



**Draft Plan of Subdivision (21T-88040C)  
Phase 2 – Lots 30 to 33  
Part 1, Plan 43R-40386  
Town of Caledon**

**Planning Brief  
for  
Zoning Bylaw Amendment**

**July 15, 2022**

## **Draft**

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### **Appendix A – Draft Zoning Bylaw Amendment Wording and Mapping**

## 1.0 Introduction

RUDY & Associates has been retained by EMG Property Inc. and Alliance Homes to assist in the registration of the second and final Phase of the Palgrave Estates West development (File No. 21T-88040C) located in the Town of Caledon.

### 1.1 Subject Property and Surrounding Lands

The subject property is municipally known as 0 Mount Hope Road located off of Buskstown Trail. The property is approximately 3.66 hectares in size with approximately 305 metres of frontage along Buckstown Trail and 98 metres of frontage along Mount Hope Road.

**Figure 1 Location Map**



The lands are located within an existing Draft Plan (21T-88040C) and are bound by:

- Buckstown Trail, with existing single family residential dwellings (Phase 1 of the Palgrave Estates draft approved plan) fronting on the opposite side of the municipal road, to the north;
- Mount Hope Road, which services existing residential uses, to the east;
- The Caledon Equestrian Park to the south. Beyond the Caledon Equestrian Park to the south is the Caledon Trail and existing residential; and
- A stormwater management facility, as developed for the Palgrave Estates Subdivision (Block 37 of Draft Plan 21T-88040C) to the west. Beyond the stormwater management facility to the west existing residential uses continue.

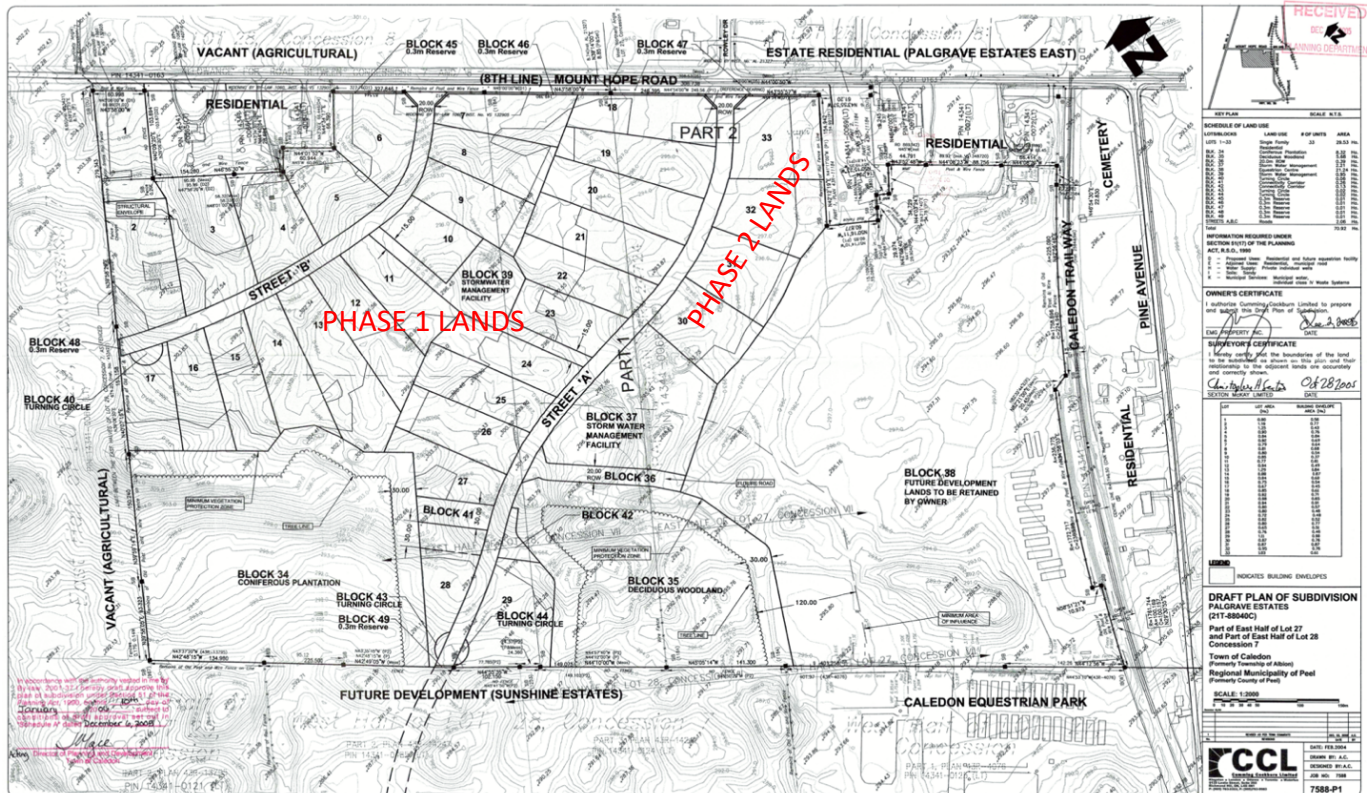
### 1.2 Approvals Background

The subject lands are located within the existing Palgrave Estates draft plan (21T-88040C), known as the Phase 2 lands. The Draft Plan of Subdivision for the lands, approved in 2005, consists of a total of thirty-three (33) residential lots, two (2) municipal streets (Doctor Reynar

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Road and Buckstown Trail) as well as several 0.3 metre reserve blocks, turning circle blocks and servicing blocks. The Phase 2 lands consist of Lots 30 to 33. Please see below Figure 2 – Draft Plan of Subdivision (21T-88040C).

