

PLANNING JUSTIFICATION REPORT

1361605 Ontario Limited/Halmos

Jack Kenny Court, Bolton

October 16, 2013

Revised June 2016

PAUL A. KING

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1.0 Introduction

Paul A. King, Planning & Development Consultant has been retained by 1361605 Ontario Limited and Peter Halmos to prepare this Planning Justification Report for a proposed 7 lot residential plan of subdivision on Jack Kenny Court in the West Bolton Secondary Plan Area of the community of Bolton in the Town of Caledon. This report is prepared in support of applications to amend the Town of Caledon Official Plan, Comprehensive Zoning By-law, and for a Draft Plan of Subdivision to permit the residential development of the subject property.

In addition to this Planning Justification Report the following reports are supporting documentation to the development proposal:

- Soil Investigation by Soil Engineers Ltd., May 2013;
- Phase I Environmental Site Assessment by Soil Engineers Ltd., July 9, 2013
- Environmental Noise & Vibration Impact Study by Aercoustics Engineering Limited, March 2016
- Preliminary Functional Servicing and Stormwater Management Report by Calder Engineering Ltd., April 2016
- Scoped Environmental Impact Study by Savanta Inc., April 2016; and,
- Tree Inventory/Assessment by Sunarts Design, June 2016

These reports, in their original or amended form, are in response to comments received from the initial review of the development proposal by the Town of Caledon and external review agencies.

2.0 Site Location and Description

The subject property is located on the east side of Jack Kenny Court in Bolton. It is legally described as Part of the East Half of Lot 8, Concession 5 and Part of Block 307, Registered Plan 43M-1324 in the former Township of Albion. The property is comprised of the rear portion of two residential properties (13576 and 13584 Coleraine Drive) and part of Block 307; Plan 43M-1324, which is land surplus to an existing storm water management facility. The applicant has an agreement with the Town of Caledon to purchase part of Block 307 to include with the development area of the subdivision proposal. The remaining portion of Block 307 that is purchased is proposed to be added to the 135845 Coleraine Drive property.

The proposed subdivision lands have approximately 70 metres of frontage on Jack Kenny Court (a 0.3 metre reserve currently restricts access) and a minimum depth of 30 metres. The total area of the site is 0.341 hectares. The majority of the property is comprised of the rear lawns of the two residential dwellings that front onto Coleraine Drive. There are remnants of a former small barn in the north part of the site and approximately 20 trees of varying species and size.



Property Location



Surrounding land uses include a storm water management pond to the north, the two existing residential dwellings that front on Coleraine Drive to the east, 3 existing 2 storey semi-detached residential dwellings (6 units) that have frontage on Grapevine Road to the south and Jack Kenny Court to the west. The west side of Jack Kenny Court is currently developed with 8 two-storey single detached residential dwellings. The existing dwellings on Jack Kenny Court are on lots with 9 m (30 ft.) frontages.

3.0 Development Proposal

Figure 1 illustrates the development proposal for the site in the context of the surrounding land uses. Applications for approval of amendments to the Town of Caledon Official Plan and Comprehensive Zoning By-law and for a draft plan of subdivision were submitted and deemed to be complete on December 19, 2013. The initial proposed development consisted of 8 residential lots for single detached dwellings with minimum frontages of 10.7 metres (35 ft.) and depths of 30 metres (98 ft.). Through the development review process, and a revised purchase agreement between the Town of Caledon and landowner, the development proposal has been revised to include 7 residential lots for single detached dwellings. The lot frontages and depths remain consistent with the initial subdivision proposal. The revised draft plan of subdivision essentially eliminates one of the initially proposed lots and keeps it in the ownership of the existing residential dwelling at 13584 Coleraine Drive. The

PAUL A. KING *Planning & Development Consultant*

FIGURE 1



KEY MAP

Subject Property
 Additional Lands owned by Applicant

DRAFT PLAN OF SUBDIVISION

PART OF THE EAST HALF OF LOT 8
 CONCESSION 5
 ALSO PART OF BLOCK 307 REGISTERED PLAN 434-1324
(Business Center of same name of 1982)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

CONVEYER AUTHORIZATION

I authorize Paul A King Planning Consultant to prepare and submit this plan for draft approval.

