



Notice of Application and Public Meeting Proposed Zoning By-law Amendment

FILE NUMBER: RZ 2024-0022

RELATED FILE NUMBER: 21T-24006C

This is to inform you that the Town of Caledon has received a Zoning By-law Amendment application and a Public Meeting will be held to provide the public an opportunity to make representation with respect to the proposed Zoning By-law Amendment application. Your input and insight will inform and shape plans that meet the needs of our community.

Please be advised that the Town of Caledon is now offering a Hybrid Committee and Council Meeting model offering options for you to engage with Council, including in-person or virtual opportunities.

Meeting Date: **October 15, 2024**
Public Meeting Start Time: **7:00 p.m.**
Location: **Council Chambers,
6311 Old Church Road, Caledon East**

How to Participate:

1. Attend In-Person: Members of the public may register to delegate in-person and speak to an item listed on the agenda or sit in the gallery to watch the meeting.
2. Submit Written Comments: Members of the public may submit written comments regarding the proposed application by completing the Participation Request Form, available at <http://www.caledon.ca/speak-at-council>
3. Virtually: Members of the public are welcome to participate via phone or WebEx Meeting upon request. For more information on how to participate, please visit <http://www.caledon.ca/notice> or contact the Planning Department. Please note that there are deadlines by which the request to participate need to be made.

You can also ask questions or provide comments by:

- Submitting written correspondence to agenda@caledon.ca and planning@caledon.ca for consideration during the Public Meeting. Please note that written comments will form part of the public record.
- Contacting Planning staff or the Lead Planner during office hours by phone or email (See contact information below).
- Booking an appointment to visit Town Hall to speak with Planning staff. Visit caledon.ca/development for more information.

APPLICANT AND LOCATION:

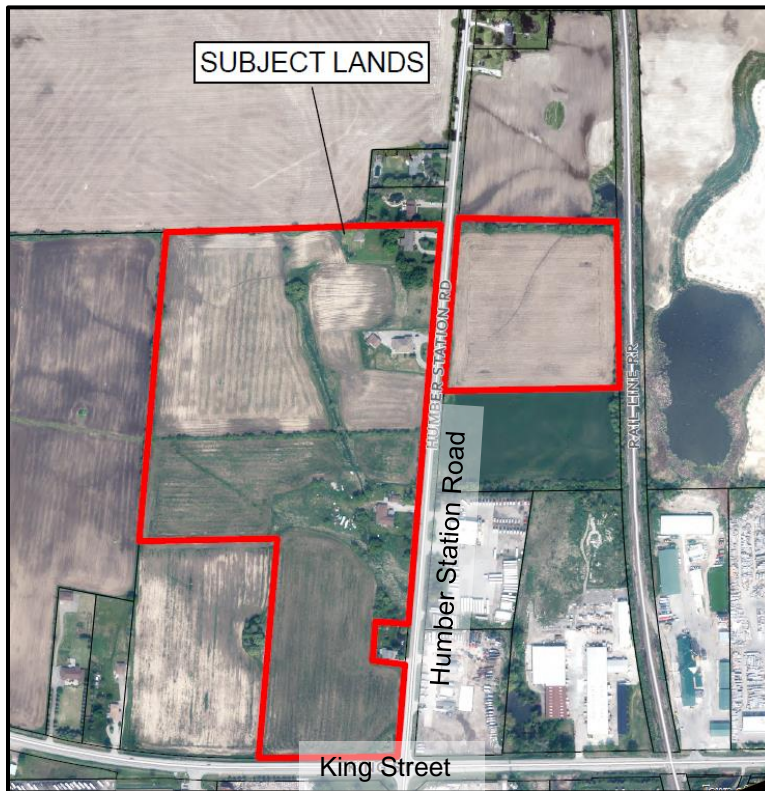
Applicant: Humphries Planning Group Inc. on behalf of Humberking (1) Developments Limited and Humberking (IV) Developments Limited

Location: 14100, 14166 and 14196 Humber Station Road
Part of Lot 11, Concession 4

PROPOSED CHANGES:

The applicant has submitted a Zoning By-law Amendment application to amend the Town's Comprehensive Zoning By-law 2006-50, as amended, to facilitate a residential subdivision consisting of a mixture of medium density residential buildings, parks, roads, SWM ponds, and other future development blocks.

The subject lands are currently zoned Mixed Density Residential (RMD-695-H44A-H44B) and Environmental Policy Area 1 (EPA1-H44A-H44B). The applicant is proposing to amend the by-law to add, remove or revise definitions, amend minimum parking provisions, yard setbacks, and amenity area requirements. Through this application, the applicant is also requesting to lift the holds that are in place as a result of By-law 2024-0055.



**The aerial mapping is for information purposes.
The application is currently under review by the Town of Caledon.*

LEAD PLANNER:

Tanjot Bal
Senior Planner, Development & Design
Planning Department
905-584-2272 ext. 4418
Tanjot.bal@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including appeal rights, a copy of the proposed Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

ACCESSIBILITY:

If you require an accessibility accommodation to access any materials related to this item in an alternate format please contact Records and Information Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca.

APPEAL PROCEDURE:

The applicant or specified persons as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended, public bodies as defined by the *Planning Act*, R.S.O. 1990, c.P.13, as amended and registered owners of land to which the by-law would apply who made oral or written submissions to Council prior to the adoption of the amendment may appeal a decision of the municipality or planning board to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was adopted, they made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person, public body or registered owner of land to which the by-law would apply as a party.

HOW TO STAY INFORMED:

If you wish to be notified of the adoption or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6 or planning@caledon.ca.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: September 19, 2024