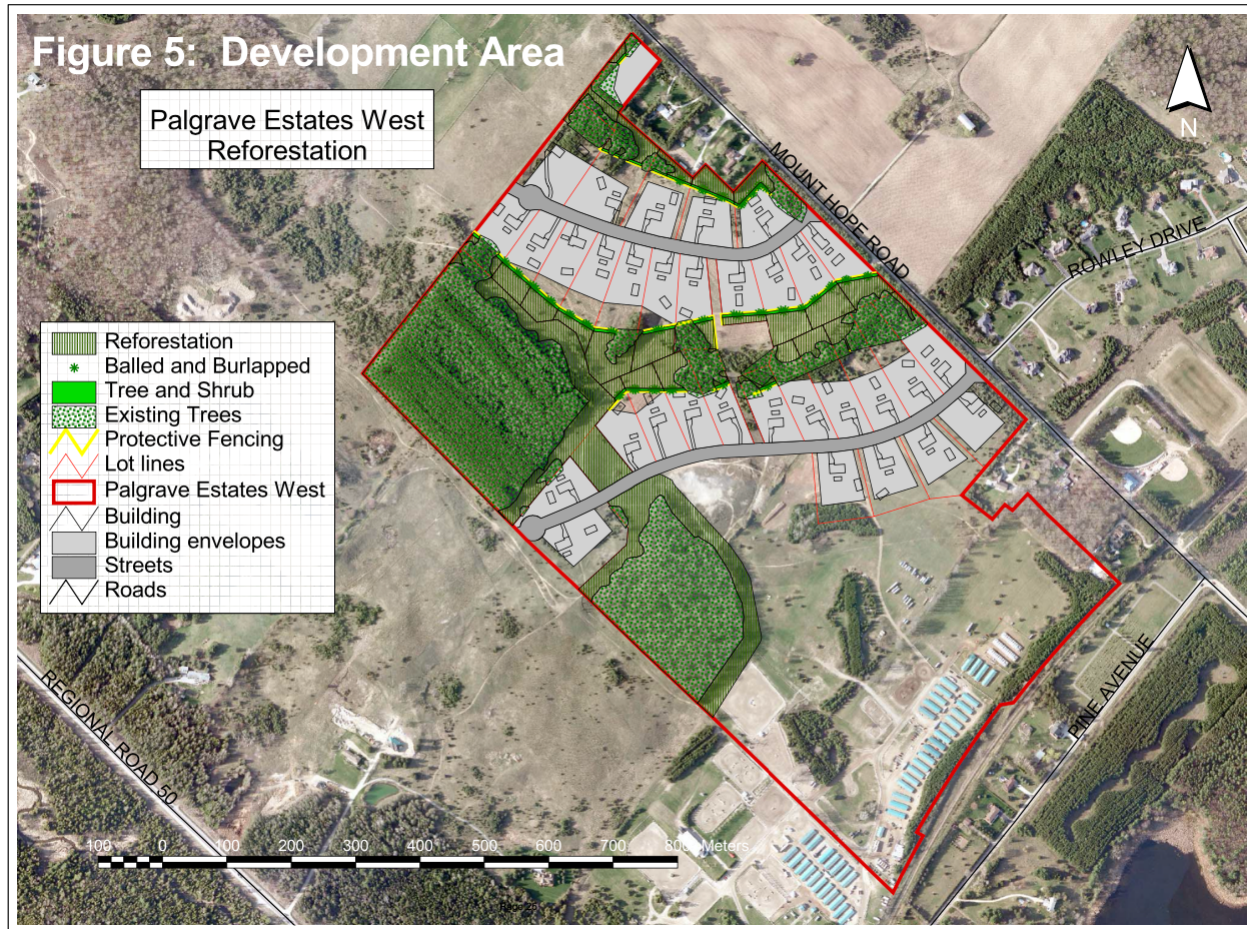
**Figure 2 – Draft Plan of Subdivision (21T-88040C)**



The Draft Approved lands also include several reforestation and tree covered blocks as per consultation and approval through the Toronto & Region Conservation Authority (TRCA). Please see below Figure 3 a mapping excerpt from “PALGRAVE ESTATES WEST” 21T-88040C **DENSITY BONUS REFORESTATION PLAN** prepared by the Toronto & Region Conservation Authority dated February 2009 showing the approved development area for the lands.



**Figure 3 – Development Area and Reforestation (TRCA, February 2009)**



Phase 1 of the development was registered in 2010 (Plan 43M-1828) and accommodates twenty-nine (29) residential lots as well as all servicing and reforestation blocks required for the full development of the lands. Please see below Figure 4 – Plan 43M-1828.

At the time of Registration of the Plan, the Phase 2 lands were removed from the MPlan and incorporated into the adjacent Equestrian Centre lands to accommodate the upcoming Pan American Games on the equestrian lands. The existing Equestrian Centre initially required the Phase 2 lands to address an increased requirement in parking associated with the Pan American Games. The lands are no longer required for the Equestrian Centre operations and the Owner is now looking to move forward toward registration of the Phase 2 draft approved lands as well as a rezoning to permit the approved residential lotting within the draft plan (as required per Draft Conditions for the lands).



### **1.3 Servicing Background**

The subject lands are located in an area approved for partial services. All lots within the subdivision are serviced with municipal water and private septic systems.

Through the mechanisms of a Pre-servicing Agreement and final approval of Phase 1, the entire development lands have been serviced with all utilities, roadways and municipal water. The approved detailed engineering plans (as referenced within the Subdivision Agreement for Phase 1) include the servicing works for all phases of the development. The Phase 2 lots have been serviced in accordance with the approved detailed engineering plans, each with a 19mm water service.