[Signature] Date: Oct. 21/2015
 Peter Milnes
 448 Hepburn Drive
 Thornhill, Ontario
 L4V 2K7

[Signature] Date: Oct. 21/2015
 138144 Ontario Limited
 448 Hepburn Drive
 Thornhill, Ontario
 L4V 2K7

ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]

a), b), c), g), and h) - on plan
 c) - on key plan
 d) - see statistics (1)
 h) - piped water to be installed by Developer
 i) - Clay Loom
 k) - all municipal services to be made available
 l) - all

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

[Signature] Date: Oct 21, 2015
 Kings & Taylor Surveying Inc.
 2 Halden Drive, Unit 3
 Eglon, Ontario
 L2E 2E1
 (905) 901-0000

DEVELOPMENT STATISTICS

PROPOSED LAND USE	Lot/Block No.	Units	Tot.
0. Single Family Residential 10.5m (2m)	L-7	7	0.33
10. Single Family Det.		0	0.00
TOTAL		7	0.33

No.	REVISIONS	DATE
1.	Initial Plan of Subdivision	10/21/15

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retention of this land will provide access flexibility for the additional lands owned by the applicants to Jack Kenny Court in the event of a redevelopment proposal for the properties.

It is anticipated that the proposed dwellings will be two storeys. Each of the proposed residential lots is to have frontage and access to Jack Kenny Court. Jack Kenny Court in-turn connects to the remainder of the community from Grapevine Road. The subdivision plan includes a 4.5 metre wide road allowance on the west boundary which represents the completion of the Jack Kenny Court right-of-way. It was anticipated during the planning and development of Jack Kenny Court that the subject property would be residentially developed to “complete” the street.

4.0 Planning Context

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS), is a planning policy document issued by the Province of Ontario to provide “... *policy direction on matters of provincial interest related to land use planning and development*” including policies on development and land use patterns, resources, the natural environment, and public health and safety. In 2005, the Planning Act was amended to ensure that decisions affecting planning matters “shall be consistent with” the policies of the PPS. Ontario municipalities must comply with the policies and amend planning documents accordingly.

The PPS promotes the building of strong communities as “*Ontario’s long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns*”. The policies of Section 1.1 identify that healthy, liveable and safe communities are sustained by “*promoting efficient development and land use patterns ... accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs*”.

The proposed development is an “infill” residential development that efficiently uses the existing roads and services of an established residential neighbourhood and community. It implements the low density residential designation and policies of the Secondary Plan.

The PPS encourages development to occur within urban boundaries. The policies of Section 1.1.3 - Settlement Areas, include the following:

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
 - 1) efficiently use land and resources;*

- 2) *are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- 3) *minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3*

1.1.3.3 *Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.*

1.1.3.7 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The subject property is within a settlement area as defined by the PPS. Bolton is designated in the Town of Caledon Official Plan as one of three settlement areas that will be the focus of future growth. The lands adjacent and in proximity to the subject property currently include a range of land uses (residential, schools, recreational) that will serve the needs of the residents. The proposed development at this location builds on the existing community infrastructure and efficiently utilizes the land and infrastructure. The proposed redevelopment of the property will intensify the use of the residential land in a form that takes into consideration the existing residential building forms adjacent to the development and in the larger community.

Section 1.4 - Housing of the PPS further provides for an appropriate mixture of housing types and densities in order to meet the future needs of residents. To do so planning authorities shall:

“maintain at all times the ability to accommodate residential growth for a minimum of 10 years... maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and in draft approved and registered plans”.

The development of the subject property will contribute to achieving this policy goal by adding to the inventory of lands that are suitably zoned in a draft-approved plan of subdivision. In addition, the units proposed will add to the diversity and variety of housing types available in the community.

Section 1.4.3 requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the market area by establishing affordable housing targets, permitting residential intensification and redevelopment, directing development to locations with appropriate levels of infrastructure and public services, promoting densities that efficiently use land and services, and establish development standards for new development which minimize the cost of housing and facilitate compact form.

The Town of Caledon, through approval of the West Bolton Secondary Plan, designated the property for development that would contribute to the requirements of current and future residents. The development at its proposed density will efficiently use the land and established services.

