



FACT SHEET – May 31, 2018

**Proposed Official Plan Amendment & Zoning By-law Amendment at 0 Atchison Drive
Mid-Rise, Mixed Use Town Square Proposal**

Please note that no decision can be made by Council until after a Public Meeting is held in 2019.

The Town has received an application from Pluribus Corp. to change the Official Plan and Zoning By-law as it relates to the lands at the northeast corner of Atchison Drive and Old Church Road. Below is a comparison between the current Official Plan and Zoning By-law and what the applicant is asking the Town to consider:

OFFICIAL PLAN - Currently Permitted	APPLICATION REQUEST
Mixed Use Building(s)	Mixed Use Building
Maximum 650m ² (7,000 ft ²) of retail	Maximum 870m ² (9,365 ft ²) of retail
Maximum Height of 3-4 storeys	Maximum Height of 5 storeys
0.1 ha (0.25 acres) Open Space Area	0.1 ha (0.25 acres) Open Space Area

ZONING BY-LAW – Currently Permitted	APPLICATION REQUEST
Setbacks of 4.5m from Old Church Road and Atchison Drive and 10m from easterly lot line	Setbacks of 1.8m from Old Church Road, 2.6m from Atchison Drive and 7.5m from easterly lot line
Maximum 650m ² (7,000 ft ²) of retail	Maximum 870m ² (9,365 ft ²) of retail
Maximum Height of 11m (36 ft)	Maximum Height of 17.9m (59 ft)
Maximum 12 Dwelling Units	Maximum 85 Dwelling Units
Minimum Parking Standards: 1.75 spaces/dwelling unit 1 space/20 m ² of retail floor space	Minimum Parking Standards: 1.55 spaces/dwelling unit 1 space/40 m ² of retail floor area
Park	Private Park with Accessory Outside Display, Sales or Patio

Planning Process:

Town staff is now processing the application as required by the Planning Act of Ontario, including:

- Reviewing the application for completeness and circulating them to external agencies and departments for comments
- Notifying residents of the application and collecting their concerns and comments
- Notifying the applicant of agency, department and public comments and concerns
- Working with developer to have Community Meetings
- Arranging for a Public Meeting (i.e. early 2019)

Staff will not have an opinion on the application until all comments from all agencies, departments, and public are gathered following the Public Meeting.

Please note that no decision can be made by Council until after a Public Meeting is held in 2019.

Once the planning process is completed staff will bring back a report to Council for consideration.

If you have comments or concerns that you would like the Town and applicant to consider, please forward them to:

Mary Nordstrom, Senior Development Planner at 905.584.2272 x4223 or mary.nordstrom@caledon.ca

Casey Blakely, Manager of Development – East at 905.584.2272 x4202 or casey.blakely@caledon.ca

Peggy Tollett, General Manager of Community Services at 905.584.2272 x4112 or peggy.tollett@caledon.ca

