

**TOWN OF CALEDON
PLANNING
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PLANNING JUSTIFICATION REPORT
Stylux Caledon Inc.

**OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION
ZONING BY-LAW AMENDMENT**

Town of Caledon
Regional Municipality of Peel

JULY 2020

PREPARED BY:

KLM PLANNING PARTNERS INC.

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INTRODUCTION

KLM Planning Partners Inc. has been retained by Stylux Caledon Inc. with respect to the development of their lands for a residential use in the Caledon East Secondary Plan Area of the Town of Caledon.

The proposed development involves the redevelopment of existing and previous residential uses and contemplates the creation of a road widening block, public rights-of-way in the form of a street and lane as well as freehold residential lots to be developed as single detached homes and blocks to be developed as townhouses. Applications for Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision, will be required to implement the proposed development. Future applications for Site Plan Approval and Exemption from Part Lot Control will be required to develop the townhouse blocks.

The purpose of this report is to provide the planning analysis and basis for the required Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

BACKGROUND

Site Description

The Subject Lands consist of six (6) parcels of land generally located north of Old Church Road east of Marylin Street and are municipally known as 6098 Old Church Road, 6110 Old Church Road, 6112 Old Church Road, 6114 Old Church Road, 6120 and 6122, 6142 Old Church Road, 1 Russel Mason Court and 2 Russel Mason Court (refer to Figure 1: Context Map). The combined parcels (the “Subject Lands”) have an area of approximately 1.77 hectares (4.38 acers) with approximately 175 metres of frontage on Old Church Road and 43 metres of frontage on Marylin Street. The Subject Lands are irregular in shape, are generally flat and have been maintained as residences and an informal landscape construction and storage yard in recent history. The structures on 6110, 6112, 6114, 6120 and 6122 Old Church Road have been demolished and the lots are currently vacant. There are few discernable natural features on the lands apart from the horticultural vegetation along the northern edge of the lands.

Surrounding Land Use and Official Plan Status

North: To the north are residential single detached homes and rural / agricultural lands beyond. These lands are designated *Low Density Residential* and *Special Use Area* respectively by the Town of Caledon Official Plan via the Caledon East Secondary Plan.

West: To the west are residential single detached homes with institutional and commercial uses along Airport Road beyond. These lands are designated *Low Density Residential*, *Institutional* and *General Commercial* respectively by the Town of Caledon Official Plan via the Caledon East Secondary Plan.

South: To the south is Caledon Fire Station 303 and Caledon East Community Park with residential and active agricultural fields subject to a development application beyond. These lands are designated *Institutional*, *Open Space Policy Area* and *Low Density Residential* respectively by the Town of Caledon Official Plan via the Caledon East Secondary Plan.

East: To the east are residential single detached homes and conservation lands associated with Boyce’s Creek. These lands are designated *Low Density Residential* and *Environmental Policy Area* respectively by the Town of Caledon Official Plan via the Caledon East Secondary Plan.

PLANNING PROCESSES

As noted previously, the following planning instruments are required to facilitate and implement the proposed development and have been submitted to the Town:

Official Plan Amendment

An amendment to the Town of Caledon Official Plan is required to implement the proposed development. The amendment will seek to re-designate the lands to the *Medium Density Residential* land use designation of the Caledon East Secondary Plan and add the following policies on a site-specific basis:

1. Increase the permitted net density range to 37 units per hectare and permit townhouse blocks to be generally no more than 7 units per block.

Zoning By-law Amendment

Amendments to the Town of Caledon Zoning By-law 2006-50, as amended, are required to implement the proposed development and land use designations on the lands. The lands are proposed to be zoned *R1 Residential One* to implement the detached built form and *RT Townhouse Residential* to implement the townhouse built form each with a number of site-specific development requirements to facilitate the proposed development.

The site-specific development standards required to implement the proposed development include but are not limited to the following:

RT Residential Townhouse Zone

1. Reduction to the minimum lot area;
2. Reduction to the minimum lot frontage;
3. Reduction to the minimum building area;
4. Reduction to the minimum backyard amenity area;
5. Reduction to the minimum front yard;
6. Reduction to the minimum exterior side yard;
7. Reduction to the minimum rear yard;
8. Reduction to the minimum interior side yard;
9. Increase to the maximum building height;
10. Reduction to the minimum landscaped area
11. Permitted encroachments for porches and balconies; and
12. Permitted encroachments for uncovered steps.

R1 Residential One

1. Reduction to the minimum lot area;
2. Reduction to the minimum lot frontage;
3. Reduction to the minimum building area;
4. Reduction to the minimum front yard;
5. Reduction to the minimum exterior side yard;
6. Increase to the minimum rear yard;
7. Reduction to the minimum interior side yard;
8. Increase to the maximum building height;
9. Permitted encroachments for porches and decks; and
10. Permitted encroachments for uncovered steps.

Draft Plan of Subdivision

A draft plan of subdivision is required in order to subdivide 1.775 hectares of land for the purposes of a road widening, street and laneway public rights-of-way, twelve blocks and twelve lots facilitating 45 residential units comprised of 12 single detached and 33 townhouse units. (refer to Figure 2: Draft Plan of Subdivision).

PROPOSAL

Development Proposal and Description

As stated above, the redevelopment involves a draft plan of subdivision that will subdivide the Subject Lands for the purposes of residential land uses and the creation of public streets and lanes. The proposed Official Plan amendment would redesignate the lands for medium density uses and the zoning by-law amendment would conform with, and implement the proposed land use designation and policies and regulate the use of land.

The public rights-of-way are intended to provide access to the residential units and have been designed to provide vehicular and pedestrian circulation in a safe, effective and efficient manner. The proposed rights-of-way will be in the form of a local road that is 18.0 metres in width servicing the detached units and a laneway that is 8.0 metres in width servicing the townhouse units. Vehicular access will be provided to the Subject Lands via a full moves intersection at Old Church Road and will provide direct access to the Town's arterial road network. The ultimate completion of the network would also provide for full moves access from Marilyn Street in addition to an internal laneway with the potential for access to Marilyn Street. These future road connections to Marilyn Street are depicted schematically on the draft plan of subdivision. In the interim, a 6.0 temporary laneway is proposed to connect the rights-of-way internal to the plan for vehicular circulation and will facilitate emergency access and garbage collection. Pedestrian circulation will be accommodated via a new 1.5 metre sidewalk on one side of the proposed local road and by an existing 1.5 metre sidewalk on Old Church Road. The right-of-way will also accommodate landscaped boulevards as well as the above and underground utilities such as hydro transformers, street lights, telecommunications pedestals, municipal water, storm water and sanitary services with connections from Old Church Road. An 8-metre-wide road widening block is proposed to satisfy the future road widening requirements of Old Church Road.

The residential component of the development is comprised of 45 freehold units, of which, 12.5 are detached units with a lot frontage of 14.35 metres and 32.5 are townhouse units with a lot frontage of 5.5 metres. These lots will accommodate a mix of dwelling designs, accessory uses, landscaping and outdoor amenity areas. All units will have a minimum of 2 parking spaces located in a private garage and a driveway with on street visitor parking available as permitted by the applicable Town By-law. The proposed distribution of dwelling units would result in a residential density (calculated per the Caledon East Secondary Plan definition) of approximately 36.2 units per hectare.

PLANNING POLICY CONTEXT

Provincial Policy Statement (2020)

Decisions affecting planning matters are required to be consistent with the Provincial Policy Statement (“the PPS”). As a key part of Ontario’s policy led planning system, the PPS sets the policy foundation for regulating the development and use of land. The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development.

Growth Plan for the Greater Golden Horseshoe (A Place to Grow) 2019

The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) provides a policy framework for growth and development that is supportive of economic prosperity, protection of the environment and a high quality of life. The objectives of the Growth Plan are to achieve complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities.

The plan guides decision-making on issues concerning land-use planning, urban form, housing, natural heritage and resource protection, transportation and infrastructure planning. The Subject Lands fall within the *Delineated Built-Up Area* of the plan. Decisions affecting planning matters are required to conform to and not conflict with the Growth Plan.

Greenbelt Plan 2017

The vision and goals of the Greenbelt Plan are to protect against loss and fragmentation of agricultural land, provide for the permanent protection of natural heritage and water resources and support a diverse range of economic and social activities. The Plan is intended to enhance the extent of environmentally protected lands covered by the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas and improve linkages between these plans.

The Greenbelt Plan designates the Subject Lands under the Oak Ridges Moraine Conservation Plan and exempts the lands from the policies of the Greenbelt Plan except those policies related to Parkland, Open Space and Trails. Decisions affecting planning matters are required to conform to and not conflict with the Greenbelt Plan.

Oak Ridges Moraine Conservation Plan 2017

The Oak Ridges Moraine Conservation Plan (the “ORMCP”) is an ecologically based plan established to provide land use and resource management direction that protects the

Moraine's ecological and hydrological features and functions while providing support for development within existing urban and rural settlement areas.

The Subject Lands are entirely within the *Settlement Area* land use designation of the Oak Ridges Moraine Conservation Plan (refer to Figure 3: Oak Ridges Moraine Conservation Plan - Land Use Designation Map 1). This designation reflects the range of existing and planned settlement areas and is intended to permit a range of development and urban uses that support the development of complete communities. Decisions affecting planning matters are required to conform to and not conflict with the ORMCP.

Region of Peel Official Plan (December 2018 Consolidation)

The purpose of Region of Peel Official Plan (the “Regional OP” or “ROP”) is to provide a consistent overarching planning and development framework within the Region. The Plan provides strategic policy to guide growth and development while having regard for environmental protection, resource management, and the need to achieve growth within the Region in an effective and efficient manner.

The Regional Official Plan designates the Subject Lands as *Rural Service Centre* on Schedule D Regional Structure of the Plan (refer to Figure 4: Region of Peel Official Plan - Schedule D Regional Structure). The Subject Lands are also identified as being within the *Built-up Area* of the Region (refer to Figure 6: Region of Peel Official Plan - Schedule D4 The Growth Plan Policy Areas in Peel). The lands located within and *Built-up Area* are intended to accommodate planned growth in the Region.

Town of Caledon Official Plan (April 2018 Consolidation)

The Town of Caledon Official Plan (the “Caledon OP” or “OP”) states the principles, goals, objectives and policies that are intended to guide land use and development and the resulting social, economic, and environmental effects within the Town of Caledon. The Plan provides the basis for preparing draft plans of subdivision and zoning by-law amendments which will implement the land use policies of the Plan.

Land use designations for the lands are identified as being within the Caledon East Land Use Plan on the general Town of Caledon Official Plan Land Use Schedule A (refer to Figure 9: Town of Caledon Official Plan - Schedule A Town of Caledon Land Use Plan). The lands are further designated as being within the Built-up Area of the Town on Figure 1 Growth Plan Policy Areas in Caledon (refer to Figure 14: Town of Caledon Official Plan - Figure 1 Growth Plan Policy Areas in Caledon). Section 7.7 of the Town of Caledon Official Plan contains the Caledon East Secondary Plan which provides for the area specific policies that inform development within the plan area.

Caledon East Secondary Plan (April 2018 Consolidation)

The Subject Lands are situated within the Caledon East Secondary Plan (“the Secondary Plan”) which establishes detailed land use and policy guidelines to inform the development of lands within the plan area. The policies guiding development on these lands are contained within Sections 7.7 Caledon East Secondary Plan and describes a range of general and specific policies and objectives for the *Rural Service Centres*, including the Caledon East settlement. These policies allow for growth that is compact and efficient supporting a diverse range of housing types and transportation options while respecting the ecology, built heritage and character of Caledon East.

The Subject Lands are designated as *Low Density Residential* through the Caledon East Land Use Plan Schedule D (refer to Figure 10: Town of Caledon Official Plan - Schedule D Caledon East Land Use Plan). The proposed Official Plan amendment seeks to redesignate the Subject Lands *Medium Density Residential* with site specific policies to permit the proposed development.

Town of Caledon Zoning By-law 2006-50

A Zoning By-law implements the policies of the Town's Official Plan and divides the municipality into zones which are delineated on zoning schedules or maps. The Zoning By-law specifies permitted uses and requirements.

Zoning By-law 2006-50, as amended, is the comprehensive zoning by-law for the Town of Caledon and zones the Subject Lands *RR Rural Residential* (refer to Figure 15: Town of Caledon Zoning By-Law 2006-50 - Map 36b). An amendment to the zoning by-law is required to rezone the lands *R1 Residential One* and *RT Townhouse Residential* with site specific exceptions in order to implement the proposed draft plan of subdivision.

PLANNING POLICY ANALYSIS

Provincial Policy Statement (2020)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. This section demonstrates that the proposed development on the Subject Lands is consistent with the policies of the Provincial Policy Statement, however in preparing the analysis only applicable policies are referenced herein.

The PPS promotes the efficient use of land and supports sustainability by promoting strong, liveable and healthy communities that facilitate economic growth. Policy 1.1.1 specifically states that:

Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoid development and land use patterns that would prevent the efficient expansion of settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed development promotes a more efficient use of lands helping to sustain the financial well-being of the municipality and will provide a long-term increase in the

municipal tax base. The proposed development would contribute to development charges which will fund local infrastructure and facility improvements at the discretion of the upper and lower tier municipalities and Regional school boards. The proposed development will implement the overall intent of the Secondary Plan to accommodate a range and mix of residential units. The Natural Heritage Evaluation prepared by Beacon Environmental (“the NHE”) confirms that the proposed development will have no negative impact on the health of off-site environmental features or their functions over the long term. The proposed development promotes cost-effective development patterns which reduces the per unit cost burden of maintaining municipal infrastructure and services in the area. Furthermore, the development will have the effect of intensifying land use within the current built-up area of the Region and Town thereby reducing the need for rural or agricultural land conversion for urban uses. The proposed development has been coordinated with the surrounding existing development and relies on existing municipal infrastructure and public service facilities that are available.

Section 1.4 of the PPS provides direction to municipalities on accommodating a suitable range and mix of housing types and densities that meet the anticipated requirements for existing and future residents. Policy 1.4.1 expressly states:

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary lands which are designated and available for residential development;*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered lands.*

The proposed development is on lands that are intended for the intensification of residential uses in both the upper and lower tier municipal Official Plans and is currently an underdeveloped parcel. Approval of the proposed development will contribute to an appropriate range and mix of housing options in Caledon East and aid in the ability to meet the long-term growth targets that the Region and Town are required to maintain under Provincial direction.

Section 1.5 of the PPS provides direction on how public spaces, recreation, parks, trails and open space should promote healthy, active communities. Policy 1.5.1 precisely states:

Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The public street network will provide an orderly circulation system within the development and will provide connections to the existing community and the Town's arterial road network. Front doors with direct pedestrian access from units fronting onto Old Church Road in central Caledon East and adjacent to the Caledon East Community Park and Caledon Trailway Path will foster social interaction and help to facilitate active transportation.

Policy 1.6.6.1 of the PPS identifies how sewage, water and stormwater services shall be planned and provided and specifically states:

Planning for sewage and water services shall:

- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 - 1. municipal sewage services and municipal water services; and*
 - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- b) ensure that these systems are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*
 - 2. prepares for the impacts of a changing climate;*
 - 3. is feasible and financially viable over their lifecycle; and*
 - 4. protects human health and safety and the natural environment;*
- c) promote water conservation and water use efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process; and*
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage*

services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

The proposed public stormwater, sewage and potable water services will efficiently service the lands in a manner that promotes the efficient and optimization of municipal services. The proposed servicing scheme is sustainable, feasible, financially viable, protects human health and the environment and will meet all Town and Ministry of Environment regulatory requirements. The servicing considerations of the planning process have been integrated and coordinated via the Functional Servicing Report prepared by SCS Consulting (the “FSR”).

The proposed development is consistent the servicing hierarchy outlined in the PPS and in particular with Policy 1.6.6.2 which specifically states:

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The Subject Lands are proposed to be serviced with public municipal sewage and water services and distributed to individual dwelling units via on lot connections. The proposed development is characteristic of redevelopment and intensification within a settlement area and approval of the proposed servicing strategy is consistent with servicing hierarchy noted above. The FSR provides the necessary analysis on the provision of servicing and substantiates that the proposed development is feasible from a functional servicing perspective.

The PPS provides further direction related to the planning for stormwater management and Policy 1.6.6.7 specifically states:

Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater;*
- d) mitigate risks to human health, safety, property and the environment;*

- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The FSR confirms that stormwater quality control will be provided through a treatment train of low impact development (LID) techniques. These include additional topsoil depth on grassed areas, passive landscaping, roof drains directed over permeable areas and an end of pipe treatment device which will maximize the function of vegetative and pervious surfaces. The FSR also confirms that the applicable water balance and erosion criteria related to the retention of 5mm of rainfall over impervious surfaces can be achieved. In addition, rear yard infiltration trenches are proposed to assist in mitigating the changes in the water balance and quantity of stormwater flows from the Subject Lands post development.

Section 2 of the PPS promotes environmental health and social well-being within the context of managing natural and cultural heritage resources in the interest of Ontario's long-term prosperity by exploiting their economic, environmental and social benefits. With respect to natural and environmental areas, section 2.1.1 expressly states;

Natural features and areas shall be protected for the long term.

There are no natural features or areas on the Subject Lands however, the lands are within the 120 metre area of influence, as described in the Oak Ridges Moraine Conservation Plan, of Boyce Creek. The NHE submitted concurrently with this report concludes that the long-term health and function of this feature is not adversely impacted by the proposed development. Furthermore, the NHE confirms that the improvement in stormwater quality and quantity controls proposed by the FSR will help to mitigate any downstream effects.

Section 2.1.7 of the PPS prohibits development and site alteration within the habitat of endangered or threatened species and specifically states:

Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

The work completed to prepare the NHE included a site investigation and survey for endangered or threatened species habitat and confirms that there is no such habitat on the Subject Lands. In addition, the NHE confirms compliance with provincial and federal requirements and provides for recommendations with respect to the protection of any bird species present at the time of vegetation disturbance and removal.

Section 2.1.8 of the PPS provides direction on development on or adjacent to natural heritage features and the requirement to demonstrate that there will be no negative impacts on the features or their functions and specifically states;

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

As stated previously, there are no natural heritage features identified on the Subject Lands however, Boyce's Creek is located on adjacent lands. The NHE confirms that the proposed development will have no negative impact on this feature or its long-term ecological functions. It has determined through the FSR that groundwater recharge contributions from the Subject Lands can be maintained under post development conditions.

The proposed development and proposed applications are consistent with the applicable policies of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (A Place to Grow) 2019

The Growth Plan provides the framework and guidance on decision-making, land-use planning, urban form, housing, natural heritage and resource protection, transportation and infrastructure planning. This section demonstrates that the proposed development on the Subject Lands is consistent with the policies of the Growth Plan, however only applicable policies are addressed herein.

Section 2.2.1 of the Growth Plan, Managing Growth identifies ways in which growth is to be accommodated. Policies 2.2.1.1 and 2.2.1.2 specifically state:

Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.

(Policy 2.2.1.1)

Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*

- iii. can support the achievement of complete communities;*
- b) growth will be limited in settlement areas that:*
 - i. are rural settlements;*
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. are in the Greenbelt Area;*
- c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) development will be generally directed away from hazardous lands; and*
- f) the establishment of new settlement areas is prohibited.*

(Policy 2.2.1.2)

The growth forecast policies of subsection 5.2.4 of the 2019 Growth Plan are to be implemented by upper and single tier municipalities through a municipal comprehensive review of their respective Official Plans post May 16th, 2019. In the interim, the in-effect population forecasts as of July 1st, 2017 will continue to be the growth targets that apply within the Region, including to the Subject Lands. Implementation of the proposed development would contribute to the achievement of these in-effect minimum growth targets which municipalities are required to meet and encouraged to exceed.

Notwithstanding the specific growth targets that are in effect, the development of the Subject Lands would conform to Policy 2.2.1.2. The lands are within a delineated built-up area, have existing or planned water and wastewater systems and will support the achievement of complete communities. Furthermore, being within the Region's delineated built up area, the lands have access to existing or planned public service facilities.

Further policies on achieving complete communities are provided via Policy 2.2.1.4 which precisely states:

Applying the policies of this Plan will support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces*
- f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

The proposed development would contribute to a diverse mix of land uses and intensifies residential uses on lands that have convenient access to local infrastructure, stores, services and public service facilities. The proposed development would complement the variation and mix of residential unit sizes and built form in the community and would provide new housing options for people of all ages, abilities and incomes. The proposed development would contribute to the mix of housing options, including provisions for second suites, and the accommodation of various household sizes.