Section 1.6 – Infrastructure and Public Service Facilities policies speak to the infrastructure and public service facilities that are required for complete communities. This section identifies the need for the provision of coordinated, efficient and cost-effective services and facilities to accommodate the communities projected needs. The development of this site takes advantage of existing infrastructure and services that were designed to accommodate the property during the initial development of the larger community.

The proposed development conforms to the objectives and policies of the Provincial Policy Statement.

4.2 Growth Plan for the Greater Golden Horseshoe (2006)

In June 2006, the Province of Ontario released the Growth Plan for the Greater Golden Horseshoe (Growth Plan) under the Places to Grow Act, 2005. The Greater Golden Horseshoe is identified as one of the fastest growing regions in North America. The Growth Plan is the framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth in the region to 2031. The Growth Plan should be read in conjunction with other relevant provincial plans.

The rural settlement area of Bolton is identified as a Built-Up Area on Schedule 2 – Places to Grow Concept. In this regard, the policies of the Greenbelt Plan are applicable to the subject property.

Section 2 of the Growth Plan sets out policies for where and how growth should occur. The management of growth will be accommodated by a series of policies including: directing a significant portion of new growth to the built-up area of the community through intensification; encouraging cities and towns to develop as complete communities and directing major growth to settlement areas that offer municipal water and wastewater systems.

The Growth Plan also recognizes the need for communities to take into account the availability of community infrastructure and to plan for infrastructure to meet the needs of population changes and to foster complete communities.

This proposal, to create 7 residential lots on lands that are residentially designated (with the exception of the proposed redesignation of a small part of an environmental policy area) contributes to the Growth Plan policies of directing growth to areas with municipal services, completing the community within which the property is located and adding to the urban form of the community.

4.3 Region of Peel Official Plan

The Region of Peel Official Plan was approved in October 1996. The subject property is within the Rural Service Centre designation applicable to Bolton on Schedule D – Regional Structure, June 2012. Bolton is one of three Rural Service Centres identified in the Official Plan. The Rural Service Centres are to serve as the primary focus for growth in the Town of Caledon and are to be developed on full municipal water and sewer services. The objectives of the Region Official Plan include the promotion of safe and secure communities, preservation and enhancement of distinct character, cultural attributes, village atmosphere and historical heritage, and the provision of opportunities for a wide range of goods and services for those living and working in the Rural System. Through the Region of Peel Official Plan, Regional Council directs municipalities to include more detailed objectives and policies for the Rural System in their area municipal plans.

The official plan amendment proposed is to include within a residential designation a portion of land that is currently designated Environmental Policy Area in the Town of Caledon Official Plan. The re-designation of the lands will not impact the Regional Rural Service Centre designation and will allow for the completion of a number of the proposed lots in the draft plan of subdivision.

4.4 Town of Caledon Official Plan (November 2015, Office Consolidation)

The Official Plan for the Town of Caledon was approved in August 1997. The subject property is within the West Bolton Secondary Plan Area and designated Low Density

Residential and Environmental Policy Area on Schedule C-3. Figure 2 illustrates the location of the subject property on Schedule C-3.

The Official Plan includes in its General Policies related to sustainability, the objective of creating complete, compact and connected communities. To do so, the Town will plan for and promote higher density development and opportunities for intensification in appropriate locations. Additionally, the optimization of public services and infrastructure is a consideration in the design of development and redevelopment proposals.

The objectives of Section 3.5 – Housing encourage residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure and community services. This development proposal is an intensification of residentially designated land that was previously planned for and provision made in the development and design of the infrastructure and services.