In addition to completing servicing for the entire development, all fencing and reforestation required to satisfy the TRCA has been completed through the development of the Phase 1 lands. As such, there is no additional servicing or restoration works required for the Phase 2 lands.

### **1.4 Purpose of the Planning Brief**

RUDY & Associates has been retained by EMG Property Inc. and Alliance Homes to assist in the registration of the second and final Phase of the Palgrave Estates West development (File No. 21T-88040C) located in the Town of Caledon. The lands are currently draft approved with a set of non-lapsing draft conditions. Draft Condition 50 for the Draft Plan of Subdivision (21T-88040C) states “That prior to signing of the final plan, the Town of Caledon is to advise that a zoning by-law implementing the subject plan has been approved under Section 34 of the Planning Act”. To move forward with registration of the Phase 2 lands, a rezoning of the lands to accommodate an estate residential use is required.

The purpose of this Land Use Planning Report is to provide an understanding of the rezoning proposal, the nature of the existing technical reports prepared in support of the rezoning, and the planning framework for the proposal. The intent of this report is to demonstrate the ability of the subject property to accommodate the proposed residential use and to provide planning rationale for the proposal.

## **2.0 Overview of Proposal**

### **2.1 Draft Plan**

The subject lands represent Lots 30 to 33 within the Palgrave Estates Subdivision. The lands are draft approved and represent the second and final phase of the subdivision development. In accordance with the draft approved plan and approved engineering for the subdivision, the Phase 2 lots are sized as follows:



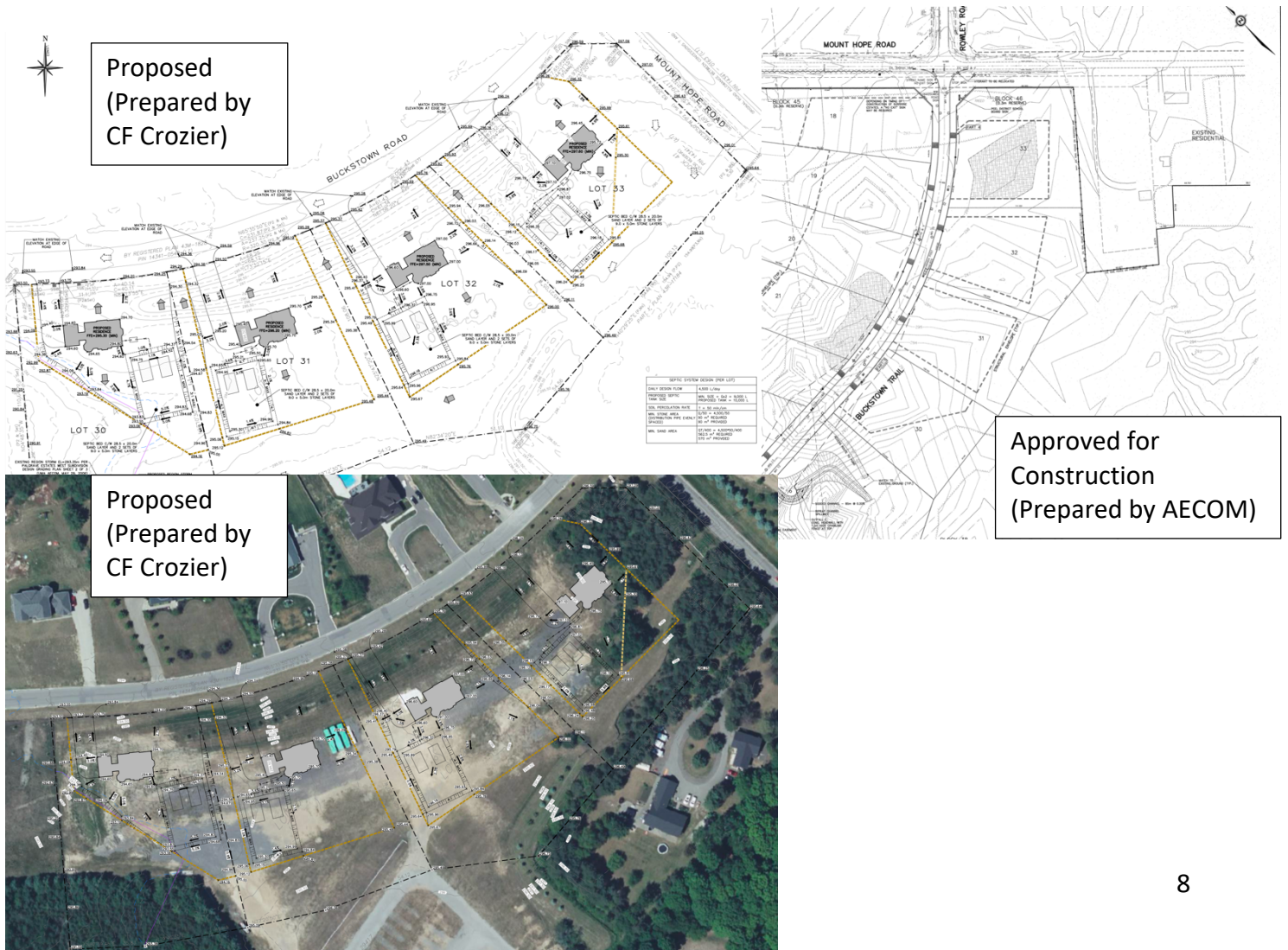
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LOT	LOT AREA (m2)	BUILDING ENVELOPE AREA (m2)	STRUCTURAL ENVELOPE AREA (m2)
30	8458.42	288.63	4006.33
31	8658.83		5072.41
32	9446.01		5088.8
33	10070.81		5018.51

Please note, all lot areas above are representative of the approved development area provided by the TRCA and shown in Figure 3.

