

Notice of Application

Please be informed of a proposed development in your community

This is to inform you that Paul A. King on behalf of Castles of Caledon Corp. has submitted applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision on the property outlined below for processing by the Town of Caledon. We welcome your comments on the proposed applications.

Subject Property

Location: 89 Walker Road West, Caledon East
Part Lot 4, Concession 6 (EHS), Caledon
Northeast corner of Mountainview Road and Walker Road West

Area: 25.57 Hectares (63.18 Acres)

Ward: 3

Applicant: Paul A. King on behalf of Castles of Caledon Corp.

Our File Number(s): POPA 13-06; RZ 13-14; 21T-13003

Please visit the Town of Caledon website at www.caledon.ca or contact the Development Planner noted below at the Town of Caledon to obtain a copy of the location map.

Proposal

The applicant is proposing to redesignate a portion of the property from Policy Area - Residential to a site-specific Low Density Residential designation and Environmental Policy Area and Open Space Policy Area designation and rezone the property from Rural (A2) Zone to Residential One Exception R1-E(X), Hazard Land Exception (HL-X) and Open Space Exception (OS-X) to permit a residential subdivision consisting of 203 single detached and linked single dwellings as well as a park, stormwater management pond and environmental open space blocks.

List of Plans, Reports and Studies

In accordance with Sections 6.2.1.6 and 6.2.17 of the Town's Official Plan, the following plans, reports and studies have been submitted in support of the application:

- Application Forms and Covering Letter;
- Survey;
- Draft Official Plan & Zoning By-law Amendments;
- Draft Plan of Subdivision;
- Pedestrian Linkage Plan;
- Parking Plan;
- Landscape Concept Plan;
- Functional Servicing Report;
- Archaeological Assessment;
- Natural Heritage Evaluation;
- Fiscal Impact Study;
- Chemical Analysis of Soil Samples;
- Noise Impact Study;
- Hydrogeologic Assessment;
- Phase I Environmental Site Assessment;
- Soil Investigation Report;
- Planning Justification Report;
- Tree Inventory and Preservation Plan Report;
- Landform Assessment;
- Urban Design Report; and
- Traffic Impact Study.

Additional Information

A copy of the proposed applications as well as additional information and material are available for review at the Development Approval and Planning Policy Department.

For further information please contact Mary T. Nordstrom, Senior Development Planner, 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca in the Development Approval and Planning Policy Department. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. Written submissions may be mailed or personally delivered to the Development Approval and Planning Policy Department and will become part of the public record.

Application Process

The above-noted applications are now being circulated to internal departments and external agencies for review and comment. Once this has been completed, staff will schedule a Public Meeting which you are welcome to attend.

Please note that a recommendation on the applications will not be presented at the Public Meeting. A final recommendation regarding these applications will be made at a future Council Meeting.

Notice Date: December 18, 2013



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

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