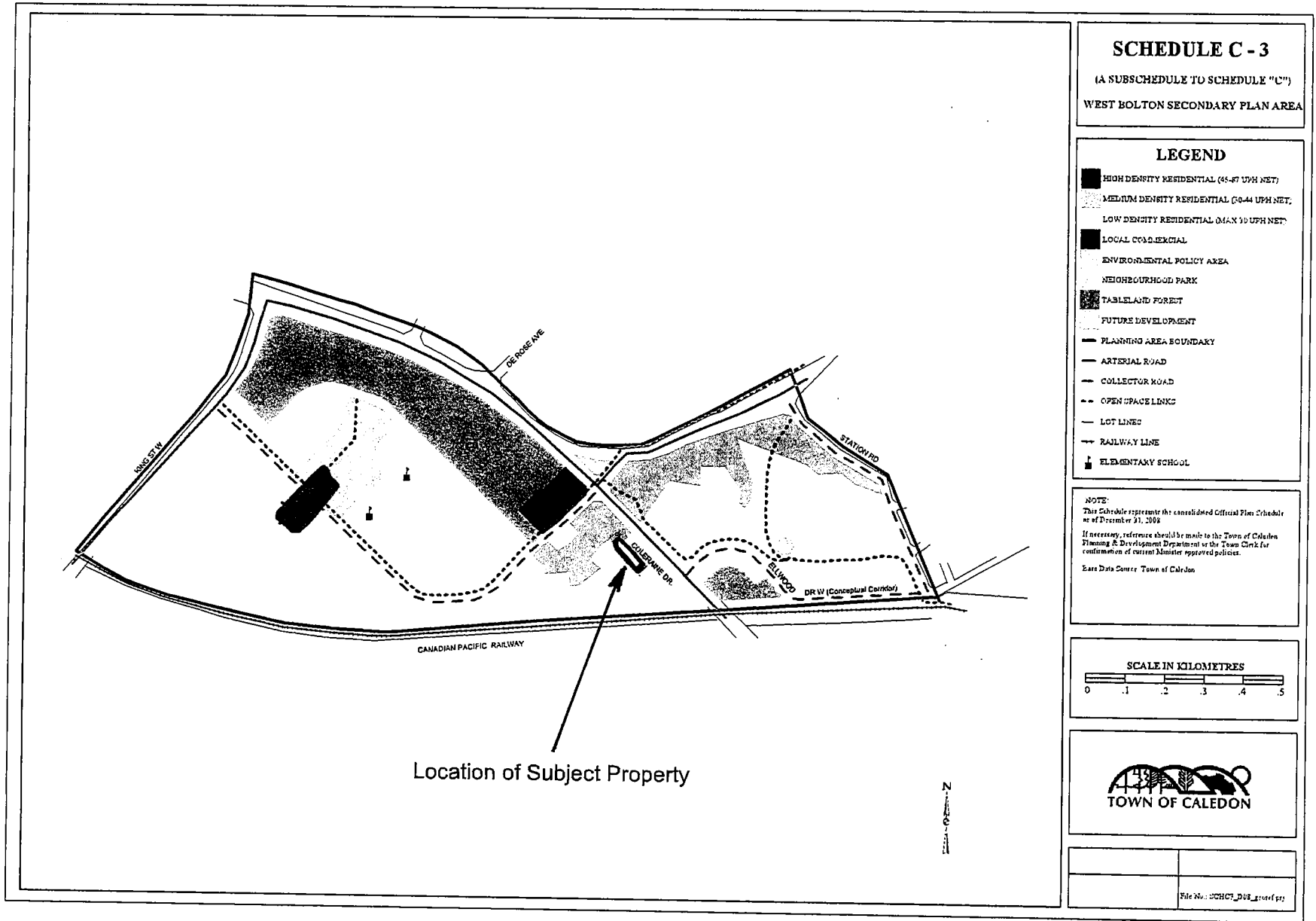
The West Bolton Secondary Plan was approved as an expansion of the Bolton settlement area. The planning area is comprised of two residential communities with a range of housing, school sites, parks and local commercial uses. The predominant land use in the secondary plan area is low density residential at a maximum density of 30 units per net hectare. The residential policies define net density as the land proposed for residential uses, exclusive of public rights-of-way, parks, school sites, and environmental policy. For plans of subdivision the net area is the sum of the area of the residential lots.

The Goals and Objectives of the West Bolton Secondary Plan Area in Section 7.4.2 include; establishing compatible land uses, providing a variety of dwelling types, contributing to the supply and mix of housing types that are appropriate to the needs of the residents of the Town, and making effective use of land, services, community facilities and related infrastructure. The development proposal satisfies the goals and objectives of the West Bolton Secondary Plan by efficiently using the existing frontage of Jack Kenny and its related infrastructure for the residential lots as well as the existing community services. The 7 residential dwelling units will contribute to the variety of dwelling types and the supply of housing in Bolton while being compatible with the surrounding land uses.

