

Pre-Consultation (DART) Meeting Form

Date: Thursday February 25, 2021
 Development Team: Planning Services
 Project Information

File Number: PRE 2020-0056
 Lead Planner: Stephan Posikira

Project Name: Humphries Planning Group
 Proposal: The development proposal has been revised to consist of three (3) stacked townhouse blocks consisting of 43 townhouse units on a private condominium laneway.
 Proposed GFA: 4,387.27 m²

Applicant Information

Applicant Name: Rosemarie Humphries of Humphries Planning Group
 Telephone Number: (905) 264-7678 ext. 244
 Email Address: rhumphries@humphriesplanning.com
 Owner Name: Harvestone Centre Inc. – Vince Vigliatore

Property Information

Municipal Address: 13656 Emil Kolb Parkway;
 Legal Description: CON 5 ALB PT LOT 9 RP 43R10166 PART 2;
 2124010003225410000;
 PIN: 126487 Site Area: 0.9423 ac

Planning Documents

Provincial Documents: Provincial Policy Statement: Places to Grow Plan:
 Oak Ridges Moraine Conservation Plan: Greenbelt Plan:
 Region of Peel Official Plan: Urban System
 Town of Caledon Official Plan: Local Commercial on Schedule C-3
 Zoning By-law: 2006-50: Agricultural (A1)
 Conservation Authority: TRCA: CVC: NVCA: LSRCA:

Existing Planning Applications on the Property

File Number	Type/Stream	Status
RZ 2005-0001	ReZoning	Closed
RZ 2008-0012	ReZoning	Report to Council
PRE 2016-0198	Pre-Consultation Meeting	PreConsultation
SPA 2014-0037	Full	Cancelled
PRE 2013-0117	Preliminary Meeting	Closed
PRE 2013-0135	Pre-Consultation Meeting	Complete
PRE 2020-0056	Pre-Consultation Meeting	PreConsultation
COA B 009-15	Consent	Refused

Required Planning Approvals

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

5% Cash-in-Lieu of Parkland:*
Other: _____

* May require peer review at the Applicant's cost



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Caledon, ON L7C 1J6
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Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Form	X	Fee(s)	X
Pre-Consultation (DART) Meeting Form	X	Cover Letter	X
OBC Matrix	X	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		Draft Official Plan Amendment	X
Plan of Condominium	X	Agricultural impact Assessment	
Aggregate Resource Impact Study		Archaeological Resource Assessment	X
Air Quality Assessment		Architectural Design Plan	
Architectural Design Guidelines		Commercial Impact Study	
Built Heritage and Cultural Heritage		Cultural Heritage Impact Statement	
Comprehensive Broader Scale		Elevation Drawings (coloured)	X
Demarcation of Areas Regulated by a Conservation Authority		Erosion and Sediment Control Plan	X
Environmental Impact Study and Management Plan		Fiscal Impact Analysis	
Facility Fit Plan		Fiscal Market Study	
Floodplain Analysis		Floor Plan Drawings	X
Functional Servicing Report	X	Geotechnical Reports	X
Heritage Conservation Plan		Waste Management Plan	X
Hydrogeological Impact Assessment	X	Landscape Plans	X
Neighbourhood Concept Plan		Noise and Vibration Study	X
On-street Parking Analysis		On-street Utilization Plan	
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 Impact Study	X	Tree Inventory Analysis	
Comprehensive Urban Design Brief	X	Healthy Development Assessment (ROP requirement)	X
Water Balance / Budget Analysis		Topographic Survey Plan	X
Parking Study (included in TIS)	X	Tree Preservation Plan and Arborist Report	X
Landscape Cost Estimate	X	Landscape Letter of Conformance	X
Existing Conditions/Contour Plan (pre-development drainage plan)	X	Pre/Post Storm Drainage/Tributary Plan	X
Environmental and Engineering Summary Report (Summary of EIS and FSR reports)	X <i>SP.</i> No longer required		



TOWN OF CALEDON

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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

Belfountain Commercial Development 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.



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.

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: ~~Wednesday August 25, 2021~~ (6 months from date of meeting)

**Extended to Monday
February 21, 2022 s.p.**

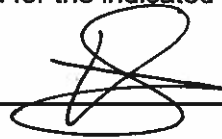
Agreement of Complete Application Requirements

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: Rosemarie Humphries

Signature: _____



Date: Sept 27, 2021

Lead Planner

Name: Stephan Posikira

Signature: _____

Date: _____



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