



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

FILE NUMBER(S): POPA 19-04, 21T-19001C and RZ 19-05

This is to inform you that the Town of Caledon has received Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications. Your input and insight will inform and shape plans that meet the needs of our community.

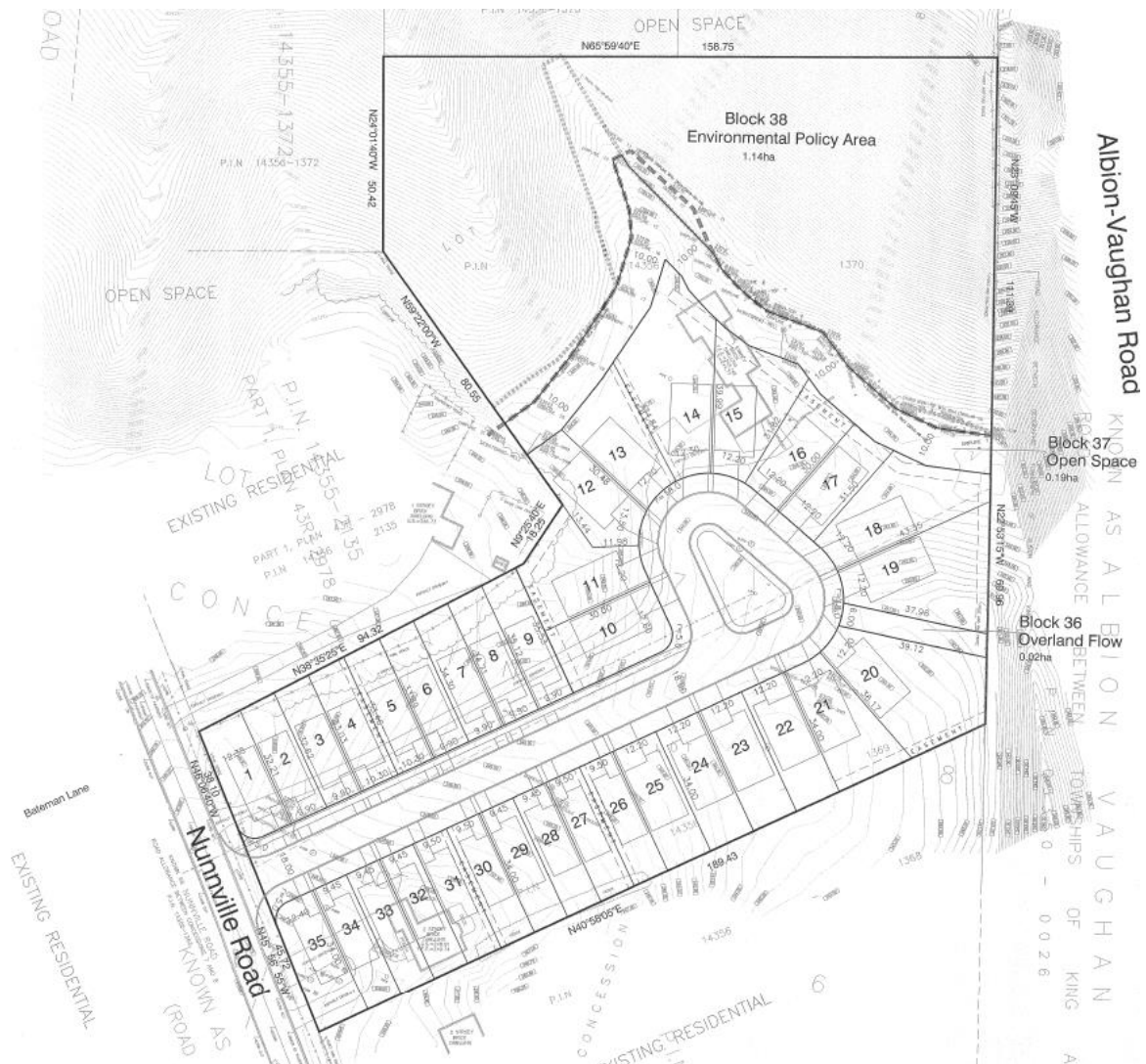
APPLICANT AND LOCATION:

Applicant: **WSP Canada Ltd. on behalf of Bolton Midtown Developments Inc.**

Location: **13233 and 13247 Nunville Road, Part of Lots 6 & 7, Concession 8 (Albion)**

PROPOSED CHANGES:

To amend the Official Plan, establish a plan of subdivision and amend the Zoning By-law on the subject lands to permit the creation of a 35-lot residential plan of subdivision. The **Official Plan Amendment** proposes to re-designate the lands from the Special Residential Designation within the Secondary Plan to the Low Density Residential Designation. The **Zoning By-law 2006-50 Amendment** proposes to rezone the lands from the Estate Residential Exception-13 (RE-13) Zone and Environmental Policy Area- 1 (EPA-1) Zone to a site specific Residential One-Exception-XX (R1-XX) Zone for the residential lots and Environmental Policy Area -1 (EPA-1) Zone for the environmental blocks. The **Draft Plan of Subdivision** proposes to create 35 residential freehold lots with a range of frontages and areas all totaling (1.54 ha) in area, accessed by a proposed public road (0.44 ha) and serviced by municipal water and wastewater services. Two environmental blocks (1.33 ha) in size have been proposed and an overland flow block for drainage purposes (0.02 ha).



**The illustration is a conceptual plan for information purposes and it is subject to change. The application is currently under review by the Town of Caledon.*



**LEAD PLANNER:**

Melissa Mohr, Community Planner, Development - East

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ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Official Plan Amendment, Draft Plan of Subdivision and/or Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

APPEAL PROCEDURE:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon before the proposed official plan amendment is adopted, and/or before the by-law is passed, and/or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

HOW TO STAY INFORMED:

If you wish to be notified of the decision of the Town of Caledon on the proposed Official Plan Amendment, in respect of the proposed plan of subdivision and/or the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

ACCESSIBILITY:

If you require an accessibility accommodation to 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.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: August 29, 2019