As completed for the draft plan and approved within the original engineering for the lands, structural envelopes are proposed for the lands and will form part of Zone Map S.E.28 within the Town of Caledon Zoning Bylaw. Please see Figure 5 for the proposed structural envelopes and driveway locations located and sized in keeping with the original approved engineering for the lands. Figure 5 also shows the minimal impact the structural envelopes propose on the existing treed areas on the lands.

**Figure 5**

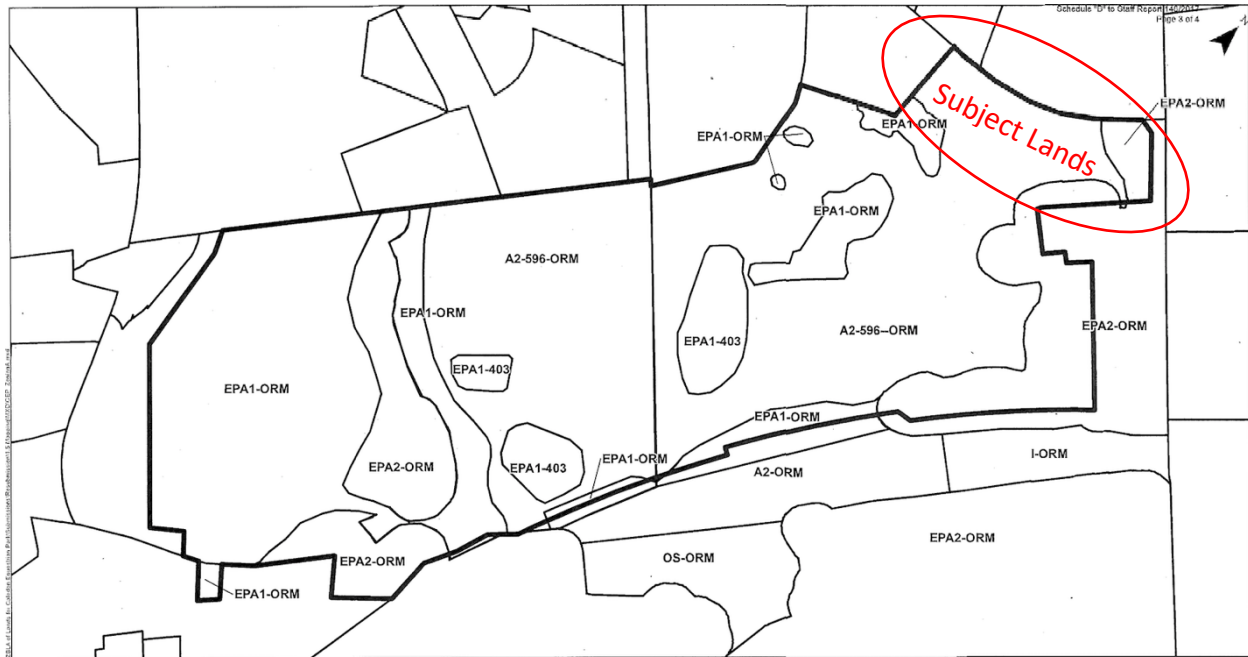




## 2.2 Existing Zoning

The subject lands are currently zoned EPA1-ORM, EPA2-ORM and A2-596-ORM through a site specific zoning bylaw dated November 10, 2017. See Figure 6 below for a map of the existing site zoning.

Figure 6



The site specific zoning was completed in 2017 to accommodate the Equestrian Centre use on the lands and to conservatively include EPA lands in the absence of additional environmental studies at the time of the rezoning. The current site specific zoning does not permit the estate residential uses currently approved on the lands and, as such, a rezoning is required.

## 2.3 Proposed Zoning

It is the intent to rezone the lands to be consistent with the Phase 1 lands within the draft plan. The proposal will seek to rezone the Phase 2 lands to an Estate Residential Exception Zone (RE - ### – ORM) as per the existing residential zoning for the Phase 1 residential lots. The Phase 2 lots will meet or exceed the standard provisions within the RE Zone as shown in the table below. The intent for the exception to the RE Zone is to include restrictive site specific language, as completed for the Phase 1 lands, speaking to the structural envelopes.

Provision	RE Required	Comment
Min. Lot Area	0.8 ha.	Lot areas are as follows: Lot 30 – approx. 0.84 ha. Lot 31 – approx. 0.86 ha.

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		Lot 32 – approx. 0.94 ha. Lot 33 – approx. 1.00 ha.
Min. Lot Frontage	45 m.	Lot frontages are as follows: Lot 30 – approx. 73 m. Lot 31 – approx. 71 m. Lot 32 – approx. 66 m. Lot 33 – approx. 99 m.
Max. Building Area	8%	Lots 30 to 33 all exceed the minimum lot area and it is anticipated that building areas will be within the maximum allowable percentage.
Min. Backyard Amenity Area	56 sq.m.	Lots 30 to 33 are large lots and can meet or exceed the minimum backyard amenity area.
Min. Front Yard Setback	18 m.	Lots 30 to 33 will meet or exceed the front yard setback.
Min. Exterior Yard Setback	18 m.	Lot 33 has an increased width to ensure any dwelling will meet or exceed the exterior yard setback.
Min. Interior Yard Setback	7.5 m.	Lots 30 to 33 exceed the minimum for lot frontage, there are no concerns with any proposed dwelling meeting or exceeding this requirement.
Max. Building Height	10.5 m.	It is anticipated the building design for Lots 30 to 33 will be similar to that of the existing Phase 1 dwellings and will meet the height requirements with the build out of two storey dwellings.
Min. Landscape Area	50%	All lots exceed the required area minimums for the zone. It is anticipated that all lots can meet or exceed the minimum requirements for landscaped area.
Driveway Setbacks	4.5 m.	It is anticipated that all lots can meet or exceed this provision.
Parking Space Setback	10 m.	It is anticipated that all lots can meet or exceed this provision.
<b>Exception Provision</b>		<b>Comment</b>
<b>Building and Structure Location</b> All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope shown on Zone Map S.E.28.		Zone Map S.E.28 is proposed to be amended to reflect structural envelopes previously approved for the development.  Structural envelopes, shown in Figure 5, as approved through the original engineering for the subdivision, will be maintained and are shown on the

