

**Type of Application**

Official Plan Amendment  Zoning By-law Amendment   
 Temporary Use By-law  Removal of Holding Symbol

<b>For Office Use Only</b>	
Major: <input type="checkbox"/>	Minor: <input type="checkbox"/> Surcharge: <input type="checkbox"/>
Town File Number Assigned: _____	
Corresponding Subdivision/Condominium File Number: _____	
Date Application Received: _____	
Date Complete Application Accepted: _____	
Application Fee Attached: <input type="checkbox"/>	

**1. Site and Legal Description** PT LT 5 CON 5 ALBION AS IN VS394773; TOWN OF CALEDON, being all of PIN 14349-0140 (LT) and PT LT 5 CON 5 ALBION AS IN RO431110; TOWN OF CALEDON, being all of PIN 14349-0141 (LT)

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_  
 Lot/Block: \_\_\_\_\_ Registered Plan: \_\_\_\_\_  
 Part: \_\_\_\_\_ Reference Plan: \_\_\_\_\_  
 Street and Number: 8281 and 0 Healey Road  
 Dimensions (metric): Frontage: Approx. 243.84 m Depth: Variable Area: Approx. 13.56 ha  
 Date Property was Acquired by Current Owner: September 27, 2019  
 Roll Number: \_\_\_\_\_  
 PIN Number: PIN 14349-0140 (LT) and PIN 14349-0141 (LT)

**2. Applicant Information**

Agent Name: Zelinka Priamo Ltd. (Attention: Jonathan Rodger)  
 Address: 20 Maud Street, Suite 305 City: Toronto Postal Code: M5V 2M5  
 Phone: 416-622-6064 Fax: 416-622-3463  
 Email: jonathan.r@zpplan.com

Applicant Name: Same as Agent  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Registered Owner: 8281 Healey Road GP Limited/ c/o ONE Properties  
 Address: Suite 2710, 333 Bay Street, City: Toronto Postal Code: M5H 2R2  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Mortgagees or Other Encumbrances: N/A  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Please note:

All correspondence, notices, etc. initiated by the Town in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed at the applicant. Where the registered owner is a numbered company, please indicate a project or development name.



**7. Current Land Use?**

a) What is the current use of the subject land?

Agricultural uses

b) How long have these uses continued on the lands?

unknown

c) Has there been any previous industrial or commercial use on the subject lands?

Yes  No

If yes, please specify:

d) Has the grading on the subject land been changed by adding or removing material?

Yes  No

If yes, please specify:

e) Has there ever been a gas station or other fuel dispensing/storage facility on the subject land?

Yes  No

On July 23, 2019, the TSSA reported an active fuel oil tank located on-site, which was reported in error

If yes, please specify:

f) Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?

Yes  No

If yes, please specify:

Are there any existing buildings on the subject lands?

Yes  No

If yes, please specify the date any existing buildings/structures were constructed:

If yes to 7(g), each existing building, its type, use height, floor area, and setbacks from the front, rear and side property boundaries, shall be shown on the property survey required to be submitted with this application.

If yes to 7(c), and/or 5(e), please contact the Director of Development Approval and Planning Policy or their designate to determine if an environmental assessment is required and submit 5 copies of the same with this application.

**8. Proposed Land Use**

a) What is the proposed use of the subject land? (attached additional pages as required)

To be determined – Use in accordance with zoning permissions – see Planning Justification Report

b) Are there any new buildings, and/or site improvements proposed for the subject land?

Yes  No

If yes, each proposed building, its type, use height, floor area, setbacks from the front, rear and side property boundaries, and all other proposed site improvements shall be shown on the conceptual site development plan required to be submitted with this application.

**9. Status of Other Applications Under the Planning Act**

a) Are the lands, or any lands within 120 metres, subject to any other application under the Planning Act including an Official Plan Amendment, a Zoning By-law Amendment, a plan of subdivision or condominium, a minor variance, a consent, a site plan or an application for exemption from part lot control? Is the building(s) under construction?

Yes  No

Note that there are nearby lands within 120 m that are subject to applications under the Planning Act

If yes, please provide: <https://www.caledon.ca/en/townhall/development-map.asp>

Type of application(s):

Name of Approval Authority(s):

File Number(s):

Status of Application(s):

b) Have the subject lands been subject to a previous application to amend the official plan or zoning by-law?

Yes  No

If yes, please provide:

File Number(s): Town-Initiated OPA 243 (By-law 2016-027) and Zoning (By-law 2016-099)

Outcome of Application(s): Approved

c) Have the subject lands been subject to a Minister's Zoning Order?

Yes  No

If yes, please specify and indicate the Ontario Regulation number of that order:

d) Indicate the effect of this/these other application(s) on the subject proposal.

