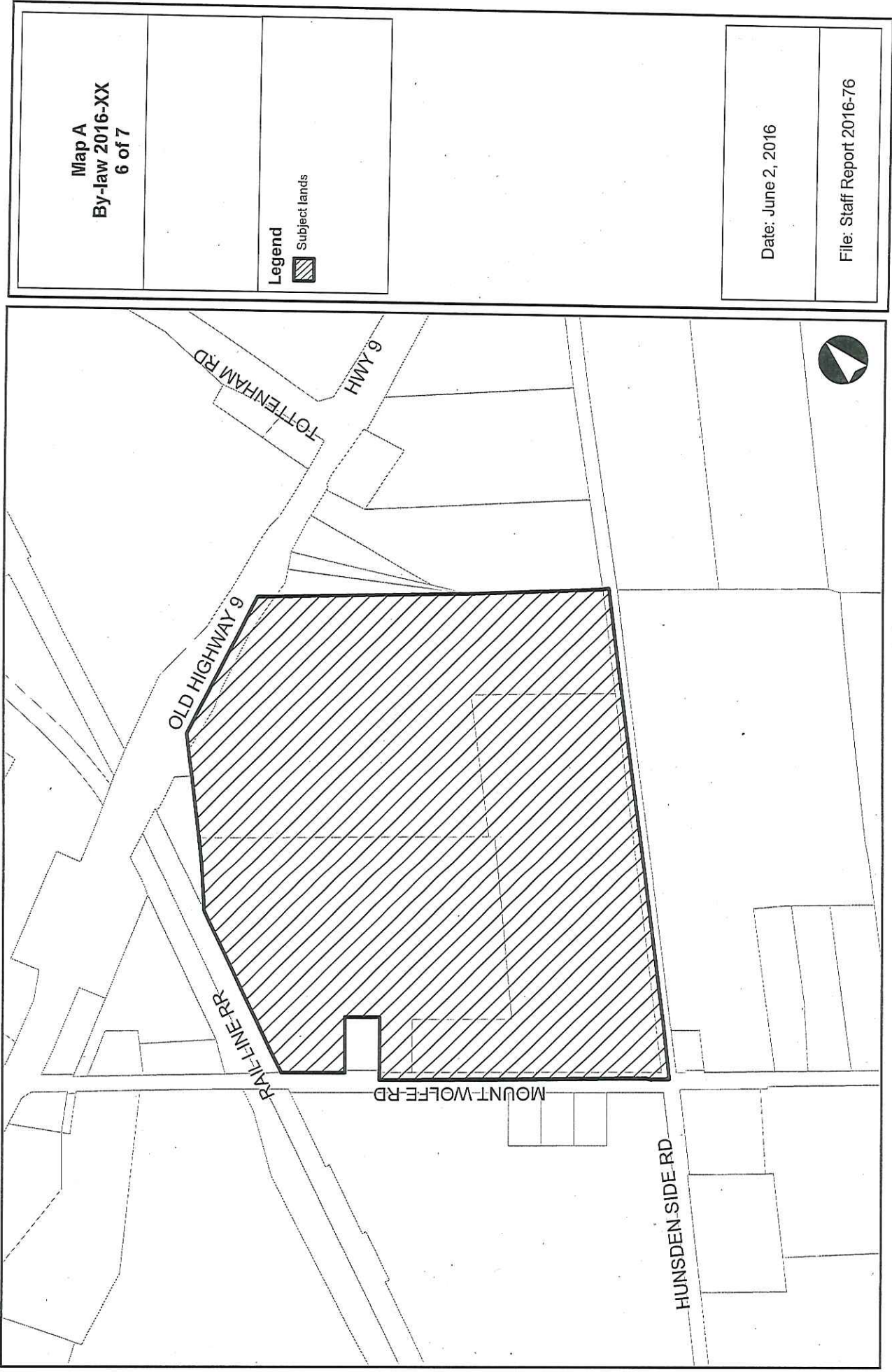


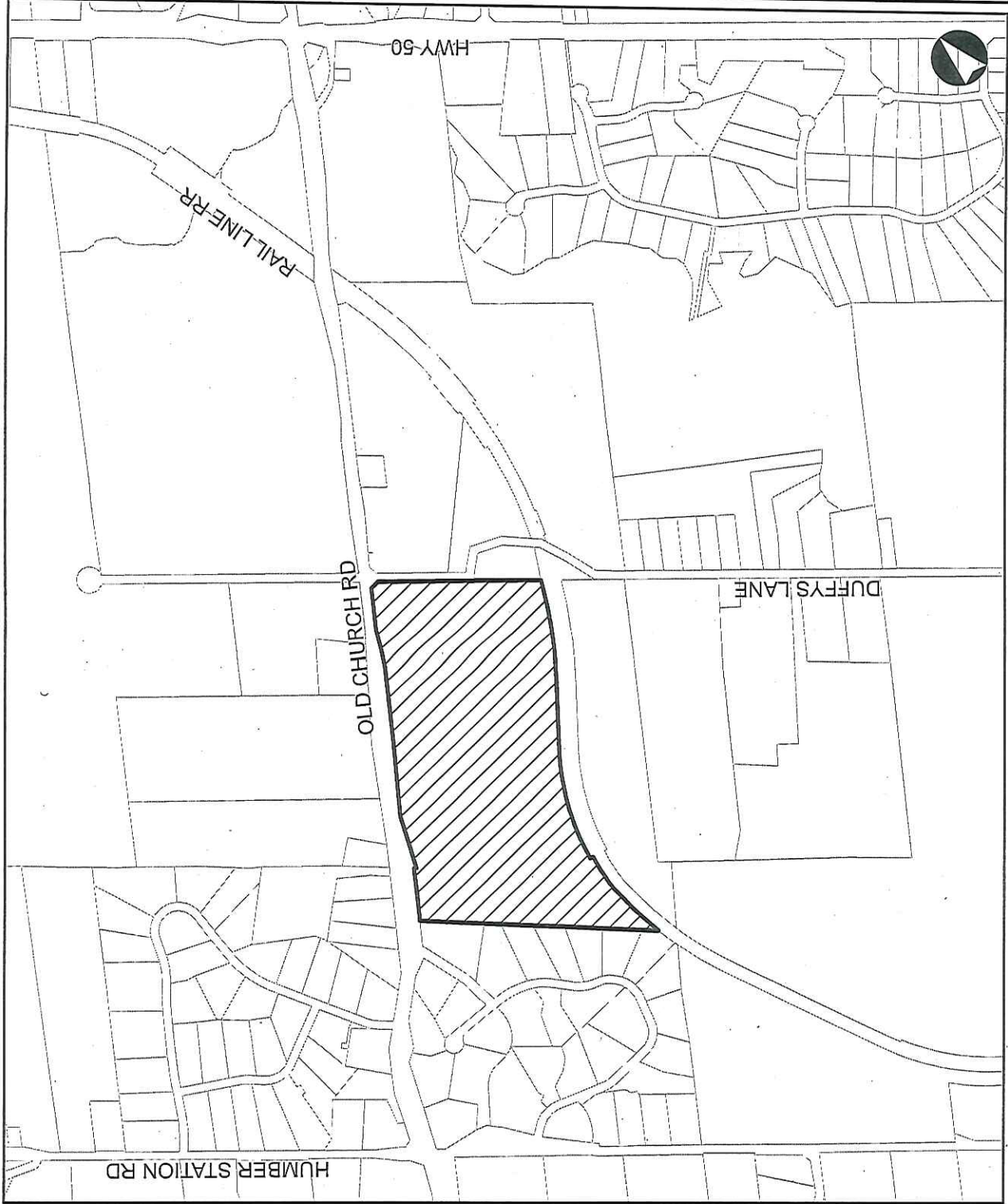
<p>Map A By-law 2016-XX 3 of 7</p>		<p>Legend</p> <p> Subject lands</p>	<p>Date: June 2, 2016</p>	<p>File: Staff Report 2016-76</p>
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Map A By-law 2016-XX 4 of 7		Legend Subject lands
Date: June 2, 2016		File: Staff Report 2016-76









Map A
By-law 2016-XX
7 of 7

Legend
 Subject lands

Date: June 2, 2016

File: Staff Report 2016-76

Staff Report 2017-64

Meeting Date: Tuesday, May 16, 2017

Subject: Recommendations for Allocation of Designated Heritage Property Grant Funding for 2017

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

RECOMMENDATION

That the recommended Designated Heritage Property Grant Program recipients listed in Schedule A of Staff Report 2017-64 be approved; and

That the grants be funded from the Designated Heritage Property Grant Program Operating Budget; and

That \$544.00 of grant funding be funded from the Heritage Property Reserve Fund.

REPORT HIGHLIGHTS

- The Designated Heritage Property Grant program (DHPG) provides financial assistance to designated heritage property owners for the maintenance and restoration of their properties.
- The DHPG provides grants of 50% of eligible costs to a maximum of \$4,000 per grant. A single property is eligible to receive two (2) grants in the calendar year.
- The Town received eighteen (18) applications in the spring application round, which were pre-screened by the Heritage Resource Officer and then provided to the Review Group for review against the DHPG guidelines. All proposed work was deemed eligible for DHPG funding.
- Approved DHPG funding for 2017 is \$50,000. An additional \$4,000 has been made available for allocation in 2017 due to the cancellation of a 2014 approved grant. Additional funding of \$22,464.60 is available through the Heritage Property Reserve Fund. The Review Group recommends allocation of \$54,544 to eighteen (18) applicants.

