

Pre-Consultation (DART) Meeting Form

Date: November 8, 2018
Development Team: West

File Number: PRE 18-54
Lead Planner: Katherine Bibby

Project Information

Project Name: 14027 Hurontario Street Site Plan Application
Proposal: Proposing a truck stop/gas station served by a drive thru restaurant/convenience store, and two restaurants. The applicant is proposing to operate this facility within the lands currently zoned as CV-267 and A1-347. The applicant is no longer proceeding with rezoning for the lands zoned A1, and is applying for Site Plan approval for the remainder of the site.
Proposed GFA: 1,177 m² 12,1669 ft²

Applicant Information

Applicant Name: Chester Lew, CoManage Consulting
Telephone Number: (647) 588-2987
Email Address: comanage@bell.net
Owner Name: BVD Holding Caledon Inc., Mr. Bikram Dhillon

Property Information

Municipal Address: 14027 Hurontario Street
Legal Description: Part Lot 28, Concession 1 EHS; RP 43R11450 PARTS 1,2 RP 43R18091 PART 2
 2124130010125000000
PIN: 114434 **Site Area:** 3.2 ha 7.9 ac

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, Schedule D, Regional Structure
Town of Caledon Official Plan: Victoria Settlement Area, Schedule 'A', Land Use Plan
Zoning By-law: Village Commercial Exception 267 (CV-267), Agricultural Exception 347 (A1-347), Agricultural (A1) – Zone Map 16
Conservation Authority: TRCA: CVC: NVCA: LSRCA:

Existing Planning Applications on the Property

File Number	Type/Stream	Status
SC 2005-0074	Full	Inactive
LD B 015-07	New	Withdrawn
SC 30 CHING	Full	Archived
RZ 1987-0012	ReZoning	In Effect
RZ 1986-0007	ReZoning	Closed
PRE 2018-0054	Preliminary Meeting	PreConsultation

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 type="checkbox"/> Phased: <input type="checkbox"/> Vacant Land: <input type="checkbox"/>
Official Plan Amendment:	Regular Stream: <input type="checkbox"/>	Expansion of Settlement Area: <input type="checkbox"/>
Zoning By-law Amendment:	Regular Stream: <input 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:**



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Development Charges:
 Securities:

Cash-in-Lieu of Parkland:*
 Other: applicable review and approvals from the Ministry of Transportation (MTO)

* May require peer review at the Applicant's cost

Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Form	20	Town of Caledon Site Plan Fee (Full Stream) as per Fee By-law	1
Pre-Consultation (DART) Meeting Form	20	Cover Letter	20
OBC Matrix	2	Zoning Matrix	2
Scalable Concept Plan	0	Survey Plan	7
Full-Size, Scalable Site Plan Drawings	28	Draft Zoning By-Law Amendment	0
Plan of Subdivision	0	Draft Official Plan Amendment	0
Plan of Condominium	0	Agricultural Impact Assessment	0
Aggregate Resource Impact Study	0	Archaeological Resource Assessment	0
Air Quality Assessment	0	Architectural Design Plan	0
Architectural Design Guidelines	0	Commercial Impact Study	0
Built Heritage and Cultural Heritage	0	Cultural Heritage Impact Statement	0
Comprehensive Broader Scale	0	Elevation Drawings	3
Demarcation of Areas Regulated by a Conservation Authority	0	Erosion and Sediment Control Plan	11
Environmental Impact Study and Management Plan	0	Fiscal Impact Analysis	0
Facility Fit Plan	0	Fiscal Market Study	0
Floodplain Analysis	0	Floor Plan Drawings	5
Functional Servicing Report	11	Geotechnical Report	7
Heritage Conservation Plan	0	Housing Distribution Analysis	0
Hydrogeological Impact Assessment (subject to peer review)	11	Landscape Plan	5
Neighbourhood Concept Plan	0	Noise and Vibration Study	3
On-street Parking Analysis	0	On-street Utilization Plan	0
Pedestrian Circulation and Trail Plan	0	Phase 1 Environmental Site Assessment	0
Planning Justification report	0	Rehabilitation Plan	0
Site Grading Drawings	11	Site Servicing Drawings	12
Soil Stability Report	0	Stormwater Management Report	11
Traffic Impact Study	8	Tree Inventory Analysis	0
Urban Design Brief	2	Visual Impact Report	0
Water Balance / Budget Analysis	0	Woodlot Edge Hazard Risk Assessment	0
Justification for Trailer Parking	2	Draft R Plan	13
Photometric Plan	3	Landscape Letter of Conformance	2
Engineering Cost Estimate	2	Landscape Cost Estimate	2
Region of Peel \$400 and \$500 fee (2 certified cheques)	1	Digital copy (4 CDs or USB sticks)	4



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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.



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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: **May 27, 2018** (6 months from date of meeting)

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: Chester Lew _____ Signature: _____ Date: _____

Lead Planner

Name: Katherine Bibby _____ Signature: K Bibby _____ Date: November 27, 2018_

