

WESTON
CONSULTING



TOWN OF CALEDON
PLANNING
RECEIVED

March 23rd, 2023

PLANNING JUSTIFICATION REPORT

14 AGNES STREET
TOWN OF CALEDON

MARCH 2023
FILE #11064

TABLE OF CONTENTS

1. INTRODUCTION	4
2. PURPOSE OF THE REPORT	6
3. SITE DESCRIPTION AND CONTEXT	8
3.1 Description of the Subject Lands.	9
3.2 Surrounding Land Use Context	10
3.3 Transit and Transportation	10
3.4 Community Services and Amenities	11
3.5 Nearby Development Applications	13
4. PROPOSED DEVELOPMENT	14
4.1 Description of Development Proposal	15
4.2 Description of Planning Application	16
4.3 Supporting Materials	16
5. PLANNING POLICY FRAMEWORK	24
5.1 The Planning Act R.S.O. 1990, c.P.13	25
5.2 Provincial Policy Statement 2020	26
5.3 Greenbelt Plan (2017)	32
5.4 Region of Peel Approved Official Plan 2022	38
5.5 Town of Caledon Official Plan (April 2018 Consolidation)	45
5.6 Town of Caledon Draft Official Plan 2022	59
5.7 Town of Caledon Zoning By-law 2006-50	70
6. PROPOSED ZONING BY-LAW AMENDMENT	72
7. PUBLIC CONSULTATION STRATEGY	74
8. PLANNING ANALYSIS AND JUSTIFICATION	76
8.1 Policy Context	77
8.2 Urban Design	78
9. CONCLUSION	80
10. APPENDIX A	82
10.1 Summary of Informal Consultation	83

LIST OF FIGURES

Figure 1: Aerial Photograph	9
Figure 2: Community Amenities Map	12
Figure 3: Site Plan	15
Figure 4: Greenbelt Plan – Schedule 1: Greenbelt Area	33
Figure 5: Region of Peel Official Plan – Schedule D-1 – Rural System	38
Figure 6: Table 3 – ROP - Population, Household and Employment Forecasts for Peel	39
Figure 7: Table 4 - Peel-Wide New Housing Unit Targets	42
Figure 8: Town of Caledon Official Plan – Schedule A – Town of Caledon Land Use Plan	45
Figure 9: Town of Caledon Official Plan – Schedule A1 – Town of Caledon Town Structure	46
Figure 10: Town of Caledon Population and Employment Forecasts	50
Figure 11: Town of Caledon Population Allocations by Settlement Category or Land Use Area.	51
Figure 12: Town of Caledon Population Allocations – Villages	52
Figure 13: Town of Caledon Official Plan – Schedule J – Long Range Road Network	53
Figure 14: Town of Caledon Official Plan – Schedule S – The Greenbelt in Caledon	56
Figure 15: Town of Caledon Draft Official Plan – Schedule A1 – Town Structure	59
Figure 16: Town of Caledon Draft Official Plan – Schedule B2 – Alton Planning Designations	60
Figure 17: Town of Caledon Draft Official Plan – Schedule G1 – Town-wide Mobility Network	62
Figure 18: Town of Caledon Draft Plan Growth Forecasts	63
Figure 19: Town of Caledon Draft Plan Town-wide Population Forecasts	63
Figure 20: Town of Caledon Zoning By-law 2006-50 Zone Map 82	70

LIST OF TABLES

Table 1: Community Services and Amenities	11
Table 2: Nearby Development Applications.	13



1. INTRODUCTION

Weston Consulting is the planning consultant for Normaple Development Ltd. and The Alton Development Inc. (part of Seaton Group), the legally registered and beneficial owner respectively of the property located at 14 Agnes Street, (as per Google Maps) in the Town of Caledon (herein referred to as the “subject lands”). The owner is proposing to develop the subject lands with 67 bungalow townhouse units within 14 condominium blocks. The proposed development looks to create an attractive, ecologically sensitive infill development that incorporates Low Impact Development (LID) design principles and technologies.

Applications have been submitted to the Town of Caledon for a Zoning By-law Amendment and Draft Plan of Subdivision to permit the proposed development on the subject lands with Plan of Condominium and Site Plan Approval applications to follow. The applications and supporting materials are submitted in accordance with the Pre-Consultation Development Application Review Team (DART) Meeting held on May 5, 2022, DART extension meeting on November 24, 2022 and subsequent correspondence with Town Staff and constitutes a complete application as described in Section 22(4), and Section 24(10.1) of the *Planning Act*.

This report provides a planning rationale in support of the proposed development, and Zoning By-law Amendment and Draft Plan of Subdivision applications and provides planning analysis and justification for the proposal in accordance with good planning principles. It is recognized that future Draft Plan of Condominium and Site Plan Approval and applications will be required to fully implement the proposed development and will be submitted at the appropriate time in the planning process.



2. PURPOSE OF THE REPORT

The purpose of this Report is to provide the context for the proposed development in relation to Provincial, Regional, and Municipal land use planning policies. It will evaluate the proposed development against the applicable policies of the Provincial Policy Statement (“PPS”), the Greenbelt Plan (2017), the Region of Peel Official Plan, the Town of Caledon Official Plan, the Town of Caledon Draft Official Plan, the Town of Caledon Zoning By-law 2006-50, and other applicable guidelines, studies, and regulations that apply to the subject lands.

The Region of Peel undertook a Municipal Comprehensive Review (MCR) and Official Plan Review process. The Peel Regional Official Plan was adopted by Regional Council on April 28, 2022 and was subsequently approved by the Minister of Municipal Housing and Affairs with 44 modifications on November 4, 2022. The Town of Caledon is also reviewing their Official Plan, to provide an update to create a roadmap over the next thirty years to guide development, housing, transportation, employment, community facilities, and more. The documents released as part of the Official Plan updates for the Region and Town will be reviewed as part of the policy documents.

This Report provides planning analysis and justification for the proposal in accordance with good planning and urban design principles and provides a basis for the advancement of the planning applications through the planning process.



3. SITE DESCRIPTION AND CONTEXT

3.1 DESCRIPTION OF THE SUBJECT LANDS

The subject lands are located on the west side of Agnes Street, south of Queen Street West, within the Village of Alton in the Town of Caledon. The subject lands do not contain a municipal address but are identified on Google Maps as 14 Agnes Street. The subject lands are legally described as:

PT LT 22 CON 4 WHS CALEDON, PARTS 1, 2 & 3
ON 43R39365 SUBJECT TO AN EASEMENT OVER
PT 2 ON 43R39365 AS IN CA22188 TOWN OF
CALEDON

The subject lands have a total area of approximately 4.04 hectares (10.02 acres), a frontage of approximately 99.9 metres along Agnes Street and are generally rectangular in shape. The subject lands are currently occupied by two storage buildings and possess a singular access from Agnes Street.



Figure 1: Aerial Photograph

3.2 SURROUNDING LAND USE CONTEXT

The area immediately surrounding the subject lands consist of residential uses to the north, east, south, and west. Further north includes commercial uses. Further north, east, south, and west includes agricultural and industrial uses. The residential areas surrounding the proposed development are mainly single-detached bungalow and two-storey dwellings.

The land uses in the vicinity of the subject lands are as follows:

North: Immediately to the north abutting Agnes Street are single-detached dwellings. Further north is the Alton Mill Arts Centre, Alton Village Square and a variety of commercial uses ranging from restaurants to personal services.

East: Immediately east of the subject lands are single-detached dwellings, while further east are the Caledon Public Library – Alton Branch, Alton Public School, Caledon Fire Station 301, Alton Greenhouses and Garden Centre, agricultural, and industrial uses.

South: Immediately south of the subject lands are single-detached dwellings along Davis Drive and Emeline Street, while further south of the site includes agricultural and industrial uses.

West: Immediately west of the subject lands are single-detached dwellings abutting Queen Street West and Emeline Street. Further west includes Millcroft Inn and Spa, Royal Canadian Legion Branch 449, and agricultural uses.

3.3 TRANSIT AND TRANSPORTATION

The proposed development is well serviced by vehicular infrastructure which provides access to the subject lands.

Roads

The subject lands are located along Agnes Street which is considered a Local Road within the Town of Caledon Official Plan. Agnes Street is in proximity to Main Street, which is designated as a Regional Arterial Road in both the Town of Caledon Official Plan and Draft Official Plan. Both Queen Street West and Main Street contain commercial, retail and community services in the Alton Village.

Highway 410 is located 35 kilometres southeast of the subject lands and is accessible from Main Street via connections to Charleston Sideroad and Hurontario Street (Highway 10, 9 kilometers southeast). Highway 410 provides a connection with Highway 407 ETR, Highway 427, Highway 403, and Highway 401.

3.4 COMMUNITY SERVICES AND AMENITIES

The proposed development is serviced by a number of community services and amenities. Within a one-kilometre radius of the subject lands, there are retail, commercial, and personal care facilities, an elementary school, and public library. Although there is not a complete range of amenities in Alton, further services are located 10 kilometres away in the town centre of Orangeville. These community services and amenities include grocery stores, restaurants, medical care facilities, elementary schools, high schools, community and recreation centres, and various other community services and amenities.

There are a number of parks, conservation areas, and publicly accessible places located within walking distance of the subject lands. Alton Village Square is located northeast, while the Alton Skateboard Park, and Alton Community Diamond are located east of the subject lands and Emeline Park is located to the southwest. The various community services and amenities in the surrounding 800 metre radius are summarized in Table 1 below and illustrated on Figure 2:

Table 1: Community Services and Amenities

No.	Community Facility	Address	Program/Services/ Amenities
1.	Alton Mill Arts Centre	1402 Queen St W	Commercial
2.	Felix and Ginger	1469 Queen St W	Hair Salon
3.	Lynx and Hare Cycles	19785 Main St	Commercial
4.	Bison Petro	1556 Queen St W	Gasoline Service Station
5.	Rays Third Generation	1475 Queen St W	Restaurant
6.	Gather Café	19793 Main St	Restaurant
7.	Alton Greenhouses and Garden Centre	19598 Main St	Garden Centre
8.	Caledon Public Library – Alton Branch	35 Station St	Library
9.	Caledon Fire Station	19630 Main St	Public Service
10.	Alton Public School	19657 Main St	School
11.	Alton Skateboard Park/Alton Community Diamond	19657 Main St	Park
12.	Alton Village Square	1447 Queen St W	Park
13.	Emeline Park	30 Emeline St	Park

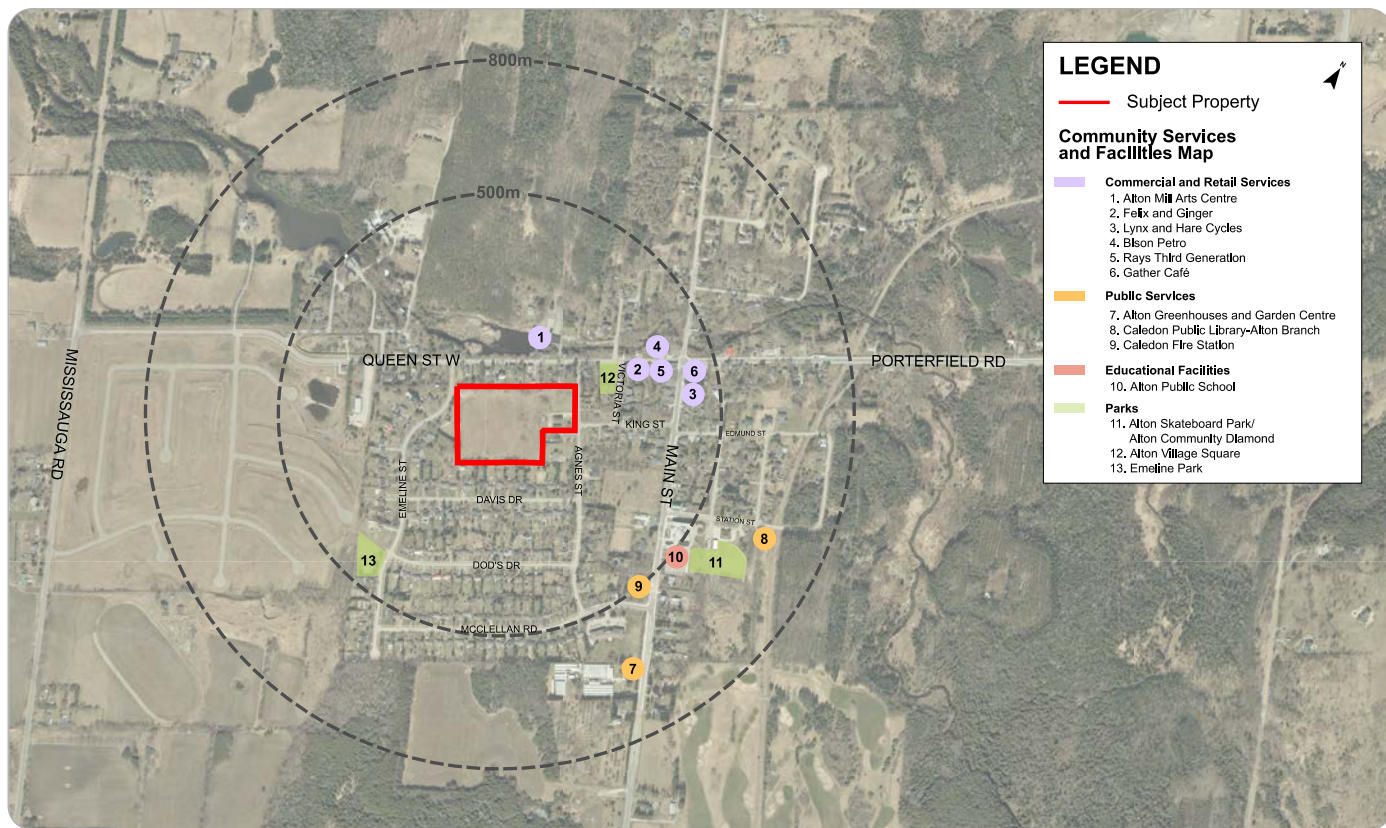


Figure 2: Community Amenities Map

The following includes a list of various community services and amenities in the surrounding 10-kilometre radius of the subject lands:

- LCBO, 1521 South Charleston, Caledon
- Upper Credit Conservation Area
- Charles Sauriol Conservation Area, Caledon ON
- Forks of the Credit Provincial Park, 17760 McLaren Rd, Caledon
- Georgian College – Orangeville Campus, 22 Centennial Rd, Orangeville
- Shoppers Drug Mart, 25 Broadway, Orangeville
- Scotiabank, 250 Centennial Rd, Orangeville
- RBC Royal Bank, 136 Broadway, Orangeville
- New Hope Community Church, 690 Riddell Rd, Orangeville
- Orangeville Family Medical Centre, 1 Elizabeth St, Orangeville
- Service Ontario, 41 Broadway, Unit 7, Orangeville
- Sobeys Orangeville, 500 Riddell Rd, Orangeville
- Westside Secondary School, 300 Alder St, Orangeville

3.5 NEARBY DEVELOPMENT APPLICATIONS

This section provides a summary of development applications located in the vicinity of the subject lands to demonstrate the type of development that is being contemplated within the Town of Caledon.

Table 2: Nearby Development Applications

No.	Address	Application Type and File No.	Proposal	Status
1	18341 and 0 Hurontario Street, Caledon Village	SP: 2021-0001 CDM: 21CDM-21001C	Zoning By-law Amendment to amend the zoning of the property from Rural Residential (RR) to Townhouse Residential. Site Plan and Condominium Application to construct a 30-unit townhouse development.	Appealed to OLT



4. PROPOSED DEVELOPMENT

4.1 DESCRIPTION OF DEVELOPMENT PROPOSAL

The proposed development is comprised of a total of 67 condominium townhouse units within a total of 14 blocks containing between four and five units. The building heights are contemplated to be a mix of one to two and a half storeys and up to a maximum of 10.5 metres. The total gross floor area contemplated is approximately 15,000 square metres and represents a density of 16.58 units per hectare. Each block of townhouse units will utilize an individual on-site sewage system located in the rear yard which span across the rear of each block. A centrally located common amenity parkette of 1,031 m² is also proposed. This area will also contain a below-grade stormwater management system.

Vehicular access to the proposed development will be maintained from Agnes Street and include a 6.0-metre-wide private condominium road and pedestrian connection within the entire site. Furthermore, a pedestrian link and emergency access is contemplated west out to Emeline Street.

The proposed development provides for traditional architecture and will integrate with the surrounding community, reflecting the character of the adjacent proposed Heritage Conservation District (HCD) in Alton. According to the Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc., "The interest is compatibility with the adjacent cultural heritage resources. Like the surrounding community there are numerous vernacular interpretations of historic styles." The attractive, ecologically sensitive infill development incorporates Low Impact Development (LID) design principles and technologies and heritage-inspired architecture.