DISCUSSION

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

The program provides grants of 50% of eligible costs for maintenance and restoration projects to a maximum of four thousand dollars (\$4,000) per grant. A single property is eligible to receive two (2) grants in the calendar year at the discretion of Council and subject to available annual funding. Council approved \$50,000 for the DHPG in the 2017 operating budget. Further to a property owner's cancellation of a project for which grant support had been approved in 2014, an additional \$4,000 has been made available for allocation, raising the 2017 program funding to \$54,000. Additional funding is available in the amount of \$22,464.60 through the Heritage Property Reserve Fund.

2017 Applications

The Town received eighteen (18) grant applications in the spring 2017 call for applications. All grant applications were reviewed by the Heritage Resource Officer to ensure the completeness of the applications before being provided to the Review Group. The Review Group evaluated the applications against the criteria for eligible work outlined in the program Guidelines, namely that the work:

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

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

Staff Report 2017-64

In accordance with By-law 2013-099, the Review Group reports to Council with its allocation recommendations for the program funds. Schedule A of this report summarizes the eighteen (18) applications and allocation recommendations. The total estimated project costs for the work associated with the eighteen (18) eligible applications is \$372,316. Of this amount, \$54,544 is eligible for grant funding. The Review Group is recommending the allocation of full funding for the eighteen applications.

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

Based on available funds in the Heritage Property Reserve Fund, a second grant application round may be considered later in the year.

FINANCIAL IMPLICATIONS

It is recommended that the eighteen (18) grants listed in Schedule A be approved, at a total cost of \$54,544 funded from the Designated Heritage Property Grant Program (DHPG). The 2017 budget for the Designated Heritage Property Grant Program is \$50,000 under the Community Services operating budget account 01-02-405-44070-365-62319. An additional \$4,000 of grant funding is being awarded that can be re-allocated from the 2014 DHPG due to a 2014 cancelled project. The balance of \$544 will be funded from the Heritage Property Reserve Fund account 08-00-910-35027-000-25000.

One applicant is in tax arrears. It is recommended that any approved funding for this applicant be held pending clearance of tax arrears.

COUNCIL WORK PLAN

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

ATTACHMENTS

Schedule A – Recommended Allocation of 2017 Designated Heritage Property Grants

**Town of Caledon Designated Heritage Property Grant Program
Recommended Grant Allocations - Spring 2017**

	Properties	Address	Description of Work	Conservation Benefit	Cost Estimates (incl. HST)	Eligible Costs (max 50%)	Recommended Grants
1	Alton Mechanics Institute	1456 Queen Street West, Alton	Repair and repoint brickwork and stone foundation	Maintains heritage fabric and addresses structural issues	\$5,880	\$2,940	\$2,940
2	Alton Town Hall	19741 Main Street	Replace bricks and repoint brickwork on south/east facades and buttresses	Maintains heritage fabric and addresses structural issues	\$7,288	\$3,644	\$3,644
3	Balsam Villa	19179 Centreville Creek Road	Repair and repoint brickwork, lintels, sills, foundation	Maintains heritage fabric and addresses structural issues	\$250,000	\$4,000	\$4,000
4	Belfountain Village Church	17258 Old Main Street	Repair plaster and repaint sanctuary and bell tower	Maintains heritage fabric and addresses structural issues	\$9,730	\$4,000	\$4,000
5	Black Willow Tree	83 Kennedy Road	Reduce crown and prune storm damage; fertilize	Maintains heritage fabric	\$860	\$430	\$430
6	Boston Mills Cemetery	1942 Boston Mills Road	Replace monument foundation and pin joints	Maintains heritage fabric and addresses structural issues	\$5,860	\$2,930	\$2,930
7	Edward Ellis House	20643 Kennedy Road	Remove decommissioned chimney and repair brick wall and roof	Maintains heritage fabric and addresses structural issues	\$4,310	\$2,155	\$2,155
8	Goodfellow-Nattress-Potts House	25 Nancy Street	Install weather seal and replace sash cords for 7 double hung windows	Restores and maintains heritage fabric	\$1,780	\$890	\$890
9	Maxwell-Haney House	3025 Escarpment Sideroad	Repair roof and repair/repaint wood soffits, fascia and trim	Maintains heritage fabric and addresses structural issues	\$14,973	\$4,000	\$4,000
10	Patullo-McDiarmid Stone Wall	16311 Mississauga Rd.	Continue restoration of dry stone wall (approximately 80'-100')	Continues restoration of heritage fabric	\$10,000	\$4,000	\$4,000
11	Salem United Church	12295 Innis Lake Road	Paint exterior wood trim	Maintains heritage fabric	\$3,000	\$1,500	\$1,500
12	Shiloh Wesleyan Church	1 Cedar Mains Drive	Repair exterior brick veneer	Maintains heritage fabric	\$8,475	\$4,000	\$4,000
13	Silver Creek Schoolhouse	16419 Kennedy Road	Repair roof structure and replace metal roofing	Maintains heritage fabric and addresses structural issues	\$9,100	\$4,000	\$4,000
14	Smith-Metcalf House	14783 Kennedy Road	Architectural fees for restoration of front façade and design of compatible side addition	Restores heritage fabric and provides complimentary alteration	\$12,000	\$4,000	\$4,000
15	Taylor-Echlin House	13278 Creditview Road	Rebuild verandah and replicate decorative wood trim	Maintains heritage fabric and addresses structural issues	\$9,000	\$4,000	\$4,000
16	The Grange	396 King Street	Repoint stone foundation of barn	Maintains heritage fabric	\$11,950	\$4,000	\$4,000
17	Tramble-Westfall Schoolhouse	18388 Heart Lake Road	Repair and repoint brickwork and stone foundation	Maintains heritage fabric and addresses structural issues	\$4,200	\$2,100	\$2,100
18	Unicorn House	14575 Creditview Road	Repair/replace wood soffits, fascia and trim and repoint related stonework	Maintains heritage fabric	\$3,910	\$1,955	\$1,955
Total Project Costs					372,316		
Total Eligible Costs						54,544	
Available Funding (2017 and Reserve Fund)						76,464	
TOTAL RECOMMENDED GRANTS							\$54,544
Balance of Funding in Heritage Property Reserve Fund							\$21,920



