

Pre-Consultation (DART) Meeting Form

Date: October 21, 2021
Development Team: Planning Services

File Number: PRE 2021-0195
Lead Planner: Kyle Munro

Project Information

Project Name: Hillview Estates Residential Development
 Proposal: Redevelop the Subject Lands for an estate residential development of eighteen (18) lots.
 Proposed GFA: Not provided by applicant

Applicant Information

Applicant Name: Stephanie Mateeva of Glen Schnarr & Associates Inc.
 Telephone Number: [REDACTED]
 Email Address: stephaniem@gsai.ca
 Owner Name: [REDACTED]

Property Information

Municipal Address: 10249 Hunsden Sideroad
 Legal Description: CON 9 ALB PT LOTS 25,26 RP 43R3844 PART 1 CLOSED
 RD 50.38AC
 212401000910700
 Site Area: 50.51 ac 20.45 ha

Planning Documents

Provincial Documents: Provincial Policy Statement: Places to Grow Plan:
 Oak Ridges Moraine Conservation Plan: Greenbelt Plan:
 Region of Peel Official Plan: Rural System
 Town of Caledon Official Plan: Policy Area 3, Policy Area 4, Policy Area 2
 Zoning By-law: 2006-50: Environmental Policy Area 2 Zone - Oak Ridges
 Moraine, Rural - Oak Ridges Moraine
 Conservation Authority: TRCA: CVC: NVCA: LSRCA:

Existing Planning Applications on the Property

File Number	Type/Stream	Status
PRE 2021-0027	Preliminary	Preliminary Meeting
PRE 2021-0195	Pre-Consultation	Pre-Consultation Meeting

Required Planning Approvals

Plan of Subdivision:	Regular Stream: <input type="checkbox"/>	Palgrave Estates Stream: <input checked="" type="checkbox"/>
Plan of Condominium:	Conversion: <input type="checkbox"/>	Leasehold Stream: <input type="checkbox"/> Freehold Stream: <input type="checkbox"/>
Official Plan Amendment:	Standard: <input type="checkbox"/>	Common Elements: <input type="checkbox"/> Phased: <input type="checkbox"/> Vacant Land: <input type="checkbox"/>
Zoning By-law Amendment:	Regular Stream: <input checked="" type="checkbox"/>	Expansion of Settlement Area: <input type="checkbox"/>
Site Plan Approval:	Lifting of 'H': <input type="checkbox"/>	Temporary Use: <input type="checkbox"/>
	Full Stream: <input type="checkbox"/>	Development Agreement Required: <input type="checkbox"/>
	Amendment: <input type="checkbox"/>	Scoped: <input type="checkbox"/> Fast Track: <input type="checkbox"/>
	FIT Facility Protocol: <input type="checkbox"/>	Telecommunication Facility Protocol: <input type="checkbox"/>

Other Approvals/Requirements

Niagara Escarpment Plan Amendment: Niagara Escarpment Development Permit:
 Region of Peel Official Plan Amendment: Conservation Authority Approval:
 Building Permit: Fill Permit:
 Development Charges: Cash-in-Lieu of Parkland:*
 Securities: Other: _____