Section 7.4.5.1 Low Density Residential sets out the development criteria for residential uses in this designation as follows:

“The permitted uses in Low Density Residential Areas shall be any residential building forms referred to in this section which do not exceed a density of 30 units per net hectare.

Figure 2



Low density residential building forms may include: single family detached, semi-detached dwelling units, linked dwelling units, duplexes, townhouse blocks and other similar housing types.”

The proposed draft plan of subdivision includes 7 residential lots for single family detached dwellings. The lots will have frontages of 10.7 metres (35 feet) and minimum lot areas of 321 square metres (3,455 square feet). The residential lots comprise 0.311 hectares of the 0.341 hectare development site. The density of the residential development is 22.5 units per net hectare. Given the residential building form proposed and the density of the development the proposal conforms to the low density residential policy requirement of the secondary plan.

As noted previously, a portion of the proposed development area (approximately 640 sq. m. or 19% of the site) is currently designated Environmental Policy Area. These lands are part of the storm water management block that contains the storm water pond serving part of the West Bolton Secondary Plan Area. A determination has been made that these lands are not required for infrastructure use and an agreement has reached to transfer the lands to the development applicant. The lands can be integrated with the development plan without impacting the form or function of the storm water management facility that is designated Environmental Policy Area.

Section 7.4.14 – Servicing requires that all development shall be serviced by municipal sanitary and storm sewers, municipal water, hydro and other utilities and that these services shall comply with current Town standards. The proposed lots are located on Jack Kenny Court and will be serviced through the existing services. A full servicing report is part of the development submission and it details the methods by which the development is proposed to be serviced using current municipal servicing requirements.

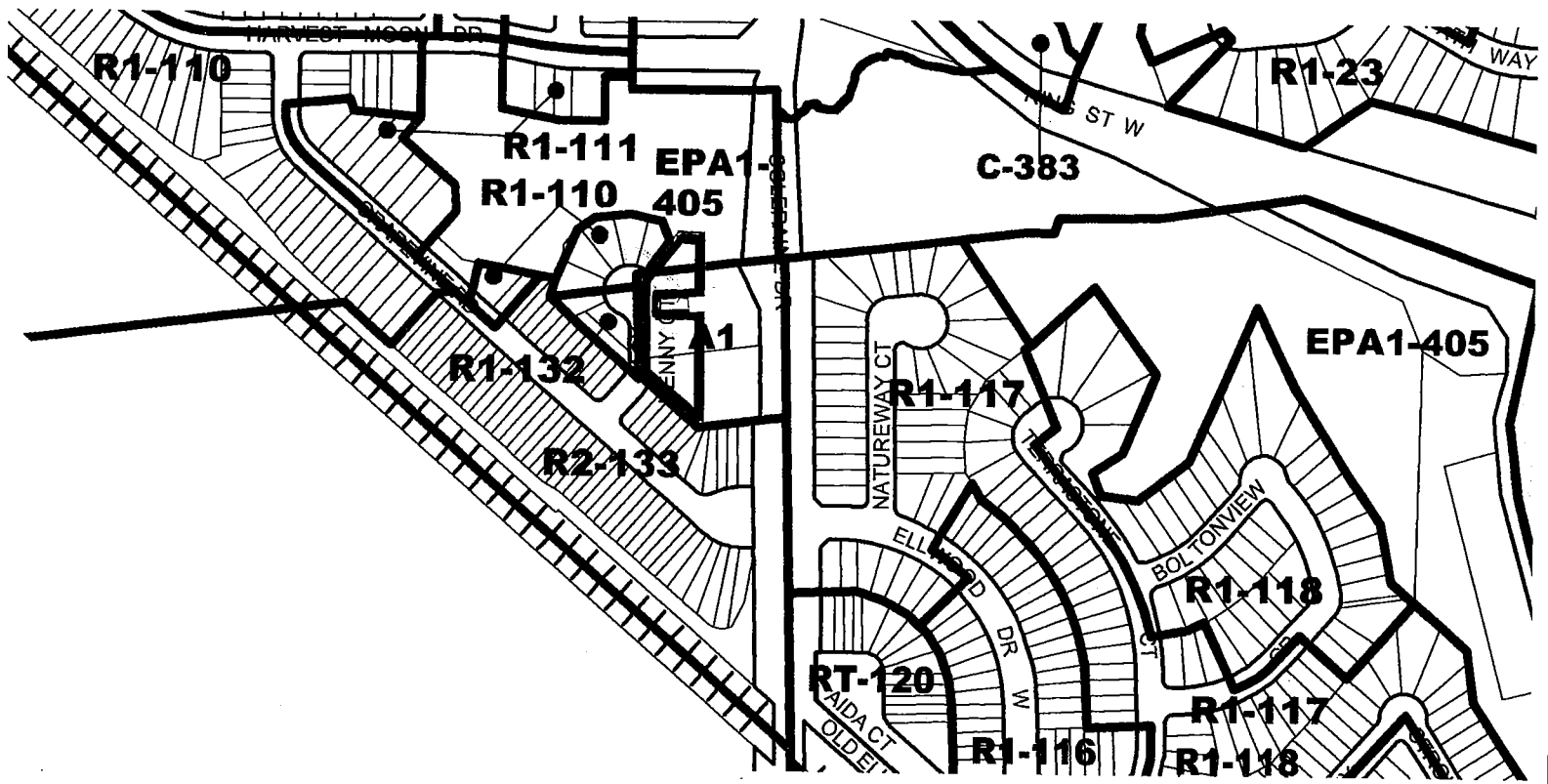
The development proposal conforms to the goals, objectives and policies of the Official Plan and development policies and criteria detailed in the West Bolton Secondary Plan. Supporting documentation also confirm that the site can be developed in accordance with Town policies related to servicing, engineering standards and noise attenuation.