Refine the boundary of the existing zoning categories

## 10. Proposed Servicing

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

### SEWAGE DISPOSAL

Service Type	Development Proposed	Y/N	Action Required	Attached
Municipal piped sewage system	Any development on municipal service	X	Confirmation of service capacity will be required during processing	
Municipal or private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent		Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

### WATER SUPPLY

Municipal piped water system	Any development on municipal service	X	Confirmation of service capacity will be required during processing	
Municipal or private communal water system	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption		Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption		Hydrogeological sensitivity certification	
Other	To be described by applicant		To be determined	

### STORM DRAINAGE

Piped sewers	Any development on piped service	X	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	X
Open ditches or swales	Any development on non-piped service			

### ROADS AND ACCESS

Is access available to public roads?	All development	X	A traffic study may be required during application process	N/A
--------------------------------------	-----------------	---	--	-----

### UTILITIES

Easements and restrictive covenants	Any adjacent or on site	X	All existing easements and covenants to be shown and effect described on the draft plan	X
-------------------------------------	-------------------------	---	---	---

11. Environmental Assessment Act

Are any water, sewage, or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act?

Yes  No

If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

\_\_\_\_\_  
\_\_\_\_\_

15. Affidavit of [redacted] Agent

I, Dave Hannam of the City of Stratford in the County of Perth solemnly declare that all above statements contained within the application are true, and I make this solemn declaration conscientiously believe it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

Declared before me at the City of London in the County of Middlesex this 29<sup>th</sup> day of July 2020

  
A Commissioner of Oaths

GREGORY ANDREW PRIAMO, a Commissioner, etc.,  
Province of Ontario, for Zelinka Priamo Ltd.  
Expires October 30, 2022.

  
Signature

16. An Applicant's Certificate Shall be Provided and Signed on the Draft Plan

17. Registered Owner's Authorization

The owner(s) must complete the following:

As of the date of this application, I am (we are) the registered owner(s) of the lands described in this application, I (we) have examined the contents of this application, certified as to the correctness of the information submitted with the application, insofar as I (we) have knowledge of these facts, and concur with the submission of this application to the Town of Caledon.

July 29, 2020  
Date

July 29, 2020  
Date

\_\_\_\_\_  
Date

  
Signature of Owner

  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

## Schedule I

### Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property or abutting property and advise if the required technical information to demonstrate consistency with Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Policy	Features/ Constraints	Action Required	Yes On- site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.1	Non-farm development outside of urban areas and designated settlement areas or expansions of same	Development proposed outside of or the expansion of these areas require a Justification Analysis			X	
1.1.3	Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa;	X			
	Class II Industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)	b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa; and	X			
	Class III Industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions)	c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa.			X	
	Landfill site	A landfill study to address leachate, odour, vermin and other impacts is needed.			X	
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.			X	
	Waste stabilization pond				X	
	Active railway lines	Within 100 metres, a feasibility study is needed for development			X	
	Controlled access highways or freeways, including designated future ones			X		
	Electric transformer stations		Within 200 metres, a noise study is needed for development.			X

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	A feasibility study is needed for:  a) Group 1 uses (residential) between the 28 and 30 NEF/NEP contour. At or above the 30 NEF/NEP contour development may not be permitted. Redevelopment of existing residential uses may be considered above 30 NEF/NEP provided that it has been demonstrated that there will be no negative impacts on the long-term function of the airport.  b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.  c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.			X	
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.			X	
1.3.3	Transportation and infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.		X		
2.1.3	Prime agricultural land	Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study.	X			
2.1.4	Agricultural operations	A separation distance calculation under the Minimum Distance Separation Formula for non-agricultural uses to be complied with and submitted concurrently with the application.			X	
2.2.3.2	Existing pits and quarries	It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.			X	
2.2.3.3	Protection of mineral aggregate resources	Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development.			X	
2.3.1	Significant portions of habitat of endangered and threatened species	Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed.			X	
2.3.1	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat	Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat.	X			

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed.	X			
2.3.3	Diversity of natural features and their natural connections	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.	X			
2.4.1	Surface water, groundwater, sensitive groundwater recharge/discharge areas, headwaters and aquifers	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.			X	
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.			X	
2.5.2	Significant archaeological resources	In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. Contact Heritage Resource Officer			X	
3.1.1	Erosion hazards and unstable soils or bedrock	Areas of unstable soils or bedrock and within the 100-year erosion limit of ravines, river valleys and streams, development should be restricted.			X	
3.1.2	Flooding hazards	Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100-year flood level along connecting channels, development should be restricted.			X	
3.1.2	Flood plains	Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.	X			
3.2.1	Mine hazards or former mineral resource operations	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.			X	
3.2.2	Contaminated sites	In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect.			X	