

Planning and Development Services
Town of Caledon
6311 Old Church Street
Caledon ON, L7X 1J6

January 23, 2024
File: 9600-2

**Attn: Rob Hughes - Senior Planner, Special Projects
Strategic Policy Planning, Planning Department**

**Re: 1st OPA Submission for Official Plan Amendment (File No. DART OPA 2023-0005)
12461 McLaughlin Road, Town of Caledon (the "Town")
Related PARC File No.: PRE 2022-0242
Associated File Nos.: RZ 17-13 & 21T-17008C**

Weston Consulting is the authorized planning agent for Shanontown Development Inc. ("Shanontown"), the registered owner of the lands municipally described as 12461 McLaughlin Road, in the Town (herein referred to as the "subject property"). We have been authorized by Shanontown to act as Agent to submit this application for an Official Plan Amendment ("OPA") to facilitate the proposed subdivision development for the subject property. A Pre-Application Review Committee ("PARC") Meeting was held on March 2, 2023, with formal Pre-Consultation ("DART") submissions provided shortly afterwards on July 11, 2023, and October 2, 2023, respectively. More than three months later, formal DART comments were received from the Town on January 15, 2024.

This OPA application seeks to amend a policy within the Mayfield West Phase 2 Secondary Plan related to cost sharing (specifically Section 7.14.4.8.4).

Description of the Subject Property

The subject property is generally rectangular in shape and located within the northeast quadrant of Mayfield Road and McLaughlin Road. The subject property is presently comprised of unoccupied and vacant agricultural land, save and except for a small 2-storey single-detached dwelling situated near the McLaughlin Road frontage. Furthermore, two existing residential properties contain single family dwellings along McLaughlin Road; these two properties are holdout lands and are not owned by Shanontown.

The subject property is located within the Mayfield West Phase 2 Secondary Plan Area (*Schedule B-2*). This area has been master planned to establish specific land use designations and policies intended to foster the creation of a mixed-use, transit orientated community. As shown on *Schedule B-2: Mayfield West Phase 2 Secondary Plan: Land Use Plan*, the subject property is split designated as Low-Density Residential, Medium-Density Residential, High-Density Residential, Environmental Policy Area, Open Space Policy Area, and Greenway Corridor. This OPA application proposes no changes to the land use designations which govern the subject property.

Town Zoning By-law 2006-50, as amended, zones the subject property as 'Agriculture 1' (A1). The A1 zone permits a variety of uses such as Agriculture-related Commercial Use, Agriculture-related Industrial Use, Apartment, Accessory, Dwelling, Accessory, Dwelling, Detached and many more. A related Zoning By-law Amendment application has been filed under separate cover for the subject property (File #RZ 17-13).

Concurrent Application History

The subject property is currently the subject of pending development applications. Draft Plan of Subdivision (“DPS”) (File #21T-17008) and Zoning By-law Amendment (“ZBA”) (File #RZ 17-13) applications were submitted in December 2017 in support of a planned development of 677 residential dwelling units, comprised of 104 detached dwellings, 164 semi-detached dwellings, 100 on-street townhouse dwellings, 137 rear-laneway townhouse dwellings and a high-density residential block containing approximately 172 apartment dwelling units.

The ZBA application seeks to rezone the subject property from Agricultural (A1) to various zone categories, including Mixed Density Residential with exceptions (RMD-X), Village Core Commercial with exceptions (CCV-X), Environmental Policy Area 1 Exception 405 (EPA1-405), Environmental Policy Area 1 (EPA1), and Open Space (OS) zones. The DPS and ZBA applications were deemed complete by the Town in February 2018.

A third submission of the DPS and ZBA applications was submitted in October 2019 which addressed the majority of outstanding staff comments. The latest DPS proposed a reduction of residential dwellings to a total of 673 units, in addition to 3 units within reserve blocks B, C, and D. At this point in time, Shanontown currently awaits issuance of both DPS and ZBA approvals.

Proposed Official Plan Amendment Application

The purpose of this OPA application is to amend the Town’s Official Plan, specifically the Mayfield West Phase 2 Secondary Plan’s cost sharing policy, on a site-specific basis. In particular, the text of the Mayfield West Phase 2 Secondary Plan policy 7.14.4.8.4, states:

“Prior to draft approval, registration of any plan of subdivision or plan of condominium or final approval of any site plan application or any approval under the planning act, the Plan Area landowners Cost Sharing Group trustee shall provide the town, in writing that the owner of such lands is in good standing with the Plan Areas landowners Cost Sharing Group”.