The proposed development contemplates a total of 230 residential parking spaces with 108 located in the driveways and 108 within the garages of the units. A total of 14 additional visitor parking spaces is provided, which is inclusive of two barrier free spaces.

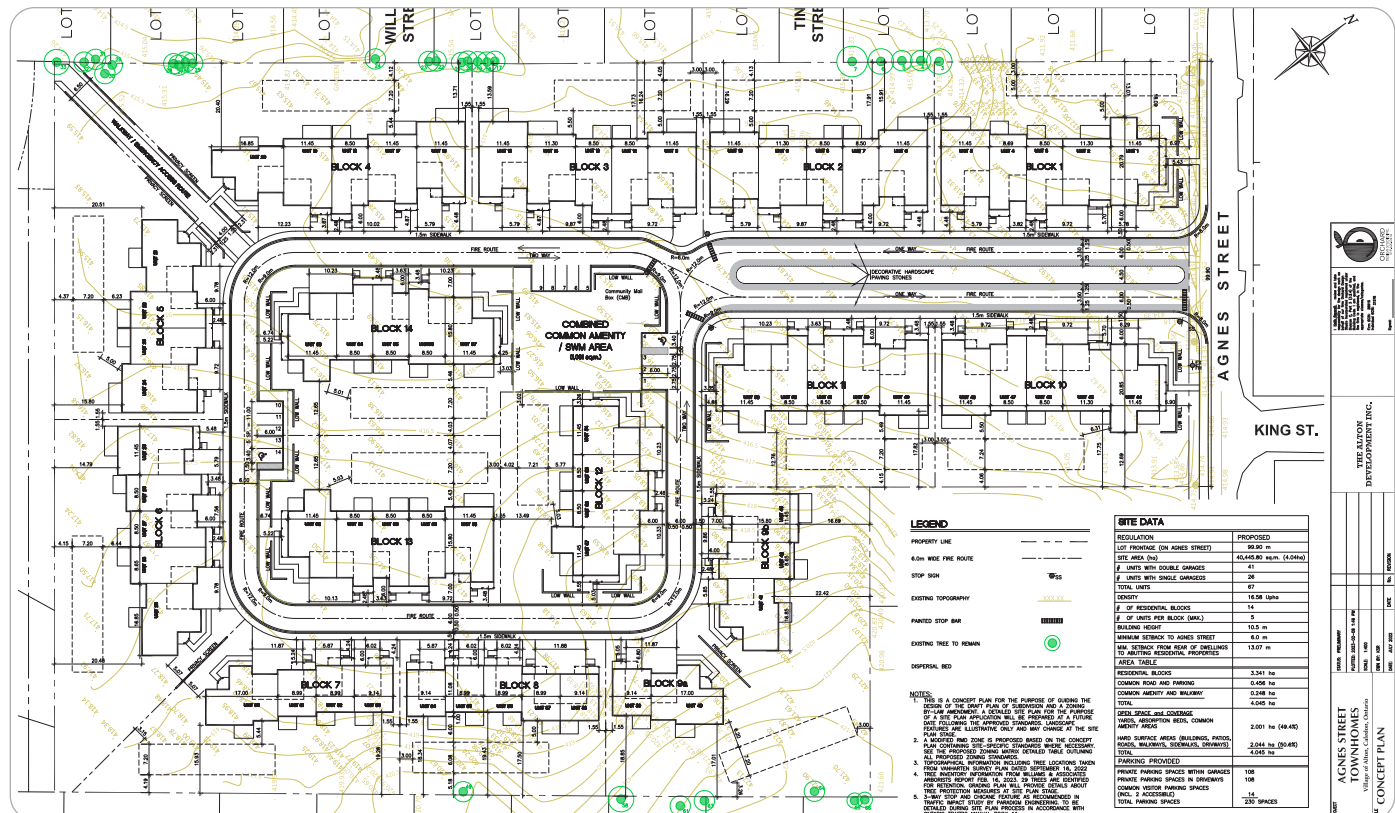


Figure 3: Site Plan

4.2 DESCRIPTION OF PLANNING APPLICATION

A Zoning By-law Amendment and Draft Plan of Subdivision Applications are being submitted to facilitate the proposed development. Draft Plan of Condominium and Site Plan Approval and applications will be submitted at a later stage.

The lands are currently zoned *Rural Residential (RR)* within the Town of Caledon Zoning By-law 2006-50. This zoning category does not currently permit townhouse typology, therefore, a site-specific Zoning By-law Amendment is required to permit the proposed development and incorporate site-specific standards on the subject lands.

4.3 SUPPORTING MATERIALS

DART Meeting

Two Pre-Consultation Development Application Review Team (DART) Meetings were held with Town Staff to discuss the proposed development and determine required studies and materials. The first was held on June 18, 2020 at which three development options were reviewed. A second PARC meeting was held on May 5, 2022 to present the finalized concept. In addition, a Pre-Application Review Committee (PARC) meeting was held on November 24, 2022 to extend the previous DART meeting held on May 5, 2022. In accordance with the Town's PARC requirements, the following provides a summary of the submitted supporting studies and reports:

Phase 1 Environmental Site Assessment (ESA)

Terraprobe was retained to prepare a Phase I ESA in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The report determined that no potentially contaminating activities (PCA) were identified in the Phase One Property Study Area that resulted in an Area of Potential Environmental Concern (APEC) for the Phase One Property. As such a Phase Two Environmental Site Assessment (ESA) is not recommended as there are no APECs to be investigated on the Property. For further information, please see the enclosed Phase I ESA Report.

Geotechnical Report

Terraprobe was retained to prepare a Geotechnical Investigation in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The report indicates that soil and fill conditions comprise of topsoil and fill, overlying silty fine sand and silty sand and gravel. The preliminary site development information indicated that some cutting and filling will be required and any fill that will be required in areas to be developed for floor slabs on grade must be constructed as an engineering fill.

Prior to placing any engineering fill, it will be necessary to remove all surficial fill in proposed foot areas to the top of the native soil stratum. Based on the findings of the investigation, the upper portion of the earth fill layer is not considered suitable for construction of a slab-on-grade structure and should be sub-excavated to an appropriate depth equivalent to a minimum of one half of the existing fill thickness and replaced with suitably compacted engineered fill. To assist in maintaining basements dry from seepage, it is recommended that exterior grades around the buildings be sloped away at a 2 percent gradient or more, for a distance of at least 1.2 metres. For further information, please see the enclosed Geotechnical Investigation Report.

Hydrogeological Investigation and Septic Impact Assessment

Terraprobe was retained to prepare a Hydrogeological Investigation and Septic Impact Assessment in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. A subsurface investigation was carried out, which involved drilling at eight locations with monitoring wells established at three selected locations and a series of 18 test pits completed to depths ranging from 1.8 to 2.1 metres in areas proposed for septic dispersal beds. Soil conditions generally consisted of topsoil overlying localized areas of fill and silty fine sand to sand, followed by silty fine sand and sand and gravel to the completed depth of investigation.

Seasonal high groundwater levels were observed at depths of approximately from 1.1 metres below grade to lower than 6.4 metres below grade. Seasonal variation in groundwater levels was observed between 1.0 to 1.3 metres below grade. It is expected that groundwater flows to the north towards Shaws Creek situated approximately 120 metres north.

The following summarizes the conclusions with regards to the on-site sewage system requirements and impacts assessment for downgradient receptors including private wells, surface water and Alton municipal wells 3 and 4 classified as GUDI:

- A subsurface investigation was carried out at the Site which involved drilling at eight locations with monitoring wells established at three selected locations and a series of 18 test pits completed to depths ranging from 1.8 to 2.1 m in depth in areas proposed for septic dispersal beds. Soil conditions generally consisted of topsoil overlying localized areas of fill and silty fine sand to sand, followed by silty fine sand and sand and gravel to the completed depth of investigation.
- Seasonal high groundwater levels were observed at the Site during the Site investigation completed on April 25, 2019, at depths of approximately from 1.1 mbgs at MW8 to lower than 6.4 mbgs at MW5. Seasonal variation in groundwater levels was observed between 1.0 to 1.3 m below grades at the Site from within MW2 and MW8 (MW5 was observed to be dry during monitoring). It is expected that groundwater flows to the north of the Site towards Shaws Creek situated approximately 120 m north of the Site.
- A review of the Ministry of the Environment Conservation and Parks well record database was completed for properties located downgradient of the site. The search area was defined by the subject property to the south, Emeline Street to the west, Agnes Street to the east and Shaws Creek to the north. In total 10 well records were situated within the study area with two decommissioning records, three test holes/monitoring wells and five domestic wells reported to have been completed between 1957 and 1976. Alton is presently serviced with municipal water.

- A private well survey was completed for properties within a 500 m radius of the site. Properties along Agnes Street (northeast), Davis Drive (southeast) and Emeline Street (southwest) represent relatively new residential dwellings which were confirmed to be serviced using municipal water supplies. Properties along Queen Street West were noted to also be municipally serviced, but many were identified with existing private wells. Of the 12 lots immediately northwest of the site four lots were confirmed with dug wells, two were confirmed with drilled wells, two lots were confirmed to have decommissioned wells and two lots received no response to the survey.
- It is reported by the Region of Peel that properties surrounding the site all have municipal water servicing. As any remnant wells are not utilized for potable water supply, they are not considered a down-gradient groundwater receptor of concern for effluent from the proposed subsurface sewage systems.
- Soil grain size analysis was carried out for native silty sand and gravel. Based on the observed grain size distribution it is expected that soil percolation rates of approximately 6 to 10 min/cm are applicable for the Site.
- In-situ hydraulic conductivity testing was completed at MW2-S, MW2-D and MW8. The average hydraulic conductivity for silty sand and gravel deposits at the Site is expected at 1.8×10^{-6} m/s.
- Groundwater quality analysis was completed for monitoring wells MW2-S, MW2-D and MW8. The background groundwater quality with respect to nitrate in shallow groundwater ranged from 0.32 to 2.87 mg/L. The observed background nitrate concentrations are anticipated to be due to surrounding private subsurface sewage disposal systems located up-gradient from the Site.
- It is proposed to develop the Site as a residential subdivision consisting of 67 residential units within 14 condominium townhouse blocks, each under separate land ownership. Sewage servicing will be provided by proposed tertiary/advanced package sewage treatment plants and subsurface type 'A' dispersal beds. The 14 individual sewage systems will be OBC compliant, each based on daily design sewage flows ranging from 7,000 to 9,900 L/day.

Tree replacement plantings will be provided in accordance with the Towns compensation procedures.

For further information, please see the enclosed Hydrogeological Investigation and Septic Impact Assessment.

Arborist Report and Tree Preservation Plan

Williams and Associates Forestry Consulting was retained to prepare an Arborist and Tree Preservation Report in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The report determined that due to the constraints of the proposed limits of construction, 55 trees are to be removed. Additionally, 29 trees on the neighbouring properties or with shared ownership of trees around the edge of the property were recommended for retention with use of appropriate Tree Protection Measures (TPM). Based on the poor tree condition and undesirable traits of the trees being removed, it is recommended that they be replaced using more desirable species through the development of the subject lands.

For further information, please see the enclosed Arborist and Tree Preservation Report.

Functional Servicing and Stormwater Management Report

Greck and Associated Limited was retained to prepare a Functional Servicing and Stormwater Management Report (FSRSWM) in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The Report determines that the development can be serviced with existing and proposed infrastructure that is in accordance with policies and guidelines required by the Town of Caledon and other regulating agencies with respect to general site grading, water distribution, sanitary sewer servicing, utilities, stormwater management, and construction erosion and sediment controls.

Water servicing for the proposed development will be supplied by a new 200mm diameter PVC looped watermain. The existing watermain to Queen Street will be upgraded from 150mm to 250mm diameter and connected to an existing 250mm watermain on Queen Street. The two new watermain connections will be accomplished by 250x250mm and 250x150mm cut-in-place tees on Agnes Street and Emeline Street respectively. The new set of 250mm valves to comply with Region's standards for valves at each tee-intersection. Water valves will be provided at the property line for the proposed development.

A significant amount of fill is required due to the varying grade changes across the limits of the site, the amount of cover required for the underground infrastructure, and the grading requirements. Surface runoff from the site will drain overland to catch basins into the proposed storm sewer system, ultimately discharging into the existing storm sewer system located on Agnes Street near the Queen Street and Agnes Street intersection. The proposed grades will match to existing grades at the development limits.

Sanitary servicing for the proposed development will be accomplished by individual on-site sewage treatment systems and absorption beds serving each block of townhomes. The proposed SWM strategy includes considerations for water quantity control, water quality control, erosion control, and water balance for the site. The proposed development's storm sewer is to tie into a proposed storm sewer on Agnes Street. The proposed storm sewer on Agnes Street will then tie into an existing 600mm diameter storm sewer located northeast of the property. At detailed design, the proposed storm sewer connection to the existing storm sewer system will be confirmed.

For further information, please see the enclosed FSRSWM Report.

Noise Study

HGC Engineering was retained to prepare a Noise Feasibility Study in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The study identified that sound level predictions indicate there are no specific ventilation requirements due to transportation noise for the proposed development. Any exterior wall, and double-glazed window construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide adequate sound insulation for all the dwelling units in this development. For further information, please see the enclosed Noise Feasibility Study.

Transportation Impact Study (TIS)

Paradigm Transportation Solutions Limited was retained to prepare a TIS in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The report concluded that the study area intersections operate with acceptable levels of service and well within capacity during the weekday AM and PM peak hours.

The development is estimated to generate 44 vehicular trips in the AM peak hour and 49 vehicular trips in the PM peak hour. The study area intersections are forecast to operate with acceptable levels of service and well within capacity under the 2027 horizon. The development of the subject lands is forecast to have a negligible impact on traffic operations.

Furthermore, the study intersections are forecast to operate at very similar levels of service as under background traffic conditions. All traffic movements are forecast to continue operating with acceptable levels of service and well within capacity. No geometric roadway or intersection improvements are required to support the proposed residential development. Vehicle parking supply for the proposed development does not meet the Town's Zoning By-law requirements with a deficit of three visitor parking spaces. Appropriate parking justification is provided to indicate deficit visitor parking spaces can be accommodated by additional resident parking supply. Lastly, the site circulation assessment indicates a passenger vehicle, fire truck and a Region of Peel Garbage Truck can enter, exit, and traverse the site without conflict.

For further information, please see the enclosed Transportation Impact Study.

Archaeological Assessment Stage 1-2

Amick Consultants Limited was retained to prepare an Archaeological Assessment in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the proposed residential development. The report indicated that the entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment which consisted of high intensity test pit methodology at a five-metre interval between individual test pits on 13-15 September 2022.

As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered, and the following recommendations were made:

1. No further archaeological assessment of the study area is warranted.
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.
3. The proposed undertaking is clear of any archaeological concern.

The Ministry has entered the report into the Provincial Registry without a full review because it was determined there was low risk, as there may have been sites not found. The registration document accompanies the enclosed Archaeological Assessment.

Urban Design and Cultural Heritage Brief (UDB)

ATA Architects Inc. was retained to prepare an Urban Design and Cultural Heritage Brief in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands. The Brief indicated that the proposed development's vision is to establish an integrated community that is sustainable and active while preserving the natural and cultural heritage resources surrounding it. The Brief identified that all policies and guidelines applicable to the site have been implemented throughout the development proposal.

The Brief concluded that:

- The proposed development optimizes the number of dwelling units within the site, while creating visually captivating features, views and vistas;
- All dwelling units will have access to amenity spaces located at the centre of the development;

- Circulation creates opportunities for views and interesting landscape vistas;
- The proposed development encourages connections to the surrounding trail and community network by establishing linkages and walkways;
- The proposal includes pedestrian-scaled, safe and accessible street;
- The proposed development reintroduces native plants, maintains appropriate setbacks, and treats all stormwater on site;
- New landscaping elements will help create an attractive community;
- The design of the buildings has been planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town; and,
- The proposed development will implement sustainable practices for water control and energy reduction.

As per the above, the Brief provides appropriate rationale for the proposed development, which considers the existing cultural heritage resources and provides appropriate urban design and sustainable development elements that contributes to the well-being of the surrounding community. According to the Brief, "The theme of the proposed development is traditional. The interest is compatibility with the adjacent cultural heritage resources. Like the surrounding community there are numerous vernacular interpretations of historic styles. The proposed development is an interpretation of those styles, utilizing their basic principles of form, mass and proportion to create and enclave of townhomes. The goal is not to differentiate by a theme, but rather integrate the development within the community of Alton."

For further information, please the enclosed Urban Design and Cultural Heritage Brief.

Waste Management Plan

Jereco Management Services was retained to prepare a Waste Management Plan in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands. The development fits into the Single-Family waste collection service category which includes townhouses. Waste and recycling collection will be by way of recycling carts. Services will be provided as follows:

- Cart based garbage collected bi-weekly
- Cart based recycling materials collected bi-weekly
- Bulky Items collected bi-weekly, on the same schedule as Garbage;
- Cart based Source Separated Organics collected weekly; and
- Yard Waste collected seasonally.