The lands have convenient access to publicly accessible open space, parks, trails and recreation facilities through its proximity to the Caledon East Community Park, Caledon East Arena, Caledon East Soccer Complex and Caledon Trailway Path. The proposed townhouse-built form is compact with front porches and doors for pedestrians which will activate and animate the Old Church Road street frontage providing for a vibrant public realm abutting an existing open space. In addition, the Town of Caledon Town-Wide Design Guidelines together with the Caledon East Streetscape Study Architectural Guidelines (the “Caledon Design Guidelines”) and the Urban Design Brief prepared by

RN Design (the “UDB”) in support of the proposed development will ensure a high-quality built form as well as a vibrant and attractive public realm and open space.

The proposed dwellings will contribute to mitigating climate change and reduce greenhouse gas emissions because all of the proposed dwellings will have high efficiency mechanical systems as required for new dwellings under the Ontario Building Code. Furthermore, townhouse-built form, which comprises approximately two thirds of the proposed development, are inherently an energy efficient housing form through the use of shared exterior walls. The proposed development will improve climate change resilience and integrate a stormwater management approach that employs appropriate low impact development measures. The FSR confirms that the first 5mm of rainfall over impervious surfaces can be detained on-site through the use of the LID measures noted above. These measures will divert stormwater flows to areas where stormwater can be passively or actively infiltrated into the ground, recharging ground water and reducing the burden on the Town’s stormwater system.

Section 2.2.2 of the Growth Plan provides direction on how the delineated built-up areas of the Greater Golden Horseshoe are to accommodate a significant amount of growth through intensification. Policies 2.2.2.1 and 2.2.2.2 are those that are applicable to the applications and expressly state:

By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

- a) A minimum of 50 percent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and*
- b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.*

(Policy 2.2.2.1)

Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.

(Policy 2.2.2.2)

Policy 2.2.2.1 indicates that its growth targets are only applicable once the municipal comprehensive review which brings the applicable Official Plan into conformity with the Growth Plan is approved and in effect. In this instance, the Region of Peel will have to conduct their municipal comprehensive review bringing their Official Plan into conformity with Policy 2.2.2.1 which will require a minimum of fifty percent of all residential development occurring annually will be within the delineated built-up area. Until this conformity exercise occurs, Policy 2.2.2.2 indicates that the annual minimum intensification targets contained in the applicable upper tier Official Plan that is approved and in effect as of July 1, 2017 will continue to apply. Notwithstanding the specific growth targets to be achieved, the Growth Plan provides direction to municipalities in developing a strategy to achieve the minimum intensification target throughout the delineated built up area. Policy 2.2.2.3 specifically states:

All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- c) encourage intensification generally throughout the delineated built-up area;*
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.*

It should be noted that, despite there being a requirement as early as the 2006 Growth Plan coming into effect, the Town of Caledon has not completed an intensification strategy. However, the Subject Lands are within a delineated built up area of both the Region of Peel and the Town of Caledon for which Caledon East has been designated a Rural Service Centre, which are the Town's strategic growth areas. The proposed dwelling units are an appropriate type and scale of development for the local policy context affecting the Subject Lands and will provide for the appropriate transition of built form to the existing adjacent residential lands to the west, north and east. The proposed zoning by-law amendment will ensure that the lands will be zoned and developed in a manner that will support the Province's goal of achieving complete communities as noted in the analysis of policy 2.2.1.4 above. In the absence of a municipal intensification strategy, the proposed development is a logical extension of the emerging mixed-use main street along Old Church Road. The proposal will be implemented through an Official Plan amendment that conforms with the Growth Plan requirements for intensification.

Section 2.2.6 of the Growth Plan provides direction to municipalities with respect to how the municipal housing policies are to support the objectives of the plan. In particular, Policy 2.2.6.2 would apply to how housing will support the achievement of complete communities and specifically states:

Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*
- c) considering the range and mix of housing options and densities of the existing housing stock; and*
- d) planning to diversify their overall housing stock across the municipality.*

As discussed above, Policy 1.4.1 of the PPS ensures adequate range and mix of housing types and densities to meet projected requirements for growth and maintain an appropriate supply of land for growth and the capacity for servicing. The proposed Official Plan amendment would represent planning to accommodate growth and achieve the minimum intensification and density targets of the Growth Plan by allowing for a more intense and appropriate land use within a built-up area. The re-designation of the Subject Lands to *Medium Density Residential* will allow for an appropriate intensification of the lands. This represents the consideration of a range and mix of housing options which will diversify the Town of Caledon's predominantly single detached housing stock.

Section 5.2 of the Growth Plan provides policies with respect to how the plan is to implemented and interpreted including regarding growth forecasts and targets. With respect to how the growth forecasts contained in Schedule 3 and 7 are to applied, Policy 5.2.4.6. specifically states:

Outside of a municipal comprehensive review, the forecasts in Schedule 3 and Schedule 7 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan.

This policy explicitly confirms that outside of a municipal comprehensive review, the growth forecasts of the Growth Plan are not intended to be applied on a site-specific scale. That is, municipalities should not be considering these forecasts when considering the approval or refusal of an individual development proposal that otherwise conforms to the plan. In this sense, the plan is not intended to impose a maximum population or employment number for any given municipality and any resulting increase in total population should not be reviewed against the forecasts of Table 3.

The plan also provides similar clarification with respect to the various targets of the plan with Policy 5.2.5.1 specifically stating:

The minimum intensification and density targets in this Plan, including any alternative targets that have been permitted by the Minister, are minimum standards and municipalities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of this Plan, the PPS or any other provincial plan.

This policy confirms that, the targets of the plan associated with intensification are meant to be interpreted as minimum standards. In this regard, there is no limit to the amount of growth any given municipality may direct within its built-up area and municipalities are explicitly encouraged to exceed the targets provided. Any increase in the ability to meet or exceed the intensification targets for the Town resulting from the proposed Official Plan Amendment should not be interpreted to not conform to the Growth Plan.

Policy 5.2.5.3 provides direction to upper and lower tier municipalities on delineating areas to implement the growth targets and specifically states:

For the purposes of implementing the minimum intensification and density targets in this Plan, upper- and single-tier municipalities will, through a *municipal comprehensive review*, delineate the following in their official plans, where applicable:

- a) *delineated built-up areas*;
- b) *urban growth centres*;
- c) *major transit station areas*;
- d) other *strategic growth areas* for which a minimum density target will be established; and
- e) *excess lands*.

The Subject Lands are within the delineated built-up area of the Region of Peel and Town of Caledon and are where growth that implements the minimum intensification targets and density of the growth plan is to be accommodated.

The proposed development and supporting applications conform to and do not conflict with the policies of the Growth Plan.

Greenbelt Plan 2017

The vision and goals of the Greenbelt Plan are to protect against loss and fragmentation

of agricultural land, provide for the permanent protection of natural heritage and water resources and support a diverse range of economic and social activities. The Plan is intended to enhance the extent of environmentally protected lands covered by the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas and improve linkages between these plans.

The Greenbelt Plan designates the Subject Lands under the Oak Ridges Moraine Conservation Plan and exempts the lands from the policies of the Greenbelt Plan except those policies in Section 3.3 related to Parkland, Open Space and Trails. Policies 3.3.2.1 – 3.3.2.3 and 3.3.3.1 to 3.3.3.4 inclusive, are identified as responsibilities of the municipalities and conservation authorities in partnership with the Province.

The proposed development and supporting applications conform to the applicable policies of the Greenbelt Plan.

Oak Ridges Moraine Conservation Plan 2017

The Oak Ridges Moraine Conservation Plan is an ecologically based plan established to provide land use and resource management direction that protects ecological and hydrological features and their functions while providing support for development within settlement areas. This section demonstrates that the proposed development on the Subject Lands conforms to the applicable policies of ORMCP 2017.

The Subject Lands are designated *Settlement Area* by the ORMCP (refer to Figure 3: Oak Ridges Moraine Conservation Plan - Land Use Designation Map 1) which permits the applicable land uses of the municipal Official Plans. The purpose of *Settlement Areas* are to focus and contain urban growth within the plan area by minimizing the encroachment of developments on ecological and hydrological features. In addition, the *Settlement Areas* are areas where promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment of existing urban areas is encouraged, consistent with the growth management strategies identified by the applicable Official Plans.

For lands designated Settlement Area, the uses permitted by the applicable Official Plan are permitted by the ORMCP, subject to conformity with subsections 19(3) and 31(4). Similarly, new lot creation is also permitted within Settlement Areas, subject to the aforementioned subsections.

Subsection 19(3) of the ORMCP outlines the environmental provisions of the ORMCP which apply to lands designated Settlement Area and are as follows: Sections 21 to 26, Subsection 27(3), Sections 28 and 29 and Subsections 30 (1), (12) and (13). Subsection 31(4) provides the specific land-use provisions which apply to lands designated Settlement Area and are as follows: Subsections 41(1), (4) and (5) and Sections 42 to 47.

Conformity with the above noted Sections and Subsections of the ORMCP are outlined in the table below:

SECTION	DESCRIPTION	RESPONSE
21	Minimum area of influence and minimum vegetation protection zones.	Key natural heritage features have been identified within 120 metres of the Subject Lands. Development exists and is proposed within the 120 metre area of influence. Refer to NHE prepared in support of the development proposal.
22	22(1) Key Natural Heritage Features defined.	A Key Hydrologic Feature and Significant Woodland have been identified within 120 metres of the Subject Lands.
	22(2) All development within the feature and/or minimum vegetation protection zone is prohibited.	No development is proposed within the feature and / or minimum vegetation protection zone.
	22(3) Any development within the area of influence requires the completion of a Natural Heritage Evaluation.	Refer to NHE prepared in support of the development proposal.
23	Outlines requirements for the completion of a Natural Heritage Evaluation.	Refer to NHE prepared in support of the development proposal.
24	Outlines watershed plan requirements.	Refer to the NHE and FSR prepared in support of the development proposal.
25	Water budget and conservation plans.	A water balance analysis is contained in the Functional Servicing Report prepared by SCS Consulting.
26	26(1) Defines hydrologically	A Key Hydrologic Feature is located within 120 metres of the

	sensitive features.	Subject Lands. Refer to NHE.
	26(2) Outlines permitted uses of land within the feature.	No development or site alteration is proposed within the hydrologically sensitive feature or its related 30 metre minimum vegetation protection zone.
	26(3) Hydrological evaluation is required for any development within the minimum area of influence of a feature.	Refer to NHE prepared in support of the development proposal.
	26(4) Outlines requirements for the completion of a hydrological evaluation.	Refer to scoped NHE prepared in support of the development proposal.
27 (3)	(3) With respect to land in Settlement Areas, in considering applications for development or site alteration with respect to land in a subwatershed the approval authority shall consider the importance of,	
	(a) ensuring that natural vegetation is maintained, and where possible improved or restored; and	The Subject Lands have historically been maintained as private residences and any vegetation is considered ornamental or horticultural in nature. It is anticipated that all vegetation on the Subject Lands is domestic and proposed to be removed however it is anticipated that some vegetation will be restored through street tree planting and other plantings of private property over the fullness of time
	(b) keeping to a minimum impervious surfaces and their impact on water quality and	Impervious surfaces have been minimized to the extent practical. The Functional

	quantity.	Servicing Report prepared by SCS Consulting identifies low impact development considerations that will be employed to mitigate impact on water quality and quantity.
28	Wellhead Protection Areas	No uses listed within Subsections (1) or (2) are proposed.
29	Areas of High Aquifer Vulnerability	No uses listed within Subsection (5) are proposed.
30 (1)	Landform Conservation Areas	The Subject Lands are outside the Landform Conservation Areas shown on Map No. 1.
30 (12)	Areas of Natural and Scientific Interest	Lands are not within an ANSI.
30 (13)	Landform Conservation Areas	The Subject Lands are noted as Settlement Area outside of the Landform Conservation Categories on Schedule P-2 of the Town of Caledon Official Plan. Accordingly, the Town of Caledon has not adopted planning, design and construction practices the minimize land disturbance for the Subject Lands.
41 (1)	Transportation, infrastructure and utilities	Not applicable.
41 (4)	Transportation, infrastructure and utilities and Key Natural Heritage Features	Not applicable.
41(5)	Transportation, infrastructure and utilities and Key Natural Heritage Features	Not applicable

42	Official Plan provisions for wellhead protection areas and areas of high aquifer vulnerability	Not applicable
43	41(1)(b) An application for major development shall be accompanied by a sewage and water system plan that demonstrates, that the quality and quantity of groundwater and surface water will be maintained.	The quality and quantity of groundwater and surface water will be maintained. Refer to the Functional Servicing Report prepared by SCS Consulting.
44	Partial Services	Full municipal services are proposed.
45	45(7) Despite anything else in this plan, disposal of stormwater into a kettle lake is prohibited.	Stormwater will be directed a public sewer and not into a kettle lake.
	45(8) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in key natural heritage features and hydrologically sensitive features.	No stormwater management ponds are proposed on the Subject Lands. Stormwater will be directed to public sewers and conveyed to an offsite stormwater management pond.
46	Stormwater Management Plans	A stormwater management plan is provided in the Functional Servicing Report prepared by SCS Consulting.
47	Despite anything else in this plan, new rapid infiltration basins and new rapid infiltration columns are prohibited.	No rapid infiltration basins or columns are proposed.

Based on the evaluation in the table above, the proposed development and supporting applications conform to the applicable policies of the Oak Ridges Moraine Conservation Plan.

Region of Peel Official Plan (December 2018 Consolidation)

The Region of Peel Official Plan provides consistent overarching planning and development framework within the Region and designates the Subject Lands as *Rural*

Service Centre on Schedule D Regional Structure of the Plan (refer to Figure 4: Region of Peel Official Plan - Schedule D Regional Structure). This section demonstrates that the proposed development on the Subject Lands conforms with the applicable policies of the Regional Official Plan.

Chapter 2 of the Regional Official Plan provides policy direction on the natural environment. Policy 2.1 provides high level regional policies related to coordinating the planning around large environmental systems, the Regional Greenlands System, natural and human-made hazards and restoration of the natural environment within the Region. Emphasis is placed on protecting natural systems, restoring poorly functioning ecosystems and promoting clean air, water and land. The lands are not within the Regional Greenlands System and the NHE confirms there are no natural systems, ecosystems or natural hazards on the Subject Lands.

Section 2.2 provides direction on large environmental systems, including air quality with Policy 2.2.3.2.2 expressly stating it is the policy of Regional Council to:

To promote sustainable development and land use patterns which address public health, transportation systems, energy conservation and environmental concerns.

As noted previously, townhouses are an inherently sustainable and energy conscious built form and all of the new dwelling units that will replace the existing homes will be built to the high level of current energy consumption standards. The modest density increase proposed will strengthen the ability of the Town support future transit expansion in the Region. The proposed development would modestly intensify the Subject Lands which abut a Regional right of way on lands designated as a Regional Service Centre which is intended to accommodate growth in the Region's Rural System. The proposed development is therefore in keeping with the Region's objectives as it is representative of a sustainable development and land use pattern.

Section 2.2.4 provides policies related to watershed planning in the Region and the NHE and FSR confirm that lands are within the Centreville Creek Subwatershed and Humber River Watershed, respectively and conclude the proposal will have no adverse impact. Subject Lands

As a part of the environmental system, the Regional Official Plan provides policies on the protection and conservation of groundwater. Policies 2.2.5.1.1 & 2.2.5.1.2 specifically state the intention of Regional Council to:

Protect, maintain and enhance the integrity of ecosystems through the proper planning and management of groundwater resources and related natural systems in Peel.

(Policy 2.2.5.1.1)

Work with the area municipalities, conservation authorities and other provincial agencies to protect, maintain and enhance groundwater resources.
(Policy 2.2.5.1.2)

The sandy non-cohesive nature of the native soils on the Subject Lands provide for passive infiltration and percolation of stormwater which will recharge the water table. The FSR confirms that a treatment train approach to stormwater quality control will be employed with a combination of at source, conveyance and end of pipe controls. This treatment train approach will include but not be limited to directing some stormwater runoff to pervious areas with increased minimum topsoil depth on the proposed lots as well as and passive landscaping to maximize infiltration and passive quality control. The quality of the stormwater runoff from the development will be controlled and removal of 80% of total suspended solids is confirmed in the FSR.

Section 2.2.6, 2.2.7, 2.2.8 of the Regional Official Plan provide direction on Lake Ontario, Bioregions and the Niagara Escarpment, none of which are applicable to the Subject Lands.

Section 2.2.9 provides policies with respect to the Oak Ridges Moraine Conservation Plan. Generally, section 2.2.9.3 provides the policies that support the Regional implementation of the ORMCP through Regional policies as well as direct Caledon to implement the Plan.

The ROP notes Schedule D1 as identifying the boundaries of the land use designations of the ORMCP and confirms they may be further refined in the Town of Caledon Official Plan. The Subject Lands are identified as *Settlement Areas* on Schedule D1 (refer to Figure 5: Region of Peel Official Plan - Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations) and described as areas intended to focus and contain urban growth. Policy 2.2.9.3.7 d) expressly states:

Settlement Areas are intended to focus and contain urban growth. All uses permitted by the applicable Official Plans are permitted, subject to the applicable sections of the ORMCP. In Peel, the only Settlement Area is the Caledon East Rural Service Centre.

The Subject Lands are within the Caledon East *Rural Service Centre* and are therefore an area intended to focus and contain growth within the Policy context of the ORMCP as implemented by the Region of Peel Official Plan.

The ROP goes on to provide direction on natural and hydrological features, landform conservation areas, transportation, utilities and infrastructure and watershed policies that are not applicable to the Subject Lands. The ROP also provides direction on wellhead protection for the zones around wells where land use shall be carefully planned to protect the long-term water supply. Figure 13 of the Regional Official Plan

notes the Subject Lands as being within the *10 Year Time of Travel Zone (Secondary Protection Zone)* (refer to Figure 7: Region of Peel Official Plan - Figure 13 Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA)). The Regional Official Plan provides direction that the Town of Caledon prohibit certain uses within the wellhead protection areas in accordance with Policies 2.2.9.3.27 and 2.2.9.3.28 specifically stating it is the policy of Regional Council to:

Direct the Town of Caledon to prohibit or restrict, except in accordance with Section 6 (1) and Section 28 (3) of the ORMCP and subject to jurisdictional limitations, the storage (except by an individual for personal or family use) of petroleum fuels; petroleum solvents and chlorinated solvents; pesticides, herbicides and fungicides; construction equipment; inorganic fertilizers; road salt; contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990; and the generation and storage of hazardous waste or liquid industrial waste within wellhead protection areas in the ORMCPA, corresponding to the 0-2, 2-10, and 10-25 years of time of travel zones. (Policy 2.2.9.3.27)

Direct the Town of Caledon to prohibit, subject to jurisdictional limitations, the establishment of new storage of animal manure, animal agriculture, and the storage of agricultural equipment, which commences after November 15, 2001, in the 0-2 time of travel zone within every wellhead protection area in the ORMCPA, except as permitted by the ORMCP. (Policy 2.2.9.3.28)

While the Subject Lands are within the *10 Year Time of Travel Zone* none of the items listed are proposed to be stored, or hazardous waste generated or stored on the Subject Lands. The Subject Lands are proposed to be serviced with municipal water and sewage which will protect the long-term quality of ground water and LID stormwater practices are proposed to maintain and promote groundwater recharge as permitted by Town engineering standards.

The Regional OP provides further policies of aquifer vulnerability with the goal of protecting groundwater aquifers from contamination from both human and natural sources. Policy 2.2.9.3.30 specifically states it is the policy of Regional Council to:

Direct the Town of Caledon to prohibit, except in accordance with Section 6 (1) of the ORMCP and subject to jurisdictional limitations, in areas of high aquifer vulnerability within the ORMCPA, the generation and storage of hazardous waste or liquid waste; waste disposal sites and facilities, organic conditioning sites, and snow storage and disposal facilities; underground and above ground storage tanks that are not equipped with an approved secondary containment device; and storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

While the Subject Lands are within an area of *High Aquifer Vulnerability* on Schedule D2 to the ROP, the generation or storage of the items noted in policy 2.2.9.3.30 are not proposed.

Section 2.2.10 of the ROP provides direction on implementing the Greenbelt Plan. As noted in the Greenbelt Plan analysis noted above, the Greenbelt Plan designates the Subject Lands as being within the ORMCP and largely does not apply to the lands save and except for parkland, open space and trails policies. Policy 2.2.10.4.30 of the ROP specifically states it is the policy of Regional Council to:

Encourage the area municipalities to develop strategies to guide the adequate provision of publicly accessible recreation facilities, parkland, open space areas and trails that are in keeping with environmental plans and strategies.