It is our opinion that Shanontown can make satisfactory arrangements to secure financial obligations for necessary infrastructure works completed external to the subject property, all subject to and consistent with the *Planning Act*, which external works and financial obligations can be reduced into a subdivision agreement entered into with the Town and registered on title to the subject property. Below is the proposed amended text of policy 7.14.4.8.4, which is proposed:

“Prior to the draft approval, registration of any plan of subdivision or plan of condominium or final approval of any site plan application or the approval of any application under the Planning Act, the Plan Area landowners’ shall make satisfactory arrangements in appropriate agreements securing its financial obligations for specific hard infrastructure works completed external to lands, all subject and consistent with the applicable provisions of the Planning Act, R. S. O. 1 990, c. P. 1 3. and that these specific external works and their financial obligations shall be identified in a subdivision agreement to the satisfaction of the Town of Caledon, acting reasonably.”

OPA Submission Materials

In accordance with the PARC Meeting Form and Checklist issued on March 2, 2023 (PRE-2022-0242) and the DART Comments issued by the Town on January 15, 2024 (DART OPA 2023-0005), which identify how to move forward with a formal OPA application and how to submit the supporting materials, the following materials are submitted to fulfill the requirements of a complete OPA Application:

#	Document	Prepared By	Date YYYY/MM/DD
0.	Cover Letter	Weston Consulting	2024.01.18
1.	Planning Justification Report		2023.07.01
2.	Draft OPA and Schedule		2023.06.01
3.	Parcel Abstract		2023.09.22
4.	Pre-Consultation (DART) Review for Official Plan Amendment	Town of Caledon	2024.01.15
5.	PARC Meeting Form and Checklist	Town of Caledon	2023.03.02
6.	Survey Plan	David B. Searles Surveying Ltd.	2015.09.29
7.	Arborist Report	The Tree Specialist Inc.	2017.11.29
8.	Tree Preservation Plan		2017.11.29
9.	Archaeological Assessment: a. Stage 1 & 2 Report and supplementary materials (Phase 1 Lands) b. Stage 1 & 2 Report and supplementary materials (Phase 2 Lands)	Archaeological Services Inc.	2018.04.19
			2020.08.13
10.	Archaeological Assessment: a. Stage 3 report and supplementary materials (Phase 1 Lands) b. Stage 3 report and supplementary materials (Phase 1 & 2 Lands)		2018.04.12
			2018.12.03
11.	Archaeological Assessment: a. Stage 4 report (Phase 1 Lands) b. Stage 4 report (Phase 1 & 2 Lands)		2021.02.01 2021.04.01
12.	Archaeological Clearances: a. Stage 1 & 2 (Phase 1 Lands) b. Stage 3 (Phase 1 Lands) c. Stage 3 (Phase 1 & 2 Lands)	Ministry of Culture, Tourism and Sport	2018.06.01 2018.10.03 2018.12.06
13.	Environmental Impact Study	Dillion Consulting	2017.11.01
14.	Functional Servicing & Stormwater Management Report	David Schaeffers Engineering Ltd.	2023.05.01
15.	Transportation Cost Sharing Review	LEA Consulting Ltd.	2023.06.21
16.	Completed and Signed Application Form	Online	
17.	OPA Application Fee	\$15,450.00	

Although the PARC Meeting Form indicates that an Agricultural Impact Assessment is required, a meeting discussion held with our office, Adam Wendland, and Sean Kenney held on March 30, 2023, confirmed that the requirement for this report was an oversight and is not required. The subject property is currently located within

the settlement boundary area and therefore, an Agricultural Impact Assessment is not required. During this meeting, we also agreed to specific parameters of the scalable concept plan. Given the majority of the concept plan design elements are undetermined at this time and that these lands are subject to a concurrent DPS application, we have coloured and identified separate land uses proposed through colouring the variety of built forms/uses, as feedback from Town Planning Staff suggested.

Based on an email from our office to Town Planning Staff on April 4, 2023, a final revised and re-issued PARC Meeting form was requested consistent with the matters noted above. However, an updated final PARC Meeting form was never ultimately issued. Accompanying this submission, we have enclosed a copy of the draft PARC checklist, as this is the only version we've received from the Town to date. We note that the above noted items, consistent with the draft PARC Meeting form, were accepted as complete for the purposes of the DART process.

With regard to the Trustee Letter that has been requested, our client is not a member of the landowners group, has no privity of contract or relationship with the Trustee, and is therefore incapable of, and will not be, providing the "Trustee Letter". The Public Engagement Strategy has been incorporated into the Planning Justification Report enclosed with this submission. Additionally, a Fiscal Impact Study was not noted as a requirement per the PARC meeting form and checklist and will not be provided. This information was conveyed to Town Staff in an email dated October 2, 2023.

In relation to comments issued as part of the DART correspondence dated January 15, 2024, we look forward to discussing these comments further as part of the formal application review process.

We trust that the above noted materials are in order and fulfill the requirements of a complete application in accordance with the *Planning Act*. Given the more than eleven-month-long PARC/DARC process, we ask that the Town deem the OPA application complete upon review in accordance with the *Planning Act*.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned, Ryan Guetter (ext. 241) or Krishtian Rampersaud (ext. 378).

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

C: Steve Gutfreund, Conservatory Group
John Alati, Davies Howe LLP
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