

Type of Application

Official Plan Amendment

Zoning By-law Amendment

Temporary Use By-law

Removal of Holding Symbol

For Office Use Only

Major: Minor:

Surcharge:

Town File Number Assigned: _____

Corresponding Subdivision/Condominium File Number: _____

Date Application Received: _____

Date Complete Application Accepted: _____

Application Fee Attached:

1. Site and Legal Description

Lot: Pt Lot 27 Concession: 8
Lot/Block: _____ Registered Plan: _____
Part: _____ Reference Plan: _____
Street and Number: 0 Mt Pleasant Road
Dimensions (metric): Frontage: 182m Depth: 683m (south) and 677m (north) Area: 12.28 hectares
Date Property was Acquired by Current Owner: April 2017
Roll Number: _____
PIN Number: 1431 - 0045 LT

2. Applicant Information

Agent Name: The Biglieri Group Ltd. c/o Mark Jacobs
Address: 20 Leslie Street, Suite 121 City: Toronto Postal Code: M4M 3L4
Phone: 416-693-9155 Fax: 416-693-9133
Email: mjacobs@thebiglierigroup.com

Applicant Name: The Biglieri Group Ltd. c/o Mark Jacobs
Address: 20 Leslie Street, Suite 121 City: Toronto Postal Code: M4M 3L4
Phone: 416-693-9155 Fax: 416-693-9133
Email: mjacobs@thebiglierigroup.com

Registered Owner: Tropical Land Developments Limited c/o David Goodman
Address: 439 University Avenue, Suite 1500 City: Toronto Postal Code: M5G 1Y8
Phone: 416-595-5555 Fax: 416-595-7020
Email: dmg@goodmansolomon.com

Mortgagees or Other Encumbrances: _____
Address: _____ City: _____ Postal Code: _____
Phone: _____ Fax: _____
Email: _____

Please note:

All correspondence, notices, etc. initiated by the Town in respect of this application will, unless otherwise requested by law, be directed to the applicant's agent noted above except where no agent is employed, then it will be directed at the applicant. Where the registered owner is a numbered company, please indicate a project or development name.

3. Official Plan Status/Amendment

- a) Current Official Plan Land Use Designation: Policy Area 3 and 4, Palgrave Estate Residential Community
Applicable Secondary Plan: Palgrave Estate Residential Community
- b) Current Region of Peel Official Plan Designation: Palgrave Estate Residential Community
- c) Proposed Town of Caledon Official Plan Land Use Designation:
No change
Proposed Town of Caledon Applicable Secondary Plan Designation:
No change

d) Proposed Policy Deletions, Changes and/or Additions (include policy or schedule reference number):
(include proposed text where applicable, attach additional pages as required)

4. Zoning By-law Status/Amendment

- Current Town of Caledon Zoning Designation(s): A2-ORM and EPA2-ORM
 - Proposed Zoning Designation(s) RE-E(X), EPA2-ORM and EPA1-404
 - Proposed Zoning Standards: Minimum Lot Area: 0.6 ha (lots 1-3 only); all other zone standards remain
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(include any and all specific zoning standards proposed which differ from those contained in the proposed zoning category plus the nature and intent of the application)
(attach additional pages as required)

5. Temporary Use By-law Applications Only

- a) Is this an application for a Garden Suite? Yes No
- b) What length of time is requested for this temporary use by-law?

(Please note: Section 29(2)(a) of the Planning Act R.S.O. 1990, c. P.13 permits the temporary use of a garden suite for a period no greater than ten (10) years. Section 39 (2)(b) permits a maximum of three (3) years for any other use.)

- c) Supporting Argument and Reasons for Requesting the Temporary Use By-law:
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-
-

(attach additional sheets if necessary)

6. Provincial Plan Status

- a) Is the subject land within a provincial plan? Yes No
If yes, please specify which plans and the conformity of the proposal to the policies within the applicable plans:
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-
-

The subject land is within the Oak Ridges Moraine Conservation Plan area. The subject land is identified as being in the Palgrave Estate Residential Community, which is a component of the Countryside Area. Section 14(1) of the ORMCP states that residential development is permitted within the Palgrave Estate Residential Community, subject to the Town of Caledon Official Plan and relevant policies.

7. Current Land Use?

a) What is the current use of the subject land?

Agriculture

b) How long have these uses continued on the lands? _____

Unknown

c) Has there been any previous industrial or commercial use on the subject lands?

Yes No

If yes, please specify:

Has the grading on the subject land been changed by adding or removing material?

Yes No

If yes, please specify:

Has there ever been a gas station or other fuel dispensing/storage facility on the subject land?

Yes No

If yes, please specify:

Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?

Yes No

If yes, please specify:

Are there any existing buildings on the subject lands?

Yes No

If yes, please specify the date any existing buildings/structures were constructed:

If yes to 7(g), each existing building, its type, use height, floor area, and setbacks from the front, rear and side property boundaries, shall be shown on the property survey required to be submitted with this application.

If yes to 7(c), and/or 5(e), please contact the Director of Development Approval and Planning Policy or their designate to determine if an environmental assessment is required and submit 5 copies of the same with this application.

8. Proposed Land Use

a) What is the proposed use of the subject land? (attached additional pages as required)

Estate Residential

b) Are there any new buildings, and/or site improvements proposed for the subject land?

Yes No

If yes, each proposed building, its type, use height, floor area, setbacks from the front, rear and side property boundaries, and all other proposed site improvements shall be shown on the conceptual site development plan required to be submitted with this application.

