

Pre-Consultation (DART) Meeting Form

Date: February 10, 2022
Development Team: Zoning & Client Services

File Number: PRE 21-0168
Lead Planner: Rob Hughes

TOWN OF CALEDON
 PLANNING
 RECEIVED
 December 16, 2022

Project Information

Project Name: Karen Bennett/Sarah Clark
 Proposal: Multi-parcel proposal to licence a Class A, Category 2 quarry (below water table) for a limestone bedrock extraction
 Proposed GFA: Not applicable

Applicant Information

Applicant Name: Glen Schnarr & Associates on behalf of CBM Aggregates/St. Marys Cement Inc. (Canada)
 Telephone Number: (905) 568-8888
 Email Address: sarahc@gsai.ca
 Owner Name: Multiple properties with multiple owners

Property Information

Municipal Address: Multiple properties (Mississauga Rd/Charleston Sideroad (see page 5 for details))
 Legal Description: Multiple legal descriptions
 Multiple assessment numbers
 PIN: Multiple Site Area: Approx. 321 ha

Planning Documents

Provincial Documents: Provincial Policy Statement: Niagara Escarpment Plan:
 Oak Ridges Moraine Conservation Plan: Greenbelt Plan:
 Region of Peel Official Plan: See Region of Peel comments for details
 Town of Caledon Official Plan: Rural Lands, General Agriculture Lands, Environmental Policy Area, and Settlement Area (Minor Urban Centre/Hamlet of Cataract), CHPMARA Schedule L
 Zoning By-law: 2006-50: Agricultural (A1) and Environmental Policy Area 2 (EPA2)
 Conservation Authority: TRCA: CVC: NVCA: LSRCA:

Existing Planning Applications on the Property

File Number	Type/Stream	Status
PRE 2021-0168	Preliminary Meeting	Pre Consultation

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"/>
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"/> Lifting of 'H': <input type="checkbox"/> Temporary Use: <input type="checkbox"/>
Site Plan Approval:	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
 Region of Peel Official Plan Amendment
 Building Permit
 Development Charges
 Securities:

Niagara Escarpment Development Permit *
 Conservation Authority Review
 Fill Permit
 Cash-in-Lieu of Parkland*
 MNRF Aggregate Resources Act Licence

* confirmed via
 email June 5
 2022 no NEC
 Dev't Permit
 Required.

* May require peer review at the Applicant's cost



6311 Old Church Road
 Caledon, ON L7C 1J6
www.caledon.ca

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Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Forms	X	Fee(s)	Full cost recovery fee requirement
Pre-Consultation (DART) Meeting Form	X	Cover Letter	X
OBC Matrix	X	Zoning Matrix	X
Scalable Concept Plan		Survey Plan	X
Full-Size, Scalable ARA Site Plan Drawings (see ARA comment)	X	Draft Zoning By-Law Amendment	X
Plan of Subdivision		Draft Official Plan Amendment	X
Plan of Condominium		Agricultural Impact Assessemnt	X
Aggregate Resource Impact Study	confirmed via email Jun 13 NOT required X	Archaeological Resource Assessment	X
Air Quality Assessment	X	Architectural Design Plan	
Architectural Design Guidelines		Commercial Impact Study	
Built Heritage and Cultural Heritage		Cultural Heritage Impact Statement/Survey (refer to OP Section 5.11.2.4.12)	X
Comprehensive Broader Scale		Elevation Drawings	
Demarcation of Areas Regulated by a Conservation Authority		Erosion and Sediment Control Plan	
Environmental Impact Study and Management Plan (as per the requirements of CVC)	X	Fiscal Impact Analysis	confirmed via email June 5, 2022 NOT required. X
Facility Fit Plan		Fiscal Market Study	
Floodplain Analysis		Floor Plan Drawings	
Functional Servicing Report (see ARA comment)	confirmed via email June 5, 2022 can be incorporated into other studies X	Geotechnical Reports	
Heritage Conservation Plan		Housing Distribution Analysis	
Hydrogeological Impact Assessment (to consider cumulative impacts)	X	Landscape/Buffer/Planting Plans (see ARA comment)	confirmed via email June 5, 2022 can be incorporated into other studies X
Neighbourhood Concept Plan		Noise and Vibration Study (include information on relevant blasting impacts and mitigation)	X
Long Term Monitoring Plans	confirmed via email June 5, 2022 can be incorporated into other studies X	On-street Utilization Plan	
Pedestrian Circulation and Trail Plan		Phase 1 Environmental Site Assessment, as per CVC comments	X
Planning Justification Report	X	Rehabilitation Plans (see ARA)	X
Site Grading Drawings (see ARA comment)	confirmed via email June 5, 2022 can be incorporated into other studies X	Site Servicing/Stormwater Drawings (see ARA comment)	Confirmed via email June 5, 2022 can be incorporated into other studies X
Soil Stability Report		Stormwater Management Report	
Traffic Impact Study (refer to OP Section 5.11.2.4.14)	X	Tree Inventory Analysis	confirmed via email June 5, 2022 can be incorporated into other studies X
Urban Design Brief		Visual Impact Report/Urban Design Brief (refer to OP Section 5.11.2.4.11)	X
Water Resources Study (refer to OP Section 5.11.2.4.15)	X	Woodlot Edge Hazard Risk Assessment	
Complete ARA License Site Plan Documents and information (Site, Rehabilitation, Grading/servicing plans etc.)	X	Draft Reference Plans (Region of Peel)	X
Social Impact Documentation (refer to OP Section 5.11.2.4.13)	X	PINS/Parcel Abstract	X
Dust & Odour Study	X	Water Resources Study	X