It is anticipated that the proposed development will pay cash-in-lieu of parkland and support the area municipality's effort in developing a strategy that adequately provides for publicly accessible recreation facilities and parkland. The Subject Lands are located at the geographic centre of Caledon East and are well served by public parks, facilities and trails.

Section 2.3 of the Regional Official Plan provides specific policies related to the Regional Greenlands System, Section 2.4 on natural and human-made hazards, Section 2.5 on restoration of the natural environment and Section 2.6 on greenlands management and stewardship. As noted above, there are no elements of the natural environment, Regional Greenlands system on or within 120m of the Subject Lands as well as no human-made or natural hazards as confirmed by the NHE. Therefore, the policies in these sections are not applicable to the Subject Lands.

Chapter 3 of the Regional Official Plan provides direction regarding natural resource use such as agricultural lands, mineral aggregate and water resources as well as used recreation and cultural heritage resources. Sections 3.2 and 3.3 provide policies related to agricultural resources and mineral aggregate resources respectively and neither apply to the Subject Lands or applications.

Section 3.4 and 3.5 provide policies related to water resources and recreation and generally provide direction and clarity on requirements for the area municipalities and other public authorities in the Region. The proposed applications would not conflict with the responsibilities municipalities or public authorities as identified in these sections. Section 3.6 of the ROP provides policies related to cultural heritage and confirms Regional support for area municipalities undertake heritage initiatives where deemed appropriate through proper study. The Town of Caledon has confirmed that there are no cultural heritage resources on the Subject Lands.

Section 3.7 of the Regional Official Plan provides policies related to energy resources and provides policies for energy conservation, efficiency and diversity to area municipalities as well as policies for utility corridors and generation plans and petroleum resources. The proposed applications would not conflict with the energy conservation and efficiency policies and any corresponding Town of Caledon programs or efforts. As stated previously the proposed development would replace older less energy efficient dwellings with new buildings that would comply with all applicable energy efficiency and conservation programs.

Chapter 4 of the Regional Official Plan provides direction on the role of Regional growth forecasts and state the objective of providing a planning framework for, and encouraging future growth that is consistent with the policies of the Plan. Policy 4.2.2.1 specifically states that it is the policy of Regional Council to:

Use the population, household and employment forecasts shown in Table 3 as the basis for this Plan.

The above policy indicates the justification behind the Regional Official plan is to achieve the goal of preparing for and accommodating growth as that is the purpose of the Table 3 forecasts. The proposed development is located within a *Settlement Area* within the built-up area of the Town of Caledon which is an area expected to accommodate forecasted growth in the Region. The Regional Official Plan also provides clarity that the forecasts in Table 3 cannot be amended without amendment to the Official Plan with Policy 4.2.2.2 expressly stating that it is the policy of Regional Council to:

*Require an amendment to this Plan initiated by the Region for changes to the population, household and employment forecasts shown in Table 3.
(Policy 4.2.2.2)*

The proposed application does not seek to change the population forecast shown in Table 3. Currently, the permitted density on the Subject Lands is 16.6 units per net hectare and the net residential area of the proposed draft plan of subdivision is 1.243 hectares, and allows for 20 units. The proposed amendment to the Town of Caledon Official Plan to permit 37 units per net hectare will result in 45 units. The March 22, 2019 Town of Caledon Development Charges Background Study prepared by Watson & Associates Economists Ltd. assumes 3.146 and 2.882 persons per units for 3 and 4 bedroom single detached and townhouse units, respectively. This results in an as-of-right population of approximately 63 persons for 20 single detached units and a population of 133 persons for the 12 single detached and 33 townhouse units proposed. The additional 70 persons resulting from the proposed Official Plan amendment, represents 0.08% and 0.83% of Caledon and Caledon East's estimated 2021 population allocation, respectively. Therefore, any increase beyond the forecast, if applicable, is insignificant. Amendment to the table is not required as the Growth Plan clearly states that forecasts cannot be applied on a site-specific scale outside of a municipal

comprehensive review. As stated previously, the Growth Plan further clarifies that the forecasts cannot be used as the basis for approving or refusing proposals for development that would otherwise conform to the Growth Plan. Therefore, the only time Table 3 would have to be amended would be when the Province updates the Growth Plan forecasts and the Region undertakes a municipal comprehensive review. The ROP also confirms that Table 3 will be used to determine land and housing requirements to accommodate future growth. Policy 4.2.2.5 specifically states that it is the policy of Regional Council to:

Use the population and employment forecasts shown in Table 3 for determining land and housing requirement to accommodate future growth.

Table 3 identifies a 2021 population of 87,000 for the Town of Caledon and the population of Caledon in the 2016 Census was 66,502 people. As noted above, at 3.14 persons per unit for 12 single detached and 2.88 persons for 33 townhouse units, the proposed development is anticipated to accommodate approximately 133 persons and would help the Town accommodate the forecasted in the Regional Official Plan.

Chapter 5 of the Regional Official Plan provides for policies related to the Regional Structure and Section 5.1 confirms the goal of providing for a diversity of healthy complete communities for living and working in Peel and offering a range and mix of housing, employment, recreational and cultural activities. Section 5.2 of the ROP provides policies related to the 2031 Regional Urban Boundary. None of the lands within the Town of Caledon are within the Urban Boundary. Section 5.3 provides direction on lands within the *Urban System* which includes all lands within the 2031 Regional Urban Boundary. None of the lands within the Town of Caledon are within the *Urban System*.

Section 5.4 of the regional Official Plan provides the policies related to the *Rural System* which includes the rural landscape of the Region as well as rural settlements including the three settlements designated as *Rural Service Centres* including Caledon East. As noted above none of the lands within the Town of Caledon are within the Urban Boundary or Urban System and all of the growth in the Town of Caledon is to be accommodated within the Rural Service Centres where the Subject Lands are located. Policy 5.4.2.2 specifically states that it is the policy of Regional Council to:

Direct growth within the Rural System generally to the three Rural Service Centres and the Palgrave Estate Residential Community, as shown on Schedule D, and to other rural settlements as designated in the applicable area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan.

The Subject Lands are within a *Rural Service Centre*, which is one of only three areas where all of the growth is to be directed within the Town of Caledon, and are therefore intended to accommodate growth. Section 5.4.3 of the ROP provides more detailed direction on the planning of the *Rural Service Centres* which are exclusively in Caledon and intended to

provide opportunities for a wide range and mix of land uses and activities. Policy 5.4.3.2.1 specifically states that it is the policy of Regional Council to:

Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, employment, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.

The Subject Lands are appropriately designated for growth outside of Peel's *Urban System* and are therefore an appropriate location for growth within the Region and Town of Caledon. The proposed development would appropriately strengthen the range and mix of residential uses within Caledon East.

Section 5.4.4, 5.4.5 and 5.4.6 of the Regional Official Plan provide direction on the estate residential community of Palgrave, rural settlements and the rural area do not apply to the Subject Lands.

Section 5.5 of the Regional Official Plan provides for the general policy goals and objectives related to growth management. Those specifically related to the Subject Lands are those governing the development of complete communities and intensification of lands within the built-up areas of the Region. Policy 5.5.1.1 specifically states the general objective of Regional Council:

To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.

(5.5.1.1)

As noted previously, the proposed development and planning applications are within the built-up area of the Region (refer to Figure 6: Region of Peel Official Plan - Schedule D4 The Growth Plan Policy Areas in Peel) and are therefore a location where growth should be directed. The proposed development would represent the optimization of land within the built-up area through intensification. The Regional Official Plan further states that growth will be managed, intensification and greenfield density targets will be satisfied and existing land and infrastructure optimized with policies 5.5.1.3, 5.5.1.4 and 5.5.1.5 expressly stating the general objective of Regional Council:

To manage growth based on the growth forecasts and intensification targets and greenfield density targets of this Plan.

(Policy 5.5.1.3)

To achieve the intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.

(Policy 5.5.1.4)

To optimize the use of the existing and planned infrastructure and services.

(Policy 5.5.1.5)

The basis for the growth forecasts and the intensification and greenfield density targets are to accurately predict future housing and employment needs and inform a sustainable pattern for growth that relies on better optimizing built-up areas. The proposed development is representative of a sustainable pattern of growth and appropriate intensification of the built-up area of the Region where existing land, infrastructure and services can be optimized.

The approval of the proposed development would permit a more intense land use on the Subject Lands and aid in the achievement of the minimum intensification targets for the Region and Town. As discussed previously, the draft plan indicates that 45 dwelling units can be accommodated on the lands resulting in a projected population of 133 persons which contribute to achieving the population forecasts in the Plan. The proposed development will direct population to the existing built-up area of the Region which will assist in achieving the forecasted population and minimum intensification targets in the Region. The Regional Official Plan also elaborates on the Provincial direction regarding the achievement of complete communities with policy 5.5.2.1 specifically stating the objective to:

Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services. (5.5.2.1)

The proposed Official Plan amendment would incorporate policies for the Subject Lands that would support the achievement of compact, well designed transit oriented, communities and provide a mix of housing for a range of residents that is appropriate. The UDB, together with the Caledon Design Guidelines will ensure the development is well-designed. The Subject Lands are directly adjacent to Caledon East Community Park and associated recreation fields and facilities and within walking distance to retail and services on Old Church Road and Airport Road.

As noted previously, Section 5.5.3 of the Regional Official Plan provides for the objectives and policies related to intensification of the lands within the built-up area by focusing on the redevelopment of underutilized lands. There are a number of policies

that support intensification of the built-up area with policies 5.5.3.2.2 and 5.5.3.2.3 expressly stating the policy of Regional Council to:

Facilitate and promote intensification.
(Policy 5.5.3.2.2)

Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.
(Policy 5.5.3.2.3)

The proposed development would constitute the appropriate intensification of lands that are within the Region's built-up area where intensification is to be facilitated. As noted previously the lands are within one of three *Rural Service Centres* in the Town of Caledon and are the only areas in the lower tier municipality designated for growth. The Regional Official Plan also speaks to the requirement to accommodate a specific portion of development within the built-up area with policy 5.5.3.2.4 specifically states to objective to:

Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.

The approval of the proposed development would contribute to the achievement of a minimum of 40 percent of all residential development occurring within the built-up area.

The Regional Official Plan states that the Region will require lower tier municipalities, in this case the Town of Caledon, to develop intensification strategies to ensure a mix of land uses and minimum density targets at an appropriate type and scale that support a viable transit system. Those intensification policies related to the proposed applications are as follows:

Require the area municipalities to develop intensification strategies that, among other things, identify intensification areas such as urban growth centres, intensification corridors, urban nodes, major transit station areas and other intensification areas to support a mix of residential, employment, office, institutional and commercial development where appropriate, and to ensure development of a viable transit system.
(5.5.3.2.7)

Require the area municipalities to identify and establish minimum density targets for intensification areas which may include urban growth centres, intensification corridors, and major transit station areas.

(5.5.3.2.8)

Direct the area municipalities to identify in their official plans the appropriate type and scale of development in intensification areas.

(5.5.3.2.9)

As noted above, the Town of Caledon has not yet developed an intensification strategy in its Official Plan despite a policy similar to 5.5.3.2.7 in the Caledon OP expressing the Town's commitment to prepare the same. The proposed Official Plan amendment would however implement a residential land use at a density that would support the development of a future transit system and is an appropriate scale of development for the area. While the Town of Caledon has not identified minimum density targets for intensification areas, the proposed type and scale of intensification are appropriate for lands within a *Rural Service Centre* and service node of the Regional built-up area.

Section 5.5.4 provides the objectives and policies for greenfield density which does not apply to the Subject Lands. Section 5.6 and 5.7 provide policies and objectives for employment areas and strategic infrastructure study area and are not applicable to the Subject Lands.

Section 5.8 provides for objectives and policies related to housing and reinforces the need for full range of housing and promoting sustainable development patterns, energy efficiency and social inclusion and equity to meet housing needs in the Region. Policy 5.8.2.3 specifically states the policy of Regional council to:

Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.

The proposed development would support the goal of providing for a range of densities and forms of housing for moderate income households. The proposed townhouse units would be more affordable than the typical housing unit in Caledon East and assist in providing for moderate income households and allow those who grew up in Caledon East but may not have the income required to support a large detached home to remain in their community.

Sections 5.8.3 and 5.8.4 provide policies and objectives related to the supply of affordable housing and retention of existing rental housing stock respectively. While there is no purpose-built rental housing stock proposed, secondary suites are proposed and are noted as part of the affordable housing strategy in the Region with policy 5.8.3.2.6 specifically stating the policy of Regional Council to:

Encourage and support the area municipal official plans to permit secondary suites in new and existing residential development, redevelopment and intensification while ensuring compliance with provincial legislation, plans and municipal standards.

Secondary suites are proposed as optional basement apartments on all units within the draft plan of subdivision and supports the Regional goal of encouraging and supporting proposals for the same through the redevelopment and intensification of lands.

Section 5.8.5 provides for the objectives and policies related to energy efficient housing and generally provides the Region's support for the area municipalities to identify and promote energy efficiency and offer incentives for implementation through planning approvals. As noted previously, the proposed development would replace older dwellings with more energy efficient homes that comply with current provincial and municipal energy conservation measures.

Sections 5.8.6 and 5.8.7 the ROP provide policies and objectives for housing options for persons with special needs and diverse pollutions and barriers to access housing respectively. These policies generally provide direction to the lower tier municipalities on developing their housing strategies and are not intended to be applied on site specific basis.

Section 5.9 of the Regional Official Plan provides for the objectives and policies related to the transportation system in Peel made up of provincial freeways, major roads, local roads, public transit, airports, rail lines and intermodal facilities, sidewalks bike and high occupancy vehicle lanes.

Section 5.9.3 provides direction specifically related to the provincial freeway network and are not applicable to the Subject Lands. Section 5.9.4 provides Regional policies and objectives related to the major road network which includes provincial highways as well as Regional and local roads. With respect to the Regional road rights of way, policy 5.9.4.2.7 the Regional OP expressly states the following intention of Regional Council to:

Protect the designated Regional road rights-of-way, as shown on Schedule F, to accommodate future road widenings and improvements consistent with Section 7.7 of this Plan.

As stated previously, the Subject Lands abut Old Church Road, which is a Regional road and identified on Schedule F as having an ultimate right of way width of 30 metres (refer to Figure 8: Region of Peel Official Plan - Schedule F Regional Road Mid-Block Right-of-Way Requirements). This ultimate right of way width is provided for in the draft plan of subdivision which provides for a road widening block to be conveyed to the Region. The Regional OP also provides direction on controlling vehicular access along Regional roads with policies 5.9.4.2.11 specifically stating the policy of Regional Council to:

Control frontage development and vehicular access onto Regional roads consistent with relevant Regional By-laws.

There are currently five private driveways and a private road access to Old Church Road. These points of individual access are proposed to be closed and coordinated with the future public road that will consolidate access to the lands. The ROP further provides direction on noise generated from Regional Roads with policy 5.9.4.2.13 specifically stating the policy of Regional Council to:

Protect residential development adjacent to Regional roads from vehicular noise through appropriate noise mitigation, planning and design, and by ensuring the provision of noise attenuation measures at the time of development.

The residential development blocks that are proposed adjacent to Old Church Road have been reviewed by an acoustic engineer and the Environmental Noise Report prepared by HCG Engineering (the “Noise Report”) confirms that the lands can be developed in accordance with the applicable provincial and municipal environmental noise guidelines.

Section 5.9.5, 5.9.6, 5.9.7 and 5.9.8 provide policies and objectives for the inter and intra-regional transit network, airports, goods movement and the environmental impact of transportation respectively. There are no regional transit networks, airports or major goods movement infrastructure within the vicinity of the Subject Lands and these policies do not apply on a site-specific basis.

Section 5.9.9 and 5.9.10 provide Regional policies and objectives related to transportation demand management and active transportation and while they generally do not apply on a site-specific basis the proposed development would support Regional transportation demand management and active transportation goals and objectives. Policy 5.9.9.2.5 specifically states the policy of Regional Council to:

Work with the public and private sectors to develop and support outreach and marketing programs that promote sustainable transportation alternatives, such as active transportation and transit, to affect changes in peoples’ travel behaviour and to encourage increased use of these alternatives.

The proposed Traffic Impact Brief prepared by Tatham Engineering (the “TIS”) confirms the relevant travel demand management opportunities and provides a suggested program for marketing and educating future residents. The TIS concludes that the Subject Lands are well served by pedestrian and cycling infrastructure within the Town of Caledon. Policy 5.9.10.2.4 of the Regional OP specifically states the policy of Regional Council to:

Encourage the area municipalities to promote land uses which foster and support the use of active transportation.

Many everyday needs are within a convenient walking or active transportation trip from the Subject Lands and the proposed development would support the use of these modes of transportation for everyday needs. The proposed Official Plan amendment would implement land uses which foster and support the use of active transportation which are encouraged at the Regional level.

5.9.11 and 5.9.12 provide Regional policies and objectives related to accessible transportation and the future GTA west transportation corridor respectively and are not intended to apply on a site-specific basis.

Section 5.10 is a section providing a statement on the ninth line lands added from Halton Region in the City of Mississauga and the Region of Peel. This statement does not apply to the Subject Lands.

Section 6.0 of the Regional Official Plan deals with the wide range of Regional services such as emergency, health and police services as well as social, financial and other public services. Sections 6.2 and 6.3 provide broad objectives and goals for the provision of Regional human services and age friendly planning which give direction to municipalities and Regional staff. These policies are to provide high level direction and are not to be applied on a site-specific basis.

Section 6.4 and 6.5 provide the goals and objectives for water and wastewater services and waste management. Regarding water and wastewater services, policy 6.4.2.1 specifically states the policy of Regional Council to:

Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021. The provision of full municipal sewage and water services in the Urban System and the three Rural Service Centres will be subject to the Regional financial and physical capabilities.

The FSR substantiates that it is feasible to service the proposed development with full municipal sewage and water services as is required in the *Rural Service Centres*. With respect to waste management, policy 6.5.2.5 specifically states the policy of Regional Council to:

Require new development to comply with the Peel Waste Collection Design Standards Manual to ensure safe and efficient waste collection and diversion through consultation with the area municipalities and applicants.

The proposed development will be accessed by municipal rights of way with roadways that would comply with the Town engineering design standards, which comply with the Peel Waste Collection Standards Manual. In addition, the proposed development would be subject to Development Charges as a one-time financial contribution and provide ongoing financial contribution to the provision of Regional services through taxes and fees.

Chapter 7 of the Regional Official Plan provides direction implementation of the Plan clarification how its text and schedules shall be interpreted, and provides direction on the planning process, healthy and safe communities, crime prevention through environmental design, regional emergency management, regional planning initiatives, road widenings, regional finances and performance measures for reviewing and updating the plan. Generally, these policies are to provide high level direction and guidance to the Region and area municipalities however, the proposed development has been designed to contribute to healthy and safe communities, addresses crime prevention through environmental design and provides for Regional road widenings.

The proposed development and supporting applications conform to the policies of the Region of Peel Official Plan.

Town of Caledon Official Plan (April 2018 Consolidation)

The Town of Caledon Official Plan states the principles, goals, objectives and policies that are intended to guide land use and development in the Town. The Subject Lands are noted as being within Caledon East with the detailed land use shown on Schedule D Caledon East Land Use Plan (refer to Figure 9: Town of Caledon Official Plan - Schedule A Town of Caledon Land Use Plan). The lands are further designated within the Caledon East Secondary Plan which provides area specific policies and land use designations and is discussed below. The Town of Caledon Official Plan, similar to the Region of Peel, also designates the Subject Lands as a *Rural Service Centre* (refer to Figure 10: Town of Caledon Official Plan - Schedule A1 Town of Caledon Town Structure).

Section 1.0 of the Caledon OP, provides for the geographic context of Caledon, a historical background, purpose and scope, basis of the plan, the applicability of Provincial policy and plans, the regional municipality of Peel and the overall contents of the Official Plan. These policies are to provide context and the proposed applications do not contravene these provisions.

Section 2.0 of the OP provides additional historical and geographic context regarding the Town and provides the guiding principles, strategic direction and goals for the plan. These policies are also to provide context and high-level direction for the municipality and the proposed applications do not contravene these provisions.

Section 3.0 of the OP provides for the overarching general policies of the plan with section 3.1 providing direction on sustainability with the objective ensuring economic, environmental and social/cultural sustainability are considered. Section 3.1.3 provides the overall policies that confirm the commitment to sustainability and consideration of tools and mechanisms to implement, in consultation with residents and other stakeholders, the sustainability objectives of the plan.