Sewage System Design and Sewage Functional Servicing Report

Gunnell Engineering was retained to prepare a Sewage System Design and Sewage Functional Servicing Report in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands. Municipal sanitary sewers are not available to service the proposed development, however municipal water is to be provided. Wastewater servicing for each residential block will be serviced with an on-site sewage system. Each condominium Townhouse Block will each be serviced by one Class IV Tertiary Sewage Treatment System and a subsurface dispersal field, with each of the 14 sewage systems having a daily design sewage flow of less than 10,000 L/day.

Gunnell Engineering have determined that the property is able to accommodate the proposed domestic sewage treatment and on-site disposal from the proposed residential development, with the detailed 14 sewage treatment/dispersal bed systems. The sewage systems will be designed in accordance with the Ontario Building Code (OBC), to treat the effluent from the proposed residential development, for each of the 14 townhouse condominium block systems. For further information, please see the enclosed Sewage System Design and Functional Servicing Report.

For further information, please see the enclosed Waste Management Plan.

This page intentionally left blank.



5. PLANNING POLICY FRAMEWORK

5.1 THE PLANNING ACT R.S.O. 1990, C.P.13

The following section outlines and analyzes the applicable Provincial, Regional, and Municipal land use planning policies to determine whether the proposed development conforms to the policy framework and represents good planning. The following policies have been considered in this report:

- The Planning Act, RSO 1990, c.P.13;
- Provincial Policy Statement (2020);
- Green Belt Plan (2017)
- Region of Peel Official Plan (2022);
- Town of Caledon Official Plan (2018);
- Town of Caledon Draft Official Plan (2022); and
- Town of Caledon Zoning By-law 2006-50

The Town of Caledon Official Plan is currently under review to establish conformity with the Provincial Policy Statement and Growth Plan. Additional details regarding the ongoing Municipal Comprehensive Review (MCR) will be provided below the respective municipalities.

In consideration of the proposed land use planning applications, Section 2 of the Planning Act must be considered as it provides the general direction for all land use planning decisions made in the province of Ontario. Section 2 specifically regulates matters of provincial interest:

Section 2 Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial

- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*

5.2 PROVINCIAL POLICY STATEMENT 2020

- i. *Is well designed,*
- ii. *Encourages a sense of place, and*
- iii. *Provides for public spaces that are high quality, safe, accessible, attractive and vibrant;*

The regulations and direction of Section 2 of the Planning Act inform the Provincial Policy Statement, and the matters of provincial interest, thereby ensuring that consistency with the Provincial Policy Statement addresses to consistency with Section 2 of the Act. The Provincial Policy Statement is given consideration in the following section of this Report. It is our opinion that the proposed development has regard for matters of provincial interest which will be discussed in the Report.

The current version of the Provincial Policy Statement (PPS) came into effect on May 1, 2020, and replaces the previous PPS issued on April 30, 2014. Section 3 of the Planning Act requires that decisions affecting land use planning matters “*shall be consistent with*” the PPS, which includes policy direction on all matters of provincial interest.

The PPS provides direction on matters of provincial interest related to land use planning and development throughout the province of Ontario. The PPS provides the overarching policy direction towards land use planning throughout the province and requires that all land use planning decisions shall be consistent with the policies of the PPS.

The PPS provides for and encourages appropriate development and long-term economic prosperity while ensuring the protection of resources of provincial interest, promoting responsible development forms, ensuring public health and safety, and the quality of the natural and built environment. The PPS supports intensification and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available. The following is an evaluation of the policies of the PPS that are applicable to the proposed development and a discussion on how the identified policies have been satisfied and are consistent with the PPS as part of this development application.

1.0 - Building Strong Healthy Communities

Section 1.0 of the PPS provides direction related to “Building Strong Healthy Communities” and is applicable to the subject lands. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of development by promoting strong, livable, healthy and resilient communities.

1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1 of the PPS outlines policies for managing and directing growth and development across the province in a manner that achieves efficient and resilient land use patterns. More generally, the policies of the PPS outline how to achieve healthy, liveable and safe communities. The most relevant policies to the proposed development are listed below.

1.1.1 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 affordable and 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). avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to 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;*

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

The proposed development is consistent with the above noted policies in that it provides for growth within the village of Alton which is considered a settlement area. The proposed development also provides for condominium townhouse units, an alternative housing typology which is not found within the immediate or general surrounding area. The addition of a new housing typology will create a range of housing options for current and future residents, other than the surrounding single-detached dwellings and will increase the current housing supply. The proposed development will efficiently utilize existing public infrastructure available in the area and private services to allow for the optimization of the underutilized lands. The implementation of the infill development avoids the expansion of the settlement area.

1.1.3 – Settlement Areas

Section 1.1.3 of the PPS provides direction on the future growth and development within Settlement Areas and recognizes Settlement Areas as where growth and development is to be focused and as being critical to the long-term development and prosperity of Ontario's communities. The following policies are relevant to the proposed development:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed;

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

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

The proposed development conforms to the above noted PPS policies as it introduces contextually appropriate intensification in an underutilized parcel of land within a settlement area. It proposes to efficiently use land and resources while concentrating residential development in a compact, townhouse condominium development that prevents the need to expand beyond the existing settlement area boundaries. The proposal also makes use of existing servicing and transportation infrastructure. Main Street will connect residents to Hurontario Street which is designated as a Rapid Transit Corridor according to both the Peel Region Official Plan and Draft Regional Official Plan. Highway 410 is also accessible via Hurontario Street and will connect residents to local and regional destinations.

1.1.4 – Rural Areas in Municipalities

Section 1.1.4 of the PPS outlines policies for managing growth and maintaining the character of rural areas in municipalities including rural settlement areas, rural lands, prime agricultural areas, and natural heritage features. The following policies are relevant to the proposed development:

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

The proposed development conforms to the above noted PPS policies as it provides for the growth and development of a rural settlement area. The development proposes a range and mix of housing typologies that are different from the single-detached dwellings that dominate the surrounding area while also promoting the use of existing public service facilities in the area.

1.4 – Housing

The PPS encourages a range and mix of housing typologies and densities in order to meet the current and projected needs of Ontarians. The proposed development looks to provide 67 bungalow, bungalow-with-loft and two storey townhouse units. The following policies are relevant to the proposed development:

1.4.1 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 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- 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 plans.*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development is consistent with the above-noted housing policies of the PPS, as it directs new housing towards a location where appropriate levels of infrastructure and public services are present. The proposed development provides for a new housing option and residents will have access to a range of community services, commercial uses, transportation infrastructure, municipal water and private wastewater servicing. The proposed development reduces demand for greenfield development and outward expansion by redeveloping an underutilized parcel within an existing community, which satisfies key development principles of the PPS.

1.6 – Infrastructure and Public Service Facilities

Section 1.6 of the PPS outlines the importance of making efficient use of existing infrastructure and public services facilities, including water and sewage services, where possible. The following policies are relevant to the proposed development:

1.6.6.1 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;*

1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

1.6.6.5 Partial services shall only be permitted in the following circumstances:

- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or*
- b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

1.6.6.7 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, including the use of green infrastructure;*
- 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 subject lands are proposed to be serviced with municipal water services and individual on-site sewage services.

This is defined as sewage systems in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located and will be shared amongst each block which is five units or less and not owned by the municipality. The private systems will be designed for the proposed development according to all regulatory requirements and best practices. Please refer to the Functional Servicing and Stormwater Management Report prepared by Greck Engineering, septic design and Function Servicing Report by Gunnell Engineering Ltd. and Hydrogeological Investigation and Septic Impact Assessment by Terraprobe Ltd.

1.6.7 – Transportation Systems

The relationship between transportation infrastructure and growth management is a primary consideration found throughout the PPS. The PPS also encourages land use patterns that promote alternative modes of transportation. The following transportation policies are relevant to the proposed development:

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

5.3 GREENBELT PLAN (2017)

The proposed development is consistent with the above-noted policies as it generates an efficient use of the existing road networks. The proposed development will utilize planned and existing infrastructure which will provide its future residents with access to a larger multimodal transportation network.

Summary

Based on our review of the applicable policies of the PPS, it is our opinion that the proposed development is consistent with the PPS as it promotes compact and efficient use of land on a site that is underutilized and located within an existing settlement area. The subject lands are proposed to be serviced with municipal water services and *individual on-site sewage services*. This is defined as sewage systems in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located and will be shared amongst each block which is five units or less and not owned by the municipality. The proposed development also provides a range and mix of housing typologies that are typically more affordable than other housing options in the area and will provide greater housing options and choice for residents at different stages of their life and requiring different housing needs. The incorporation of this built form allows for more optimal utilization of vacant lands that are sufficiently sized to accommodate these types of intensification projects, delivering greater density.

In summary, it is our opinion that the proposed development is consistent with the PPS as it will provide contextually appropriate intensification on underutilized land while also providing a range of housing options to current and future residents of the Town of Caledon.

The Greenbelt was introduced in 2005 to help shape the future of this region and is the cornerstone of Ontario's Greater Golden Horseshoe Growth Plan (Growth Plan). The Greenbelt Plan, together with the Growth Plan, builds on the PPS to establish a land use planning framework for the GGH that supports a thriving economy, a clean and healthy environment, and social equity. *Settlement Areas*, identified as *Towns/Villages* and Hamlets by the Greenbelt Plan, are areas that support the achievement of complete communities that are healthier, safer, equitable, and resilient to the impacts of climate change.

The subject lands are located within the Protect Countryside lands of the Greenbelt and are designated as Towns/Villages. The following policies are relevant to the proposed development:



Figure 4: Greenbelt Plan – Schedule 1: Greenbelt Area

1.2.2 - Protected Countryside Goals

To enhance our urban and rural areas and overall quality of life by promoting the following matters within the Protected Countryside:

1.2.2.4 Settlement Areas

- Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;
- Sustaining the character of the countryside and rural communities;

- Support for the achievement of complete communities that promote and enhance human health and social well-being, are economically and environmentally sustainable, moving towards low-carbon communities, with the long-term goal of net-zero communities.

1.2.2.5 Infrastructure and Natural Resources

- Support for infrastructure which achieves the social and economic aims of the Greenbelt Plan and the Growth Plan and improves integration with land use planning while seeking to minimize environmental impacts;
- Recognition of the benefits of protecting renewable and nonrenewable natural resources within the Greenbelt; and

- c) *Provision for the availability and sustainable use of those resources critical to the region's social, environmental, economic and growth needs.*

1.2.2.6 Climate Change

- a) *Integrating climate change considerations into planning and managing the Agricultural System, Natural Heritage System and Water Resource System to improve resilience and protect carbon sequestration potential, recognizing that the Natural Heritage System is also a component of green infrastructure; and*
- b) *Integrating climate change considerations into planning and managing growth that includes incorporating techniques to reduce greenhouse gas emissions, and increasing the resilience of settlement areas and infrastructure within the Greenbelt.*

The proposed development is designated as *Towns/ Village* which is a category of *settlement areas*. The development provides additional housing options which will contribute to the minimum intensification target of all residential development occurring within the built-up area and contributes to a diverse range and mix of housing options for the existing and future residents of the village of Alton. The proposed development seeks to develop on the underutilized parcel and prevents the expansion of municipal services. Furthermore, it advances the principle of achieving complete communities as it is located in close proximity to community services, amenities, retail, and recreation opportunities. The proposed infill development also provides for a more compact built form which assists with mitigating impacts of a changing climate. In accordance with Policy 1.2.2.6, Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area.

During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed.

Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

3.4 – Settlement Areas

3.4.1 Description

Settlement areas within the Greenbelt support and provide significant economic, social and commercial functions to prime agricultural areas and rural lands. They are an integral part of the long-term economic and social sustainability of the Greenbelt and this Plan envisions that they continue to evolve and grow in keeping with their rural and/or existing character. Land use patterns within settlement areas shall support the achievement of complete communities that move towards low-carbon communities, with the long term goal of net-zero communities.

The achievement of complete communities shall in part be supported by facilitating the development of community hubs that involve the co-location of public services to address local community needs in convenient locations that are accessible by active transportation and, where available, transit.

The settlement areas have been placed into two categories: Towns/Villages and Hamlets. These settlement areas vary significantly in both spatial and population size, economic activity, diversity/intensity of uses, the type(s) of water and sewage services and the role they play within their municipalities. Settlement areas of all types are found throughout the Protected Countryside. To determine the precise settlement area boundaries, reference should be made to official plans.

Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities. Although most have full municipal water and sewer services, some only have a municipal water service and/or a combination of private and municipal water services. Towns/Villages are the focus of development and related economic and social activity.

3.4.2 General Settlement Area Policies

For lands within the Protected Countryside, the following policies shall apply:

3.4.2.2 Municipalities shall incorporate policies in their official plans to facilitate the development of community hubs that:

- a) Enable the co-location of public services to promote cost effectiveness and service integration;*
- b) Facilitate access through locations served by a range of transportation options, including active transportation and, where available, transit;*
- c) Give priority to existing public service facilities within settlement areas as the preferred location, where appropriate; and*
- d) Enable the adaptive reuse of existing facilities and spaces in settlement areas, where appropriate.*

3.4.3 Towns/Villages Policies

For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:

3.4.3.1 Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.

3.4.3.2 Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of section 4.2 of this Plan, including the requirements regarding environmental assessments and agricultural impact assessments.

The proposed development conforms to the above noted policies as it provides for residential development within a rural settlement area in the village of Alton. The proposed development will contribute to the achievement of creating a range and mix of housing options and adding to the overall housing stock by providing bungalow, bungalow-with-lofts and two storey townhouse units within condominium blocks. The proposed housing typology is different from the single-detached built form surrounding the area and will support the housing needs of various households and individuals while utilizing the existing infrastructure and public service facilities.

4.2 – Infrastructure

4.2.1 General Infrastructure Policies

For lands falling within the Protected Countryside, the following policies shall apply:

4.2.1.1 All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt

4.2.2 Sewage and Water Infrastructure Policies

In addition to the policies of section 4.2.1, for sewage and water infrastructure in the Protected Countryside the following policies shall apply:

4.2.2.1 Planning, design and construction of sewage and water infrastructure shall be carried out in accordance with the policies in subsection 3.2.6 of the Growth Plan.

4.2.3 Stormwater Management and Resilient Infrastructure Policies

In addition to the policies of section 4.2.1, for stormwater management infrastructure in the Protected Countryside the following policies shall apply:

4.2.3.1 Planning, design and construction of stormwater management infrastructure shall be carried out in accordance with the policies in subsection 3.2.7 of the Growth Plan.

Growth Plan Policy 3.2.7 – Stormwater Management

Section 3.2.7 provides policies regarding stormwater management practices. The following policies are relevant to the proposed development:

3.2.7.2 Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- a) is informed by a subwatershed plan or equivalent;
- b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;
- c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
- d) aligns with the stormwater master plan or equivalent for the settlement area, where applicable.

4.2.3.4 Applications for development and site alteration in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:

- a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
- b) An integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;
- c) Applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and
- d) Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan.

4.2.3.5 The objectives of a stormwater management plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- a) Maintain groundwater quality and flow and stream baseflow;*
- b) Protect water quality;*
- c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;*
- d) Prevent increases in stream channel erosion;*
- e) Prevent any increase in flood risk; and*
- f) Protect aquatic species and their habitat.*

The subject lands are proposed to be serviced by the existing municipal water service and does not intend on expanding the existing service. The development will utilize private sewage services, as existing public service is not available. The private systems will be designed for each townhouse block and according to all regulatory requirements and best practices. Further detail can be found in the Functional Servicing and Stormwater Management Report prepared by Greck Engineering, septic design by Gunnell Engineering Ltd. and the Hydrogeological Investigation by Terraprobe Ltd.

Summary

The proposed development conforms to the Greenbelt Plan as it contemplates moderate intensification within the *Town/Village* category of the settlement area. The proposal makes efficient use of the existing public water services and intends to utilize private wastewater services. The proposed housing typology offers a range of residential units that contributes to creation of complete communities, as it introduces townhouse units within condominium blocks.

The proposal is in proximity to existing retail and personal service stores, medical facilities, grocery stores, restaurants, schools, and green spaces. The proposed development is suitable for the subject lands as it makes efficient use of the underutilized lot and is in proximity to amenities within the Alton Village. The proposed built form provides additional housing options and opportunities for current and future residents.

5.4 REGION OF PEEL APPROVED OFFICIAL PLAN 2022

The Region of Peel undertook a Municipal Comprehensive Review (MCR) and Official Plan Review process to address several planning issues. The Official Plan Review began in May 2013 and incorporated new provincial legislation, regulations, and policies to implement new regional policy initiatives, and guide growth and development in the Region to the year 2051.

The Regional Official Plan (ROP) was adopted by Region of Peel Council on April 28, 2022 and the Minister of Municipal Housing and Affairs issued a decision to approve the plan with 44 modifications on November 4, 2022.