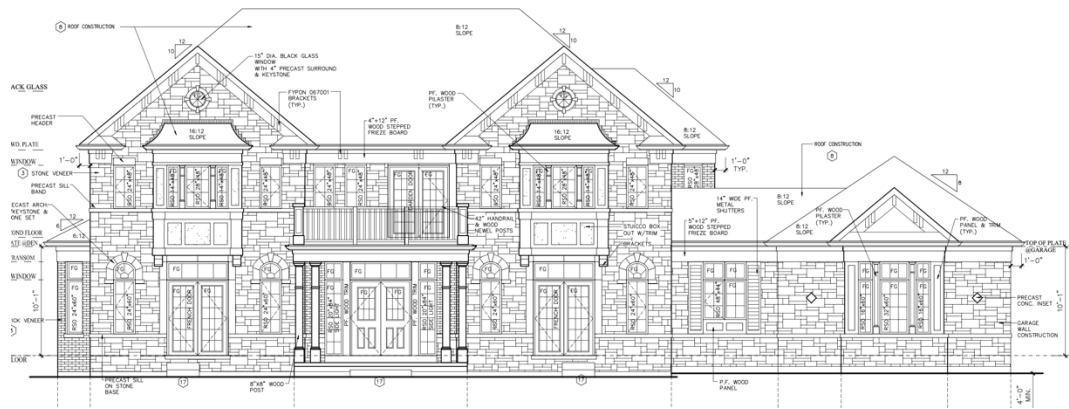
	engineering package included with the rezoning submission.
<b>Natural Area Restrictions</b> Within any area shown as “Natural Area” on Zone Map S.E.28, no person shall alter the surface of land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the forest management/reforestation plan or alter, disturb, destroy or remove an wildlife habitat whether in use or not unless deemed hazardous to human health or property.	The lots will be developed within the development areas established by TRCA as shown on Figure 3 above.

Please see Appendix A for the Zoning Bylaw Amendment wording and mapping proposed.

2.4 Dwelling Design

It is the intent of the Owner/Builder to construct single family detached dwellings in keeping and consistent with the design and character of the surrounding residential homes built within Phase 1 of the subdivision. The homes are anticipated to be two storeys in height with similar design elements to the homes previously constructed in Phase 1 by the same builder, Alliance Homes. Please see Figure 7 for a visual of the anticipated housing type and exterior finished anticipated for the future dwellings on the Phase 2 lots.

Figure 7 – Example of House Design



### 3.0 Supporting Studies

#### 3.1 Scoped Natural Heritage Evaluation (Woodland Evaluation)

The Phase 2 lands contain wooded areas zoned in 2017 to EPA1-ORM and EPA 2-ORM. As indicated by the Toronto Region Conservation Authority in consultation on the file and in written comments received through the pre-consultation process, these lands were placed in a protective zoning under a conservative approach in the absence of environmental reporting to comment on the significance of the existing wooded areas on the lands. In support of the rezoning application (as well as in support of the future lot development through the registration of Phase 2 of the plan) a Scoped Natural Heritage Evaluation (Woodland Evaluation) was prepared by Azimuth Environmental Consulting Inc. to determine the function or significance of these wooded areas and the appropriateness of the previously approved lot fabric of the draft plan.

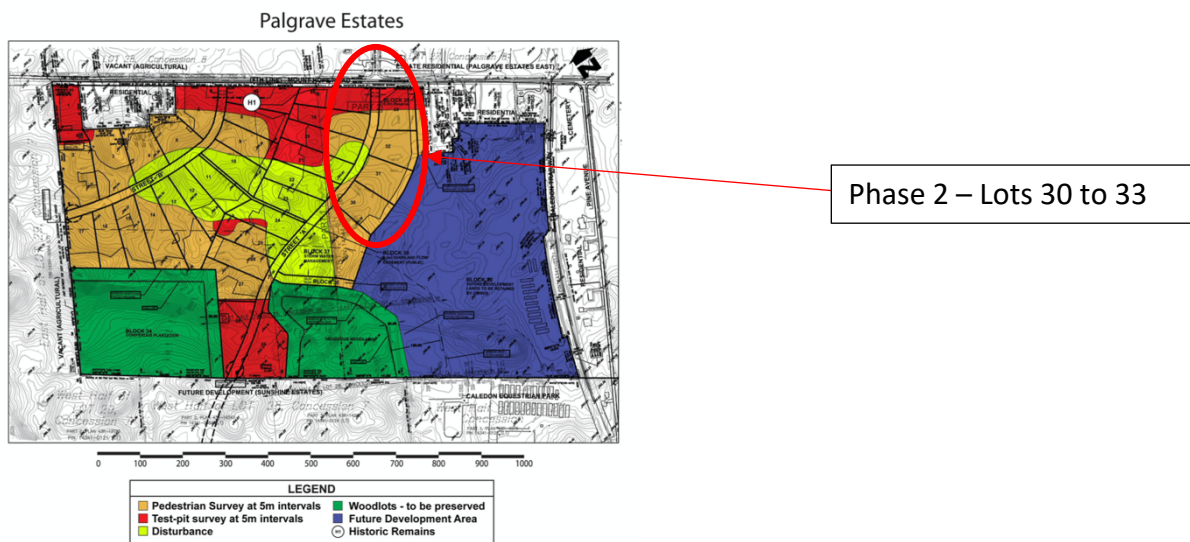
The report was completed in accordance with relevant Oak Ridges Moraine Conservation Plan (ORMCP) technical papers and concludes the woodlands of the subject lands are not candidates for identification as Significant Woodland.