Section 3.1.3.7 provides high level direction on sustainable development patterns and community design putting an emphasis on a high standard of design and sustainable development patterns. The general policies and guidelines indicate they are satisfied through the more detailed policies related to complete communities of Section 4.0 of the Official Plan and through compliance with the Caledon Design Guidelines with Policy 3.1.3.7.2 specifically stating:

Once design guidelines are established by Council, proponents for development and redevelopment shall demonstrate how the proposal addresses the applicable design guidelines, to the satisfaction of the Town.

The UDB submitted in support of the proposed development substantiates that all of the applicable Caledon Design Guidelines have been addressed.

Section 3.1.3.8 of the OP provides Town wide policies related to addressing and mitigating the impacts of climate change providing high level direction for staff. Section 3.1.3.9 provides policies related to the conservation of water and energy and provides direction for both municipal staff and proponents of development. Policy 3.1.3.9.4 expressly states:

Proponents of new development shall be encouraged to minimize the percentage of impervious surfaces as well as adopt Low Impact Development (LID) or similar standards so as to reduce rates of surface water flow and run-off.

The FSR substantiates that the proposed development will adopt LID measures as approved by the Town's engineering criteria. Surface water flow and run-off are proposed to be reduced by providing additional topsoil depth on grassed areas, passive landscaping, roof drains directed over permeable areas and rear yard infiltration trenches.

Sections 3.1.3.10 to 3.1.3.13 of the OP provides policies for alternative and renewable energy systems, air quality, adaptive environmental management and sustainability indicators and monitoring respectively. These policies generally provide direction to Town staff and encourage proponents of new development to adopt more environmentally friendly building technologies. As noted previously, the proposed dwelling units would be more efficient and will include sustainable building technologies.

Section 3.2 provides policies related to ecosystem planning and management. As substantiated by the NHE, there are no ecosystems or significant Natural Heritage features present on the Subject Lands and therefore the majority of this section does not apply to the Subject Lands. The only policies that do relate to the Subject Lands are those in Section 3.2.5.13 and are related to groundwater. Policy 3.2.5.13.1 specifically states:

New development must ensure that the quality and quantity of groundwater recharge and discharge and the flow distribution of groundwater (including ground water - surface water interconnections and contributions to stream base flow) are protected, maintained, and, where appropriate, enhanced and restored.

The FSR prepared in support of the proposed development substantiates that pre development quality and quantity conditions can be maintained or improved post development. The FSR also substantiates that full municipal services can be provided including municipal water and sewage services ensuring quality and quantity of the groundwater. The Caledon OP provides further direction on wellhead protection areas and as noted previously the Subject Lands are noted on as within a wellhead *10 Year Protection Area* (refer to Figure 13: Town of Caledon Official Plan - Schedule O Wellhead Protection Areas). Policy 3.2.5.13.3 expressly states:

Wellhead Protection Areas, shown on Schedule O, shall be protected and managed in a manner which ensures the sustained integrity of the groundwater resource and shall be subject to the following specific policies:

- a) Notwithstanding the uses permitted by the underlying land use designations, shown on the Schedules to this Plan, uses which have been identified by the Region of Peel as being incompatible with Wellhead Protection Areas shall be prohibited in the implementing Zoning By-law.*
- b) Notwithstanding the uses permitted by the underlying land use designations shown on the Schedules to this Plan, the uses/activities listed on Table 3.2 Wellhead Study / Protection Measure Guidelines, may only be permitted within the indicated Wellhead Protection Areas if the applicant demonstrates to the satisfaction of the Region and the Town that the proposed use/activity will not have a negative impact on the groundwater associated with the indicated wellhead protection area. In such cases, a site-specific rezoning will be considered by the Council.*
- c) Future Wellhead Protection Areas, identified by an appropriate agency, such as the Region of Peel or the Ministry of the Environment and Climate Change, shall be implemented by an amendment to this plan and an amendment to the implementing Zoning By-law.*

- d) Legally existing uses which are located within the Wellhead Protection Areas, but which are prohibited by the provisions of the Zoning By-law implementing these Wellhead Protection Policies and/or are in conflict with the provisions of this section of the Town's Official Plan may be permitted to expand subject to the policies of this Official Plan and the provisions of the implementing Zoning By-law. Such uses shall be encouraged to undertake measures which would protect groundwater in the Wellhead Protection Area.*

As stated previously, none of the uses identified by the Region of Peel as being incompatible with wellhead protection areas are proposed on the Subject Lands or in the implementing zoning by-law. Furthermore, none of the uses or activities listed in Table 3.2 Wellhead Study / Protection Measure Guidelines are proposed. The proposed Official Plan and zoning by-law amendments would conform to the Town's wellhead protection area policies. Policies related to wellhead protection areas on the Oak Ridges Moraine are also provided in the OP with policy 3.2.5.13.4 specifically stating:

Within the ORMCPA, the Wellhead Protection Areas shown on Schedule O have been established by the Region of Peel in accordance with the requirements of the ORMCP. In addition to being subject to the provisions of subsection 3.2.5.13.3, uses within these areas are further restricted in accordance with Section 7.10.5.4.

The Subject Lands are located with the ORMCPA and shown on Schedule O and as stated above, the propose development complies with the applicable requirements of the ORMCP and corresponding policies of the Regional OP. Section 7.10.5.4 of the OP provides direction on wellhead protection on the ORMCP and as noted above, none of the prohibited uses listed are proposed on the Subject Lands.

Section 3.3 of the OP provides policies related to cultural heritage conservation and the need to responsibly manage resources with historical, architectural and archaeological value. There are no historical, architectural or archaeological resources on the Subject Lands. The Town has confirmed that none of the properties are listed as having any significant cultural heritage value from an architectural or historical perspective. The Stage 1 and 2 Archaeological Assessment prepared by ASI (the "Archaeological Assessment") confirms there are no archeological resources on the Subject Lands.

Section 3.4 of the Official Plan provides for policies related to fiscal and economic management to ensure the short-term and long-term fiscal sustainability of the Town. Generally speaking, these polices provide direction to Town staff in managing and protecting the Town's finances on an ongoing basis and through the consideration of development applications. It is our opinion that added residential units within the built boundary of the Town on underutilized lands will have a positive effect on the Town's

finances through the provision of development charges and future ongoing taxes and user fees.

Section 3.5 of the Official Plan provide for policies related to housing and ensuring that there are opportunities for a diverse range and mix of housing types, densities and tenure to accommodate a diverse population. Policy 3.5.3.1 specifically states:

In conformity with the Strategic Direction of the Plan, the majority of new housing shall be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner.

Other settlements which have limited capacity to absorb and support new housing, especially housing at medium to high densities, are planned to have a more moderate increase in housing.

The proposed development would provide housing in an area within a settlement where full water, sewer and community support services can be provided in an efficient and effective manner. The *Rural Service Centres* are the only areas in Caledon where growth is to be accommodated.

Sections 3.5.3.2 to 3.5.3.4 provide direction on land supply for housing, the Regional housing strategy and the rental housing supply respectively. The policies in these sections do not directly apply to the Subject Lands or proposed development. Section 3.5.3.5 provides direction on the requirement for diverse housing types with policy 3.5.3.5.1 specifically stating:

A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.

The historical land use patterns in Caledon East have resulted in a housing stock that is primarily low density and in the form of single detached homes on large lots. The proposed development would introduce more diversity in housing type and density in the Town within the Caledon East *Rural Service Centre*.

Sections 3.5.3.6 to 3.5.3.10 provide direction on affordable housing, special needs housing, universal design, energy efficient housing and apartment in-housing respectively. These policies generally provide direction to Town staff for adopting programs and preparing studies and guidelines as well as set expectations regarding these matters to proponents of new development.

Sections 3.5.3.11 to 3.5.3.13 provide direction on rural estate residential, adult lifestyle and retirement projects and garden suites each differing policies to Chapters 5 and 6 of the Official Plan.

Chapter 4 of the Caledon Official Plan provides policies related to the Town structure and growth management, the influence of the provincial plans and the key elements of the Town's structure. Section 4.1.1 provides policies related to the hierarchy of settlements in Caledon which consists of *Rural Service Centres, Villages, Hamlets, and Industrial / Commercial Centres*. Policy 4.1.1.3.1 provides the general policies for these settlements and specifically states:

Development of settlements will take place within the following hierarchy:

- a) *Rural Service Centres – compact, well-integrated rural towns on full piped water and sewer services. Rural Service Centres are designated as the primary growth areas for the planning period. In order to provide services in an efficient manner to the large geographical area that comprises the Town, the Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town. Given this role, the Rural Service Centres are emerging urban communities within the Town and their character will evolve accordingly.*

The Rural Service Centres are Mayfield West, Bolton and Caledon East.

- b) *Villages – primarily residential communities that are generally focused on a historic main street or crossroads. They are smaller than Rural Service Centres and provide a limited range of services to the surrounding community.*

Each village is served by a central water supply system operated by the Region and private septic systems or a communal sewage disposal system and contains one or more of the following municipal services: swimming pool, arena, library, fire hall, or community hall.

Villages serve two primary functions:

- To provide an alternative lifestyle to the Rural Service Centres, Hamlets and the Rural Lands; and,*
- To provide local convenience goods and services within the village and to the surrounding area that complements the wider range of goods and services available in the Rural Service Centres.*

The Villages are the settlements of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills, and Palgrave.

- c) *Hamlets – small residential communities that are generally limited in size to a cluster of houses around a small historic settlement. They are smaller than Villages, and provide very limited services, if any.*

Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services.

The Hamlets are Albion, Belfountain, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, and Wildfield.

- d) *Industrial/Commercial Centres – small, mixed-use settlements that provide at a small scale, a supportive function to the Rural Service Centres for industrial and commercial development. The Centres are located in the southern part of the Town in close proximity to the rest of the Greater Toronto Area and growing markets and are located at the intersections of Provincial or Regional transportation routes.*

The Industrial/Commercial Centres are Sandhill, Tullamore and Victoria.

As stated previously, the Subject Lands are within the Caledon East *Rural Service Centre* and are designated as a primary growth area where the majority of new residential growth will take place. This policy confirms that the Rural Service Centres are emerging urban communities and that their character will evolve accordingly. The proposed development responds to these policies by providing compatibility for immediately adjacent built form while introducing new housing forms that contribute to the urban emergence of the Caledon East settlement.

Sections 4.1.2 to 4.1.7 provide direction on the Palgrave Estate Residential Community, prime and general agricultural areas, rural lands, natural systems, major transit station study area and the Coulterville Special Study Area respectively. These policies do not apply to the Subject Lands.

Section 4.1.8 of the Official Plan provide policies for community form and complete communities with the objective of planning Caledon as a complete community that is well designed, accommodating, has transportation, housing and job choices with easy access to retail and services. Policy 4.1.8.3.1 specifically states:

Community plans and Secondary Plans will contain policies to ensure that Caledon's settlement areas are planned in such a way as to contribute to the development of Caledon as a complete community, are well-designed and offer transportation choices, an appropriate mix of housing and range of jobs, and provide goods and services in keeping with their function within the hierarchy of settlements set out in Section 4.1.1 of this Plan.

The proposed Official Plan amendment would ensure that the Caledon East settlement area is planned in a manner that contributes to Caledon being developed as a complete community. The proposed units will be well designed as ensured by the Caledon Design

Guidelines, provide an appropriate mix of housing that is in keeping with a *Rural Service Centre* and improve transit viability in Caledon East over the long-term.

Section 4.2 of the Caledon OP provides policies and direction on growth management. Primary to this is the goal to make better use of land and infrastructure by promoting a compact urban form, intensification and redevelopment. Policy 4.2.1.3.1 specifically states:

Caledon will encourage intensification within the built-up area and undelineated built-up areas shown on Figure 1 of this Plan and will work to overcome barriers to intensification, where consistent with Section 3 of the Provincial Policy Statement.

The Subject Lands are within the delineated built-up area of the Town of Caledon as shown on Figure 1 (refer to Figure 15: Town of Caledon Official Plan - Figure 1 Growth Plan Policy Areas in Caledon) and therefore an area where intensification should be encouraged. Section 3 of the PPS provides Provincial direction related to natural and human-made hazards, of which there are none present on the Subject Lands. The OP further states that the Town will prepare an intensification strategy with policy 4.2.1.3.2 specifically stating:

Caledon will prepare an intensification strategy that will identify: opportunities for intensification appropriate to the role and function of Caledon's communities within the Town structure and the availability of community infrastructure, water and wastewater services to support intensification; appropriate areas for focusing intensification, such as intensification corridors, urban nodes, Major Transit Station Areas and other appropriate intensification areas; the appropriate type and scale of development in intensification areas; barriers to intensification and measures for overcoming identified barriers.

At this time, the Town of Caledon has not prepared an intensification strategy which as noted above is intended to identify opportunities for intensification appropriate to the role and function of a particular area. Notwithstanding there being no intensification strategy in the Town, the proposed Official Plan amendment proposes intensification that is an appropriate type and scale for the role of Caledon East as a *Rural Service Centre*. The Subject Lands front onto Old Church Road which is the major east west road in Caledon East and identified by the Region as a *Major Road*. There are existing townhomes recently developed further east along Old Church Road and the proposed development is a natural extension of the developing residential main street towards the commercial core along Airport Road. This emerging main street is within comfortable walking distance to the retail on Airport Road, Town Hall, Caledon East Community Park, Caledon East Area and the Caledon East Soccer Complex and police, fire and education services are approximately 50, 750 and 900 metres from the Subject Lands respectively. In the absence of an intensification strategy, the proposed Official

Plan amendment provides for a logical extension of an emerging medium density intensification corridor within Caledon East and is appropriate. The OP also has policies which require the Town to achieve the minimum Regional intensification targets with policy 4.2.1.3.4 specifically stating:

To 2031, the minimum amount of residential development allocated within the built-up area shall be 1,500 units.

As stated previously the proposed development would add 45 units and approximately 133 persons to the built-up area of Caledon within a settlement intended to accommodate growth. The proposed development would help the Town achieve or exceed the minimum intensification target mandated by the Region.

Section 4.2.2 provides objectives and policies for greenfield density and are not applicable to the Subject Lands as they are not designated as a *Greenfield Area*.

Section 4.2.3 provides policies related to settlement expansion and confirms such expansions are only permitted through a municipal comprehensive review of the Official Plan. These policies do not specifically apply to the Subject Lands however accommodating growth within the current settlement boundaries would contribute to the objectives of providing for orderly and efficient growth that optimizes existing and planned infrastructure and services within a settlement area reducing the need for expansion.

Section 4.2.4 and 4.2.5 of the Official Plan provide policies for population forecasts and the population allocations respectively, with the stated objective of establishing forecasts and population estimates in accordance with the Region of Peel allocation for Caledon and conformity with the Growth Plan. These policies are not intended to be applied on a site-specific basis and the intention of the growth forecast policies of the Growth Plan are to anticipate and plan for growth. It should be noted that these forecasts are estimates. The Growth Plan specifically states that the forecasts are not to be applied on a site-specific scale as the basis for approving or refusing proposals for development that otherwise conform to the Growth Plan.

Section 4.2.6 provides the population allocations for *Rural Service Centres* and *Villages* including the Caledon East *Rural Service Centre*. Table 4.3 of the OP provides a 2021 population allocation for Caledon East of 8,412 persons and the population of Caledon East in the 2016 Census was 4,282 people. As noted previously, the proposed development is anticipated to accommodate approximately 133 persons and would help Caledon East accommodate the estimated 2021 population forecast which are intended to be a reference for measuring progress towards the ultimate 2031 population allocations.

Section 4.2.7 provide direction and policies related to population allocations in hamlets, industrial / commercial centres and rural areas and do not apply to the Subject Lands.

Section 5.0 of the Caledon Official Plan provides policies for the various land use policies shown on the various schedules and figures of the plan. Sections 5.1, 5.2 and 5.3 provide policies for the lands designated within agricultural areas, rural lands and rural estate residential areas and do not apply to the Subject Lands. Sections 5.4, 5.5 and 5.6 provide policies for the lands designated in commercial areas, employment areas and institutional lands respectively and do not apply to the proposed applications. Sections 5.7 and 5.8 provide direction on lands designed with in environmental policy areas and open space and recreation lands respectively and do not apply to the Subject Lands.

Section 5.9 provides OP policies related the Town's transportation system and the stated principle of promoting an efficient and cost-effective system which is well integrated with the Town's sustainability and land use planning goals, objectives and policies. In general, the policies of this section are to be applied on a Town wide basis and not on a site-specific scale. However, the proposed redevelopment and intensification of a built-up area is representative integrating land use planning with the need for cost effective and sustainable transportation networks. The plan also protects for a long-range road network with prescribed widths for priority rights of way. Policy 5.9.5.2.1 specifically states:

The primary road network of the transportation system is set out on Schedule J, Long Range Road Network, including road classifications. The Public Right-of-Way widths are shown on Schedule K and in some cases on the Land Use Schedules of this Official Plan.
(Policy 5.9.5.2.1)

The Subject Lands front onto Old Church Road which is identified as a on Schedule J as a *Medium Capacity Arterial* (refer the Figure 12: Town of Caledon Official Plan - Schedule K Road Right-of-Way Widths). As noted previously, Old Church Road is a Regional Road and the OP confirms is intended to serve moderate volumes of medium distance traffic with limited property access. The proposed development would remove individual property accesses from Old Church Road and replace them with a consolidated point of access. The TIS confirms the traffic volumes generated can be accommodated by the immediate road network. Schedule K of the OP identifies Old Church Road as having an ultimate right of way width of 30 metres which is the same as is shown in the Regional Official Plan. The draft plan of subdivision provides for a road widening block which provides for the ultimate planned width of Old Church Road.

The transportation section of the OP also provides policies for the design and construction of roads, public transit, airports, parking management, active transportation and trucking and goods movement. These policies apply on a Town wide basis and the proposed applications do not contravene these requirements.

Section 5.10 of the Caledon Official Plan provides policies for the various settlements in Caledon and their role within the hierarchy of settlements. As stated previously, these include *Rural Service Centres, Villages, Hamlets* and *Industrial / Commercial Centres* of which the Subject Lands are designed a *Rural Service Centre*. Policy 5.10.3.2 describes the hierarchy specifically stating:

Development of settlements will take place within the following hierarchy:

- a) Rural Service Centres - compact, well-integrated, rural towns that provide the widest range of goods and services to residents within the centres, and residents in a larger geographic area of the Town;*
- b) Villages - residential communities that are generally focused on an historic main street or crossroads. They are smaller than Rural Service Centres, and provide a limited range of services to the surrounding community;*
- c) Hamlets - small residential communities that are generally limited in size to a cluster of houses. They are smaller than Villages, and provide very limited services, if any; and,*
- d) Industrial/Commercial Centres - small, mixed-use settlements that provide a supportive industrial/commercial function to the Rural Service Centres.*

The above policy confirms that the *Rural Service Centres* shall be compact and well-integrated providing for the widest range of services to residents within its centre. The proposed development is located near the centre of the Caledon East *Rural Service Centre* where goods and public services are available. The proposed built form is compact and appropriate for the local setting and character of the area. The OP further asserts that development shall be in accordance with population allocations with policy 5.10.3.4 expressly stating:

Development of settlements will take place in accordance with the population allocations and policies of Chapter 4.

As stated previously, the intention of the Growth Plan forecasts are to estimate or anticipate what growth will occur in over the horizon of the plan to the year 2031. Given the long-term nature of the forecast and the elasticity of growth over time, the forecasts for which the population allocations are based, are estimates. The purpose of these estimates are to anticipate and accommodate growth through Official Plan policies. In this regard, proposed development would be in accordance with the population allocations and policies of Chapter 4. Policy 5.10.3.5 provide further direction on orderly development specifically stating:

Development of settlements will occur in an orderly manner that makes efficient use of services, and discourages scattered or fragmented land development.

As stated previously, the proposed Official Plan amendment represents the orderly development of the Caledon East settlement that will make efficient use of existing or planned services and infrastructure. Given that the Subject Lands are within the built-up area of Caledon East, the proposed development would not encourage scattered or fragmented land development but rather centralize development near the core of a *Rural Service Centre* which are the appropriate locations for the majority of the intensification in Caledon. Further direction related to compatibility are provided with policy 5.10.3.10 specifically stating:

The land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscape(s) of the community.

The proposed development has been designed to be compatible with and enhance the community character of the Caledon East settlement. The Official Plan amendment requires that single detached dwellings be developed on lands abutting existing single detached dwellings in order to provide compatibility and transition to the type and scale of new development. The proposed Zoning By-law amendment would require a minimum 10-metre-deep rear yard for single detached dwellings which is an increase of 2.5 from the minimum 7.5 metres in the Town's parent By-law 2006-50 for the R1 Residential One Zone. This provision is included to provide additional compatibility for areas abutting the existing and historical land use patterns of the Subject Lands. With specific regard for intensification, policy 5.10.3.14 specifically:

Residential intensification will generally be permitted in settlements where:

- a) The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community;*
- b) The existing and planned services in the community can support the additional households; and,*
- c) The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.*

The Subject Lands is a site that can accommodate the form of development proposed and the appropriate consideration for compatibility with the surrounding community has been appropriately considered. Given that the OP confirms Caledon East will be the location for services in the wider area, existing and planned services are anticipated to support the development. Similar housing types have been implemented to the east along Old Church road demonstrating the demand for townhouse and single detached development in Caledon East.