Within the ROP, the subject lands are designated within the *Rural Settlement Areas* on Schedule D-1 – Rural System. The following sections demonstrate how the proposed development conforms to the Region of Peel Official Plan.

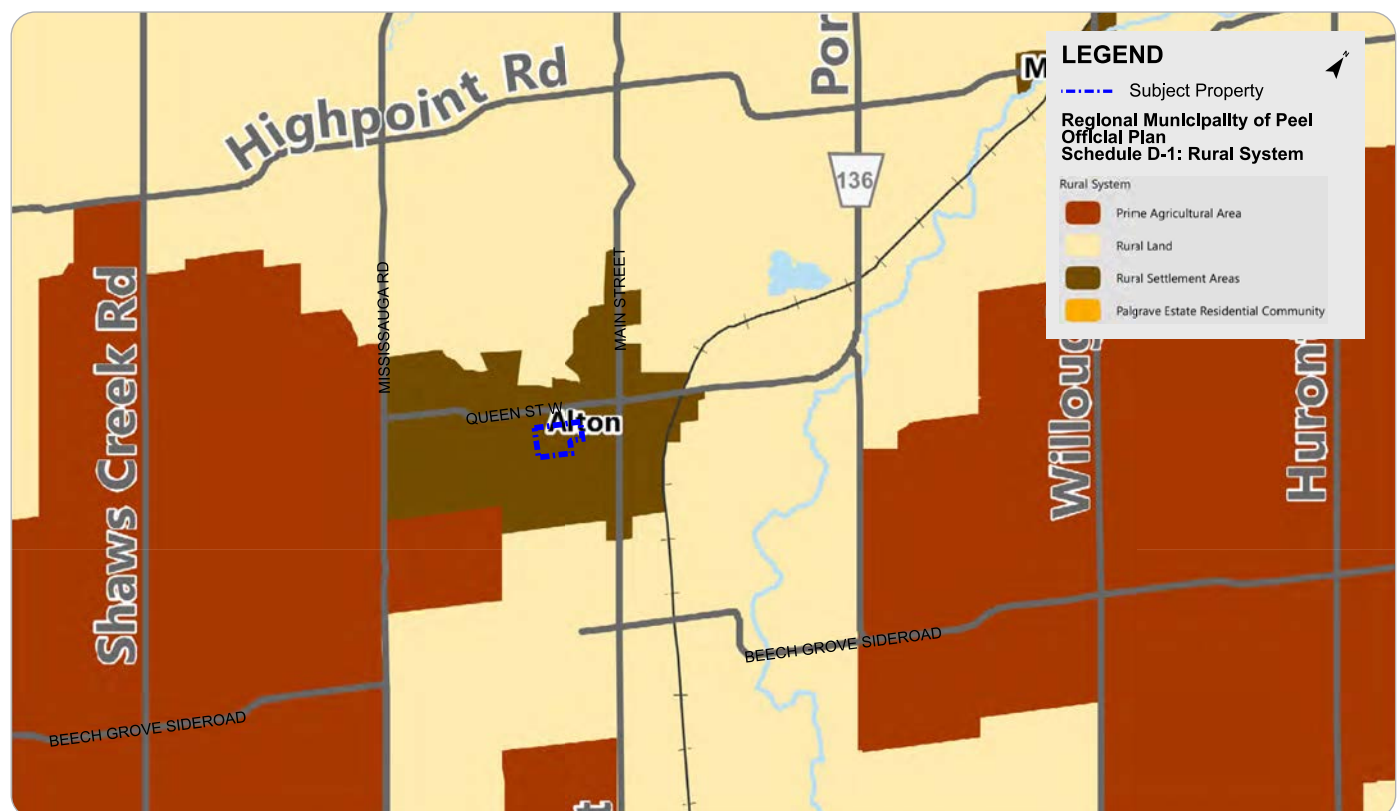


Figure 5: Region of Peel Official Plan – Schedule D-1 – Rural System

Chapter 4 – Growth Management

This chapter of the ROP speaks to population and employment forecast which serves as the basis for determining Regional services and establishing land requirements to accommodate growth to the year 2051. In addition, the forecasts will assist the Region, other orders of government and the private sector when making growth related investment decisions. The following policy objectives apply to the proposed development:

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

4.3.10 Use, in cooperation with the local municipalities, the population, household and employment forecasts shown in Table 3 for determining Regional services and establishing requirements to accommodate growth to the year 2051.

Forecasts beyond the 2051 planning horizon may be used for long-term infrastructure planning, and community planning within the urban boundary, undertaken by the Region and/or local municipalities, as long as there is consistency with the objectives and intent of the provincial Growth Plan and the Region of Peel Official Plan.

4.3.12 Direct the local municipalities to incorporate the population and employment forecasts shown in Table 3 into their official plans.

4.3.13 The population and employment forecasts will be utilized to support the review of development applications where infrastructure upgrades and capital investments are required.

Table 3 – Population, Household and Employment Forecasts for Peel

Municipality	2041			2051		
	Population ¹	Households	Employment	Population ¹	Households	Employment
Brampton	930,000	270,000	315,000	985,000	290,000	355,000
Caledon	200,000	65,000	80,000	300,000	90,000	125,000
Mississauga	920,000	320,000	565,000	995,000	345,000	590,000
Peel	2,050,000	650,000	960,000	2,280,000	730,000	1,070,000

Figure 6: Table 3 – ROP - Population, Household and Employment Forecasts for Peel

The Town of Caledon is forecasted to accommodate a population of 300,000 people by 2051. In order to accommodate the projected growth, the Region places an emphasis on intensification within the built-up areas in order to maximize the efficiency of existing infrastructure, human services and transit.

The proposed development will provide additional housing through intensification, thereby contributing to meet the targets prescribed by under Table 3.

Chapter 5 – Regional Structure

This chapter of the Plan contains broad planning goals, objectives and policies that are designed to support the development of complete communities and respond to the pressures of growth in the context of provincial policy requirements, a rapidly changing global economy, ongoing government financial restraint and potential effects on the natural environment, resources, residents, workers and communities in Peel.

5.3.2 Limit the amount of population and employment growth directed to areas that are:

- a) a part of the Rural System;*
- b) not serviced by existing or planned municipal water and wastewater systems; and*
- c) within the Greenbelt Area.*

5.4.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-up Areas through intensification, particularly Strategic Growth Areas such as the Urban Growth Centres, intensification corridors and Major Transit Station Areas.

5.4.4 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.

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

5.4.8 To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, 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 open space, and easy access to retail and services to meet daily needs.

The proposed development conforms to the above noted policies as it promotes a form of development that is more compact and efficient than the existing surrounding area and makes efficient use of the existing infrastructure and public service facilities in the area. The proposed development will also provide a housing type that facilitates the principles and targets of intensification anticipated in the ROP while assisting the Town of Caledon in meeting its growth targets.

5.4.18 – Intensification

The ROP directs a significant portion of new growth to built-up areas, and promotes compact built form, intensification, and redevelopment. The Region of Peel recognizes the importance of contextually appropriate intensification and reaffirms the direction of the Growth Plan. The following policy objectives are relevant to the proposed development:

5.4.18.1 To achieve efficient and compact built forms.

5.4.18.2 To optimize the use of existing infrastructure and services.

5.4.18.3 To revitalize and/or enhance developed areas.

5.4.18.4 To intensify development on underutilized lands

5.4.18.6 To optimize all intensification opportunities across the Region and maximize development within Strategic Growth Areas.

5.4.18.8 To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

The Region encourages intensification in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, and human services and limits growth within the Greenbelt Area. It is the intent of the Region to intensify its urban structure into a new generation of sustainable and compact quality areas. The proposed development seeks to achieve this policy as it contemplates moderate intensification within the Greenbelt Area on underutilized land while making efficient use of the existing public infrastructure services.

5.7 – Rural System

The *Rural System* in the Region of Peel consists of those lands outside of the Regional Urban Boundary and is composed of diverse and rural landscapes and contains attractive and dynamic rural communities. The following policy objectives are relevant to the proposed development:

5.7.1 To promote sustainable development and conserve the environmental and resource attributes of the Rural System.

5.7.2 To maintain and enhance the integrity and distinctive characteristics of existing communities in the Rural System.

5.7.3 To promote healthy and complete rural communities that collectively contain living, working and recreational opportunities, and respect the natural environment and resources.

5.7.4 To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.

5.7.7 To direct growth in the Rural System to the Palgrave Estate Residential Community and to the Rural Settlement Areas where permitted and appropriate.

5.7.9 Identify the Rural System as including the following components, which are subject to specific policies of this Plan in addition to the general policies applying to the Rural System:

c) Rural Settlement Areas, designated on Schedule D-1;

5.7.10 Encourage and support planning by the Town of Caledon and City of Brampton for a healthy, integrated and viable Rural System by:

- c) accommodating an appropriate range and mix of housing in Rural Settlement Areas;*
- e) using rural infrastructure and public service facilities efficiently;*

5.7.11 Direct growth within the Rural System to the Rural Settlement Areas as designated on Schedule D-1, subject to the requirements of the Growth Plan, the Niagara Escarpment Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan, and giving consideration to community character, the scale of the development, and the availability of water and sewage services.

5.7.18 – Rural Settlement Areas

Section 5.7.18 provides objectives and policies regarding Rural Settlements located within the Rural System. The proposed development is located in the village of Alton and Villages are categorized as vibrant rural communities which provide predominantly lower density housing. The following policy objectives are relevant to the proposed development:

5.7.18.1 To preserve and enhance the distinct character, attributes and heritage of Rural Settlement Areas, including the conservation of cultural heritage resources.

5.7.18.4 *Designate Rural Settlement Areas on Schedule D-1.*

5.7.18.5 *Direct the Town of Caledon to identify and designate Rural Settlement Areas and boundaries in its official plan.*

5.7.18.6 *Direct the Town of Caledon to plan for Rural Settlement Areas consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*

5.7.18.7 *Consider development in Rural Settlement Areas, as designated in the Town of Caledon Official Plan, consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*

5.9 – Housing

The Region of Peel aims to achieve a supply of accessible, adequate, and appropriate housing of all types, sizes, and densities to meet existing and projected needs. The proposed development will provide 67 bungalow, bungalow-with-lofts and two storey townhouse units, and as such the following policy objectives that relate to housing and are relevant to the proposed development include:

5.9.1 *To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.*

5.9.2 *To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.*

Table 4 – Peel-Wide New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are <i>affordable housing</i> , of which 50% of all <i>affordable housing</i> units are encouraged to be <i>affordable</i> to <i>low income</i> households.
Rental	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

Figure 7: Table 4 - Peel-Wide New Housing Unit Targets

5.9.4 To mitigate and adapt to climate change by promoting energy conservation and technologies and energy efficient housing that leads to sustainable development.

5.9.5 To make housing available for diverse populations, including the provision of accessible housing and appropriate support services.

5.9.7 Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.

5.9.8 Jointly with the local municipalities, review and update, as appropriate, Peel-wide new housing unit targets shown in Table 4, based on the Peel Housing and Homelessness Plan, Census of Canada results, Regional Housing Strategy, and other relevant sources.

5.9.13 Collaborate with the local municipalities to provide a range of unit sizes in new multiunit residential developments, including the provision of two or more-bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing need as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market studies.

The Regional Official Plan encourages an appropriate mix and range of housing options. Various housing types, lot sizes, unit sizes and level of affordability is encouraged. The proposed development will assist in achieving the housing unit targets by providing for condominium townhouse units which are not found within the immediate surrounding area. The addition of a new housing typology other than the surrounding single-detached dwellings will increase the current supply and provide additional options for current and future residents.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits.

Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

5.10 – Transportation System

The Peel Region transportation system is intended to accommodate current and projected demands, which will take into account residential growth and intensification within the Region. The proposed development will generate an efficient use of the existing road networks in the surrounding area. The following policy objectives are relevant to the proposed development:

5.10.1 To develop an integrated and multi-modal transportation system to support complete communities in the Region and help to support the same within the GTHA.

5.10.3 To optimize the use of existing Regional transportation infrastructure and services by prioritizing the safe, sustainable and efficient movement of people and goods by all modes.

5.10.6 To ensure that practices and performance measures are in place to maintain a safe and efficient Regional transportation network.

5.10.8 To strengthen the multi-modal function of Regional roads and support first and last mile connections in Peel.

The proposed development is consistent with the above noted policies as it maintains the existing road network. The proposed development is well serviced by vehicular infrastructure as Highway 410 is located east of the subject lands and is accessible via connections from Hurontario Street.

Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 providing future residents with access to a larger multimodal transportation network. The proposed development is also within walking distance of community amenities located within the village of Alton.

Summary

The proposed development conforms to the above noted policies as it seeks to achieve moderate intensification within the *Rural Settlement Area* and promotes a form of development that is more compact and efficient on the underutilized land and makes use of the existing public infrastructure and services in the area.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption.

Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

The proposed development will assist in achieving the housing unit targets by providing for condominium townhouse units which are not found within the immediate surrounding area and is well serviced by vehicular infrastructure as Highway 410 is located southeast of the subject lands and is accessible via connections from Main Street to Charleston Sideroad and Hurontario Street. Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 providing future residents with access to a larger multimodal transportation network.

5.5 TOWN OF CALEDON OFFICIAL PLAN (APRIL 2018 CONSOLIDATION)

The Town of Caledon Official Plan was adopted by Town Council in June 2010. The Town of Caledon Official Plan (COP) provides principles, objectives, and policies that have regard for future land use and various development considerations. The COP strives to maintain and improve the social, economic, and natural environment within the Town of Caledon. The Plan also provides the detailed local basis upon which the Town provides services within the community.

Within the Town of Caledon Official Plan, the subject lands are designated as *Settlement Area* on Schedule A – Town of Caledon Land Use Plan. On Schedule A1 – Town of Caledon Town Structure, the subject lands are designated as *Village*. The following sections demonstrate how the proposed development conforms to the Town of Caledon Official Plan.

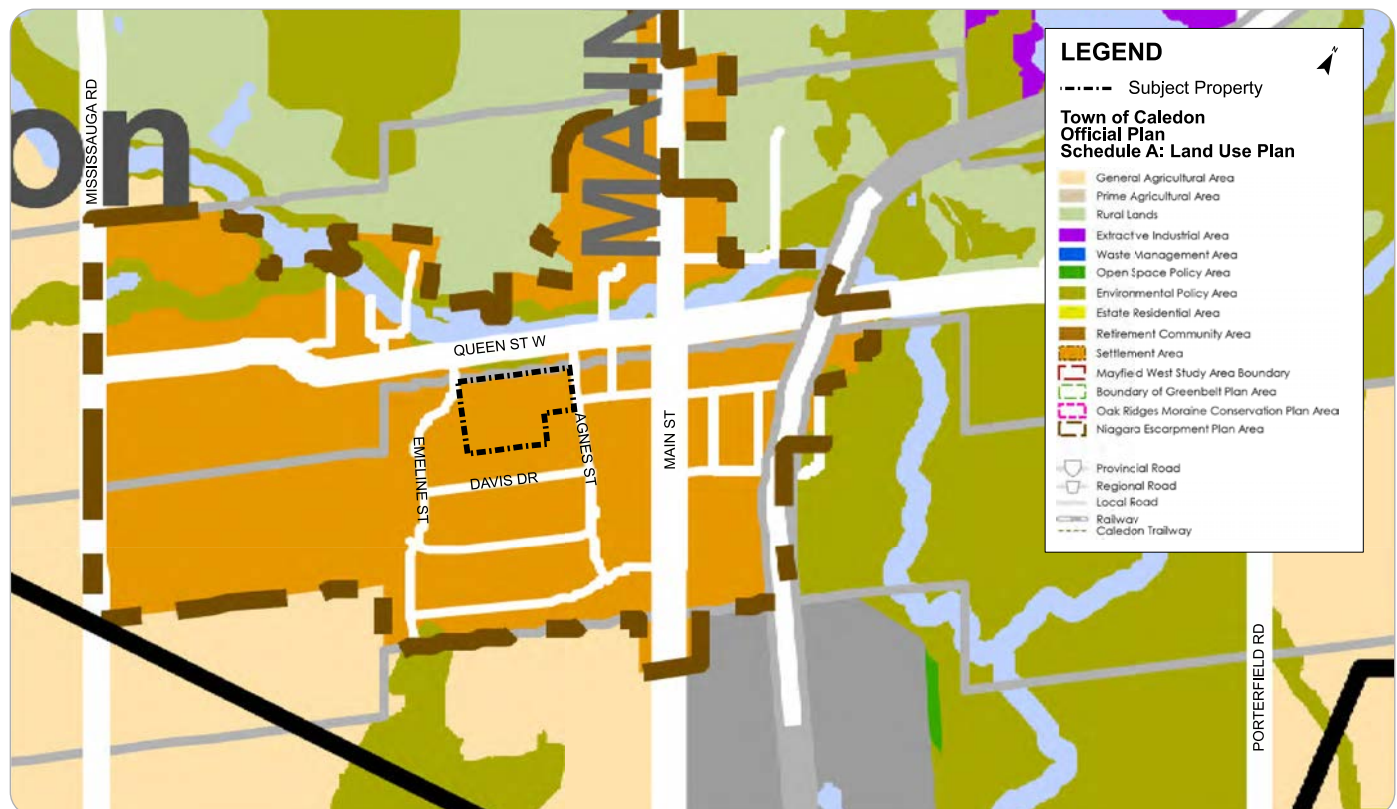


Figure 8: Town of Caledon Official Plan – Schedule A – Town of Caledon Land Use Plan