A copy of the above noted report is included with this submission.

#### 3.2 Stage 1-2 Archaeological Assessment

Archeoworks Inc. prepared a Stage 1-2 Archaeological Assessment, dated November 2005, for the Draft Plan of Subdivision 21T-88040C. Page 9 of the report provides a map outlining all areas within the draft plan assessed for the archeological review. Please see Figure 8 for the mapping visual included within the report. Lots 30 to 33 are included within the original assessment.

**Figure 9 – Archeological Study Review Area**





The report concludes, on page 11, that the development lands be considered free from archaeological concern. Furthermore, clearance was received from the Ministry of Culture for the assessed areas in a letter dated February 21, 2006.

A copy of the above noted report and Ministry clearance letter is included with this submission.

### **3.3 Environmental Noise Assessment**

The Phase 2 lots abut lands currently used for the Caledon Equestrian Park. Valcoustics Canada Ltd. (VCL) was retained to prepare an Environmental Noise Assessment report for the proposed residential lots in support of the Lot Registration and rezoning application. Table 7 of the report, on Page 12, provides for recommended noise abatement measures including recommended warning clauses for inclusion in all Offers of Purchase and Sale. The report concludes “with the incorporation of the recommended noise mitigation measures, the applicable Town of Caledon, Peel Region and MECP noise guidelines can be met and a suitable acoustical environment provided for the occupants”.

A copy of the above noted report is included with this submission.

### **3.4 Geotechnical Investigation**

Terraprobe Limited prepared a Geotechnical Report, dated 2006, to determine the soil and groundwater conditions on the entire site to inform the development of the lands for the design and installation of private septic systems, municipal services, road construction and general house foundations.

A copy of the above report is included with this submission.

### **3.5 Engineering Memo and Design Drawings**

As previously indicated, the Phase 2 lands are currently serviced through the development of the Phase 1 lands. C.F. Crozier & Associates Inc. prepared the following information in support of the rezoning application:

- Stormwater Management Brief with the following conclusions:
  - Post-development drainage conditions are consistent to pre-development drainage conditions.
  - Stormwater surface drainage from the proposed development is conveyed to two (2) separate areas: Buckstown Trail, and the Block 37 Stormwater Management Pond west of the property as per drainage design found on Sheet 2 of 3 Grading Plan (UMA|AECOM, May 29, 2006)
  - The Site Grading Plan (Drawing C101) follows the grading intent of Sheet 2 of 3 Grading Plan (UMA|AECOM, May 29, 2006) and employs the same stormwater management strategies that were approved by the Town of Caledon.

- The stormwater quality control and water balance for the site is satisfied through the subdivision design of the Palgrave Estates West Subdivision (21T-88040 C).
- Site Grading Plan showing driveway locations and structural envelopes (Drawing C101);
- Drainage Area Sketch of Grading Plan (Figure 3);
- Pre-development Drainage Plan (Figure 1);
- Post-development Drainage Plan (Figure 2); and
- Septic Design Sheet informing the residential sewage system design.

The above noted Engineering Memo and Design Drawings are included with this submission.

#### **4.0 Planning Analysis**

##### **4.1 Provincial Policy Statement, 2020 (PPS)**

The PPS provides policy direction for the creation of efficient land use and development patterns. Policies aim to promote strong, liveable, healthy and resilient communities, while protecting the environment and facilitating economic growth.

The proposed rezoning to facilitate the residential development of lands approved and pre-serviced for residential development is consistent with the policies of the PPS as follows:

- The proposed rezoning will facilitate residential development on lands draft approved for residential development.
- The rezoning and eventual registration of the Phase 2 lands will allow for planned residential development to proceed efficiently using existing infrastructure on existing pre-serviced draft approved lots.
- The Phase 2 lands built out will provide for the completion of the existing single family detached community.
- Appropriate studies have been completed to ensure the lands can be developed for residential uses without impacting the operations of the abutting Caledon Equestrian Park and without noise impact to the future residents of the lots.
- Extensive environmental work has been completed on the lands (including a woodland assessment update) to ensure the lands continue to be appropriate for development and do not contain significant environmental features.
- The lots are sized in a manner to ensure compatibility with the surrounding residential uses.
- The entire area has undergone extensive reforestation through the development of the Phase 1 lands.

As illustrated above, the rezoning to facilitate draft approved and pre-serviced residential lots is consistent with the policies of the PPS.

#### **4.2 Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)**

The Growth Plan for the Greater Horseshoe, 2019 (The Growth Plan), came into effect on May 16, 2019 and was most recently amended in August 2020. The Growth Plan supports the achievement of complete communities that are “compact, transit-supportive, and make efficient use of investments in infrastructure and public service facilities” while protecting agricultural and natural areas and supporting climate change mitigation.