Section 5.10.4 provides the policies for the *Rural Service Centres* which are designated as the primary growth areas for the Town. With respect to the Caledon East *Rural Service Centre*, the OP further confirms that the boundary and land use designates are shown on Schedule D and the policies contained in section 7.7 with policies 5.10.4.4.2.1 and 5.10.4.4.2.2 specifically stating:

A comprehensive secondary plan for the Caledon East Rural Service Centre has established the designations and detailed policies for the Caledon East Area. The boundary of the Caledon East Secondary Plan Area is shown on Schedule A. The boundary of the Caledon East Settlement is shown on Schedule D and represents the land needs for the settlement for the 2021 time frame.

(Policy 5.10.4.4.2.1)

Detailed policies for the development of Caledon East are contained in the Caledon East Secondary Plan policies contained in Section 7.7 of this Plan.

(Policy 5.10.4.4.2.2)

An analysis of the detailed policies for the development the Subject Lands as the policies of the Caledon East Secondary Plan apply is provided in the section below.

The proposed development and supporting applications conform to the policies of the Town of Caledon Official Plan.

Caledon East Secondary Plan (April 2018 Consolidation)

As noted above, Section 7.7 of the Town of Caledon Official Plan provides for the area specific policies for Caledon East Secondary Plan. The Secondary Plan establishes the detailed land use and policy guidelines for the Subject Lands designating them *Low Density Residential* through the Caledon East Land Use Plan Schedule D (refer to Figure 11: Town of Caledon Official Plan - Schedule D Caledon East Land Use Plan). As stated previously, the proposed Official Plan amendment seeks to redesignate the Subject Lands *Medium Density Residential* together with site specific policies to permit the proposed development. The Caledon East Secondary Plan provides for community design policy values intended to ensure good design and the integration of new growth. Policy 7.7.4 specifically states:

Community Design

Good community design is important to successfully integrate the new growth projected for Caledon East while maintaining and potentially enhancing the character of the community as a rural small town. Residents of Caledon East have expressed their strong interest in community design as a means of retaining the aspects of Caledon East that they value. Through the public consultation process, the following values were expressed by the community:

1. *Maintaining the historic character and desire for a traditional “main street” commercial area with appropriate (and preferably traditional) architectural style;*
2. *The preservation and enhancement of natural features;*
3. *The integration of common open space within the community;*
4. *Streetscapes that are greener, pedestrian friendly and safe;*
5. *Further development of the railway system including improved and new connections to link all neighbourhoods, community facilities and services and open space;*
6. *Integration of housing types;*
7. *Good architectural design, particularly for medium density development, safety and crime prevention through design;*
8. *Gateway entrance features to the community.*
9. *Maintaining views of valued landscape features and the night sky.*

The proposed development would be well designed as required by the Caledon Design Guidelines and the UDB and will enhance the character of the community and Old Church Road corridor. The Conceptual Elevations prepared by RN Design (the “Elevations”) confirm a quality architectural design and appropriate style for the emerging Old Church Road main street. Municipal rights of way are proposed which will comply with municipal design standards and provide streetscapes that are green, pedestrian friendly and safe. The proposed draft plan of subdivision provides for new single detached homes to abut existing single detached homes and sensitively integrate townhouses into the existing community. The proposed 3.0 metre front yard setback for townhouses with front porches and a primary entrance, would activate and animate the Old Church streetscape creating opportunities for passive surveillance of the street. The proposed development and supporting applications conform to the Caledon East community design policies. The Secondary Plan provides for design principles to ensure the new development and redevelopment in Caledon East is compatible with policy 7.7.4.1 specifically stating:

Community Design Principles

The following Community Design principles have been developed to ensure that new development and redevelopment in Caledon East is compatible with the values listed above. These principles form the basis for certain policies within this Secondary Plan pertaining to residential and mixed-use development, and for supplementary Community Design and Architectural Guidelines. These principles, policies and guidelines, in conjunction with the Caledon East Streetscape Concept and Architectural Guidelines will be used by the Town in its evaluation of development and/or redevelopment proposals submitted for parcels located within the settlement boundary.

- a) *Community design shall be used to maintain/create the appearance of a rural small town, focused on a commercial core consisting of a traditional*

“main street” along Airport Road and mixed residential/commercial areas along Airport Road and Old Church Road.

- b) The Caledon East Streetscape Concept and Architectural Guidelines have been adopted by Council to guide the redevelopment of the Commercial Core. These guidelines address the layout of commercial sites and the architectural character of commercial buildings, as well as the streetscape character. Development in the Caledon East Commercial Core Area shall conform to the adopted Caledon East Streetscape Concept and Architectural Guidelines which provide guidance for site layout, landscaping, and architectural form and detail. As new development extends along Airport Road and Old Church Road, the design standards for streetscaping as outlined in the Caledon East Streetscape Concept shall apply.*
- c) Design requirements governing features and facilities such as, but not limited to, streetscapes, housing styles, lot size mix and layout, noise barriers, stormwater facilities, walkways, landscape buffers, entrance gates/signs, streetlights, shall be set out in appropriate Community and Architectural Design guidelines for the mixed-use and residential areas of Caledon East. Development proponents will be required to demonstrate how they have addressed and incorporated the design guidelines into their proposals. Without limiting the foregoing, these design guidelines shall reinforce Caledon East’s small town community elements, and establish architectural/landscape focal points at the main entrances to the community.*
- d) Airport Road is a High Capacity Arterial and Old Church Road is a medium Capacity Arterial intersecting in the core of Caledon East. These streets accommodate regional and inter-regional traffic, but they also play a prominent role in defining Caledon East’s small town character and community life as locations for and connections between community facilities and services. It is intended that these roads be integrated into the community fabric and exhibit a pedestrian oriented character and scale in keeping with the small town setting. Consequently, commercial and residential development will be oriented toward the street; back lotting and sound walls will be discouraged.*
- e) The arterial roads will be the foci for mixed-use and higher density residential development. Outside the Commercial Core, buildings incorporating professional office or service commercial enterprises on the ground floor and containing one or more residential units will be considered along these corridors. Such buildings and lots will be residential in character.*
- f) Low Density Residential neighbourhoods will generally consist of a mix of lot sizes and housing types, with single-dwellings predominating. The mixing of single-dwellings, semi-detached dwellings and townhouses is encouraged*

within each neighbourhood, subject to the maximum density specified in this Plan. Plans of subdivision should ensure compatibility of building types through consideration of appropriate scale, massing and siting.

- g) The Medium Density Residential areas are generally intended to provide forms of housing and higher densities that are not generally available in the Low Density designation in areas with good access to community services.*
- h) The various types of dwelling units permitted in the Low Density Residential designation shall be visually integrated through compatible building heights, roof lines, eave heights, and window elevations.*
- i) New residential streets, where possible, will be laid out in a modified grid pattern, creating pedestrian and vehicular interconnections within and among neighbourhoods, the open space system and the core.*
- j) To enhance safety and community interaction, streetscapes will be designed to maximize visibility and encourage pedestrian use. In residential areas, the protrusion of garages in front of the house façade will be avoided or minimized, and architectural designs incorporating front porches will be strongly encouraged.*
- k) Natural Areas should be incorporated into the community structure as open spaces and green corridors, with appropriate setbacks.*
- l) Important views of the Niagara Escarpment, the Oak Ridges Moraine, the Centreville Creek valley and other significant natural and built features should be identified and protected.*
- m) The existing network of trails should be protected and enhanced to strengthen the role of the community as an important recreational node, and to recognize the potential economic and social benefits of this role.*
- n) Stormwater management facilities will feature naturalized landscaping and where appropriate will be incorporated into the recreational open space system.*

As stated previously the proposed development is intended to maintain the appearance of a rural small town with medium density at grade development along an emerging residential / commercial main street along Old Church Road. The UDB will confirm that the proposed development would conform to the Caledon Design guidelines including the design standards from for the streetscaping in the Caledon East Streetscape Concept.

The proposed development would implement a main street building typology along Old Church Road with only pedestrian entrances and will create an appropriate streetscape for the centre of Caledon East. The main street character will be further enhanced by adherence to the Caledon East Streetscape Concept and Architectural Guidelines which

is required and will ensure the proper guidance for the standards for streetscaping. The UDB confirms that all of the applicable design guidelines and requirements will be met including reinforcing Caledon East's community character.

As stated previously, the proposed development would respond to Old Church Road as a medium capacity Arterial road and integrate it the fabric of the community through the provision of pedestrian and street oriented built form.

The propose development would introduce new single detached and townhouse development onto lands designated *Low Density Residential* which are intended to consist of a mix of lot sizes and housing types, with townhouses encouraged in each neighbourhood however none currently exist in the *Low Density Residential* designation. As stated above the Subject Lands are proposed to be re-designated *Medium Density Residential* in order to more appropriate designate the lands as a location where higher densities are permitted. Both the single detached and townhouse built form will be visually integrated through compatible building height, appropriate setbacks and other architectural elements.

The proposed street and laneway are parallel with or perpendicular to, Old Church Road which is representative of a grid pattern with pedestrian and vehicular interconnections within the existing neighbourhood and opens pace.

In order to enhance safety and community interaction, the proposed built form is intended to be designed to maximize visibility of the streetscape and encourage pedestrian use. Front entrances and porches for the single family homes are proposed to the front facing element with the garages set further back. The proposed townhouses are proposed to have rear facing laneway accessed garages which will allow the proposed built form along Old Church Road and the new public street to have a pedestrian focus

The Subject Lands are directly opposite Old Church Road from the Caledon East Community Park which the Caledon Trailway path traverses and is less than 300 metres from the Subject Lands. Intensifying lands within a comfortable walking distance to the Town's existing trail network and recreational facilities, the role of those open spaces in the community are strengthened.

The Secondary Plan also provides for general residential polices of the plan with policy 7.7.5.1.1 specifically stating:

Low and Medium Density Residential and Special Residential designations apply within the Caledon East Settlement Area as shown on Schedule D. The predominant use of land within these designations shall be residential.

As noted, the Subject Lands are currently designated *Low Density Residential* on Schedule D which would not permit the proposed development. The proposed Official Plan amendment would redesignate the Subject Lands *Medium Density Residential* with site specific provisions to implement the residential development. The Secondary Plan also confirms that the policies of Section 5.10 also apply with policy 7.7.5.1.2 specifically stating:

The policies of Section 5.10 SETTLEMENTS shall apply. Where there is a conflict between those policies and the policies of this Secondary Plan, the policies of the Secondary Plan shall prevail.

As stated in the previous section of this report, the proposed development conforms to the Section 5.10 of the Official Plan. Policy 7.7.5.1.3 provides specific direction on where residential intensification will be permitted and specifically states:

Notwithstanding Section 5.10.3.14, residential intensification in Caledon East will only be permitted in close proximity to the Commercial Core Area.

As noted previously the Subject Lands are within a comfortable walking distance and within proximity to the Commercial Core Area of Caledon East. The contextually appropriate intensification of the Subject Lands is in a settlement area that is a central service hub for the Town and services are available. The Secondary Plan further provides direction on the calculation of density with policy 7.7.5.1.4 specifically stating:

Development of residential areas shall be based on a “net” basis. Net density is based on the land area proposed to be developed for residential uses, exclusive of public rights-of-way, parks, school sites and Environmental Policy Area.

The permitted density in the proposed Official Plan amendment has been calculated on a net basis and allows for 37 units per net hectare. The schedule of land use on the proposed draft plan of subdivision confirms that the area proposed to be developed for residential uses is 1.243 hectares (lots 1-12 and blocks 13-19) and that 45 units are proposed. This results in a residential net density of 36.2 units per hectare. The Secondary Plan also confirms the preferred planning instruments for development with policy 7.7.5.1.6 specifically stating:

Development shall be primarily by plan of subdivision, although specific development may proceed by plan of condominium, site plan or part lot control, if considered appropriate by the Town of Caledon.

The proposed development is intended to be implemented through a draft plan of subdivision which will subdivide the lands for public rights of way, townhouse blocks and single detached lots. The townhouse blocks will be subject to further applications

for site plan control and part lot control. The Secondary Plan also confirms orientation of development abutting Old Church Road with policy 7.7.5.1.7 specifically stating:

Reverse frontages and sound walls shall be discouraged on Airport Road and Old Church Road. Where direct driveway access is not feasible, reasonable efforts shall be made to maintain the appearance of frontage through such measures as building orientation, architectural design, site layout, landscaping and the use of service roads. Where these measures are not feasible, preference will be given to the use of berms and landscaping rather than fencing adjacent to collector roads.

The townhouse blocks abutting Old Church Road will have direct access from primary entrances with front porches to Old Church Road with no reverse frontage or noise attenuation walls. Driveway access for all townhouse units is proposed to be accommodated through the provision of a public laneway which will provide an appropriate building orientation and streetscape.

Within the Caledon East Settlement Area, new development shall be designed to maintain the quality and aesthetic characteristics of the Caledon East Settlement Area. Development proponents will be required to demonstrate how they have addressed and incorporated the Caledon East Community Design Principles and Guidelines into their proposals, to the satisfaction of the Town.

The Caledon Design Guidelines, the UDB and the Elevations confirm that the proposed development will maintain the quality and aesthetic of the Caledon East Settlement. The UDB confirms that the Caledon Design Guidelines will be addressed and incorporated. The Secondary Plan also provides direction on the requirements for environmental and other studies with policy 7.7.5.1.9 specifically stating:

New residential development shall address the recommendations and strategies contained in the Comprehensive Environmental Impact Study and Environmental Management Plan and requirements for comprehensive stormwater management plans to the satisfaction of the Town and other relevant agencies such as the Toronto Region Conservation Authority and the Region of Peel as applicable. Development proponents will be required to carry out such studies and investigations as deemed necessary by the Town and other relevant agencies. The specific scope and extent of such studies shall be determined through pre-consultation between the proponent and relevant agencies.

The NHE and FSR prepared in support of the proposed development confirms that all regulatory requirements of the Town, Region and agencies can be satisfied. The specific scope of the NHE was determined through consultant with the Toronto and Region Conservation Authority who confirmed the terms of reference. Section 7.7.5.2 of the Secondary Plan provides detailed policies for the lands designated *Low Density Residential*. With respect to the uses permitted in, policy 7.7.5.2.1 specifically states:

The uses permitted in the Low Density Residential designation shall consist of: single-detached and semi-detached dwellings, linked dwelling units, duplexes and freehold townhouse units.

The above confirms that proposed single detached and freehold townhouse units are a permitted use on the Subject Lands. with respect to the maximum permitted density, policy 7.7.5.2.2 states:

The maximum net density permitted in the Low Density Residential designation shall be 16.6 units per hectare.

As noted previously, the proposed net density of 37 units per hectare is not permitted in the *Low Density Residential* designation. The proposed Official Plan amendment would permit a density of 37 units per hectare and would implement the proposed development. The maximum permitted density of 16.6 units per net hectare is restrictive considering the range of dwelling types and lot size that are to be encouraged in the Caledon East Settlement Area. Policy 7.7.5.2.3 specifically states the following:

Where appropriate, a range of dwelling types and lot sizes shall be encouraged in the Caledon East Settlement Area. To achieve the proposed housing mix and density objectives, draft plans of subdivision within the Low Density designation will be encouraged to provide a broad range of unit types, with different types of units mixed throughout the development. Single residential dwellings will predominate within the mix, generally making up 70-80% of the units. Consideration will be given to varying from this general mix policy in consideration of site specific considerations such as adjacent land uses, environmental characteristics, and site amenities.

While the Secondary Plan encourages other forms of development such as townhouses and suggests that up to 30% of the units within the designation could be townhouses or semi-detached units, the maximum permitted density is prohibitive. Both the method of calculating density on a net basis and applying a low density of 16.6 units per net hectare, traditional townhouse development is not reasonably feasible. It should be noted that generally speaking, the surrounding areas designated *Low Density Residential* has very few semi detached dwellings and does not have any townhouses. The proposed development would implement a mix that is approximately 73 percent townhouses and 26 percent single detached units. The proposed development would help to achieve the goal of providing for a range and mix of dwelling types and lot sizes within the area of the current designation which is currently not being achieved. The Secondary Plan further provides policies regarding the general range of lot widths with policy 7.7.5.2.4 specifically stating:

A mix of single residential lot sizes with frontages generally ranging from 15 metres (50 feet) to 23 metres (75 feet) shall be required.

This policy does not require all lots to specifically fall within the range noted but that they generally be within that range. The proposed 14.35 metre (47 feet) wide single detached units are generally in keeping with the range required. The proposed frontages do however conform to the *Medium Density Residential* policies of the Secondary Plan. The Secondary Plan also provides policies regarding the number of townhouse units in a row with Policy 7.7.5.2.5 specifically stating:

There shall generally be no more than 4 units per freehold townhouse block.

The draft plan of subdivision proposes two blocks of 7 units in a row fronting onto Old Church Road but maintains a block length of less than 37 metres which is an appropriate block length. There are townhouse blocks with as many as 7 units further to the east along Old Church Road in the Caledon East settlement and the same is contextually appropriate. The Secondary Plan provides flexibility in the number of units by type, allowing minor adjustments with policy 7.7.5.2.6 specifically stating:

The actual number of units by type will be determined at the time of subdivision submission and minor adjustments in population and dwelling unit counts will not require a further amendment to the Official Plan.

The above confirms that through draft plan submissions, the specific unit mix and resulting population and unit counts shall be determined and that minor adjustments shall be permitted. The proposed unit mix and the resulting unit count and population should not require an amendment to the Official Plan.

Section 7.7.5.3 provides policies for the lands designated *Medium Density Residential*. As stated previously, the Subject Lands are proposed to be re-designated as *Medium Density Residential* and conformity with the policies specific to that designation is provided below. The Secondary Plan provides for the density in the designation and policy 7.7.5.3.1 specifically states:

The permitted uses in Medium Density Residential areas shall be any residential building form referred to in this section within a net density range of 19-30 units/hectare.

As stated previously, the proposed development would result in a net density of 37 units per hectare which is greater than the permitted density in the proposed designation. In order to provide the type and mix of housing that the Secondary Plan promotes, higher densities are required. The Secondary Plan also confirms which building forms are permitted in the *Medium Density Residential* designation with policy 7.7.5.3.2 specifically stating:

Medium density residential building forms may include: single-detached and semi-detached dwellings, linked dwelling units, townhouses, triplexes, fourplexes and any other similar housing type.

The above confirms that proposed single detached and townhouses are also permitted use in the *Medium Density Residential* designation. The Secondary Plan provides further direction on minimum lot width with policy 7.7.5.3.3 specifically stating:

Where single-detached dwellings front onto a public road, the minimum lot frontage shall be 13.7 metres (45 feet).

The proposed 14.35 metre wide single detached dwellings are greater than the minimum lot frontage permitted in the designation and therefore complies. The Secondary Plan provide further policies regarding the number of townhouse units in a row with policy 7.7.5.3.4 specifically stating:

There shall generally be no more than 6 units per townhouse block.

As stated previously, there are two blocks of 7 units in a row fronting onto Old Church Road maintaining a block length of less than 37 metres which is reasonable. The townhouse blocks to the east contain as many as 7 units in the Caledon East settlement make blocks of 7 units contextually appropriate. Notwithstanding that the above policy would allow blocks of townhouses greater than 6 units, out of an abundance of caution, the proposed Official Plan amendment proposes that there shall be no more than 7 units per townhouse block. The Secondary Plan also confirms the requirement for site plan control with policy 7.7.5.3.5 specifically stating:

Development of medium density uses shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O 1990, c. P.13.

The requirement for future applications for site plan control to develop the townhouse blocks is acknowledged.

Therefore, the proposed development and supporting applications do not conform to the Caledon East Secondary Plan. In order to permit the proposed development the Subject Lands must be re-designated *Medium Density Residential* with a site-specific policy to allow for 37 units per net hectare. Additional policies are included that would provide clarity that up to 7 townhouse units would be permitted in a block.

Town of Caledon Zoning By-law 2006-50

Town of Caledon Zoning By-law 2006-50, as amended, zones the Subject Lands *RR Rural Residential* (refer to Figure 16: Town of Caledon Zoning By-Law 2006-50 - Map 36b). This existing zoning would not permit the proposed development and amendments to Zoning By-law 2006-50, as amended, are required to implement the proposed development.