* May require peer review at the Applicant's cost



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Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Forms	x	Fees	See Fees By-law for details
Pre-Consolidation (DART) Meeting Form	x	Cover Letter	x
OBC Matrix		Zoning Matrix	x
Scalable Concept Plan		Survey Plan	x
Full-Size, Scalable Site Plan Drawings	x	Draft Zoning By-Law Amendment	x
Plan of Subdivision	x	Draft Official Plan Amendment	
Survey Fitted Air Photo	x	Agricultural impact Assessment	
Topographic Map	x	Archaeological Resource Assessment	x
Slope Map	x	Architectural Design Plan	
Soils and Soil Drainage Classification Map	x	Commercial Impact Study	
Surface Hydrology Map	x	Cultural Heritage Impact Statement	
Vegetation and Wildlife Ecology Map	x	Conceptual Elevation Drawings	To be addressed at the detailed design stage
Environmental Summary Map	x	Erosion and Sediment Control Plan	To be addressed at the detailed design stage
Environmental Management/Reforestation Plan	x	Fiscal Market Study	
Preliminary Engineering Report	x	Floor Plan Drawings	To be addressed at the detailed design stage
Functional Servicing Report	x	Geotechnical Reports	x
Environmental and Engineering Summary Report		Housing Distribution Analysis	
Hydrogeological Study	x	Landscape Plan	x
Neighbourhood Concept Plan		Noise and Vibration Study	x
On-street Parking Analysis		Environment Impact Study	x
Pedestrian Circulation and Trail Plan		Phase 1 Environmental Site Assessment	x
Planning Justification Report	x	Rehabilitation Plan	
Site Grading Drawings	x	Site Servicing Drawings	x
Soil Stability Report		Stormwater Management Report	x
Traffic Operations Assessment	x	Arborist Report and Tree Preservation Plan	x
Urban Design Brief	x	Visual Impact Report	
Water Balance / Budget Analysis		Construction Management Plan	
Photometrics Plan	x	Engineering Letter of Conformance	To be addressed at the detailed design stage
Draft Reference Plan (Region of Peel)		Engineering Cost Estimate	To be addressed at the detailed design stage
Transportation Terms of Reference		Landscape Letter of Conformance	To be addressed at the detailed design stage
Healthy Development Assessment	x	Landscape Site Cost Estimates	To be addressed at the detailed design stage
PINS/Parcel Abstract	x	M-Plan	x



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Confirmation

For Official Plan amendment and/or Zoning By-law Amendment applications, templates will be forwarded to you electronically. Please sign below to confirm that you have received and reviewed the following documents:

Official Plan Amendment Template:

Name Date

Zoning By-law Amendment Template:

Name Date

Where design guidelines are applicable, the documents below are to be reviewed, consulted and addressed through the proposed application. All documents can be found on the Town’s website. Please sign below to confirm that you have consulted with the necessary guidelines.

Industrial/Commercial Design Guidelines

Caledon Urban Design Guidelines

Bolton

Camp Villas Corporation Architectural Design Guidelines

Bolton Landscape and Streetscape Plan

Northeast Bolton Secondary Plan (Residential Policy Area “B”) Landscape Standards and Design Guidelines

Regional Road 50 Landscape Master Plan

South Bolton Shopping Centre Design Guidelines

Tertiary Plan Area Landscape Standards and Design Guidelines

West Bolton Secondary Plan Area (Residential Policy Area “:A”) Landscape Standards and Urban Design Guidelines

Caledon East

Community Design and Architectural Design Guidelines

Streetscape Study Architectural Guidelines

Streetscape Study Design Concept

Streetscape Study Addendum

Inglewood Community Design Guidelines

Mayfield West

Fernbrook Subdivision (Snell’s Hollow) Architectural Vision and Design Guidelines

Fernbrook Subdivision (Snell’s Hollow) Community Design Guidelines

Mayfield West Community Design Plan

Tullamore Secondary Plan Community Design Guidelines

Name Date

Notes

This form addresses only those items that are required in order for the Town to deem that application complete and be able to begin the review process. If an application does not contain the items noted above along with the items included in the appropriate process manual, the application will be deemed incomplete and will not be accepted by the Town of Caledon. As a result of comments received during the processing of the application(s), amendments, addendums, and/or additional studies and material may be required.

*** As noted in the checklist provided, a selection of the identified requirements are to be addressed at the detailed design stage. ***



Consultation

Is further consultation required? Yes No

If yes, please explain _____

* The applicant is to request further consultation, unless otherwise described above, upon addressing the issue to be discussed.

The submission of all plans and studies are to be in keeping with the requirements as prescribed in Section 7.1.18.

Expiration

As per By-law No. 2008-118, a new Pre-Consultation Meeting will be required should the application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed and the application submission is complete.

Pre-Consultation (DART) Meeting Expiry Date: June 30, 2022

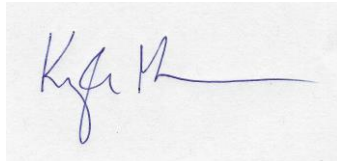
Agreement of Complete Application Requirements

The proposal as described on this form has been reviewed during the Pre-Consultation Meeting and both the applicant and Town of Caledon staff are in agreement that the terms checked on the list contained in this Form identify all material that will be required for the indicated application to be deemed complete.

Applicant

Name: _____ Signature: _____ Date: _____

Lead Planner



Name: Kyle Munro Signature: _____ Date: December 20, 2021