The subject lands are located within the Greenbelt Area of the Growth Plan. The proposed rezoning conforms to the Growth Plan as follows:

- The lands are designated as Palgrave Estates Residential Community within the Town of Caledon Official Plan.
- The lands are draft approved for 4 residential lots.
- The rezoning will facilitate residential development on pre-serviced lands.
- Phase 2 development utilizes existing infrastructure planned and sized for the lands.
- The rezoning will assist in facilitating the registration of the final phase of an existing subdivision thereby completing the planned community.
- The entire subdivision area has undergone extensive environmental review and reforestation through the development and build out of the Phase 1 subdivision lands.
- An additional woodland assessment has been completed for the Phase 2 lands to ensure no significant environmental features are impacted by the development.
- A noise study has been completed to ensure compatibility with the abutting Caledon Equestrian Park use.
- Appropriate archaeological assessments have been completed on the lands to ensure the development of the lots does not impact cultural heritage.
- The residential dwellings to be constructed on the lands are compatible with the existing residential community.
- No additional infrastructure is required to service the lands.

As illustrated above, the rezoning to facilitate the registration and build-out of draft approved and pre-serviced residential lots conforms with the policies of the Growth Plan.

#### **4.3 Greenbelt Plan, 2017**

The Greenbelt Plan, established in 2005, together with the Growth Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, builds on the PPS to establish a land use planning framework for the Greater Golden Horseshoe with the goal of and policies to “support a thriving economy, a clean and healthy environment and social equity”.

The lands are designated “Oak Ridges Moraine Area” in the Greenbelt Plan. Section 2.1 of the Greenbelt Plan indicates for lands within the Oak Ridges Moraine *“The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the Protected Countryside policies do not apply, with the exception of section 3.3.”*

The proposal will facilitate sustainable residential development on draft approved and pre-serviced lands. The subdivision lands have undergone extensive environmental assessment and reforestation as approved by the Toronto Region Conservation Authority through the development of Phase 1 of the subdivision.

The proposal is in keeping with the policies of the Greenbelt.

#### **4.4 Oak Ridges Moraine Conservation Plan, 2017 (ORMCP)**

The ORMCP separates the Oak Ridges Moraine into four land use designations: Natural Core Areas, Natural Linkages Areas, Countryside Areas and Settlement Areas.

The subject lands are located on the Oak Ridges Moraine (ORM) within the Palgrave Estates Residential Community (a component of the Countryside land use designation). The Countryside Area is intended to “provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas”. Policies within the Countryside areas are restrictive with regards to new development with some areas of exception, including the Palgrave Estates Community.

The proposal to rezone lands approved for development within the Palgrave Estates Community conforms to the policies of the ORM as follows:

### ***Part II Land Use Designations***

#### ***Division of Plan Area, land use designations***

##### ***Countryside***

##### **Policy**

13. (1) *The purpose of Countryside Areas is to encourage agricultural and other rural uses that support the Plan’s objectives by,*

- (a) protecting prime agricultural areas;*
- (b) promoting and protecting agricultural and other rural land uses and normal farm practices;*
- (c) maintaining the rural character of the Rural Settlements;*
- (d) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change; and*



(e) maintaining existing public service facilities and adapting them, where feasible, to meet the needs of the community.

(2) *Countryside Areas also have the objectives of,*

*(a) maintaining, and where possible improving or restoring the ecological integrity of the Plan Area;*

*(b) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;*

*(c) maintaining the quantity and quality of groundwater and surface water;*

*(d) maintaining groundwater recharge;*

*(e) maintaining natural stream form and flow characteristics;*

*(f) protecting landform features;*

*(g) accommodating a trail system through the Plan Area and trail connections to it;*

*(g.1) conserving cultural heritage resources; and*

*(h) providing for economic development that is compatible with subsection (1) and with clauses (a) to (g.1).*

### **Analysis**

The proposal will facilitate estate residential development approved through a draft plan of subdivision in an area designated for estate residential growth. The lands have gone through an extensive environmental review to facilitate the original draft approval and an updated study has been completed to ensure there are no significant woodlands being affected through the applications. The draft approved lands have been serviced and have undergone reforestation to the satisfaction of the Toronto Region Conservation Authority (TRCA).

All relevant studies have been completed to ensure cultural heritage and the environment were protected through development of the draft plan of subdivision. Additional engineering has been completed on Phase 2 of the lands and confirms the approved lotting for the Phase 2 lands is still appropriate from a servicing perspective.

### **Policy**

*(3) The following uses are permitted with respect to land in Countryside Areas, subject to Parts III and IV:*

- 1. Fish, wildlife and forest management.*
- 2. Conservation projects and flood and erosion control projects.*
- 3. Agricultural uses.*
- 4. Infrastructure uses.*
- 5. Home businesses.*
- 6. Home industries.*
- 7. Bed and breakfast establishments.*

8. *On-farm diversified uses.*
9. *Low-intensity recreational uses as described in section 37.*
10. *Unserviced parks.*
11. *Mineral aggregate operations.*
12. *Wayside pits.*
13. *Agriculture-related uses.*
14. *Small-scale commercial, industrial, and institutional uses as described in section 40, subject to subsection (5).*
15. *Major recreational uses as described in section 38, subject to subsection (5).*
16. *Residential development in accordance with section 14.*
17. *Uses accessory to the uses set out in paragraphs 1 to 16.*

### **Analysis**

The lands are located within the Palgrave Estates Community and are approved for estate residential development through an existing draft plan of subdivision in accordance with Section 14 of the ORMCP.