The lands are proposed to be zoned *R1 Residential One* to facilitate the proposed single-family homes and *RT Townhouse Residential* to facilitate the proposed townhouses. Site specific development standards are also required for both zones in order to implement the proposed draft plan of subdivision. These standards are related to, but are not limited to minimum lot area, minimum lot frontage, maximum building area, minimum backyard amenity area, minimum yards, maximum building height, minimum landscaped area, driveway setbacks and permitted encroachments and are requested in order to facilitate the proposed development.

The proposed Zoning By-law amendment conforms to and implements the proposed Official Plan amendment, and is appropriate to regulate the use of land.

SUPPORTING REPORTS

The following reports have been prepared in support of the proposed Official Plan amendment, draft plan of subdivision and zoning by-law amendment and conclude that the proposed development is suitable for the Subject Lands.

1. Urban Design Brief, prepared by RN Design Inc., dated August 20, 2019;
2. Functional Servicing Report (including the Stormwater Management Report), prepared by SCS Consulting Group Ltd., dated April, 2020;
3. Natural Heritage Evaluation, prepared by Beacon Environmental, dated May 2020;
4. Geotechnical Report, prepared by Golder, dated February 25, 2020;
5. Arborist Report prepared by, Cosburn Giberson Landscape Architects dated, April 7, 2020;
6. Traffic Impact Study, prepared by Tatham Engineering dated June 29, 2020;
7. Phase One Environmental Site Assessment, prepared by Azure Group, dated May 15, 2020;
8. Phase Two Environmental Site Assessment, prepared by Azure Group, dated June 19, 2020;
9. Noise and Vibration Study, prepared by HGC Engineering, dated February 18, 2020; and
10. Stage 1 and 2 Archaeological Assessment, prepared by ASI, dated September 18, 2019;

This report relies upon and makes reference to the above noted materials and the information contained therein and the information referenced can be found within the original documents. The work and professional opinions presented in the original documents should be relied upon for conducting a review and assessment thereof.

SUMMARY

The proposed Official Plan amendment, draft plan of subdivision and zoning By-law amendment are consistent with the Provincial Policy Statement, conform to and do not conflict with the Provincial Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and conform to the Region of Peel Official Plan. The proposed Official Plan amendment would amend the Town of Caledon Official Plan via proposed amendments to the Caledon East Secondary Plan.

The proposed development of the Subject Lands will implement the Provincial policy objectives in effect on the lands allowing for a greater use of currently underutilized land. The lands are within the designated built up area in the Regional and Local Official Plans which are areas intended to accommodate growth through intensification. The proposed development would contribute to the Town's goal of developing lands along Old Church Road and Caledon East as an emerging urban residential community. The proposal draws upon the land use, environmental and engineering research conducted through the planning process and informed the development proposal. The work carried out by the consultant team demonstrates that the proposed development is feasible and appropriate for the Subject Lands.

It has been demonstrated that the Subject Lands can accommodate a more intensive land use and is appropriate in the context of the current Provincial, Regional and Town policy framework. The Subject Lands are suitable for contextually appropriate intensification within the built-up area of the Town where existing services and infrastructure is available and may be utilized. The proposed Official Plan amendment would resolve policy conflicts in the Secondary Plan that require a mix and full range of housing which includes townhouses but does not permit the density required to implement the same. The Subject Lands are designated within a *Rural Service Centre* which are the only areas in Caledon intended to accommodate growth. In the absence of an intensification strategy, the Subject Lands are an appropriate location for intensification and the proposed development would direct an appropriate amount of contextually appropriate growth to Caledon East.

Given all of the above, the proposed Official Plan amendment, draft plan of subdivision and zoning by-law amendment that will implement the development represents good planning.

KLM Planning Partners Inc.



Rob Lavecchia, B.U.R.Pl.
Senior Planner



Mark Yarranton BES, MCIP, RPP
President

APPENDIX A

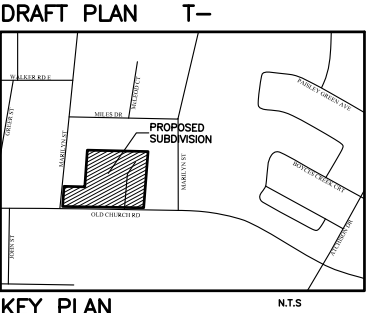
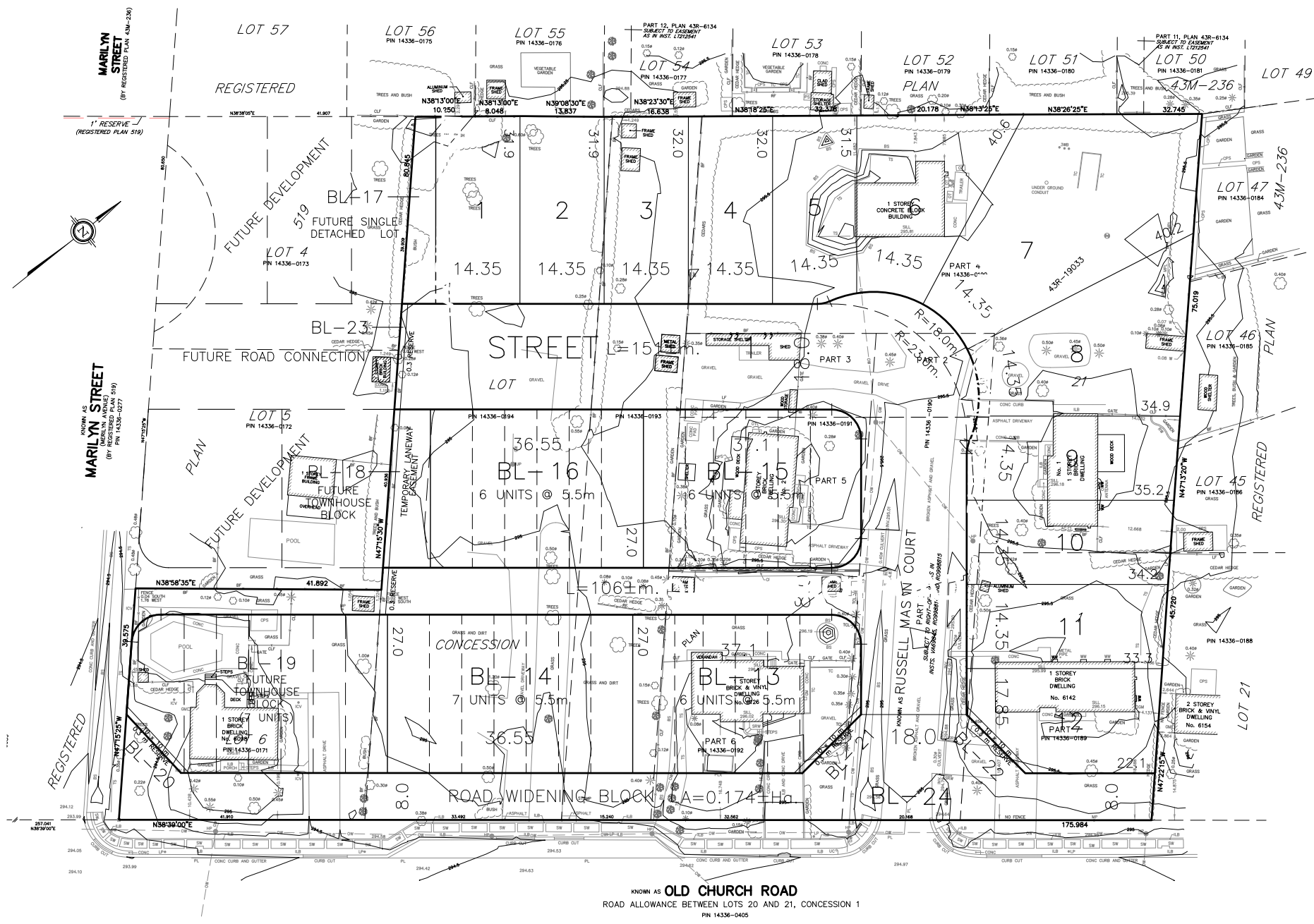
FIGURE 1: CONTEXT MAP



SUBJECT LANDS
PART OF LOT 21
CONCESSION 1
TOWN OF CALEDON

FIGURE 2: DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION
LOT 6, REGISTERED PLAN 519 AND
PART OF LOT 21, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



- SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION
- A. AS SHOWN ON DRAFT PLAN
 - B. AS SHOWN ON DRAFT PLAN
 - C. AS SHOWN ON DRAFT PLAN
 - D. SEE SCHEDULE "A" LAND USE
 - E. AS SHOWN ON DRAFT PLAN
 - F. AS SHOWN ON "A" PLAN
 - G. AS SHOWN ON DRAFT PLAN
 - H. MUNICIPAL PIPE WATER AVAILABLE AT TIME OF DEVELOPMENT
 - I. CLAY-LOAM
 - J. AS SHOWN ON "A" PLAN
 - K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
 - L. AS SHOWN ON "A" PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____, 2020

THOMAS R. REED
ONTARIO LAND SURVEYOR
HOLDING JONES VANDERVEEN INC.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNER
STYLUX CALEDON INC.

40 VOGEL ROAD
UNIT 51
RICHMOND HILL, ONT
L4B 3N6

MUHAMMAD USMAN A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 1.778±Ha. (4,386±Ac.)

	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
DETACHED DWELLINGS					
LOTS 1-12	12	12	0.688	1.700	
TOWNHOUSE DWELLINGS					
LOTS 13-16	4	25	0.410	1.013	
SUBTOTAL	4	12	37	1.098	2.713
BLOCKS 17-19 - FUTURE DEVELOPMENT	3		8	0.145	0.358
BLOCKS 20-23 - 0.3m RESERVE	4			0.003	0.008
BLOCK 24 - ROAD WIDENING	1			0.174	0.430
STREET AND LANEWAY				0.355	0.877
TOTAL				1.775	4.386

NOTES: - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- 0.3M RESERVES GRAPHICALLY EXAGGERATED TO 1.0M

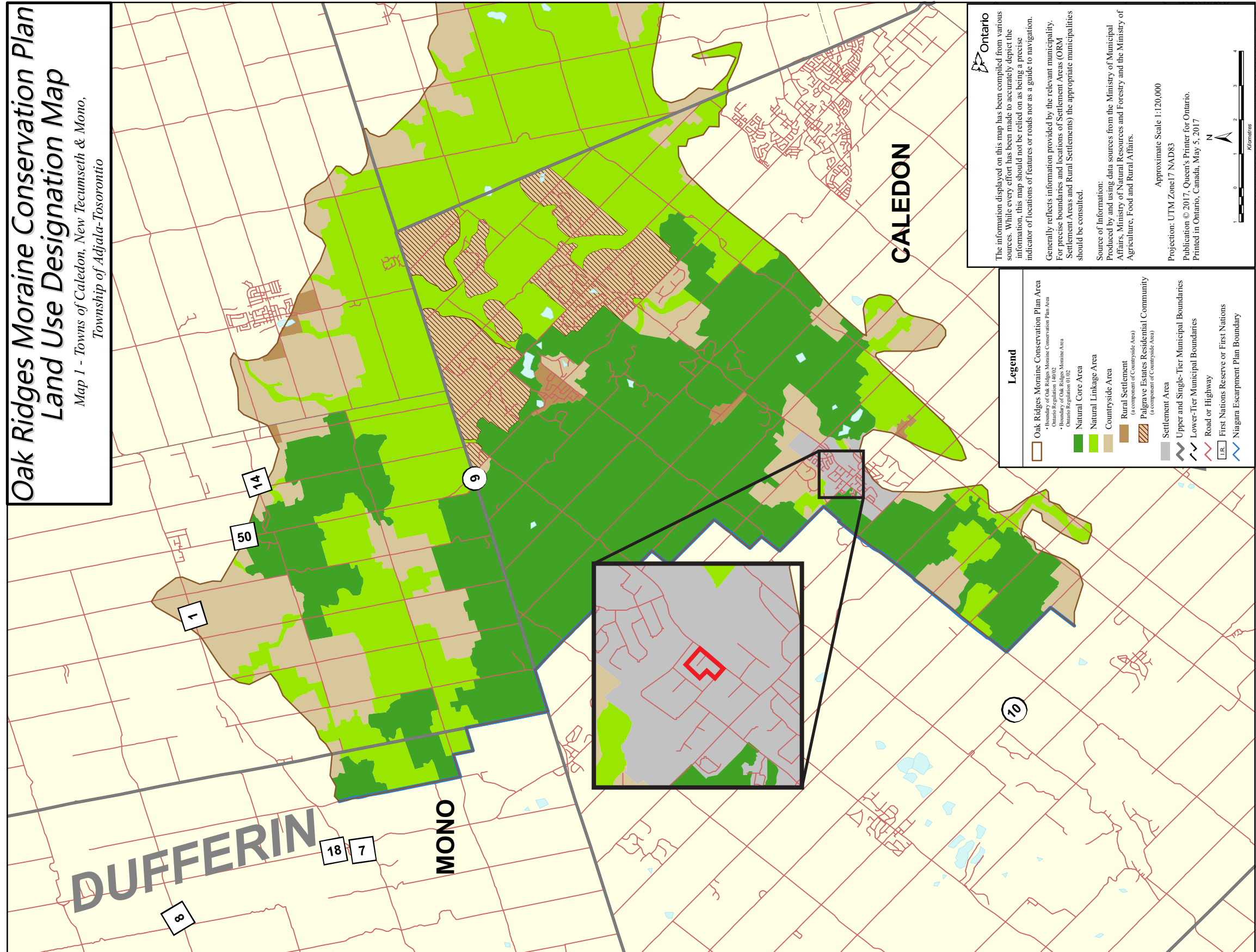
PROJECT No. P-2967
SCALE 1:500 JAN 8, 2020
(2967DES8) X-REF: (2967MAS1 & 2967TOPO)

KLM DWG. No. - 20:1
PLANNING PARTNERS INC. TEL: (905)689-4055 FAX: (905)689-0097 design@klmplanning.com

Planning • Design • Development



FIGURE 3: Oak Ridges Moraine Conservation Plan - Land Use Designation Map 1



SUBJECT
LANDS



PLANNING PARTNERS INC.

FIGURE 4: REGION OF PEEL OFFICIAL PLAN - SCHEDULE D REGIONAL STRUCTURE

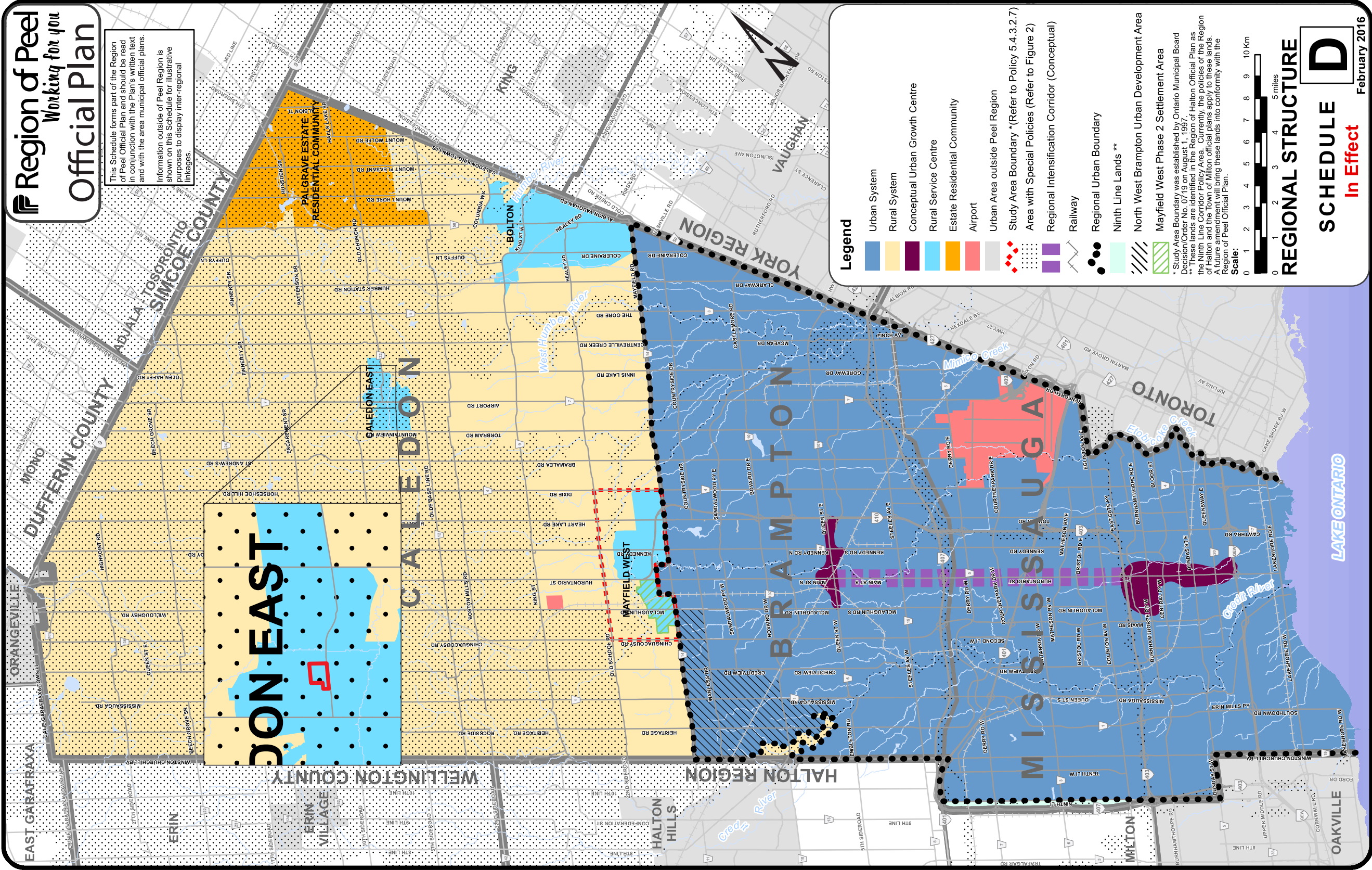
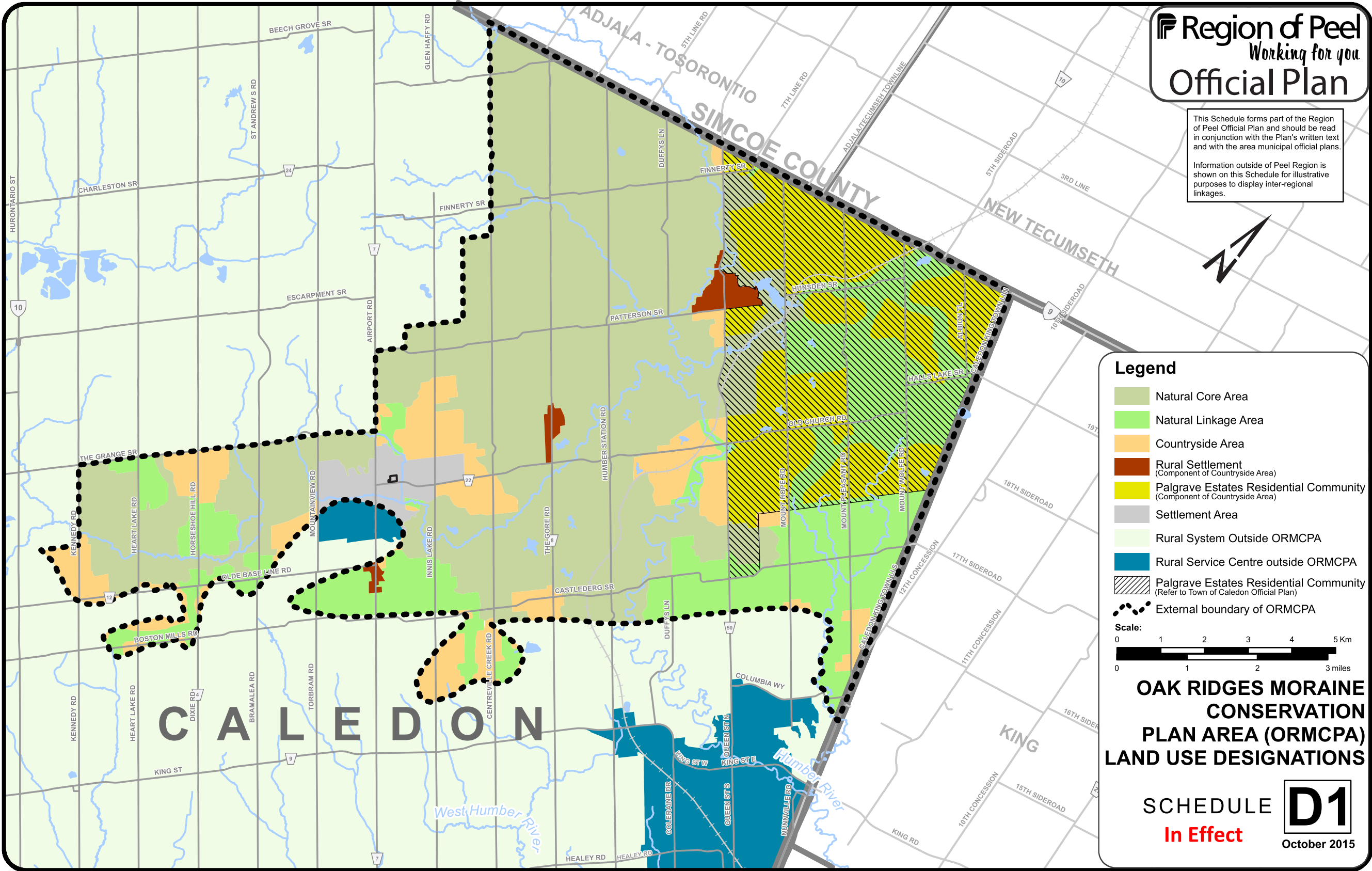