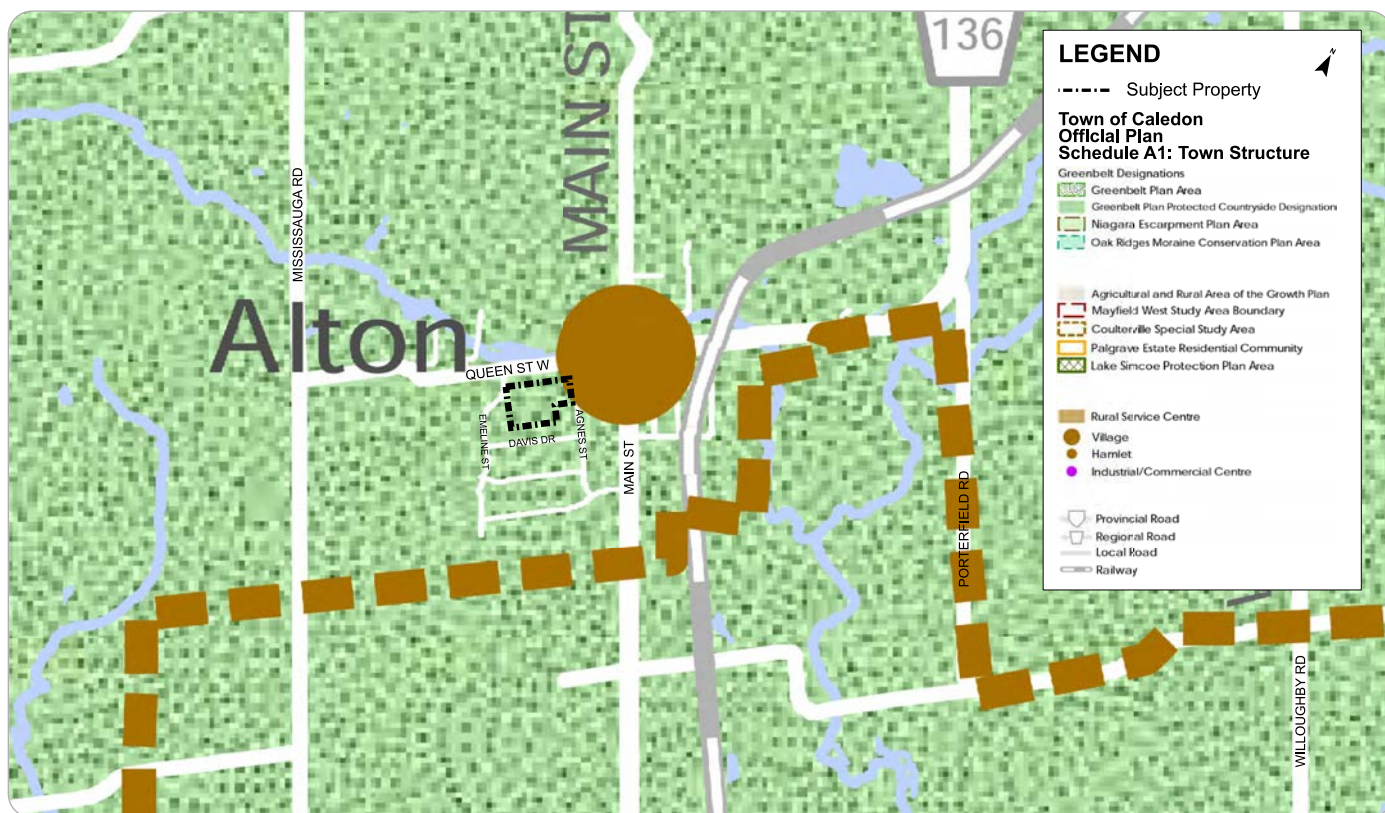


Figure 9: Town of Caledon Official Plan – Schedule A1 – Town of Caledon Town Structure

3.1 – Sustainability

The COP incorporates policies that embody and embrace many of the principles of sustainability from economic, environmental, and social and cultural. The following policy objectives are relevant to the proposed development:

3.1.3.7 – Sustainable Development Patterns and Community Design

3.1.3.7.1 Development and redevelopment shall be designed to achieve the Town of Caledon sustainability objectives and policies of this Plan, including the detailed policies of Sections 3.1 and the Community Form and Complete Communities policies contained in Section 4.1.8.

The Town shall ensure that appropriate design guidelines are developed and implemented to assist in achieving sustainable development patterns and high-quality design. Such guidelines may include, but are not necessarily limited to, the following considerations:

- *Preservation of existing trees and other significant vegetation;*
- *Optimizing existing public services and infrastructure;*
- *Optimizing existing public services and infrastructure;*
- *Compatibility between existing uses and new uses, including uses on lands adjacent to the Caledon boundary in neighbouring municipalities, considering such items as lighting, height, traffic, noise, dust, air quality, odours and vibrations;*

- *Innovative design techniques promoted through various programs, such as Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID) and Energy Star*

3.5 – Housing

The Town of Caledon recognizes the need to create opportunities for a diverse range and mix of housing types, densities, and tenure to provide for the current and future needs of a diverse population. The Town encourages the creation of diverse housing types and tenures where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services. In addition, Caledon aims to seek solutions to address housing needs for all income levels including affordable and special needs housing. The following policy objectives are relevant to the proposed development:

3.5.2 Objectives

3.5.2.1 To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives.

3.5.2.2 To encourage all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure and community services.

3.5.2.4 To increase the number of existing and new residential dwelling units that incorporate universal design features.

3.5.2.5 To promote and foster energy efficiency measures in existing and new residential development.

3.5.3 Policies

3.5.3.1 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.

3.5.3.2.1 In order to ensure that an adequate supply of housing is available at all times, the Town will:

- a) Maintain at all times at least a ten (10) year supply of land designated and available for residential development, redevelopment and residential intensification; and,*
- b) Endeavour to maintain a minimum three (3) year continuous supply of residential units with servicing capacity in draft approved or registered plans.*

3.5.3.5.3 The Town will consider innovative housing types which are in keeping with the Principles, Strategic Direction, Goals, and Objectives of this Plan.

3.5.3.9.1 The Town shall promote and foster energy efficient housing in new development, redevelopment and intensification.

The proposed development is consistent with the above-noted housing policies of the Official Plan as it seeks to achieve moderate intensification within a built-up area on underutilized land and promotes a new housing typology other than the single-detached dwellings in the surrounding area. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing. Universal and accessible design features will be explored where appropriate and feasible.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption.

Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

The Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc. determines that the proposed development will integrate with the surrounding community. The built form is designed to be in harmony with the neighboring communities and respect the existing natural and cultural heritage resources. The proposed development also reintroduces native plants to the site, maintains appropriate setbacks, and controls and treats all stormwater on the site before it enters the river systems. New landscaping elements, including trees, shrubs, privacy screens, dry stone walls, and street furniture, will further contribute to the creation of an attractive community. According to the Brief, “the theme of the proposed development is traditional. The interest is compatibility with the adjacent cultural heritage resources. Like the surrounding community there are numerous vernacular interpretations of historic styles. The proposed development is an interpretation of those styles, utilizing their basic principles of form, mass and proportion to create and enclave of townhomes. The goal is not to differentiate by a theme, but rather integrate the development within the community of Alton.”

4.1 Town Structure

The long-term structure of the Town is influenced by Provincial and Regional Plans which identify where growth should and should not occur. The present planned structure of the Town of Caledon is based on a variety of historical, geographic, and demographic factors.

4.1.1 Hierarchy of Settlements

The proposed development is located within a Village and is identified as the following as per Policy 4.1.3.1 b):

4.1.1.3.1 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.

4.1.8 – Community Form and Complete Communities

The following policies are also applicable to the proposed development:

4.1.8.2 Objectives

4.1.8.2.1 To plan Caledon as a complete community that is well-designed, offers transportation choices, accommodates people at all stages of life and has an appropriate mix of housing, a good range of jobs and easy access to retail and services to meet daily needs.

4.1.8.2.2 To protect and promote human health through community planning and design.

4.1.8.3 Policies

4.1.8.3.1 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 development conforms to the above noted policies as it provides for residential development within a rural settlement area in the village of Alton and will contribute to the development of a complete community. The proposed development also makes use of the existing public infrastructure services in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing.

4.2 – Growth Management

The following growth management policies are applicable to the proposed development:

4.2.1 Intensification

4.2.1.2 Objectives

4.2.1.2.1 To achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification.

4.2.1.2.2 To ensure that intensification occurs in an

appropriate manner in keeping with the role and function of Caledon's communities according to the hierarchy of settlements within the Town Structure through the preparation of an intensification strategy, community design guidelines and other measures.

4.2.1.3 Polices

4.2.1.3.1 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.

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

The proposed development provides contextually appropriate intensification in an underutilized parcel of land within a settlement area that utilizes the existing infrastructure and public service facilities. It proposes to efficiently use land and resources while concentrating residential development in a compact (yet low density) townhouse condominium development. The proposed development will also provide a housing type that facilitates the principles and targets of intensification anticipated in the ROP while assisting the Town of Caledon in meeting its growth targets.

4.2.4 Population and Employment Forecasts and Allocations

4.2.4.2 Objectives:

- a) To establish population and employment forecasts and allocations based on the Plan's Strategic Directions, Principles and Goals and the allocation of population and employment growth by the Region of Peel in conformity with the Provincial Growth Plan.

4.2.4.3 Policies

4.2.4.3.1 The 2021 and 2031 population and employment forecasts for the Town of Caledon over the Plan Period are detailed on the following Table 4.1. The 2031 population and employment forecasts and the 2031 population allocations assigned in Tables 4.2 through 4.6 will be used as a guide to:

- Manage both population and employment growth within the Town;
- Plan for the provision of hard and soft services;
- Establish land area requirements; and,
- Enhance the relationship between local employment and population growth.

TABLE 4.1 Population and Employment Forecasts

Year	Population	Employment
2021	87,000	40,000
2031	108,000	46,000

Note: Population figures include a Census undercount of 4.2%.

Figure 10: Town of Caledon Population and Employment Forecasts

4.2.5 Population Allocations – General

4.2.5.1 Population allocations for 2031 have been assigned in Tables 4.2 through 4.6 to settlement categories, specific settlements and land areas generally based on: the Plan's principles, strategic direction and, goals, consistent with the Town-wide forecast contained in Table 4.1.

TABLE 4.2 Population Allocations by Settlement Category or Land Use Area

Settlement Category or Land Use Area	2021 Population	2031 Population
Rural Service Centres	54,825	75,054
Villages	7,428	7,428
Hamlets	1,343	1,343
Industrial/Commercial Centres	175	175
Palgrave Estate Residential Community	4,865	5,371
Rural Lands and Prime Agricultural Area and General Agricultural Area	18,365	18,629
Total	87,001	108,000

Figure 11: Town of Caledon Population Allocations by Settlement Category or Land Use Area

4.2.6 Population Allocations – Rural Service Centres and Villages

4.2.6.3 *The 2021 and 2031 Population Allocations for the Villages in Table 4.2 and Table 4.4 represent interim budget population allocations only, pending completion of the Village Studies. The completion of these studies will determine the actual population allocation for each of the Villages as well as refine the total population allocation for all of the Villages. Until these studies are completed and the appropriate Official Plan Amendment(s) are approved, the historically established population for each Village will be used to regulate the population to be accommodated in these communities.*

The proposed development of 67 condominium townhouse units are proposed for the subject lands, which contemplates a density of 16.58 units per hectare (UPH). This constitutes minor intensification that is appropriately located on underutilized land and within built-up area.

This development and intensification of the subject lands will assist the Town in meeting its population growth target of 108,000 people by 2031 and its population allocation target of 1,530 for the Village of Alton. Moreover, the addition of a new housing typology other than the surrounding single-detached dwellings will increase the current supply and provide additional options for current and future residents.

5.9 – Transportation

The COP adopts a comprehensive transportation planning approach and emphasizes the need to optimize the available existing transportation facilities in addition to the envisioned improvements in the Road Network, Public Transit, and other elements of transportation. The following transportation policies are applicable to the proposed development:

5.9.3.6 *To optimize the use of the Town's transportation infrastructure and services.*

TABLE 4.4 Population Allocations - Villages

Population Allocations	2021 Population	2031 Population
Total - (from Table 4.2)	7,428	7,428
Historically Established Populations		
Alton	1,530	
Caledon	1,850	
Cheltenham	1,130	
Mono Mills	860	
Palgrave	1,025	
Individual Village Population Allocations	2021 Population	
Inglewood	1,262	

Figure 12: Town of Caledon Population Allocations – Villages

5.9.3.7 To ensure that the design of development is supportive of the efficient provision of public transit taking into consideration the Provincial Transit Supportive Land Use Planning Guidelines.

5.9.3.8 To ensure that vehicular parking facilities are compatible with adjacent land uses, appropriately located, and adequate to support future parking demand.

The proposed development will be well serviced by vehicular infrastructure as Highway 410 is located southeast of the subject lands and is accessible from Main Street, Charleston Sideroad and Hurontario Street. Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 which will provide future residents with access to a larger multimodal transportation network.

5.10 – Settlements

Section 5.10 describes the hierarchy of settlements within the Town and establishes the intended role and function as well as general and specific policies for each of the settlements within the Rural System. The proposed development is located within a Village and the following settlement policies are applicable:

5.10.2 Objectives

- a) To foster and enhance the distinct community character of settlements in the Town.
- c) To provide for orderly and efficient residential, commercial and industrial growth within settlements.
- d) To ensure that adequate institutional, educational, recreational and cultural facilities are provided.

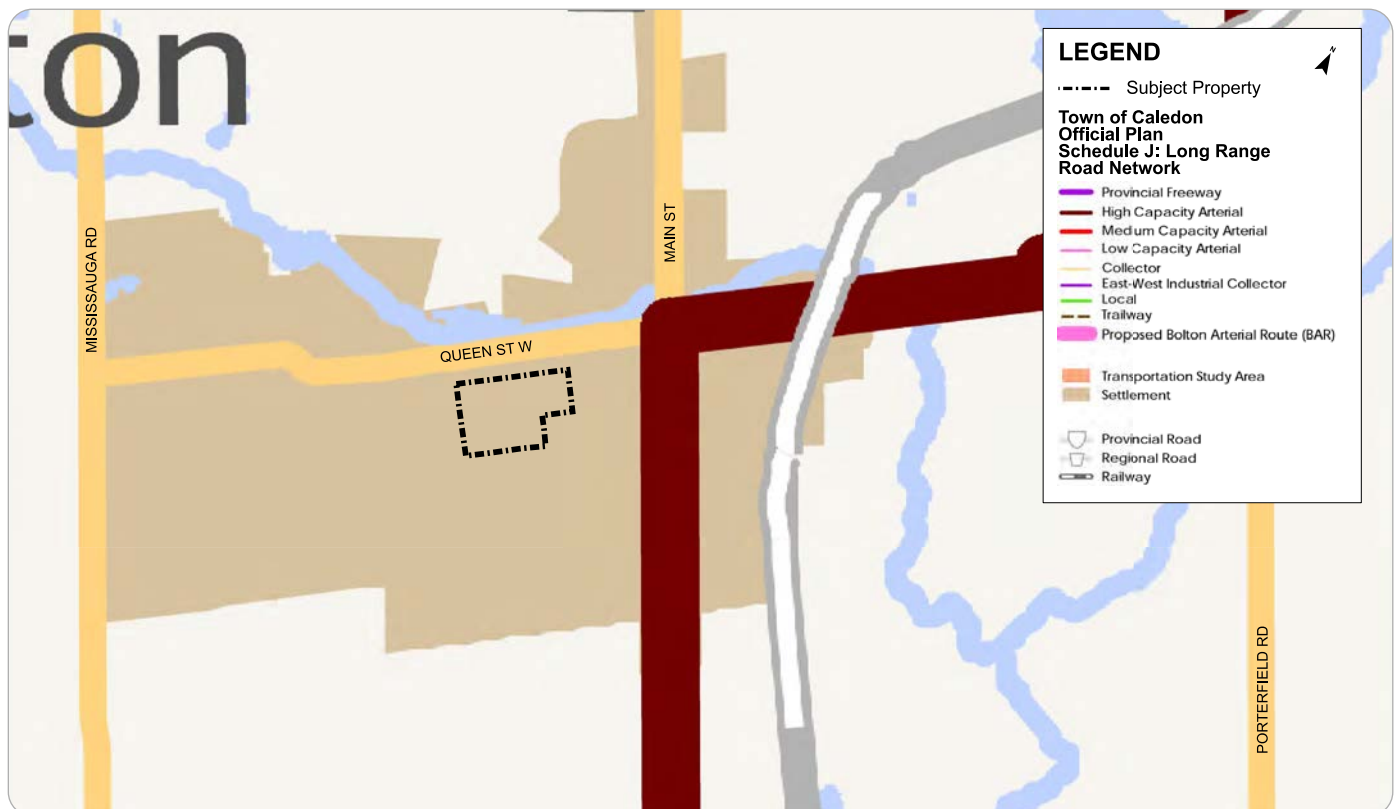


Figure 13: Town of Caledon Official Plan – Schedule J – Long Range Road Network

- g) *To promote safe and secure communities and improvement of the quality of life through proper design and effective use of the built environment.*

5.10.3 General Policies

5.10.3.2 Development of settlements will take place within the following hierarchy:

- 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;*

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

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

5.10.3.6 Provision of appropriate services, including transportation and municipal water and sanitary sewer infrastructure, fire and police protection, and health services, must be made when releasing land for development.