4.5 Town of Caledon Zoning By-law 2006-50

The subject property is zoned Agricultural (A1) and Environmental Policy Area 1 – Exception 405 pursuant to By-law 2006-50. Figure 3 identifies the location of the subject property on an excerpt from Schedule 1b of By-law 2006-50.

An application to amend the zoning of the property has been submitted together with the Official Plan Amendment and the draft plan of subdivision that reflects the proposed development of the property. The draft zoning by-law for the development proposes

Figure 3



excerpt from Map 1b of By-law 2006-50

that a Residential One Exception zone be applied to the property. The exceptions include the following:

- Lot Area (minimum) 320 sq. m.
- Lot Frontage (minimum) 10.7 m.
- Building Area (maximum) 50%
- Front Yard (minima)
 - Front wall of attached private garage 6 m.
 - Front wall of main building 6 m.
- Interior Side Yards (minima) 1.2 m.

These zone exceptions are consistent with the zoning standards for the surrounding residential development and should result in compatible residential character with the existing residential dwellings on Jack Kenny Court.

5.0 Summary / Conclusion

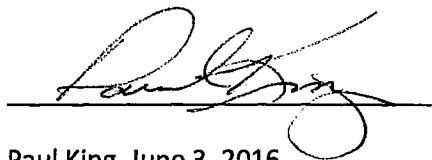
Based on the analysis in this Planning Justification Report and the other reports and plans prepared in support of the planning applications, it is concluded that the proposed residential development is appropriate for the property.

The property is identified in the West Bolton Secondary Plan for low density residential uses and the adjacent development of Jack Kenny Court anticipated the development of the property for the completion of the road right-of-way. The development conforms to the density requirements of the secondary plan and the proposed residential lots are consistent with the surrounding land uses and development pattern.

The development is consistent with provincial initiatives to direct growth to existing settlements to utilize existing infrastructure/services and to promote the prosperity and vitality of communities.

The redesignation of a small portion of the storm water management pond area from Environmental Protection Area to Low Density Residential will not impact the form or function of the facility and will permit the completion of the residential lots.

The proposed development represents an appropriate development for the property and the applications represent good planning.



Paul King, June 3, 2016

PAUL A. KING *Planning & Development Consultant*