

# Pre-Consultation (DART) Meeting Form

Date: November 2, 2017 File Number: PRE 17-0178  
 Development Team: East Lead Planner: Mary Nordstrom

## Project Information

Project Name: Dig-Con International – Asphalt Plan  
 Proposal: Proposing to construct an asphalt manufacturing plant with associated office and outdoor storage uses.  
 Proposed GFA: 800 m<sup>2</sup> Office 8,611.13 ft<sup>2</sup>

## Applicant Information

Applicant Name: Paul Lowes, SGL Planning & Design Inc  
 Telephone Number: 416-923-6630  
 Email Address: [plowes@sglplanning.ca](mailto:plowes@sglplanning.ca)  
 Owner Name: Dig-Con Construction Limited c/o Jodi Sirai [ea@dig-con.com](mailto:ea@dig-con.com)  
 MJJJ Developments Inc.

## Property Information

Municipal Address: 12415 Coleraine Drive, Bolton  
 Legal Description: Part Lot 3, Concession 6 (ALB)  
 PIN: 14350-0734 Site Area: 1.09 ha 2.70 ac

## Planning Documents

Provincial Documents: Provincial Policy Statement:  Places to Grow Plan:   
 Oak Ridges Moraine Conservation Plan:  Greenbelt Plan:   
 Region of Peel Official Plan: Rural Service Centre, Schedule D  
 Town of Caledon Official Plan: Prestige Industrial, Schedule "C-5" South Simpson Industrial Secondary Plan  
 Zoning By-law 2006-50: Agricultural (A1)  
 Conservation Authority: TRCA:  CVC:  NVCA:  LSRCA:

## Required Planning Approvals

Plan of Subdivision:	Regular Stream: <input type="checkbox"/>	Palgrave Estates Stream: <input type="checkbox"/>
Plan of Condominium:	Conversion: <input type="checkbox"/>	Leasehold Stream: <input type="checkbox"/> Freehold Stream: <input type="checkbox"/>
	Standard: <input type="checkbox"/>	Common Elements: <input type="checkbox"/> Phased: <input type="checkbox"/> Vacant Land: <input type="checkbox"/>
Official Plan Amendment:	Regular Stream: <input checked="" type="checkbox"/>	Expansion of Settlement Area: <input type="checkbox"/>
Zoning By-law Amendment:	Regular Stream: <input checked="" type="checkbox"/>	Lifting of 'H': <input type="checkbox"/> Temporary Use: <input type="checkbox"/>
Site Plan Approval:	Full Stream: <input checked="" type="checkbox"/>	Development Agreement Required: <input type="checkbox"/>
	Amendment: <input type="checkbox"/>	Scoped: <input type="checkbox"/> Fast Track: <input type="checkbox"/>
	FIT Facility Protocol: <input type="checkbox"/>	Telecommunication Facility Protocol: <input type="checkbox"/>

## Other Approvals/Requirements

Niagara Escarpment Plan Amendment: <input type="checkbox"/>	Niagara Escarpment Development Permit: <input type="checkbox"/>
Region of Peel Official Plan Amendment: <input type="checkbox"/>	Conservation Authority Approval: <input type="checkbox"/>
Building Permit: <input checked="" type="checkbox"/>	Fill Permit: <input type="checkbox"/>
Development Charges: <input checked="" type="checkbox"/>	Cash-in-Lieu of Parkland:* <input checked="" type="checkbox"/>
Securities: <input checked="" type="checkbox"/>	Other: _____ <input type="checkbox"/>

\* May require peer review at the Applicant's cost



## Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Forms	14	Fee(s)	As per Fee By-law plus 25% (works without permit)
Pre-Consultation (DART) Meeting Form	23	Cover Letter	23
OBC Matrix	Include with Site Plan	Zoning Matrix	Include with Site Plan
Site Plan Drawings (full size, scalable)	27	Survey Plan	17
Draft Official Plan Amendment	14	Draft Zoning By-Law Amendment	14
Contour Plan	4	Cost Estimates (Landscape, Engineering)	5
Elevations	8	Erosion and Sediment Control Plan/Report	8
Floor Plans	7	Air Quality Impact Assessment*	10
Functional Servicing Report	12	Geotechnical Reports	6
Healthy Development Assessment Checklist (Peel)	4	Landscape Plan	12
Material Safety Data Sheet & Transportation of Dangerous Goods	8	Noise and Vibration Impact Study*	10
Photometric Plan	5	Planning Justification Report	12
Grading, Drainage & Servicing Plans	13	Stormwater Management Report (+LIDs, Water Balance)	9
Traffic Impact Study (sight lines, traffic circulation assessment)	12	Tree Inventory and Preservation Analysis & Arborist Report	4
Urban Design Brief *	6	Digital Copy (USB Stick)	2
Draft Reference Plan	9	Hydrogeology Report *	5

\* Peer Review Required, at Owner's Expense



6311 Old Church Road  
 Caledon, ON L7C 1J6  
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 T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

# Pre-Consultation (DART) Meeting Form

## Confirmation

For Official Plan amendment and/or Zoning By-law Amendment applications, templates will be forwarded to you electronically. Please sign below to confirm that you have received and reviewed the following documents:

### Official Plan Amendment Template:

\_\_\_\_\_  
Name

November 30, 2017\_\_\_\_\_  
Date

### Zoning By-law Amendment Template:

\_\_\_\_\_  
Name

November 30, 2017\_\_\_\_\_  
Date

Where design guidelines are applicable, the documents below are to be reviewed, consulted and addressed through the proposed application. All documents can be found on the Town's website. Please sign below to confirm that you have consulted with the necessary guidelines.

Industrial/Commercial Design Guidelines



\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

## Notes

This form addresses only those items that are required in order for the Town to deem that application complete and be able to begin the review process. If an application does not contain the items noted above along with the items included in the appropriate process manual, the application will be deemed incomplete and will not be accepted by the Town of Caledon. As a result of comments received during the processing of the application(s), amendments, addendums, and/or additional studies and material may be required.

## Consultation

Is further consultation required? Yes  No

If yes, please explain: \_\_\_\_\_ applicant is to request further consultation, unless otherwise described above, upon addressing the issue to be discussed.

## Expiration

As per By-law No. 2008-118, a new Pre-Consultation Meeting will be required should the application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed and the application submission is complete.

Pre-Consultation (DART) Meeting Expiry Date: May 2, 2018 (6 months from date of meeting)  
31

## Agreement of Complete Application Requirements

The proposal as described on this form has been reviewed during the Pre-Consultation Meeting and both the applicant and Town of Caledon staff are in agreement that the terms checked on the list contained in this Form identify all material that will be required for the indicated application to be deemed complete.

### Applicant

Name: MJJJ Developments Inc.

Signature: \_\_\_\_\_

Date: May 31/18

### Lead Planner

Name: Mary Nordstrom

Signature: \_\_\_\_\_

Date: November 30, 2017



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