5.10.3.8 The Town will endeavour to ensure, in consultation with the Region of Peel, that water and sewer services are planned, developed and utilized in an efficient manner, and the Town, in consultation with the Region of Peel, may impose conditions on servicing, including placing time limits on approvals that reserve servicing capacity.

5.10.3.9 A comprehensive water and sewer servicing study may be required in any individual settlement, prior to the release of lands for development, to ensure adequate and appropriate water and sewer services are available.

5.10.3.10 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.

5.10.3.11 Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets.

5.10.3.14 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.*

5.10.3.18 The objectives and policies of the Greenbelt Plan, as generally incorporated into Section 7.13 of this Plan, shall apply to the growth and development of those portions of the Rural Service Centre of Caledon East, the Villages of Caledon and Alton, the Hamlets of Campbell's Cross, Claude and Melville and the Industrial/Commercial Centre of Victoria that are within the Greenbelt Plan Protected Countryside, and shall apply to the consideration for expansion of any Settlement Area within or abutting the Greenbelt Plan Area. Notwithstanding any policy contained in Section 5.10, where the provisions of Section 7.13 are more restrictive, the more restrictive policies shall apply.

The proposed development will be compatible and respectful of the existing community by way of modest intensification with strong emphasis on heritage-inspired architecture. As noted in the Urban Design and Cultural Heritage Brief, the proposed development optimizes the number of units within the site while creating visually captivating features, views, and vistas. The proposed development encourages connections to the surrounding trail and community networks by establishing linkages and walkways. The proposed density of 16.58 UPH is compatible with the surrounding low-density built form. The proposed development has also been designed in manner that respects the surrounding cultural heritage resources while simultaneously creating a unique look that compliments the village.

5.10.5 – Villages

The following Village policies are applicable to the proposed development:

5.10.5.2 General Policies – Villages

5.10.5.2.3 Residential uses shall be the predominant land use within these settlements. Village Commercial uses may be permitted in accordance with the policies contained in Section 5.4 and Section 7.6 of the Plan. Other uses, including schools, places of worship, small scale government offices, fraternal association halls, parks, as well as home occupations may be permitted.

The proposed development conforms to the above noted policies as it provides for residential development within a rural settlement area in the Alton Village. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing.

A Functional Servicing and Stormwater Management Report has been prepared by Greck Engineering that provides detailed information regarding the stormwater management infrastructure for the proposed development.

Additionally, the proposed development seeks to achieve moderate intensification within a built-up area on underutilized land and promotes a new housing typology other than the single-detached dwellings in the surrounding area. The built form has been designed to be compatible with neighbouring communities and linkages have been provided to connect the proposed development to the surrounding area.

7.13 – The Greenbelt Plan

The subject lands are located within the Protect Countryside lands of the Greenbelt and are designated as *Towns/Villages*. The following policies are relevant to the proposed development:

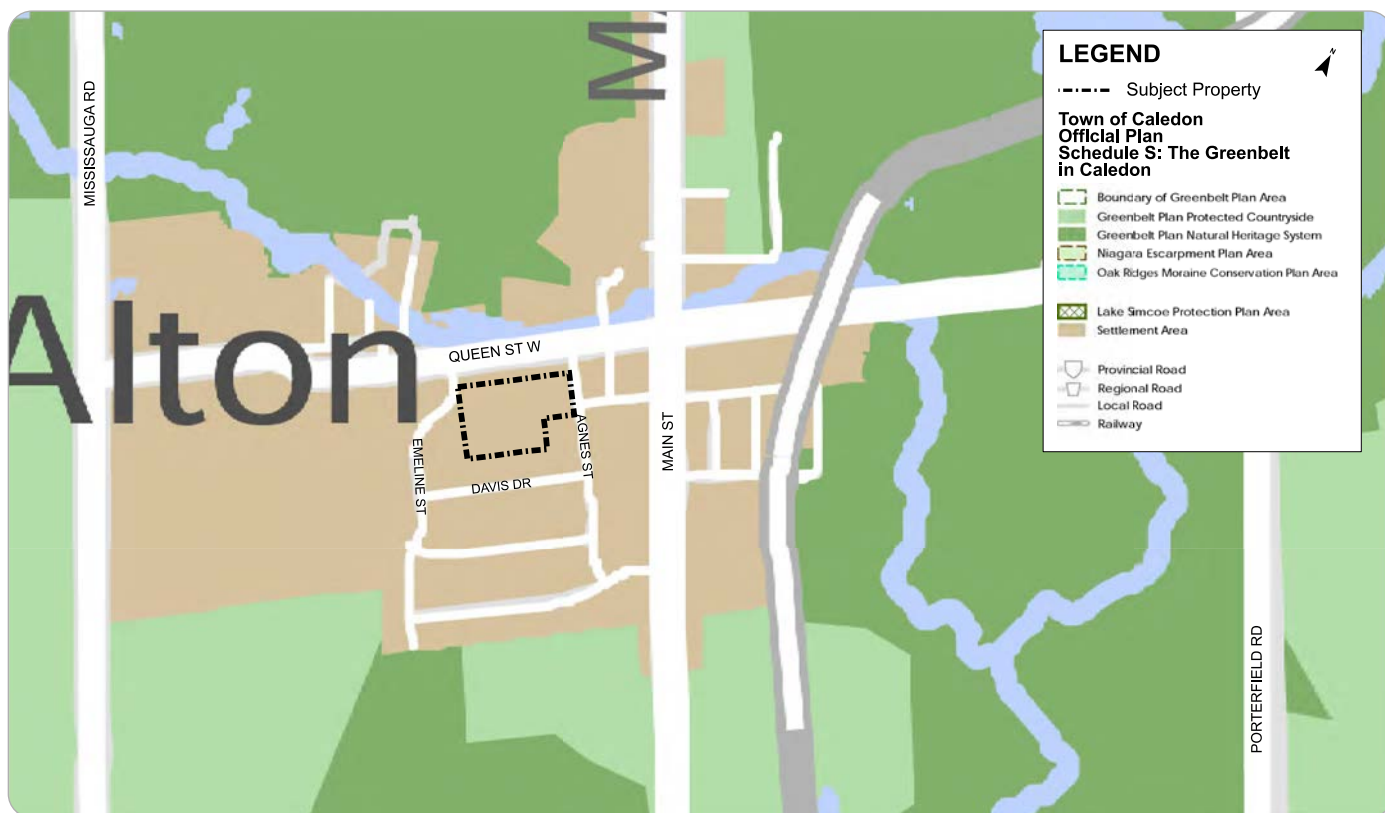


Figure 14: Town of Caledon Official Plan – Schedule S – The Greenbelt in Caledon

7.13.3.4 – Settlement Areas

7.13.3.4.2 *Municipalities are encouraged to continue their efforts to support the long term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally-based sewage and water services.*

7.13.3.4.4 *Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of Section 7.13.4.3 of this Plan, including the requirements regarding environmental assessments.*

7.13.3.4.6 *In accordance with Section 3.4.4 of the Greenbelt Plan, and notwithstanding Section 7.13.3.4.5, the Town of Caledon, in partnership with the Region of Peel and Credit Valley Conservation, is undertaking an Alton Village Study which, among other things, will be assessing the potential for an expansion to the approved Alton settlement boundary. In addition to all other applicable policies of this Plan, the following additional policies apply with respect to the potential expansion of Alton Village:*

- a) *The settlement expansion shall not extend into the Natural Heritage System; and,*
- b) *The settlement expansion shall maintain the rural and/or existing character of Alton.*

7.13.4 – General Policies for the Protected Countryside

7.13.4.3.1 General Infrastructure Policies

7.13.4.3.1.1 All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act, the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt.

7.13.4.3.1.2 The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, are subject to the following:

- a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;
- b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) Where practicable, existing capacity and co-ordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for Southern Ontario established by the Greenbelt and any Provincial growth management initiatives are supported and reinforced;

- d) New or expanding infrastructure shall avoid Key Natural Heritage Features or Key Hydrologic Features unless need has been demonstrated and it has been established that there is no reasonable alternative.

7.13.4.3.2 Sewage and Water Infrastructure Policies

7.13.4.3.2.1 Proposals for infrastructure within or crossing the Protected Countryside shall demonstrate that:

- a) Sewage and water servicing can be provided in a manner that does not negatively impact ecological features and functions, quality and quantity of ground and surface water, including stream base flow, and is sufficient to accommodate the proposed use(s);
- c) Any sewage and water servicing installation is planned, designed and constructed to minimize surface and groundwater disruption.

7.13.4.3.3 Stormwater Management Infrastructure Policies

7.13.4.3.3.2 Applications for development in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:

- a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces.

The proposed development conforms to the above noted policies as it provides for residential development within a rural settlement area in the village of Alton. The proposed development will contribute to the achievement of creating a range and mix of housing options and adding to the overall housing stock by providing bungalow, bungalow-with-lofts and two storey townhouse units within condominium blocks.

The subject lands are proposed to be serviced with municipal water services and private sewage services. The individual on-site sewage services will be owned, operated and managed by the owner of the property upon which the system is located. These systems will be private individual, on-site sewage services, which will serve each block and is not owned by a municipality.

The private systems will be designed for the proposed development according to all regulatory requirements and best practices. Please refer to the Functional Servicing and Stormwater Management Report prepared by Greck Engineering, septic design by Gunnell Engineering Ltd. and Hydrogeological Investigation and Septic Impact Assessment by Terraprobe Ltd.

Summary

The proposed development conforms to the policies within the Town of Caledon Official Plan as it provides for residential development within a rural settlement area in the Alton Village and seeks to achieve moderate intensification within a built-up area on underutilized land and promotes a new housing typology. This development and intensification of the subject lands will assist the Town in meeting its population growth target of 108,000 people by 2031 and its population allocation target of 1,530 for the Village of Alton. The proposed development also makes use of the existing infrastructure and public service facilities in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts

and reduce energy and water consumption.

Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

The proposed development optimizes the number of units within the site while creating visually captivating features, views, and vistas. The proposed development encourages connections to the surrounding trail and community networks by establishing linkages and walkways. The proposed density of 16.58 UPH is compatible with the surrounding low-density built form. The proposed development has also been designed in manner that respects the surrounding cultural heritage resources while simultaneously creating a unique look that compliments the village.

The proposed development will generate an efficient use of the existing road network and is well serviced by vehicular infrastructure as Highway 410 is located east of the subject lands and is accessible from Main Street to Charleston Sideroad and Hurontario Street. Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 providing future residents with access to a larger multimodal transportation network.

5.6 TOWN OF CALEDON DRAFT OFFICIAL PLAN 2022

The Town of Caledon is undertaking an Official Plan Review which is being prepared in coordination with the Region of Peel MCR and OPR processes. Council has approved moving the final adoption of Caledon's Official Plan to 2023 to take further steps in its Official Plan Review.

Within the Town of Caledon Draft Official Plan, the subject lands are designated as *Village* on Draft Schedule A1 – Town Structure. Per Draft Schedule B2 – Alton Planning Designations, the subject lands are designated *Rural Neighbourhood*. The following sections demonstrate how the proposed development conforms to the Town of Caledon Draft Official Plan.



Figure 15: Town of Caledon Draft Official Plan – Schedule A1 – Town Structure

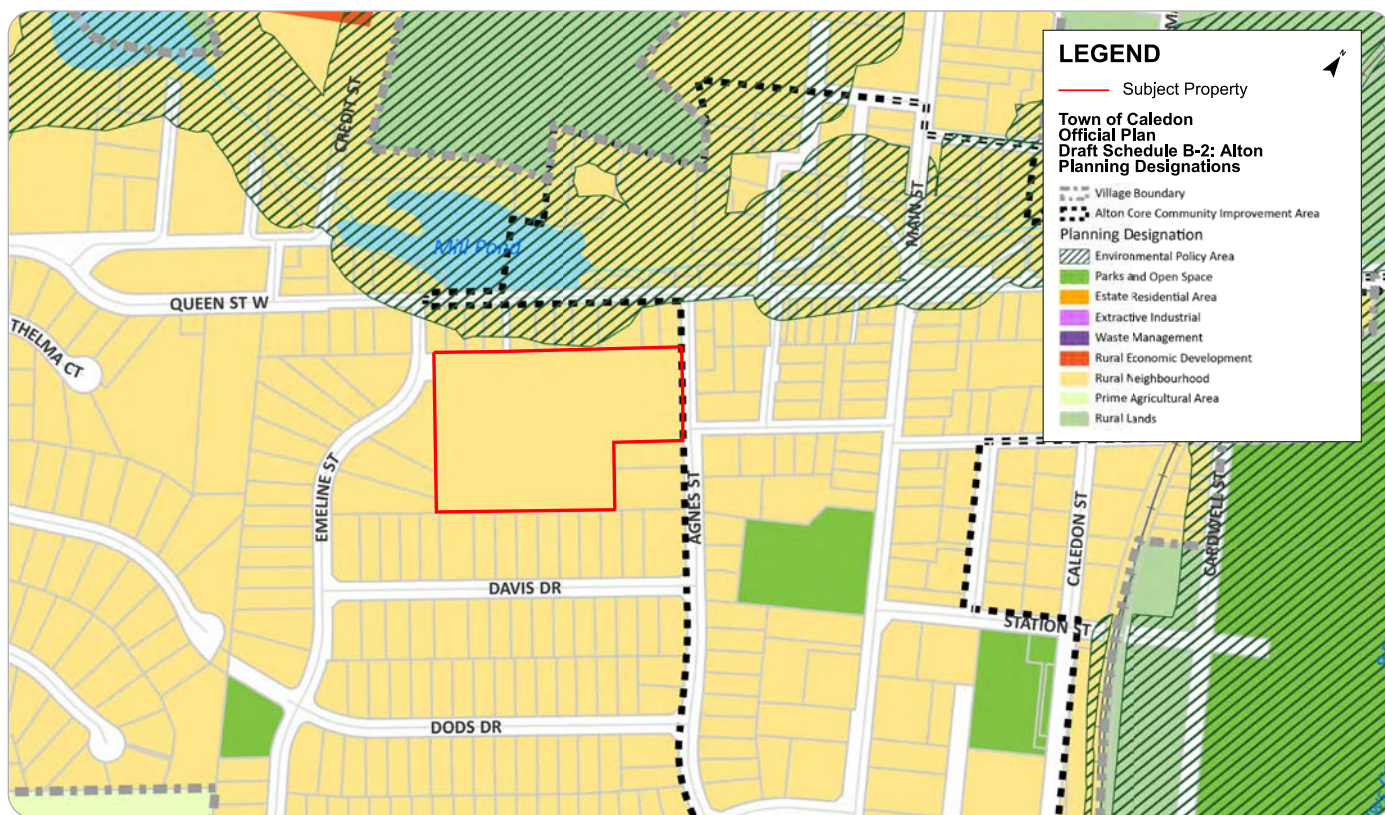


Figure 16: Town of Caledon Draft Official Plan – Schedule B2 – Alton Planning Designations

3.1 – Town Structure

The following Town Structure policies are relevant to the proposed development:

3.1.1 Caledon is a community of communities, each with their own unique character ranging from rural hamlets and villages to evolving urban areas. Caledon's Town Structure recognizes this range of diverse contexts and how each plays a role in shaping our community to 2051. The Town Structure identifies the following key contexts that make up the Town of Caledon:

b) *Rural Community Context – Caledon's rural community plays a significant role in the Town's overall character, cultural significance, and economic vitality. This Plan recognizes the importance of rural communities and will appropriately manage development in Villages and Hamlets.*

3.1.2 This Town Structure will direct growth across the Town, as shown on Schedule A1 to:

- a) *Meet the Town's climate change commitments to reduce greenhouse gas emissions and adapt to a changing climate, as established through the Resilient Caledon Community Climate Change Action Plan;*
- b) *Efficiently use land, infrastructure, and services;*
- e) *Create affordable housing opportunities and a range of housing options and tenures;*

- h) *Encourage and develop a system of publicly accessible community centres, parkland, open space and trails;*
- i) *Foster a lively public realm and support cultural activity;*

3.2.3 New development will conform with the Town Structure, including public investments in facilities, designing the public realm, the provision of transit services, constructing infrastructure.

