

FACT SHEET

TRIPLE CROWN LINE DEVELOPMENTS

Public Meeting – April 3rd, 2018 6:00 pm

What is the Purpose of the Public Meeting?

- An opportunity for the public to learn from the Applicant about the proposal and offer their input
- There will be no decision made by Council and Staff will not be making any recommendations on the applications

What are the Subject Lands

- The Applicant owns the 'A' and 'B' lands (see inset map). The 'B' lands were recently acquired through a Lot Boundary Adjustment Application approved by the Committee of Adjustment
- The Town owns the 'C' lands (see inset map). The sale of the 'C' lands would require Council approval. Applications for Council approval for the sale of Town lands is subject to a separate process under the Town's Land Sale By-Law.
- The 'A', 'B' and 'C' lands delineated by the black line on the inset map follow the valley feature that defines the Caledon East 2021 Settlement Boundary. The lands are designated Low Density Residential and Open Space Policy Area.



What is being Proposed?

- Three applications were submitted to the Town in June, 2017:
 1. Official Plan Amendment for the 'A', 'B' & 'C' lands to redesignate a portion of Open Space Policy Area to Low Density Residential, relocate the park to a central location and increase permitted net density from 16.6 to 22.0 units per hectare.
 2. Draft Plan of Subdivision for the 'A' lands to create 562 single detached lots, park blocks, a future development block and a network of public roads. A stormwater management pond is shown outside of the Subject Lands; however, the Draft Plan would need to be revised to include these and any other acquired lands (i.e. the 'B' lands)
 3. Zoning By-law Amendment to rezone the 'A', 'B' & 'C' lands from Agricultural and Environmental Policy Area to Residential and Open Space Zones to implement the Draft Plan of Subdivision.
- As per the Planning Act, an applicant is permitted to submit an Official Plan and/or Zoning By-law Amendment for lands owned by others. A Plan of Subdivision can only be submitted for lands owned by the applicant and/or with the owner's authorization.

What are the Next Steps?

- In late 2017, the applicants appealed the applications to the Ontario Municipal Board ("OMB"). Questions about the appeal process can be directed to Nazma Ramjaun, Case-Coordinator Planner at the OMB: 416-326-6796 Nazma.Ramjaun@ontario.ca



TOWN HALL

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- It is the Applicant's stated intention to continue to work diligently with the Town of Caledon and various agencies. Staff have requested a revised submission to address comments on the first submission. Questions about the status of the applications can be directed to Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca