



March 31, 2020

Casey Blakely
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

**Re: Addendum to Planning Rationale and Justification
Application for Plan of Subdivision and Zoning By-law Amendment
Graham Property (1685078 Ontario Inc.)
0 Highway 9, Part of Lots 28 & 29, Concession 9 (Albion)
Your Files 21T-08001C & RZ 08-05**

The original Planning Rationale and Justification for the above noted applications was prepared by Paul A. King, Planning and Development Consultant. That report was amended by an addendum prepared by Robert Russell Planning Consultants dated July 25, 2017. The following document is an addendum to the original Planning Justification, as amended by the July 25, 2017 addendum. This addendum should be read in conjunction with the original Planning Rationale and Justification.

The Town of Caledon provided comments, dated April 23, 2018, following their review of the of the 2017 resubmission of the above noted applications. There were no specific comments requesting revisions to the Planning Justification. However, a number of other comments regarding the subdivision layout, design and zoning have resulted in changes to the submission documents that necessitate a number of updates to the Planning Rationale. Furthermore, the Province of Ontario has recently updated the Growth Plan for the Greater Golden Horseshoe and Planning decisions subsequent to May 16, 2019 must conform to the 2019 Growth Plan, as such, this addendum will also provide analysis of the new or changed Growth Plan policies. Any and all 2017 Growth Plan policies that were discussed in the July 25, 2017 Planning Rationale addendum, but are not specifically noted in this addendum, were maintained in the 2019 Growth Plan and the previously provided Planning discussion remains valid.

Provincial Policy Statement

In my analysis of Provincial Policy Statement sections 2.1.1 and 2.1.2, my July 25, 2017 addendum indicates that the natural areas of Lot 22 will be zoned as EPA2-ORM. As per Town of Caledon comment #16 these natural areas will now be zoned as EPA1-ORM. The rest of the discussion regarding this comment remains valid.

Growth Plan 2019

Growth Plan policy 4.2.1.2 has been reworded, however, the general intent is maintained in the 2019 Growth Plan. The revised wording does not affect the Planning discussion provided in the July 25, 2017 Planning Rationale addendum.

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Town of Caledon Official Plan

The July 25, 2017 discussion regarding TCOP Policy 7.1.8.3 is replaced with the following:

A new Hydrogeological and Nitrate Loading Assessment has been prepared by DS Consultants Ltd. The study indicates that there is a low probability that the proposed 21 new septic beds will result in contamination of the downgradient domestic wells. However, the study did find that existing background levels of nitrate in the groundwater are quite high at the subject property, yet samples from upgradient and downgradient properties are significantly lower. This suggests that the currently high nitrate levels are a result of the ongoing agricultural practices on the subject property. Upon development of the proposed 21 new lots and cessation of the agricultural operations it is expected that background nitrate levels will decrease, further reducing any possibility of contamination in the nearby wells.

The second paragraph of the July 25, 2017 discussion regarding TCOP Policy 7.1.9.3 is replaced with the following:

The lots fronting onto Highway 9 have structure envelopes slightly greater than 0.5 hectares. These lots will provide some reforestation area within the 14 metre MTO setback, and the structure envelope coincides with the limit of the MTO setback, resulting in structure envelopes that range from 0.51 to 0.58 hectares. Furthermore, the policy does not state that structure envelopes are limited to a maximum 0.5 hectares, rather that generally, they should be within that range. This implies that some lots within a subdivision could exceed the 0.5 hectare figure. Lots 20 and 21 now contain structure envelopes greater than 0.5 hectares too. These are a result of Town of Caledon comment #7(b)(iv) from the April 23, 2018 letter which requested that structure envelopes maintain a consistent depth from lot to lot.

The density bonus calculations provided in response to TCOP Policy 7.1.9.12 generally remain valid. The total area of proposed reforestation has increased marginally to 12.18 hectares. This minor change is not substantial enough to result in a change to the number of bonus lots permitted.

The July 25, 2017 discussion regarding TCOP Policy 7.1.9.13 is replaced with the following:

All lands outside of Structure Envelopes, with the exception of the stormwater management facility, and community entry feature, are proposed to be reforested. The reforestation areas form 2 large contiguous blocks. The smaller of these blocks, contained in lots 13 – 21 is 2.18 hectares, and the other larger block, including the portion within the MTO setback for Lots 1 – 5 is 10.0 hectares.

The July 25, 2017 discussion regarding TCOP Policy 7.1.9.36 is replaced with the following:

Highway 9 is adjacent to the north property line of the proposed development. The dwellings adjacent to Highway 9 will be oriented to face Street A with their outdoor living areas exposed to traffic noise on Highway 9. It is proposed that an acoustic barrier be provided only for a defined outdoor living area in the rear yards of lots 1 – 8. These barriers can be a combination of berm and/or fence with heights ranging from 1.8 metres to 3.0 metres based on the barrier being located 15 metres from the rear facade of the dwelling. This arrangement is conceptually shown on YCA Engineering drawing no. Y0509D which is enclosed with the updated Noise Impact Study.

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The July 25, 2017 discussion regarding TCOP Policy 7.1.9.37 is replaced with the following:

As per the Functional Servicing Report and conceptual grading design prepared by GHD, all grading will be limited to roadways, Structure Envelopes and the stormwater management pond, with the exception of some grading in the rear of Lots 13 – 17 required to provide stormwater drainage. Upon completion of grading operations and reforestation of this area, no further grading will be permitted.

The July 25, 2017 discussion regarding TCOP Policy 7.1.14.8 is replaced with the following:

The only lots adjacent to either an arterial or collector road are lots 1 and 21. These are both corner lots with access to the local residential road.

The July 25, 2017 discussion regarding TCOP Policy 7.1.14.9 is replaced with the following:

Please refer to the Noise Study prepared by YCA Engineering, which has determined that Lots 1 to 8 will require an acoustic barrier around the designated outdoor living areas for each individual dwelling. Furthermore, Ontario Building Code compliant design and materials will provide sufficient noise attenuation for indoor spaces. Warning clauses will be required for these lots as will the provision of HVAC ducting to allow for optional installation of air conditioning units.

The July 25, 2017 discussion regarding TCOP Policy 7.1.14.10 is replaced with the following:

Many noise mitigation options have been considered for the proposed subdivision. The previous submission oriented the affected dwellings in such a way that no structural noise attenuation would be required in accordance with this policy and previous direction from Town of Caledon staff in the February 12, 2016 comment letter. However, upon detailed review of the 2017 submission materials the Town and their peer reviewer determined that orienting dwellings to face Highway 9 was not a viable alternative. As such, the current submission proposes the limited use of structural noise attenuation by locating the noise berm/barrier at the designated outdoor living area rather than at the property line or MTO structural setback.

We trust that the above addendum to the Paul A King Planning Justification, as amended by the July 25, 2017 update will satisfy the Town 's comments issued April 23, 2018, and the Town of Caledon will issue Draft Plan Approval for the proposed Plan of Subdivision.

Regards,

ROBERT RUSSELL PLANNING CONSULTANTS INC.

A handwritten signature in blue ink, appearing to read 'Rob Russell', is positioned above the printed name and title.

Rob Russell, MCIP, RPP
President