3.4 – Rural Community Context

The following Rural Community Context policies are applicable to the proposed development:

3.4.1 *Caledon's Villages and Hamlets serve the local community and support the surrounding Agricultural and Rural Areas. Together, Villages, Hamlets and the Rural Employment Centre of Sandhill form the "Rural Community Context", shown on Schedule A1.*

3.4.2 *Generally, only limited intensification and infill growth is anticipated in the Villages and Hamlets.*

The proposed development conforms to the above noted policies as it provides for residential development within the *Rural Community* in the Alton Village. The proposed infill development provides contextually appropriate intensification in an underutilized parcel of land within a settlement area that utilizes the existing public infrastructure and services. It proposes to efficiently use land through a compact townhouse condominium development.

3.7 – Mobility Network

The Town's mobility network consists of the existing and proposed street network, transit, cycling, pedestrian, trucking, rail, and air facilities. The following mobility policies are applicable to the proposed development:

3.7.1 *The Town's Mobility Network consists of the existing and proposed street network, transit, cycling, pedestrian, trucking, rail, and air facilities.*

The Mobility Network plays a major role in shaping and supporting the form, character and growth of the Town.

3.7.2 *The Mobility Network consists of the following structural components as shown on Schedule G1.*

- b) *Protected Transportation Corridor - The Protected Transportation Corridor represents the preferred route of the GTA West Transportation Corridor and is protected under direction of the Province. It is anticipated that higher order transit that operates in partially or completely dedicated rights-of-way, outside of mixed traffic, will be planned within and along this corridor.*
- c) *Provincial Highway - Highways are primary movement corridors for local and regional traffic.*
- d) *Major Roads - Major Roads include Town arterial and collector roads, together with Regional Roads which operate as primary movement corridors for people and goods.*

3.7.3 *The Town and Region will endeavour to create a comprehensive transportation system consisting of all modes and their related elements which is accessible to all residents and visitors of the Town.*

The proposed development is consistent with the above noted policies as it maintains and contributes to the existing road networks. The proposed development provides for pedestrian connections to the surrounding community and internal sidewalks will create a safe pedestrian environment within the development itself. The proposed development is well serviced by vehicular infrastructure as Highway 410 is located east of the subject lands and is accessible from Main Street to Charleston Sideroad and Hurontario Street. Highway 410 connects with Highway 407 ETR, Highway 427, Highway 403, and Highway 401 providing future residents with access to a larger multimodal transportation network.



Figure 17: Town of Caledon Draft Official Plan – Schedule G1 – Town-wide Mobility Network

3.8 – Managing Growth

The Growth Management Strategies that are listed in the Town of Caledon Draft Official Plan form the basis for land use planning and development decisions in the Town with implementation from Provincial and Regional policy direction. The following growth management strategies are relevant to the proposed development:

Objectives

3.8.2 The Growth Management Strategy works with and supports other components of the Official Plan to ensure appropriate levels of growth are directed to locations where it can be accommodated over the long-term.

This includes consideration of land use compatibility, community impacts and benefits, and the optimal use of infrastructure such as community services and facilities, transit, water, and wastewater.

Planning for Growth

3.8.3 The following policies are intended to:

- a) Encourage and support development that will assist in making Caledon and its Settlement Areas complete communities in accordance with Town Structure, Land Use and other Official Plan policies;
- b) Direct appropriate levels of intensification to locations where it can be suitably accommodated in accordance with the Town's Design Guidelines and Sections 4.3 of the Plan;

- d) Complements the Town's climate change objectives of building diverse communities with low carbon buildings and transportation systems and are resilient to the increasing challenges of extreme weather.

3.8.4 Population, household and employment forecasts, as shown in Table 1: Growth Forecasts, will be monitored, extended, and revised through future comprehensive reviews of this Plan. They will also be used to guide policy, land use and infrastructure decision making within the planning horizon of this Plan.

Forecast Type	2051 Forecast
Population	300,000
Households	90,000
Employment	125,000

Figure 18: Town of Caledon Draft Plan Growth Forecasts

3.8.6 The Town will continue to work with community organizations, development partners and government partners, including the Region, to increase and diversify Caledon's housing supply through the policies of this Plan. The Town will:

- a) Enable and encourage modest intensification, subject to Design Guidelines, in existing Neighbourhoods through infill, additions and expansions;

Allocations

3.8.9 Rural Settlements may accommodate minor growth through infill, subject to the policies of this Plan.

3.8.11 The Town-wide forecasts have been allocated based on the Plan's principles, strategic direction and goals to the settlement categories, specific settlements, and land areas as shown in Table 2. The allocations provide a reference for guiding servicing and infrastructure planning, monitoring population and employment growth, and to establish land area requirements.

Area	2051 Population
Employment and Community Lands	162,800
Bolton	32,470
Caledon East	9,310
Mayfield West	38,340
Villages and Hamlets	8,860
Palgrave Estate	8,360

Figure 19: Town of Caledon Draft Plan Town-wide Population Forecasts

Intensification

3.8.14 Modest forms of Intensification are permitted in all areas of the Town Structure where development is permitted, considering the availability of appropriate Infrastructure and subject to the policies of this Plan.

3.8.15 Intensification may occur in a variety of built forms and scale, that are appropriate to their local and planned context. The Caledon Official Plan facilitates and promotes a wide range of forms of intensification, including infill of vacant and underutilized lots, redevelopment at higher densities, use of additional residential units, adaptive reuse, and development on former industrial and commercial sites, including brownfield sites.

3.8.18 Intensification will be a key tool to achieve the Town's greenhouse gas emissions reduction targets through efficiency improvements in land use, transportation, and energy efficiency by:

- a) Increasing opportunities for district heating and cooling and renewable energy;*
- c) Protecting encroachments within the Natural Heritage System and further prime agricultural lands; and,*
- d) Improving building efficiency and reducing building material lifecycle greenhouse gas emissions.*

The proposed development provides contextually appropriate intensification in an underutilized parcel of land within the settlement area and proposes to efficiently use land and resources while concentrating residential development in a compact townhouse condominium development. This development and intensification of the subject lands will assist the Town in meeting its population growth target of 300,000 people by 2051 and its population allocation target of 8,860 for Villages and Hamlets. Moreover, the addition of a new housing typology other than the surrounding single-detached dwellings will increase the current supply and provide additional options for current and future residents.

The Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc. provides analysis of the Town of Caledon's Comprehensive Town-Wide Design Guidelines and finds that proposed development aims to ensure that these principles are incorporated into the design and follow sustainable, accessible, and safe design practices while also respecting and complementing the Town's cultural heritage.

4.1 – Planning for Climate Change

The Town of Caledon Draft Official Plan states that planning for climate change is at the forefront of every land use planning decision made in the Town with a focus that new communities and building are low carbon and resilient to climate impacts. The following climate change policies are applicable to the proposed development:

Objectives

4.1.1 Planning for climate change in Caledon will:

- b) Respond to the Town's declared climate change emergency by prioritizing climate change mitigation and adaptation and adapting as a core objective of land-use planning in Caledon.*
- c) Take a holistic approach that considers land use, transportation, building standards, public health, energy, the economy, natural systems and social equity and responsibility*
- d) Seek intensification of existing communities in the urban area (and gentle intensification where appropriate in the rural area) and allowing for transit-oriented and walkable communities, decentralized energy systems and the preservation of natural and agricultural lands as carbon sinks.*
- j) Increase access to safe, accessible and attractive complete streets, that promote walking and cycling opportunities and transit options, and expand incentives for the use of zero emissions vehicles and infrastructure.*

General Policies

4.1.2 The Town will employ a "climate change lens" in its consideration of planning applications, policy decisions, asset management planning and capital projects, including all maintenance and new development of transportation, stormwater, parks, open space, energy, and technology systems and infrastructure Considerations under this lens may include:

- d) *Promoting compact built form and efforts to limit the dispersal of new development and travel times between housing, employment, and amenities and services;*
- e) *Development of and use of green infrastructure and low impact development;*
- f) *Promoting sustainable building and urban design within new and existing development;*
- h) *Maximizing opportunities for the use of renewable and alternative energy sources and systems;*

Green Development Standards

4.1.12 The Green Development Standards will encourage all new development to exceed the energy performance criteria of the Ontario Building Code.

4.1.13 The Green Development Standards may include, but not be limited to, thematic areas such as:

- a) *green infrastructure including green and/or cool roof requirements;*
- b) *building standards;*
- c) *greenhouse gas emissions;*
- g) *natural heritage;*
- h) *materials and waste;*
- i) *water use and energy use; and,*
- j) *measures for climate change adaptation.*

The proposed development conforms to the above noted policies as it promotes a form of development that is more compact and efficient than the existing surrounding area and makes use of the existing public infrastructure and services in the area. The proposed development seeks to achieve moderate intensification within the Alton Village on an underutilized parcel of land.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

According to the Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc., The proposed development optimizes the number of dwelling units within the site while creating visually captivating features, views, and vistas. All dwelling units will have access to amenity spaces at the rear of the dwellings as well as a common amenity space in the center of the development.

4.3 – Design Excellence: Planning for Vibrant, Attractive, and Healthy Communities

The Town of Caledon Draft Official Plan states that design excellence is to be achieved by planning the built form and its surroundings to create a positive relationship between streets, streetscapes, public spaces, landscapes, and buildings. The following policies are intended to promote a high-quality design in the private and public realm to enhance the comfort, accessibility, and aesthetics of the built environment and to build healthy communities:

Objectives

4.3.1 All planning and development in Caledon and Town-led initiatives will be designed to support:

- a) Well-designed buildings, places and spaces based on good urban design principles that reflect the goals, objectives, and policies of this Plan;*
- b) The creation of a network of vibrant, attractive, and compact urban communities;*
- c) The character of villages and hamlets and their rural heritage;*
- d) The enhancement of the unique character of the Town's Settlement Areas;*
- e) Development that is designed to integrate, respect and be compatible within its local context;*
- f) Built form that is supportive of low carbon fuels, active mobility and universal accessibility;*
- g) A mix of housing types and housing tenure, to support affordability and ageing-in-place;*
- j) Healthy, diverse, and vibrant neighbourhoods that promote a sense of place and foster a strong sense of civic pride and identity*

General Policies

4.3.2 To achieve the Design Excellence objectives, all planning and development applications, public projects and all relevant Town By-laws will conform with the following General Design policies, outlined in the sections that follow, including the:

- Public Realm;*
- Private Realm;*
- Transitional Areas*

Private Realm Design Policies

4.3.28 The private realm, which is comprised of private buildings, structures and spaces, will incorporate high quality architectural design and treatments in all new greenfield development, residential replacement and infill development.

4.3.29 Buildings will be located and massed to provide transition between areas of different intensity and scale, as necessary to achieve the objectives of this Plan, through means such as setbacks from, and/or stepping down of heights toward lower-scale existing and/or planned residential areas.

4.3.30 Buildings will have frontage and address on public streets, be massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets.

4.3.32 New and infill development will recognize the existing and planned built form context and reflect the character of the unique buildings and landscapes by respecting and reinforcing:

- a) The height, massing, and scale of nearby buildings;*
- b) The setbacks of buildings from the street;*
- c) The prevailing side and rear yard setbacks;*
- d) Landscaped open space patterns;*
- e) The size and configuration of lots; and*
- f) The existing/planned street pattern.*

4.3.33 New and infill development will consider the design relationship and interface between the public and private realm, adjacent land uses, on-site operations and visual aesthetics, in order to promote Design Excellence in the community.

4.3.34 New and infill development will address compatibility between differing adjacent land uses with respect to density, height, and massing through appropriate site layout, building locations and orientation and landscape treatments.

4.3.37 Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street should be provided in new development, where appropriate, to establish pedestrian linkages between the sidewalk and building entrances, and improve access for pedestrians, cyclists, and public transit users.

4.3.40 Pedestrian linkages will be incorporated into the design of new development between uses and adjacent sites, and through sites on large blocks (e.g. commercial, employment and institutional blocks), to create mid-block connections from internal residential areas to major collectors, arterial and other significant road corridors.

Building Design

4.3.43 The Town through its Design Guidelines will encourage a diversity of architectural styles, building materials and colours, energy efficiency and conservation.

4.3.44 The design of new buildings should achieve a complementary design relationship to existing buildings through colour and material palette, massing, building siting and orientation, wall articulation, as well as vertical and horizontal building façade rhythm.

The proposed development optimizes the number of dwelling units within the site while creating visually captivating features, views, and vistas. All dwelling units will have access to amenity spaces in the center of the development. The design of the proposed buildings has been carefully planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town. The developments' built form is designed to be in harmony with the neighboring communities and respect the existing natural and cultural heritage resources.

All policies and guidelines applicable to the site have been implemented throughout the development proposal. Please refer to the Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc. for further information.

4.8 – Pursuing Affordable Housing

The Town of Caledon Draft Official Plan states that there is a need to create opportunities for providing housing options including a mix of housing types, affordability, densities, and tenure to provide for the current and future needs of residents. The following affordable housing policies apply to the proposed development:

Objectives

4.8.1 The Town will endeavour to:

- a) Ensure the provision of a diverse mix of housing types and tenure to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives;*
- d) Encourage residential intensification (including redevelopment of existing properties, infill development, development of vacant or underused land, and expansion or conversion of existing buildings) in built-up areas with sufficient municipal services;*
- k) Increase the number of residential dwelling units that incorporate universal design features;*
- l) Promote energy efficiency measures in existing and new residential development and alignment with the Town's Green Development Standard*

General Policies

4.8.2 The Town will encourage the creation of diverse housing types and tenures where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services.

4.8.3 As outlined in Chapter 3 of this Plan, the majority of new housing will 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.

4.8.5 To encourage residential intensification in areas with sufficient existing or planned infrastructure and community services, the Town will encourage a greater mix of uses by permitting infill, adaptive reuse of existing properties, and the conversion of non-residential uses, such as retail and surplus schools, to housing.

4.8.10 To support the diversification of the housing stock, the Town will work with the Region to:

- a) Achieve a target of 50% of all new residential units to be in a form other than single- and semi-detached housing in all strategic growth areas identified in Chapter 3 and Schedule A1 of this Plan, including Urban Centres and Major Transit Station Areas;*
- b) Encourage the development of higher-density housing forms, including ground-oriented units such as townhouses, duplexes and fourplexes, and units in buildings with less than five storeys in all other areas of the Town;*
- c) Encourage a mix of unit sizes in all new residential developments to accommodate both family and non-family households in all new housing developments throughout the Town.*

4.8.12 The Town will consider innovative housing types and tenures which are in keeping with the Principles, Strategic Direction, Goals, and Objectives of this Plan.

The proposed development provides contextually appropriate intensification within an underutilized parcel of land. The number of dwelling units within the site have been optimized while creating visually captivating features, views, and vistas. All dwelling units will have access to amenity spaces in the center of the development. The circulation throughout the site creates opportunities for views and interesting landscape vistas. The proposal concentrates residential development in a compact townhouse condominium development and this housing typology is anticipated to be more affordable than other housing options in the area. The additional housing typology allows the choice for residents at different stages of their life and requiring different housing needs. The incorporation of this built form allows for more optimal utilization of vacant lands that are sufficiently sized to accommodate these types of intensification projects, delivering greater. The proposed Zoning By-law Amendment contemplates secondary/accessory units as-of-right as well as a mix of permitted housing types including singles, semis, duplex, and townhouses. Collectively, this will provide for an array of housing types and is consistent with policy goals to expand the range of available unit types and sizes to accommodate a variety of households.

The proposed development also makes use of the existing public infrastructure and services in the area and will have access to a range of community services, commercial uses and have access to municipal water and private wastewater servicing.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

The design of the proposed buildings has been carefully planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town while also incorporating sustainable design practices.

Summary

The proposed development conforms to the Town of Caledon Draft Official Plan as the intensification of the subject lands will assist the Town in meeting its population growth target of 300,000 people by 2051 and its population allocation target of 8,860 for Villages and Hamlets. The proposal provides for a comfortable pedestrian environment with the use of appropriate building articulation. The circulation throughout the site creates opportunities for views and interesting landscape vistas. The proposed development also encourages connections to the surrounding trail and community networks by establishing linkages and walkways.