FIGURE 5: REGION OF PEEL OFFICIAL PLAN - OAK RIDGES MORaine CONSERVATION PLAN AREA (ORMCP) LAND US DESIGNATIONS

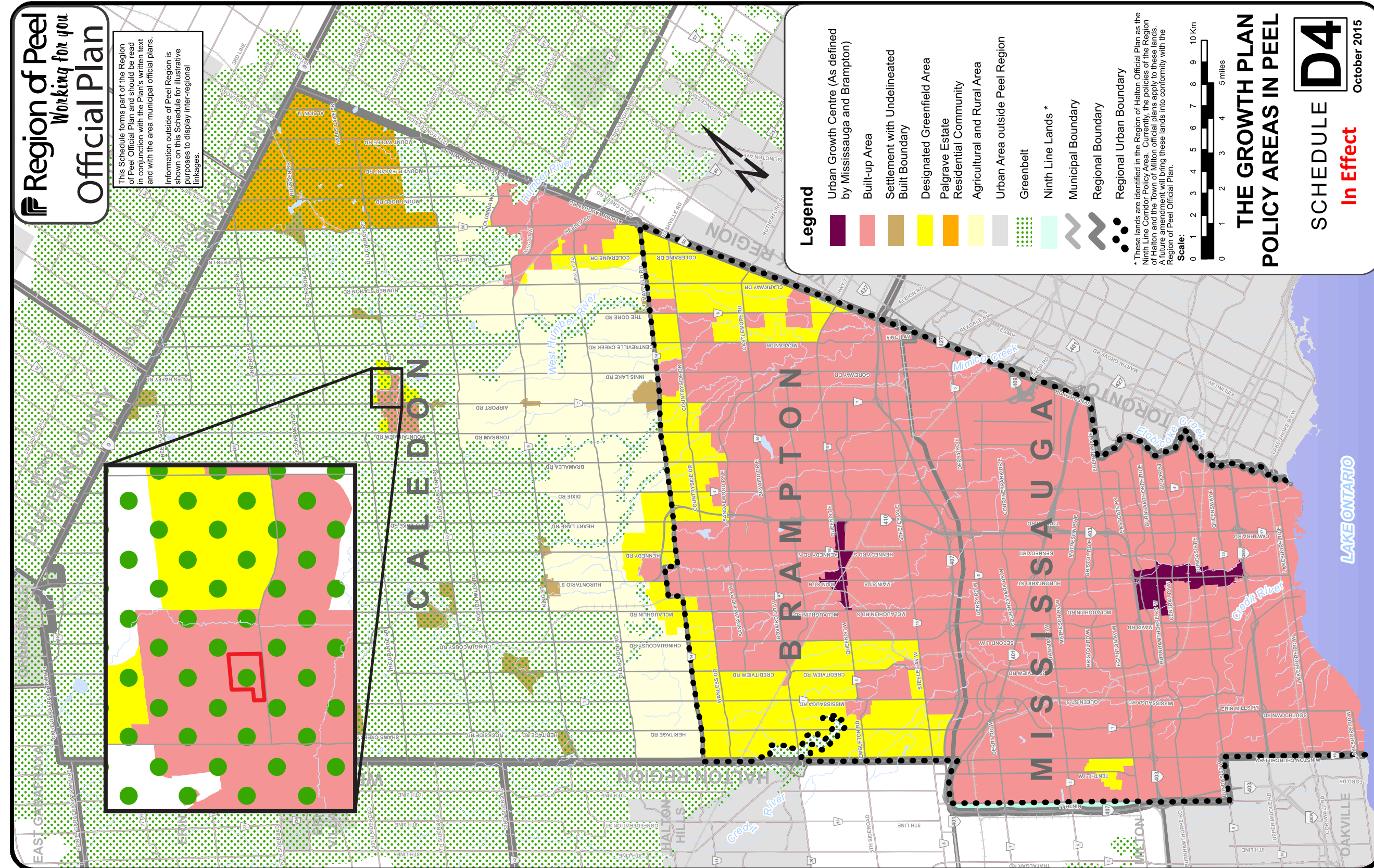




Region of Peel
Working for you
Official Plan

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



**SUBJECT
LANDS**



KLM
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FIGURE 7: REGION OF PEEL OFFICIAL PLAN - WELLHEAD PROTECTION AREAS IN PEEL FOR THE OAK RIDGES MORaine CONSERVATION PLAN AREA (ORMCPA)

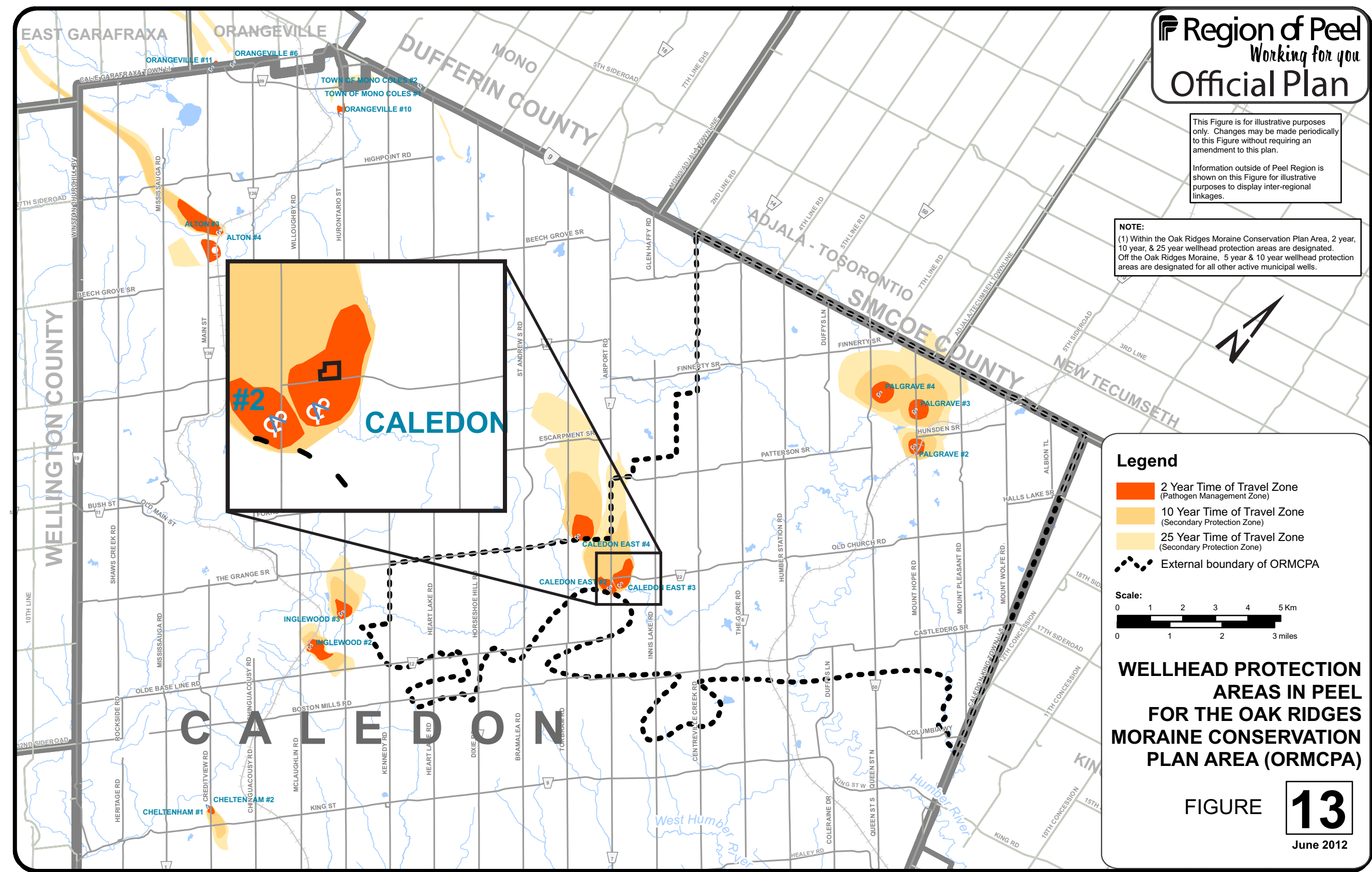


FIGURE 8: Region of Peel Official Plan - Schedule F Regional Road Mid-Block Right of Way Requirements:

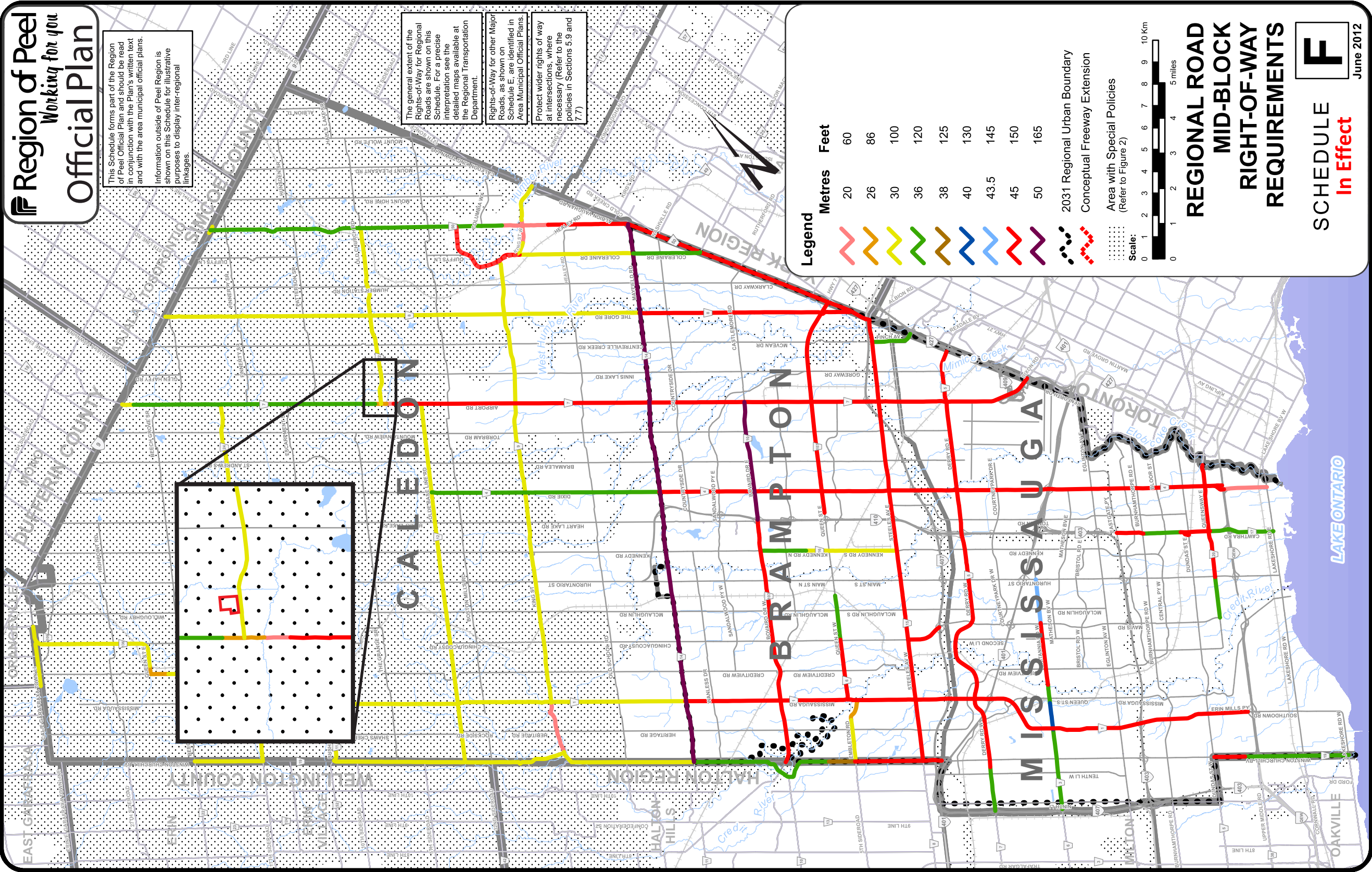


FIGURE 9: Town of Caledon Official Plan - Schedule A Town of Caledon Land Use Plan

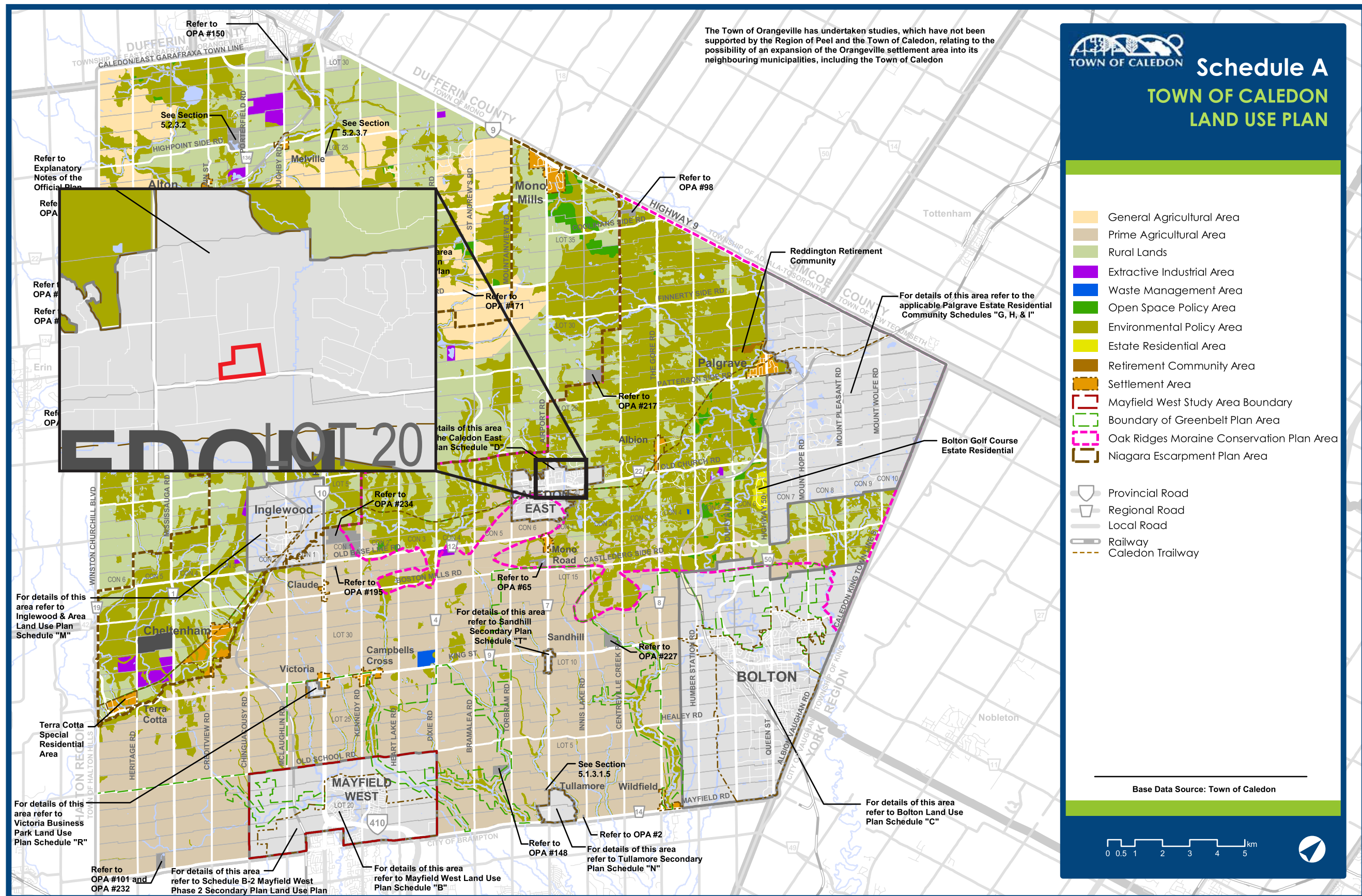


FIGURE 10: Town of Caledon Official Plan - Schedule A1 Town of Caledon Town Structure