9. Status of Other Applications Under the Planning Act

a) Are the lands, or any lands within 120 metres, subject to any other application under the Planning Act including an Official Plan Amendment, a Zoning By-law Amendment, a plan of subdivision or condominium, a minor variance, a consent, a site plan or an application for exemption from part lot control? Is the building(s) under construction?

Yes No

If yes, please provide:

Type of application(s): _____

Name of Approval Authority(s): _____

File Number(s): _____

Status of Application(s): _____

Draft Plan of Subdivision and Rezoning (Beaverhall)

Town of Caledon

21T-95027C & RZ 95-11

In circulation

b) Have the subject lands been subject to a previous application to amend the official plan or zoning by-law?

Yes No

If yes, please provide:

File Number(s): _____

Outcome of Application(s): _____

c) Have the subject lands been subject to a Minister's Zoning Order?

Yes No

If yes, please specify and indicate the Ontario Regulation number of that order:

d) Indicate the effect of this/these other application(s) on the subject proposal.

No affect

10. Proposed Servicing

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

SEWAGE DISPOSAL

Service Type	Development Proposed	Y/N	Action Required	Attached
Municipal piped sewage system	Any development on municipal service	N	Confirmation of service capacity will be required during processing	
Municipal or private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	Y	Servicing options statement and hydrogeological report	Y
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

WATER SUPPLY

Municipal piped water system	Any development on municipal service	Y	Confirmation of service capacity will be required during processing	
Municipal or private communal water system	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

STORM DRAINAGE

Piped sewers	Any development on piped service	Y	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	Y
Open ditches or swales	Any development on non-piped service	Y		Y

ROADS AND ACCESS

Is access available to public roads?	All development	Y	A traffic study may be required during application process	Y
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UTILITIES

Easements and restrictive covenants	Any adjacent or on site	N	All existing easements and covenants to be shown and effect described on the draft plan	
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11. Environmental Assessment Act

Are any water, sewage, or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act?

Yes No

If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

15. Affidavit of Applicant

I, Mark Jacobs of the City of Toronto in the _____ of _____ solemnly declare that all above statements contained within the application are true, and I make this solemn declaration conscientiously believe it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

Declared before me at the _____ in the _____ of _____ this _____ day of _____ 20 _____

A Commissioner of Oaths _____
Signature

16. An Applicant's Certificate Shall be Provided and Signed on the Draft Plan

17. Registered Owner's Authorization

The owner(s) must complete the following:
As of the date of this application, I am (we are) the registered owner(s) of the lands described in this application, I (we) have examined the contents of this application, certified as to the correctness of the information submitted with the application, insofar as I (we) have knowledge of these facts, and concur with the submission of this application to the Town of Caledon.

JUNE 15, 2018

Date



Signature of Owner

Date

Signature of Owner

Date

Signature of Owner

Schedule I

Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property or abutting property and advise if the required technical information to demonstrate consistency with Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Policy	Features/ Constraints	Action Required	Yes On- site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.1	Non-farm development outside of urban areas and designated settlement areas or expansions of same	Development proposed outside of or the expansion of these areas require a Justification Analysis			X	
1.1.3	Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa;			X	
	Class II Industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)	b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa; and			X	
	Class III Industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions)	c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa.			X	
	Landfill site	A landfill study to address leachate, odour, vermin and other impacts is needed.			X	
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.			X	
	Waste stabilization pond				X	
	Active railway lines	Within 100 metres, a feasibility study is needed for development		x		See attached Noise Feasibility Study
	Controlled access highways or freeways, including designated future ones				X	
	Electric transformer stations	Within 200 metres, a noise study is needed for development.			X	

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	A feasibility study is needed for: a) Group 1 uses (residential) between the 28 and 30 NEF/NEP contour. At or above the 30 NEF/NEP contour development may not be permitted. Redevelopment of existing residential uses may be considered above 30 NEF/NEP provided that there been demonstrated that there will be no negative impacts on the long-term function of the airport. b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour. c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.			X	
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.			X	
1.3.3	Transportation and infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.			X	
2.1.3	Prime agricultural land	Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study.			X	
2.1.4	Agricultural operations	A separation distance calculation under the Minimum Distance Separation Formula for non-agricultural uses to be complied with and submitted concurrently with the application. It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.		X		See attached Minimum Distance Separation Analysis
2.2.3.2	Existing pits and quarries	Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development.			X	
2.2.3.3	Protection of mineral aggregate resources	Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed.			X	
2.3.1	Significant portions of habitat of endangered and threatened species	Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat.	X			See attached Environmental Impact Study
2.3.1	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat					

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed.			X	
2.3.3	Diversity of natural features and their natural connections	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.			X	
2.4.1	Surface water, groundwater, sensitive groundwater recharge/discharge areas, headwaters and aquifers	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.			X	
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.			X	
2.5.2	Significant archaeological resources	In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. Contact Heritage Resource Officer	X			See attached Stage 1/2 Archaeological Assessment. Stage 3 AA is pending
3.1.1	Erosion hazards and unstable soils or bedrock	Areas of unstable soils or bedrock and within the 100-year erosion limit of ravines, river valleys and streams, development should be restricted.			X	
3.1.2	Flooding hazards	Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100-year flood level along connecting channels, development should be restricted.			X	
3.1.2	Flood plains	Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.	X			See attached Functional Servicing Report
3.2.1	Mine hazards or former mineral resource operations	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.			X	
3.2.2	Contaminated sites	In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect.			X	