The proposal includes pedestrian-scaled, safe, and accessible streets design elements to ensure compatibility with the surrounding area. The infill proposal directs new housing towards locations where appropriate levels of infrastructure and public services are present. The proposed development will have access to a range of community services, commercial uses, transportation infrastructure, and have access to municipal water and private wastewater servicing.

Although it promotes a new housing typology in addition to the single-detached dwellings in the surrounding area, the buildings maintain an appropriate setback from the adjacent low-rise neighbourhood. This infill development will bring about some change to neighbourhoods as they continue to evolve over time. The policies of this Plan intend to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design and the new development represents a “good fit” within the physical context and character of the surrounding area.

5.7 TOWN OF CALEDON ZONING BY-LAW 2006-50

The Town of Caledon Zoning By-law 2006-50 zones the subject lands as *Rural Residential (RR)* which permits an apartment, accessory, dwelling, detached, bed and breakfast, home occupation, and more. A Zoning By-law Amendment is required to permit the proposed use and form of development and bring the zoning into conformity with the applicable designation in the Official Plan.

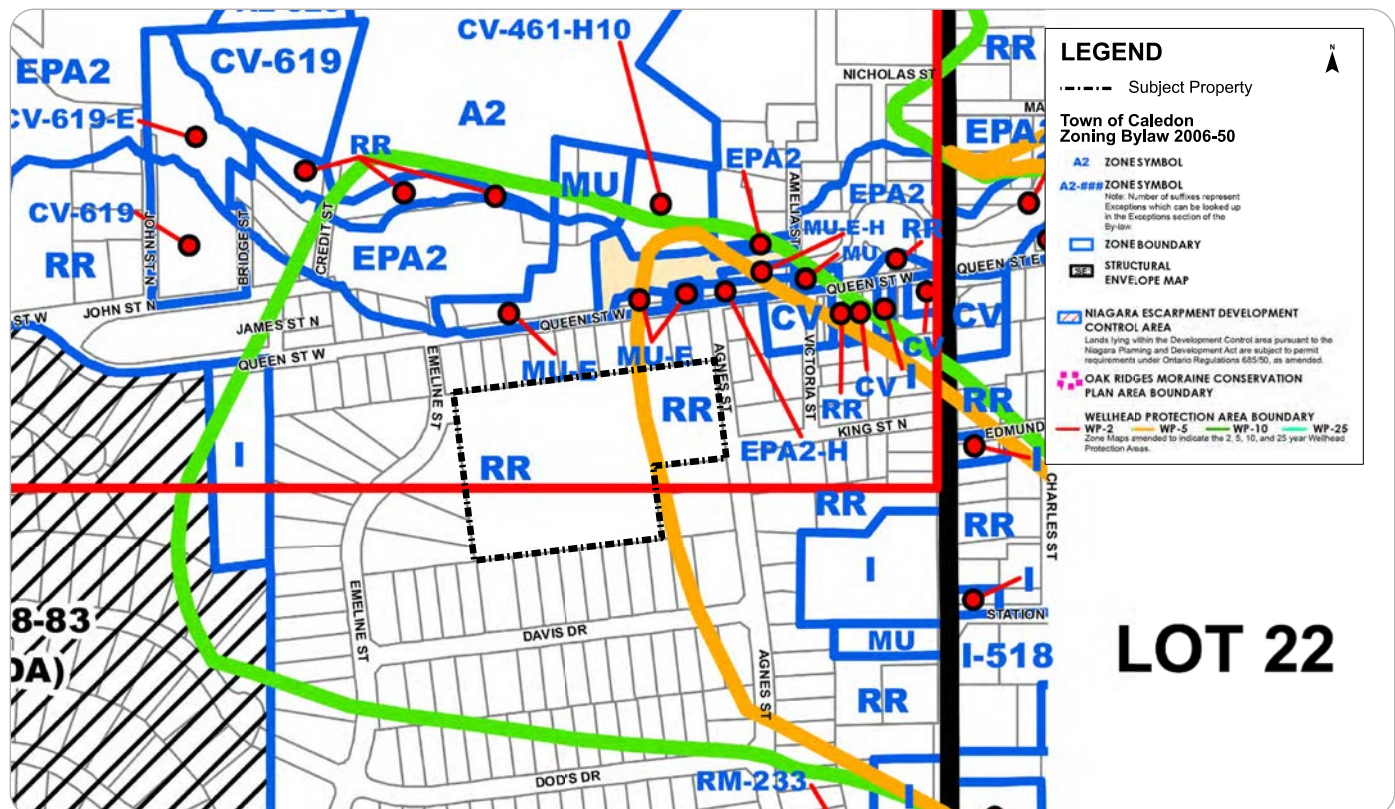


Figure 20: Town of Caledon Zoning By-law 2006-50 Zone Map 82

This page intentionally left blank.



6. PROPOSED ZONING BY-LAW AMENDMENT

The subject lands are currently zoned as *Rural Residential (RR)*, and a Zoning By-law Amendment is required to permit site-specific standards for the proposed development. The existing RR Zone category does not permit townhouse dwellings, but the existing *Residential Multiple Dwelling (RMD)* Zone category does permit townhouse dwellings. Therefore, the subject lands will be rezoned to a modified version of the *RMD Zone*. The accompanying draft Zoning By-law provides the proposed site-specific provisions and has been submitted under separate cover.



7. PUBLIC CONSULTATION STRATEGY

In accordance with the requirements of the Planning Act, a Public Consultation Strategy is required for applications as part of the public process to ensure that residents and stakeholders have sufficient opportunity to review and provide feedback on the proposed development. The following strategy is provided in support of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications.

Once the application has been deemed complete, a Notice of Complete Application will be circulated to all property owners within 120 metres of the subject lands by the Town describing the nature of the applications and the requested amendments to the Zoning By-law.

A Statutory Public Meeting before the Planning, Design, and Development Committee will be assigned. Once a date has been assigned for the meeting, a notice sign will be posted on the subject lands within 20 days of meeting as prescribed in Section (34)(14.1) of the *Planning Act*. The notice sign will identify the request for amendments to the Zoning By-law, the Draft Plan of Subdivision application, the intent of the proposed development, the date, time, and location of the public meeting, and provide contact information for residents wishing to submit written comments regarding the application. Town Staff will circulate meeting notices to property owners within 120 metres of the subject lands. The notice will also be posted on the Town of Caledon website and made available through local media postings.

At the Statutory Public Meeting, all interested parties will be given the opportunity to express their concerns and opinions. Comments from the public and Council will be documented and made a matter of public record.

The applicant will work with Town Staff to address, where possible, any and all concerns articulated at the Statutory Public Meeting. Comments received will be considered by the applicant and any appropriate revisions to the plans will be made through a formal resubmission to the Town.

It is our understanding that the above-mentioned Public Consultation Strategy is in compliance with the requirements of the *Planning Act*. Weston Consulting is committed to facilitating the public engagement process.

The applicant has previously engaged in public consultation, in 2020 with the creation of an online forum due to COVID19 restrictions. Informal consultations were held with Alton residents via the Alton Ontario Activity Board Facebook group, whose 1,283 members comprise a very large portion of the population of the village. Extensive email correspondence took place between the applicant and several individual residents who expressed interest. A summary of the Facebook exchange is provided in Appendix A. Subject to permission being granted from the individuals with whom the applicant has corresponded, the individual correspondence will also be made available upon request.

The applicant has demonstrated a commitment to public consultation and community engagement by engaging residents online and through email correspondence in advance of a formal submission. This commitment to public engagement will continue throughout the review process. The applicant is committed to working with community members and key stakeholders throughout the process.



8. PLANNING ANALYSIS AND JUSTIFICATION

8.1 POLICY CONTEXT

The proposed development of the subject lands is consistent with the Provincial Policy Statement (2020), and conforms to the Greenbelt Plan (2017), the Region of Peel Official Plan (2022), Town of Caledon Official Plan (2010) and Town of Caledon Draft Official Plan (2022) including policies pertaining to intensification, compact urban form and providing for a mix of housing options.

The proposed development is consistent with the PPS. The proposed redevelopment provides for new residential units on the subject lands. The proposal represents an appropriate level of intensification and achieves a compact built form within the existing settlement area of the Town. The proposed development contributes to the creation of a healthy, livable, and safe community by introducing residential intensification at a density that will efficiently utilize land, resources, drainage and sanitary systems and by implementing stormwater management best practices.

The proposed development conforms to the Greenbelt Plan as it contemplates moderate intensification within the *Town/Village* category of the settlement area. The proposal makes efficient use of the existing public water services and intends to utilize private wastewater services. The proposed housing typology offers a range of residential units that contributes to creation of complete communities, as it introduces townhouse units within condominium blocks. The proposal is in proximity to existing retail and personal service stores, medical facilities, grocery stores, restaurants, schools, and green spaces. The proposed development is suitable for the subject lands as it makes efficient use of the underutilized lot and is in proximity to amenities within the village of Alton. The proposed built form provides additional housing options and opportunities for current and future residents.

The proposed development conforms to the Region of Peel Official Plan policies, as it seeks to achieve moderate intensification within the *Rural Settlement Area* and promotes a form of development that is more compact and efficient on the underutilized land and makes use of the existing public infrastructure and services in the area. The proposed development will assist in achieving the housing unit targets by providing for condominium townhouse units which are not found within the immediate surrounding area and is well serviced by vehicular infrastructure.

It is our opinion that the proposed development conforms and implements the Town of Caledon Official Plan and Town of Caledon Draft Official Plan and is appropriate for the subject lands. The subject lands are identified as a *Village* within a *Settlement Area* and the Official Plan designates the subject lands as a *Rural Neighbourhood*. The purpose of these designations is to preserve the areas for residential use and new development within these areas is to occur in a manner that makes efficient use of the surrounding services and existing infrastructure. The proposed development conforms with the policies of *Settlement Areas, Villages, and Rural Neighbourhoods* as it introduces an infill development with a new housing type, where appropriate levels of infrastructure and public services are present.

8.2 URBAN DESIGN

The proposed Zoning By-law Amendment and Draft Plan of Subdivision for the subject lands are reasonable when considering the adjacent built form, height and density. Policies permit and encourage a mix of unit types, and the townhouse typology provides for a height of one to two storeys and density of 16.58 UPH. In addition, large rear yard setbacks are provided which further respects the neighbouring single detached houses. The overall density contemplated is relatively low and is appropriate since limited intensification and infill growth is anticipated in the *Villages* designation.

The proposed development has been designed appropriately to complement the existing character of the surrounding area and has regard for yard setbacks and is generally in keeping with heights in the surrounding area. The dwellings contemplate a minimum front yard setback of 6.0 metres to the garage, a minimum rear yard setback of 15.0 metres, and an interior side yard setback of 1.5 metres between blocks. The total gross floor area contemplated is 15,000 square metres and each unit will have a height of one to two storeys up to 10.5 metres. The design brief outlines a number of key policies and design considerations that will result in an enhanced landscaping condition, encourage pedestrian activity and will ensure a high-quality design that will create a sense of place.

The subject lands will be serviced by municipal water and utilize individual on-site sewage services that will be owned, operated and managed by individual condominium block owners of the property upon which the system is located. These systems will be private individual on-site sewage services, which will serve each block and will not be owned by a municipality.

Various site level design and management approaches that constitute Low Impact Design (LID) features are proposed, such as stormwater infiltration and naturalized landscaping of a significant portion of the site area. During the detailed design stage of the development, sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards, which exist in several other Ontario municipalities and which are currently in the process of being developed by the Town, will be examined taking into account cost, consumer preferences, available technology, performance and overall environmental benefits. Recognized performance measurement systems and programs will be explored to ensure technologies that maximize environmental benefits in the most cost-efficient manner are employed. Please refer to the ATA Urban Design and Cultural Heritage Brief for more details about sustainability on both the site level as well as building level.

Plantings are provided throughout the subject property and within the buffer areas. These plantings will enhance the quality of the natural features and provide additional transition between the existing built form. A common amenity area is also proposed within the development which is accessible by future residents. The amenity area is approximately 1,031 square metres in size, and it will be formed as part of the common element features.

In our opinion, the overall design respects the surrounding community characteristics while providing sufficient architectural variation and sustainable design features for a compact and well-designed community.

This page intentionally left blank.



9. CONCLUSION

It is our opinion that the proposed redevelopment is appropriate, based on our review of the existing site context, planning policy and supporting materials, it is our opinion that the proposed development and associated applications for Zoning By-law Amendment and Draft Plan of Subdivision are based on good planning and urban design principles and seek to enhance the underutilized parcel within the village of Alton. The proposed development contemplates a low-rise residential development that supports compact urban form, infill intensification, and the efficient use of infrastructure and support of community facilities.

In our opinion, the applications are consistent with and conform to Provincial, Regional and Municipal policies and plans and it is our opinion that the proposed development and associated planning applications should be processed and approved, as prescribed by the Planning Act.



10. APPENDIX A

10.1 SUMMARY OF INFORMAL CONSULTATION

In 2020, informal consultations were held with Alton residents via the Alton Ontario Activity Board Facebook group, whose 1,283 members comprise a very large portion of the population of the village. Several follow-up email exchanges also took place. These conversations occurred at the initial stage of planning when site data was being collected and several alternative built forms were being considered. They were prior to the preparation of formal submission documents and supporting material.

The below table provides a summary of the key topics that were raised on the Facebook group page and through email correspondence with residents. The response has been provided based on the enclosed submission material.

Discussion Topics	Response
<p><u>Traffic Congestion and Noise</u></p> <p>Concerns over increased traffic and congestion as a result of the proposed development were discussed.</p>	<p>A Transportation Impact Study (TIS) has been prepared by Paradigm Transportation Solutions. The TIS finds the projected traffic conditions resulting from the proposed development to be at a very similar level of service. All traffic movements are forecast to continue operating with acceptable levels of service and well within capacity</p>
<p><u>Compatible Design</u></p> <p>Residents requested that the design of the proposed development be compatible with the surrounding area.</p>	<p>The Urban Design and Cultural Heritage Brief prepared by ATA Architects Inc. finds the design of the proposed development to be appropriate with respect to compatibility with the surrounding area.</p>
<p><u>Parkland and Open Space</u></p> <p>There is a comment about redeveloping the subject lands into parkland. There are other comments requesting the proposed development connect to the wider network of trails and open space.</p>	<p>The proposed development is consistent with the Provincial Policy Statement and conforms to the Growth Plan. The Caledon Official Plan designates the subject lands as a Rural Neighbourhood. The purpose of these designations is to preserve the areas for residential use and new development within these areas is to occur in a manner that makes efficient use of the surrounding services and existing infrastructure. The proposed development conforms with applicable Provincial, Regional and Local Official Plan policies as it introduces an infill development with a new housing type, where appropriate levels of infrastructure and public services are present.</p> <p>As discussed in the Planning Justification Report, there are a number of parks, conservation areas and publicly accessible places located within walking distance of the subject lands. The proposed development has been designed to ensure connectivity to the existing open space network.</p>

<p><u>Appropriate Scale</u></p> <p>Comments in the Facebook Group request the proposed development be comprised of smaller scale homes, such as bungalows, to ensure compatibility with the surrounding area. The commenters also suggested that this could allow for aging-in-place, downsizing, or provide more affordable options for first time buyers.</p>	<p>Municipal policies encourage a mix of unit types. The townhouse typology provides for a height of one to two storeys and large rear yard setbacks are provided which to respect the neighbouring single detached houses. The overall density contemplated is relatively low and is appropriate since limited intensification and infill growth is anticipated in the Villages designation.</p>
<p><u>Sustainability</u></p> <p>Residents have expressed a desire for sustainable design features, including net-zero building design, naturalized landscaping, and other building technologies that consider the impact of climate change.</p>	<p>The proposed development will incorporate various site level design and management approaches that constitute Low Impact Design (LID), such as stormwater infiltration and naturalized landscaping of a significant portion of the site area.</p> <p>Sustainable building technologies will be considered to minimize environmental impacts and reduce energy and water consumption. Designs that incorporate Green Development Standards will also be examined.</p>
<p><u>Trees and Screening</u></p> <p>In separate email correspondence some residents requested appropriate vegetation including mature trees to be planted along the property line to provide visual screening between their properties and the new development.</p>	<p>As discussed in the Urban Design and Cultural Heritage Brief, the proposed landscape design will incorporate existing site elements, native planting, and sustainable practices to promote a visual and physical connection throughout the development and connect back to important greenspace and trails in the community. The specifics of the landscaping plan will be dealt with at site plan stage, and during the public consultations the neighbours will have the opportunity to provide suggestions as to the strategic placement of such trees.</p>

This page intentionally left blank.

An aerial photograph of a suburban landscape, showing a mix of residential areas, roads, and green spaces. A large, semi-transparent blue square is overlaid in the center of the image. Inside this square, the text 'WESTON CONSULTING' is displayed in white, uppercase letters. To the right of the text is a white logo consisting of three stylized, parallel vertical bars of increasing height, resembling a stylized 'W' or a series of steps.

WESTON
CONSULTING