Heritage Caledon Report
Monday, May 8, 2017
9:30 a.m.
Committee Room, Town Hall

Members Present:

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

Town Staff:

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

CALL TO ORDER

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

DECLARATION OF PECUNIARY INTEREST – none.

RECEIPT OF MINUTES

The minutes from the April 10, 2017 Heritage Caledon meeting were received.

REGULAR BUSINESS

1. Requests for Part IV Designation

a. 10 Credit Street, Belfountain (Ward 1)

S. Drummond, Heritage Resource Officer, provided an update regarding the status of 10 Credit Street. She noted Credit Valley Conservation supports the designation. She will work to revise the Staff Report and bring it to Council at the next opportunity.

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 of New Neighbourhood Park (Ward 2)

Moved by: B. Early-Rea

2017-11

That the neighbourhood park on the southeast corner of Judge Street and Pinedale Avenue in Southfields be named “Wilson Park”.

Carried.

7. Attendance of Two Members for the Headwaters Trail Summit May 10, 2017

Members of the Committee agreed that registration fees in the amount of \$100 should be approved for attendance by two members of Heritage Caledon at the May 10, 2017, Headwaters Trail Summit in Mono, for the purpose of promoting Caledon’s village walking tours. The Committee also agreed that the travel expenses for the attending members be approved. The Committee provided direction to staff to register the committee members for this event and provide copies of walking tour materials.

8. Forests Ontario Heritage Tree Project

Chair J. Crease provided information on the Forests Ontario Heritage Tree Project, wherein the project collects stories about Ontario trees and community members can nominate a “Heritage Tree” to be qualified as Heritage Tree Status. She explained the process of registering trees for assessment. Chair J. Crease will provide a copy of the nomination process to Members of the Committee. As owner consent is required, S. Drummond, Heritage Resource Officer, suggested the Committee make a recommendation to Council regarding any public tree nominations.

9. 2017 Designated Heritage Property Grant Program – Update

S. Drummond, Heritage Resource Officer, provided information on applications received and noted that additional funding was available from the Heritage Property Reserve Fund. She advised that there is sufficient funding remaining to allow for another grant application round in Fall 2017.

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

The Committee recessed from 10:21 a.m. to 10:37 a.m.

10. Events Update

a. Caledon Day 2017

The Committee discussed initiatives involved with Caledon Day, including Walking Tours. V. Mackie and J. Le Forestier provided an update in regards to preparing and promoting the tour guide and map.

V. Mackie and B. McKenzie provided an update in regards to Caledon Day 2017. They provided information on final details to be determined such as tent layout and resources needed.

The Committee agreed that expenses for Caledon Day, including poster production, and dinner, be approved to a maximum of \$750. The Committee provided direction to staff to undertake the poster production and other event requirements as may arise.

b. 150 for 150 Project

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. The Committee agreed on an estimated budget of \$250 to undertake lamination of posters.

D. Paterson and V. Mackie will look into the purchase of a megaphone.

CORRESPONDENCE

A Member of the Committee asked a question in regards to the Memorandum to Committee from Sally Drummond, Heritage Resource Officer, Community Services dated Monday, May 8, 2017 re: New Procedures for Committee Expenses, and received responses from staff.

ADJOURNMENT

On motion by M. Starr, the meeting adjourned at 11:02 a.m.