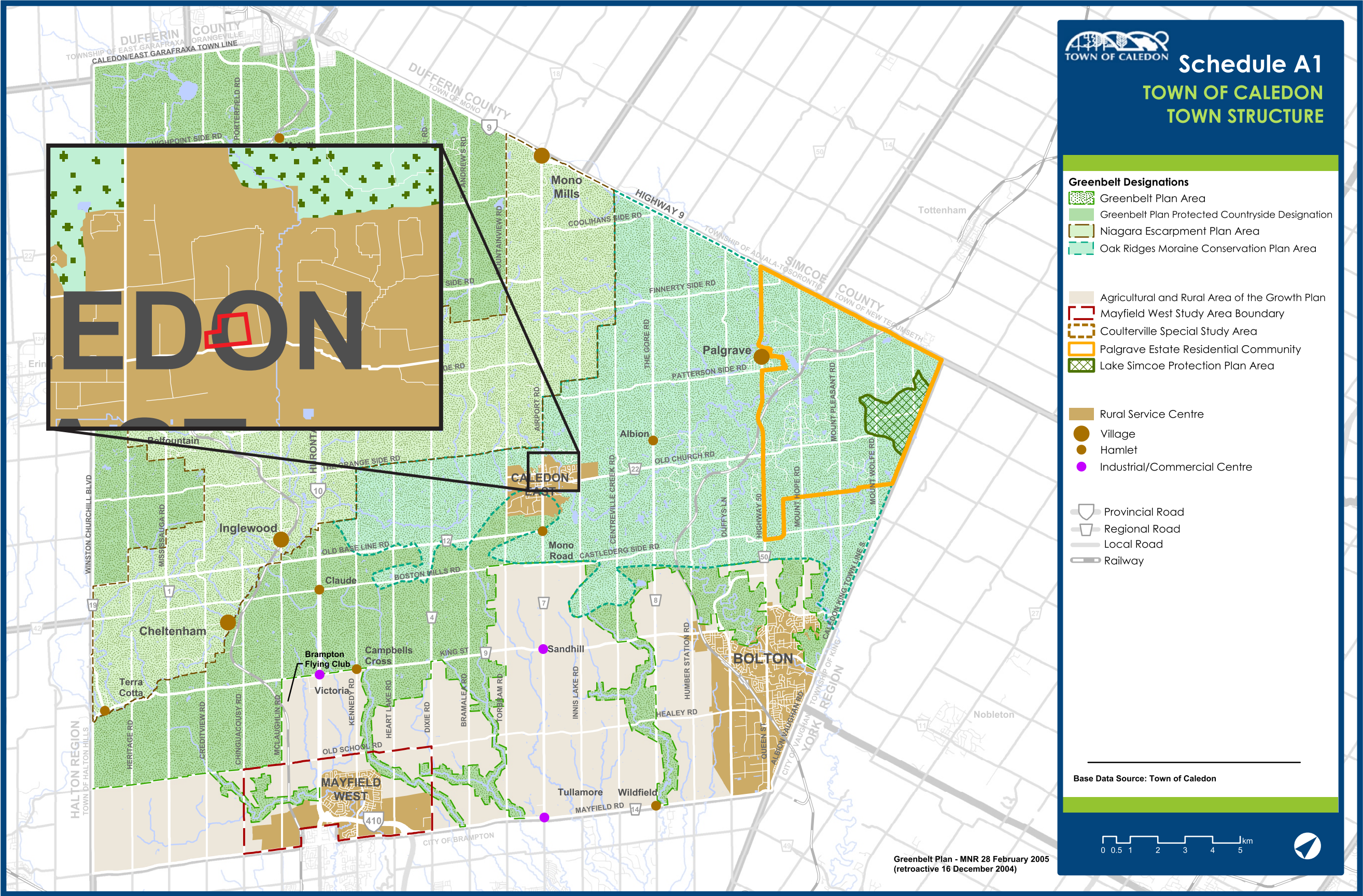
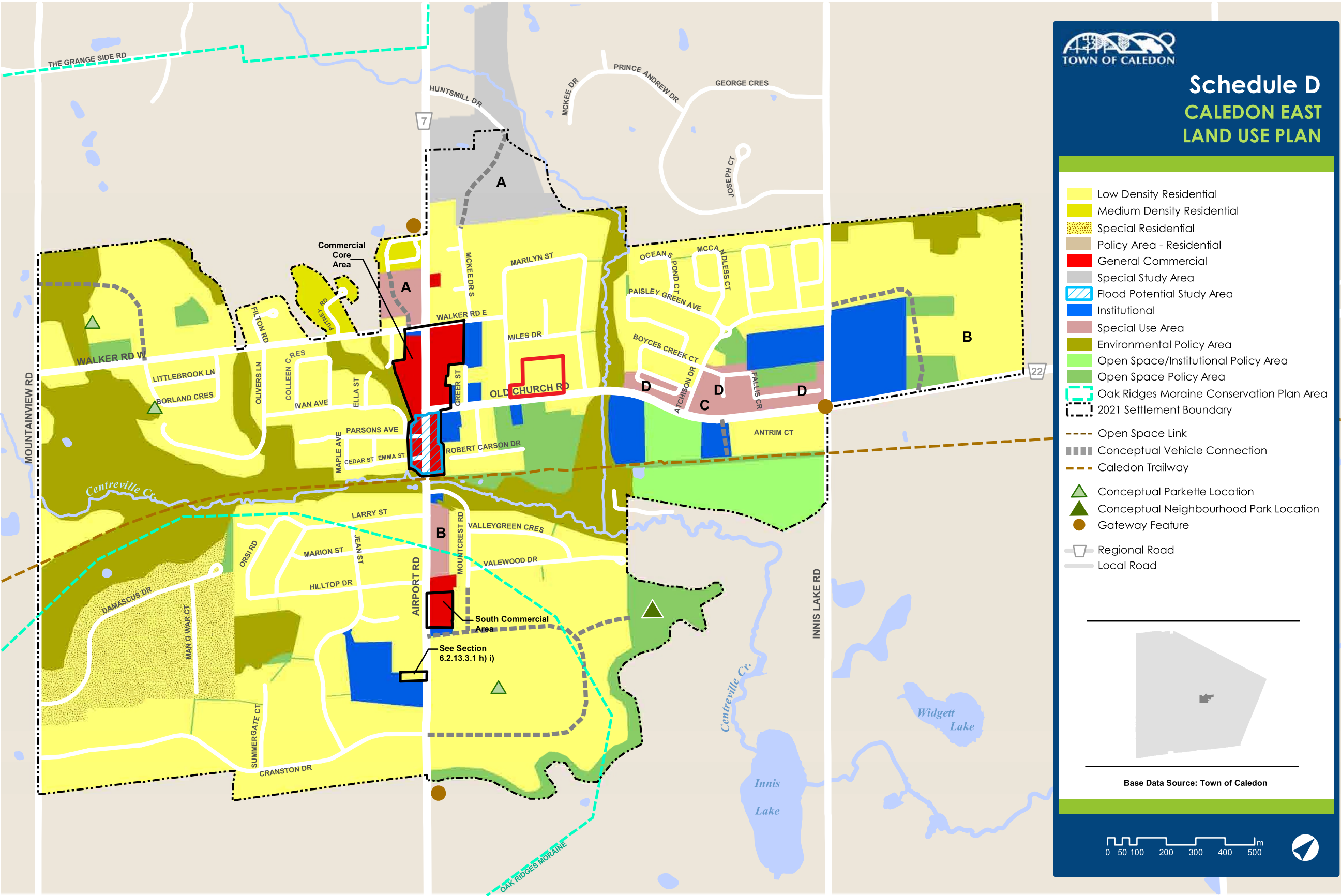


FIGURE 11: Town of Caledon Official Plan - Schedule D Caledon East Land Use Plan



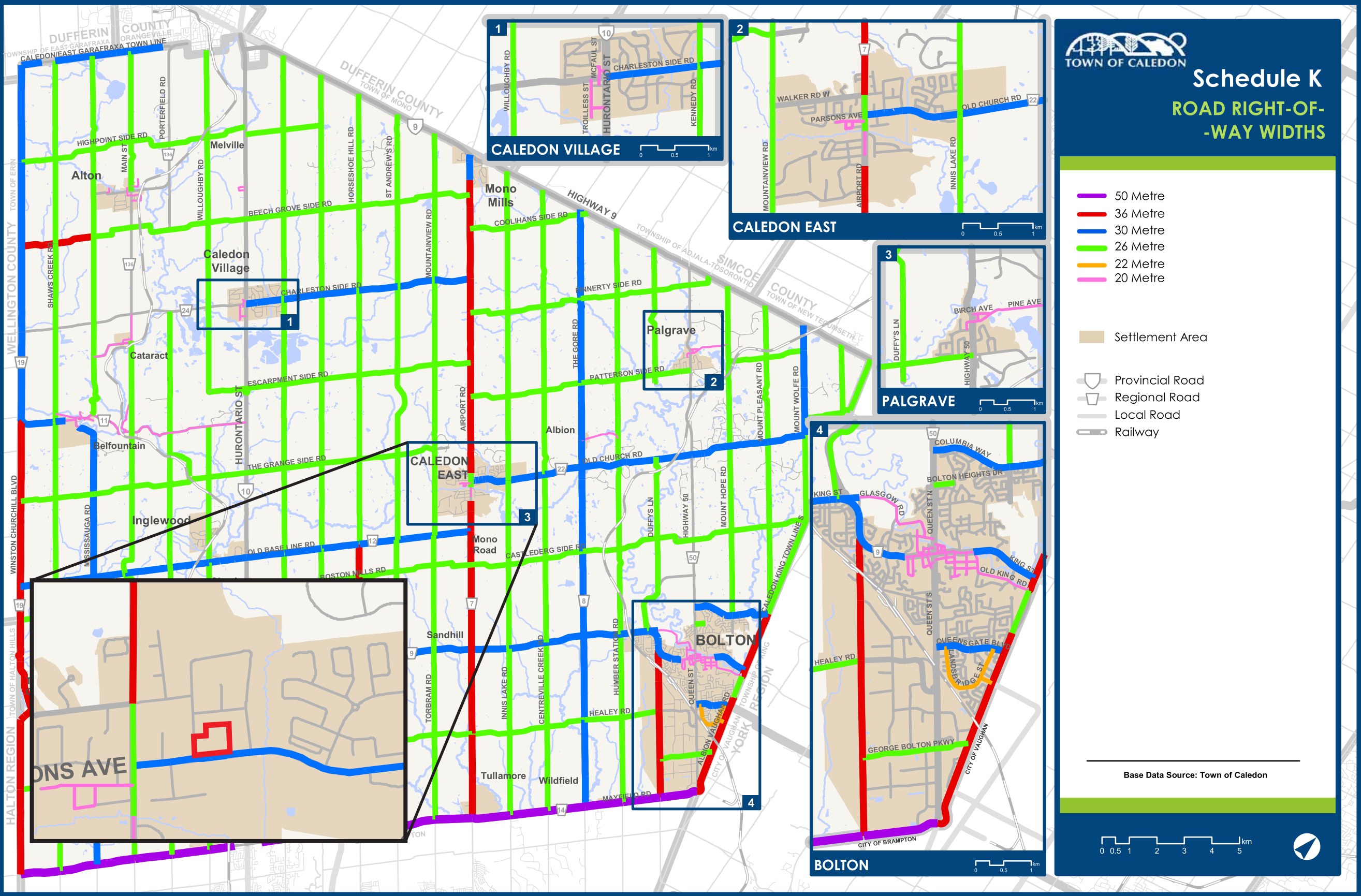
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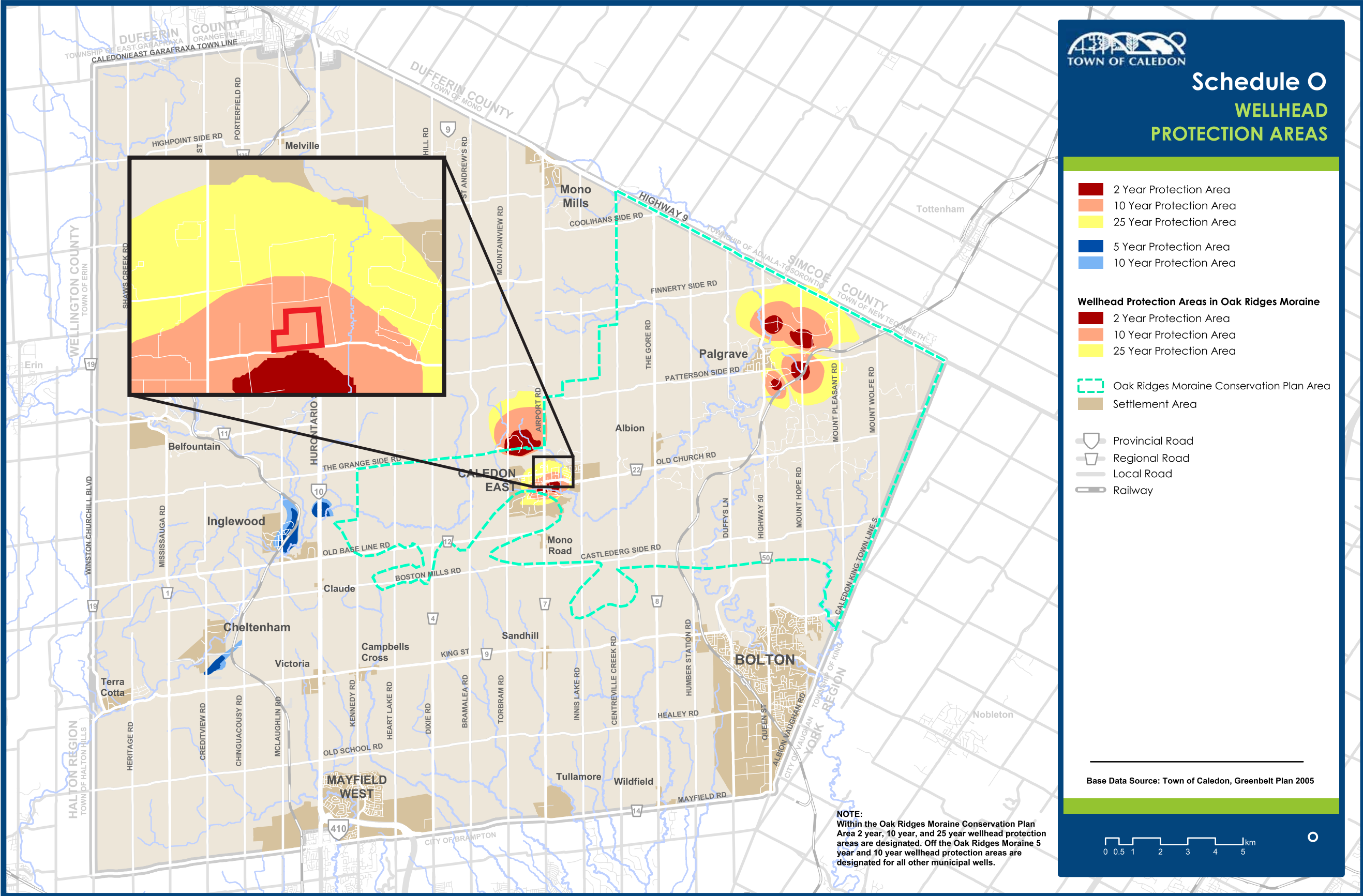


FIGURE 12: Town of Caledon Official Plan - Schedule K Road Right-of-Way Widths



SAVED: 2 April 2018

FIGURE 13: Town of Caledon Official Plan - Schedule O Wellhead Protection Areas

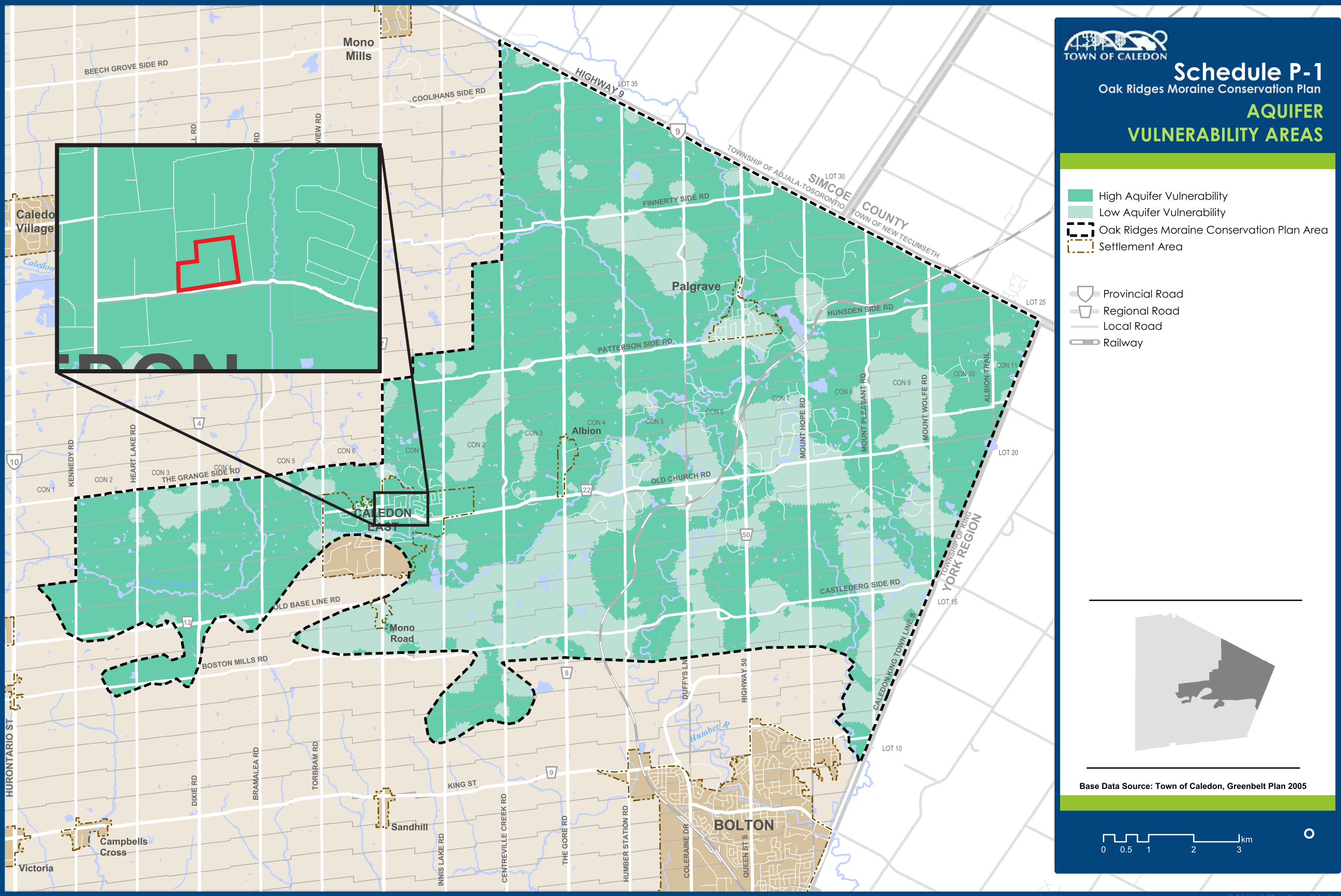


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SAVED BY: bioverock

FIGURE 14: Town of Caledon Official Plan - Schedule P-1 Aquifer Vulnerability Areas



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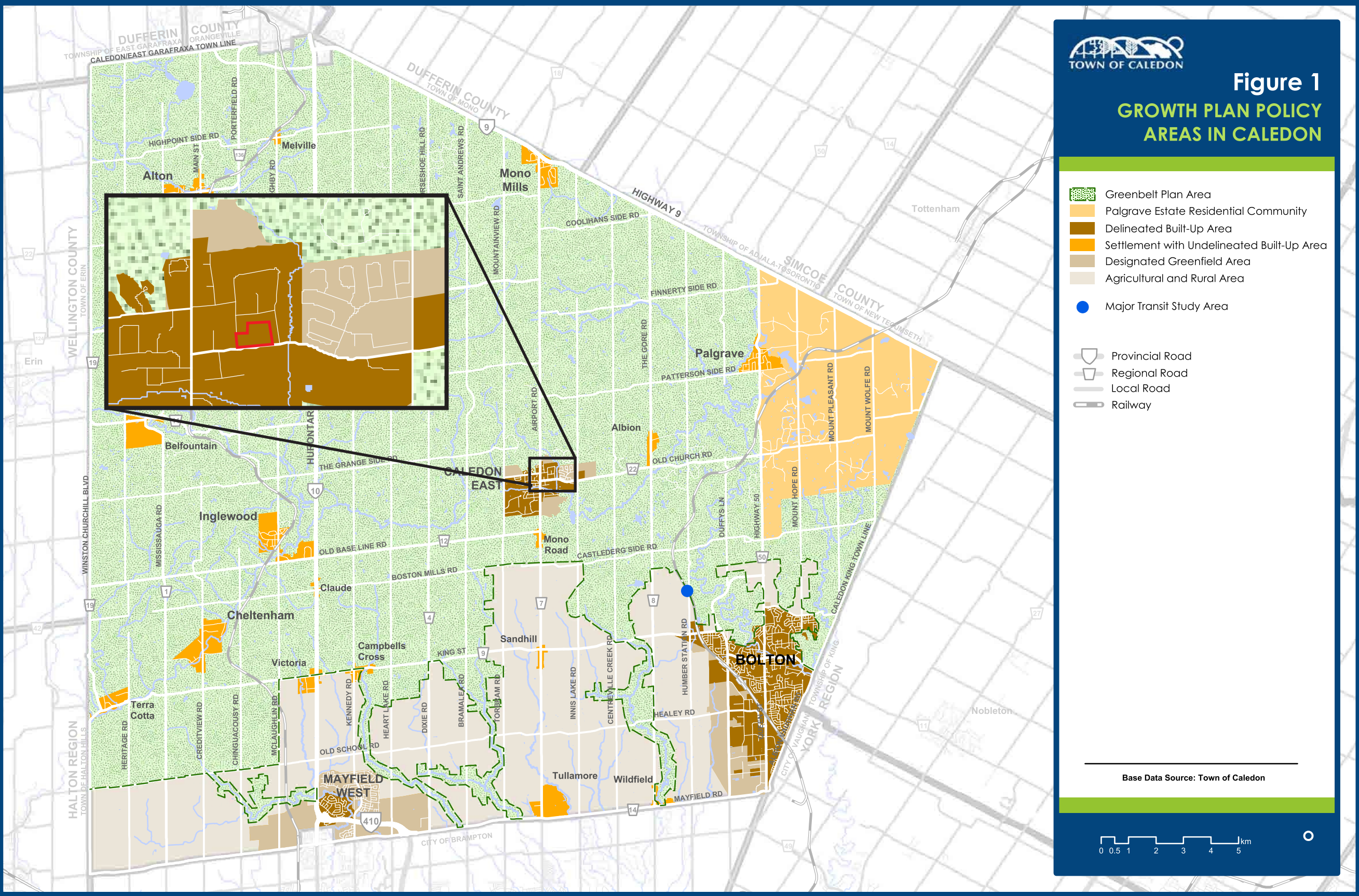
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SAVED BY: bloverock

SUBJECT LANDS

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FIGURE 15: Town of Caledon Official Plan - Figure 1 Growth Plan Areas in Caledon



SAVED: 2 April 2018

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SAVED BY: bloverock

CON. 1 (ALB)

Detail "A"

Detail "B"

Detail "C"

AIRPORT RD

INNIS LAKE RD

RE-ORM

EPA2-ORM

EPA1-ORM

A1-ORM

CH-299-ORM

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

See Detail "A"

See Detail "B"

See Detail "C"

RR-139

RR-211

RR-273

RR-378

RR-441

RR-503

RR-504

RR-505

RR-506

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