



TOWN OF CALEDON

Rev. Jul 07

TYPE OF APPLICATION

- OFFICIAL PLAN AMENDMENT
- ZONING BY-LAW AMENDMENT
- TEMPORARY USE BY-LAW

This application for approval under Section/s 17, 22, 34, 36 and/or 39 of the Planning Act, including Schedule I, must be fully completed to the satisfaction of the Town of Caledon, before the formal processing of the application will begin.

**OFFICE USE ONLY** Major  Minor  Surchage:

Town File Number Assigned \_\_\_\_\_ Application Fee Attached:

Corresponding Subdivision/Condominium File Number: NOV 24 2008

Date Application Received: \_\_\_\_\_ Date Complete Application Accepted: \_\_\_\_\_

**1. SITE AND LEGAL DESCRIPTION**

Lot PART Lot 9 Concession 8 (ALBION)

Lot/Block \_\_\_\_\_ Registered Plan \_\_\_\_\_

Part \_\_\_\_\_ Reference Plan \_\_\_\_\_

Street and Number \_\_\_\_\_

Dimensions (shown in metric) Frontage \_\_\_\_\_ Depth 112.9 ha Area TOTAL HOLDING

Date property was acquired by current owner: April 2008

Assessment Roll # or PIN number: \_\_\_\_\_

**2. APPLICANT INFORMATION**

	Name and Address	Phone, Fax & E-mail
Agent:	PAUL A. KING PLANNING & DEVELOPMENT 16 WILLET CRESCENT RICHMOND HILL, ONT. L4C 1W3	905 770-0232 FAX 905 737-0415 paking@pathcom.com
Applicant:	SAME AS OWNER	
Registered Owner:	HI-LANDS OF BOLTON CORP. 55 BLUE WILLOW DR. WOODS BRIDGE, ONTARIO L4L 9E8	905 265-1976 FAX 905 265-1979 jspina@bellnet.ca
Mortgages or other Encumbrances:		

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 TO THE APPLICANT. WHERE THE REGISTERED OWNER IS A NUMBERED COMPANY, PLEASE INDICATE A PROJECT OR DEVELOPMENT NAME.

3. OFFICIAL PLAN STATUS/AMENDMENT:

a) Current Town of Caledon Land Use Designation:

Official Plan: NORTH EAST BOSTON SECONDARY PLAN

Applicable Secondary Plan: LOW DENSITY RESIDENTIAL / PRIVATE INSTITUTIONAL

b) Current Region of Peel Land Use Designation:

Official Plan: RURAL SERVICE CENTRE - SCHEDULE D

c) Proposed Town of Caledon Land Use Designation:

Official Plan: HIGH DENSITY RESIDENTIAL, PRIVATE INSTITUTIONAL, COMMERCIAL

Applicable Secondary Plan: NORTH EAST BOSTON SECONDARY PLAN

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

Official Plan:

4. ZONING BY-LAW STATUS/AMENDMENT:

a) Current Zoning Designation(s): AGRICULTURAL-A1 - By-LAW 87-250

b) Proposed Zoning Designation(s): TO BE DETERMINED

c) Proposed Zoning Standards:  
TO BE DETERMINED

(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 39 (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:  
(attach additional sheets if necessary)

6. CURRENT LAND USE

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

FORMER TORONTO MONTESSORI SCHOOL CAMPUS

b) How long have these uses continued on the lands? USE HAS CEASED

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

Yes  No

If yes, please specify

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

Yes  No

If yes, please specify

REGARDING FOR PARKING LOT, ATHLETIC FIELD, STORM WATER POND AND ACCESS WAS COMPLETED IN CONJUNCTION WITH RENOVATIONS FOR TORONTO MONTESSORI SCHOOL

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

Yes  No

If yes, please specify: \_\_\_\_\_

f) 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: \_\_\_\_\_

g) Are there any existing buildings on the subject lands? Yes  No

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

**7. PROPOSED LAND USE**

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

RESIDENTIAL-CONDOMINIUM, CONFERENCE CENTRE/HOTEL, COMMERCIAL

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

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.

**8. STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT**

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

Yes  No

If Yes, please provide:

Type of Application(s) \_\_\_\_\_

Name of Approval Authority(s) \_\_\_\_\_

File Number(s) \_\_\_\_\_

Status of Application(s) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**9. 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	Yes/No	Action Required	Attached
Municipal piped sewage system	Any development on municipal service	YES	Confirmation of service capacity will be required during process	
Municipal or private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	No	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	No	Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	No	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	No	Hydrogeological sensitivity certification	
Other	To be described by applicant	No	To be determined	

**WATER SUPPLY**

Municipal piped water system	Any development on municipal service	YES	Confirmation of service capacity will be required during process	
Municipal or private communal water system	More than 5 lots/units and non residential where water used for human consumption	No	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	No	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	No	Hydrogeological sensitivity certification	
Other	To be described by applicant	No	To be determined	

**STORM DRAINAGE**

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

**ACCESS**

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

**UTILITIES**

Easements and restrictive covenants	Any adjacent or on site	No	All existing easements and covenants to be shown and effect described on the survey	
-------------------------------------	-------------------------	----	-------------------------------------------------------------------------------------	--

**10. 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.

---



---



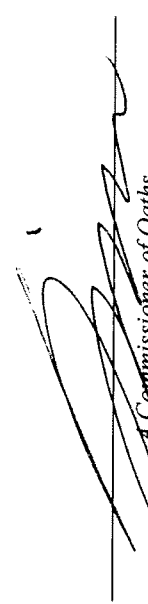
---

11. AFFIDAVIT OF APPLICANT

I, PAUL A. KING of the Town of Richmond Hill in the Region of York  
(type or print name)

solemnly declare that all the above statements contained with in 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".

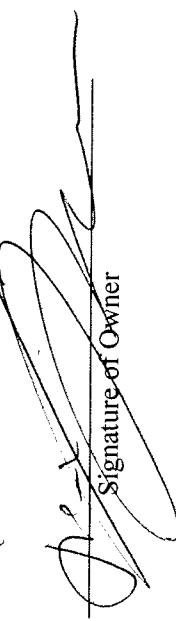
Declared before me at the City of Vaughan in the Region of York  
this 18th day of November 20 08

  
A Commissioner of Oaths  
J. SPINA, REGISTRAR & SWEARER  
Signature

12. 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.

William J. B. L. W. C. M. P.  
  
Signature of Owner  
Nov 18/08  
Dated

\_\_\_\_\_  
Signature of Owner  
Dated

\_\_\_\_\_  
Signature of Owner  
Dated

## 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.1.3	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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Landfill site	A landfill study to address leachate, odour, vermin and other impacts is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Waste stabilization pond		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Active railway lines		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Controlled access highways or freeways, including designated future ones	Within 100 metres, a feasibility study is needed for development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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 it has 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
		contour. c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.				
1.2.1	Electric transformer stations	Within 200 metres, a noise study is needed for development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.3.3	Transportation and infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.2.3.2	Existing pits and quarries	It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.2.3.3	Protection of mineral aggregate resources	Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.3.1	Significant portions of habitat of endangered and threatened species	Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.4.1	Surface water, sensitive 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5.1	Significant cultural	Development to conserve	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.5.2	heritage landscapes and built heritage resources  Significant archaeological resources	significant cultural heritage landscapes and built heritage 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>