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Proposed Official Plan Amendment: To Extractive Industrial B (below water table application)
Proposed Zoning By-law Amendment: To a site specific Extractive Industrial (MX) Zone

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: See below notes

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

1. The applicant shall provide to the Town, Region, NEC and CVC the proposed Terms of Reference for all relevant required studies prior to submitting all first versions of these studies. Agencies will confirm that the terms of reference include all of the required regulations, standards, policies and guidelines relevant to the agency and advise the applicant.
2. Planning fees are based on a full cost recovery platform, which will include the execution of and relevant agreements. Fees up front to be provided with application submission are \$100,000.00
3. A number of documents will be subject to Peer Review, as determined by the Town and relevant agencies. Recovery of fees associated with the review would be taken from the above referenced application fee.
4. Notification of application receipt and future Public Meetings will be broader than *Planning Act* requirements, as determined by staff and Council.
5. Consultation will be required with First Nations, as determined by *Planning Act* requirements, the Town and relevant agencies.
6. Provide full ARA aggregate submission as part of a complete submission.
7. Provide long term monitoring proposals as part of a complete submission.

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: December 31, 2022

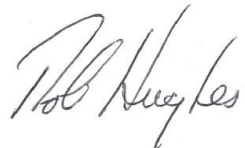
Agreement of Complete Application Requirements

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: Karen Bennett Signature:  Date: December 10, 2022

Lead Planner

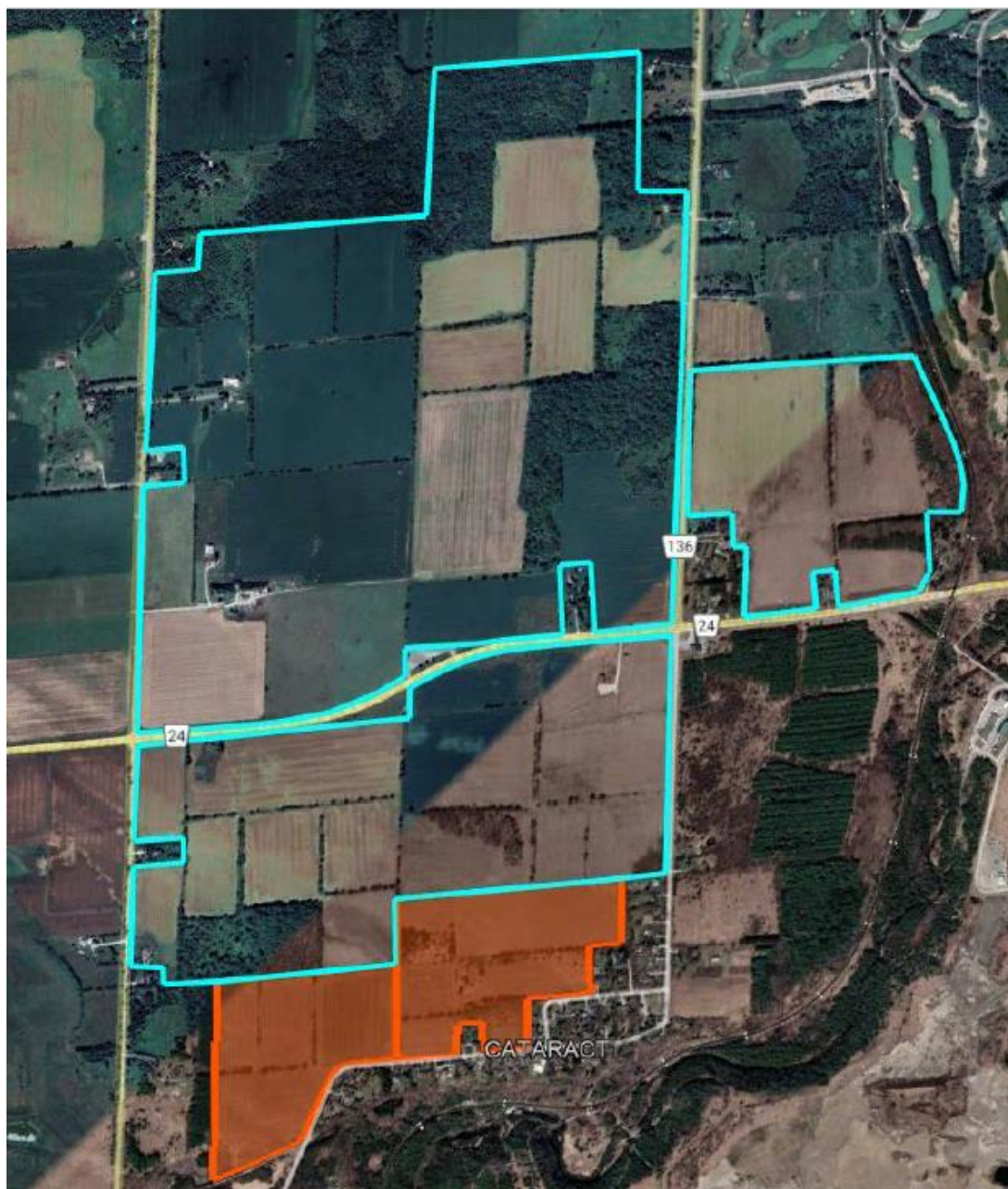
Name: Rob Hughes Signature:  Date: April 28, 2022



Properties:

Site Address	Legal Description	ROLL	PIN	Site Area
18667 Mississauga Road	PT LT 17 CON 4 WHS CALEDON AS IN RO1144974 EXCEPT PT 2, 43R3744, PT 2, 43R16517, PT 2, 43R17782 & RO1014831 ; S/T CA22622 CALEDON	212403000823900	142730089	402,513 m ² 99.46 ac
18722 Main St	PT LT 17 CON 4 WHS CALEDON; PT LT 18 CON 4 WHS CALEDON PT 1, 43R22355 ; CALEDON	212403000705400	142730086	496,156 m ² 122.60 ac
1 R.R.#1, Caledon	PT LT 16 CON 4 WHS DES PT 2, 43R24507 ; CALEDON	212403001020700	142730561	402,058 m ² 99.35 ac
No municipal address assigned.	PT LT 16 CON 4 WHS CALEDON PT 1, 43R21423 ; CALEDON	212403000705500	142730345	4,055 m ² 1 ac
No municipal address assigned.	PT LT 16 CON 4 WHS CALEDON PT 2, 43R21423 ; CALEDON	212403000705510	142730323	4,055 m ² 1 ac
18501 Mississauga Rd	PT LT 16 CON 4 WHS DES PT 1, 43R24507 ; CALEDON	212403000823800	142730560	208,065 m ² 51.41ac
18501 Mississauga Rd	PT LT 16 CON 4 WHS CALEDON AS IN VS126341 (FIRSTLY) ; S/T CA22621 CALEDON	212403000823800	142730092	197,668 m ² 48.85ac
No municipal address assigned.	PT LT 16 CON 3 WHS CAL AS IN RO741689 SAVE AND EXCEPT PT 1 PL 43R-34106 SUBJECT TO AN EASEMENT AS IN CA20830 SUBJECT TO AN EASEMENT AS IN CA22620 TOWN OF CALEDON	212403000700401	142740421	192,169 m ² 47.49 ac
No municipal address assigned.	PT LT 16 CON 3 WHS CALEDON AS IN VS267710 ; S/T CA22620 CALEDON: NEW DESCRIPTION: PT LT 16 CON 3, WHS AS IN VS267710 SAVE AND EXCEPT AS IN CA25879; S/T CA22620, CALEDON.	212403001020200	142740018	173,528 m ² 42.88 ac
1055 Charleston Side Road	PT LT 15 CON 4 WHS CALEDON AS IN VS253870, EXCEPT PT 1, 43R10572 TOWN OF CALEDON	212403001022000	142710004	194,446 m ² 48.05 ac
18221 Mississauga Road	PT LT 15 CON 4 WHS CALEDON AS IN RO593116, EXCEPT PTS 1 & 2, 43R9313 ; CALEDON	212403000823710	142710007	208,461 m ² 51.51 ac
1455 Charleston Road	PCL 14-8, SEC 43-CALEDON-4 (W.H.S.); PT LT 14, CON 4 WEST OF HURONTARIO STREET, PT 1, 43R19004 TOWN OF CALEDON	212403000622300	142710058	168,168 m ² 41.56 ac
1455 Charleston Road	PT LT 15, CON 4 WEST HURONTARIO STREET, PT 2, 43R19004, SAVE & EXCEPT PT 1, 43R24336 TOWN OF CALEDON	212403001022100	142710363	394,281 m ² 97.43 ac
1455 Charleston Road	PCL 14-7, SEC 43-CALEDON-4 (W.H.S.); PT LT 14, CON 4 WEST OF HURONTARIO STREET & LTS 3 TO 8, 11 TO 18, BLK 7; LTS 1 TO 12, BLK 8; LTS 5 TO 16, BLK 9; LTS 1 TO 20, BLK 10; LTS 1 TO 12, BLK 11; LTS 1 TO 20, BLK 12; LTS 1 TO 20, BLK 13; LTS 1 TO 12, BLK 14; LTS 1 TO 10, BLK 15; LTS 1 TO 10, BLK 16; LTS 1 TO 6; BLK 17, PL CAL 11; JOSEPH ST AND PT WILLIAM ST, THOMAS ST, ROBERT ST, JOHN ST AND ALBERT ST, PL CAL 11 AS STOPPED UP AND CLOSED BY BL83-95, AS IN RO656670, PT 1, 43R18809 TOWN OF CALEDON	212403000622300	142710009	191,076 m ² 47.22 ac

Property Map:



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