### **Policy**

14. (1) *Residential development is permitted with respect to land in the Palgrave Estates Residential Community as shown on the land use designation map referred to in section 2, subject to the Town of Caledon Official Plan, as amended from time to time, and to the following provisions of this Plan:*

1. *Sections 20 to 26.*
2. *Subsection 27 (3).*
3. *Sections 28 and 29.*
4. *Subsections 30 (1), (12) and (13).*
5. *Subsections 41 (1), (4) and (5).*
6. *Sections 42 to 47.*
7. *The Table to Part III.*

### **Analysis**

The rezoning will facilitate the build out of the final phase of a draft plan of subdivision which has been adequately serviced to include the Phase 2 lands. The rezoning to facilitate estate residential development conforms to the policies of the ORMCP as follows:

- The rezoning seeks to build out an approved draft plan which has been serviced and has undergone extensive reforestation to enhance natural features of the site.
- An additional environmental assessment has been completed on Phase 2 to ensure the existing draft approved lotting is still appropriate and does not impact significant environmental features.

- All servicing and environmental work completed on the subdivision lands (as part of the Phase 1 development) to service all phases of the draft plan has been completed under a Subdivision Agreement, with all agencies signing off.
- The rezoning will facilitate large lots in keeping with the Phase 1 lotting and sized to accommodate appropriate onsite private septic systems within a defined building envelope as previously approved through the subdivision design.
- The lands have been pre-serviced with water services through the development of Phase 1 and are located within an area as identified for partial services.
- Stormwater Management Facilities exist for the lands continue to be appropriate to service the Phase 2 lots.
- The lands are designated for residential development within the Town of Caledon Official Plan.

As shown above, the proposal conforms to the policies of the ORMCP.

#### **4.5 Region of Peel Official Plan**

The subject property is designated as “Palgrave Estate Residential Community” on Schedule D1 of the Region of Peel Official Plan. The proposed rezoning facilitates residential development through an approved draft plan with a phased approach and meets the goals and objectives of the Region of Peel Official Plan as follows:

- The lands represent the second and final phase of draft approved lands.
- The rezoning will facilitate estate residential uses, an approved use within the Palgrave Estate Residential Community.
- The lands will complete an approved and serviced community.
- Environmental work completed for the draft plan has ensured protection and enhancement of environmental features within the draft plan.
- Appropriate structural envelopes are proposed, as previously approved and contemplated for the lands.
- Site specific wording, as approved for the Phase 1 lands, is included within the Zoning Bylaw Amendment to ensure no structures will be located outside of approved structural envelopes.

As shown above, the rezoning proposal conforms to the policies of the Region of Peel Official Plan.

#### **4.6 Town of Caledon Official Plan**

The subject property is designated Policy Area 3 of the Palgrave Estate Residential Community on Schedule “G” of the Town of Caledon Official Plan. The proposed rezoning meets the principles and policies of the Official Plan as follows:

- The proposal facilitates estate residential, a use that is encouraged by the Official Plan in the area;

- Appropriate environmental review has been completed to ensure no significant natural areas are affected by the proposal;
- The rezoning is requested to fulfil an existing draft condition for the property;
- The lands are part of an approved draft plan which underwent extensive review prior to draft approval and are serviced with all required infrastructure;
- The proposed zoning includes restrictions in keeping with the zoning for the area;
- The proposed dwellings will compliment the design of the high scale rural community; and
- The rezoning will facilitate the final phase of a development.

The proposal meets the policies of the Town of Caledon Official Plan.

#### **4.7 Town of Caledon Design Guidelines**

The proposed rezoning to facilitate the completion of the approved residential subdivision meets the Town of Caledon Design Guidelines as follows:

- The approved lots are located in an area of substantial reforestation and seek to protect all natural areas within the development.
- The lots are located in close proximity to the Caledon Trail, providing active transportation opportunities for residents.
- The proposed lots adhere to and respect the approved lot fabric for the area.
- The proposed dwellings will be designed to compliment the existing residential homes with high quality design and exterior finishes (see Figure 7).
- The lands are pre-serviced with all required infrastructure.
- The rezoning will facilitate the full build out of an approved draft plan, completing the planned community.
- Future dwellings on the lot will respect the natural surroundings by maintaining all structures within a previously approved structural envelope and preserve existing canopy cover in the area.
- The lots are sized and shaped to be compatible with the surrounding residential lots.
- The rezoning to facilitate build out of the approved lots is proposed to be the same as currently exists for Phase 1 of the development.

As demonstrated the design guidelines are met with the high quality design of the proposed dwellings within an existing draft approved subdivision.



## 5.0 Conclusion

As demonstrated above, the proposed rezoning to facilitate the completion of the Palgrave Estates subdivision (21T-88040C) with estate residential development to occur through the registration of a Plan of Subdivision represents efficient use of serviced lands. It is the opinion of the undersigned that the proposal represents good land use planning and meets the goals, principles, and policies of all relevant planning documents.

Respectfully submitted,  
RUDY & Associates



Michelle Cutts, MCIP, RPP  
Principal Planner

## APPENDIX A

**THE CORPORATION OF THE TOWN OF CALEDON**  
**BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to Part 1, Plan 43R-40386,  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 0 Mount Hope Road

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part 1, Plan 43R-40386, Town of Caledon, Regional Municipality of Peel, for estate residential purposes.

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	<insert exception #>  (# to be provided by Planning Staff)  (<insert by-law #>)	-Daycare, Private Home -Dwelling, Detached -Home Occupation -Natural Area	<b>Building and Structure Location</b> All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope shown on Zone Map S.E.28.  <b>Natural Area Restrictions</b> Within any area shown as “Natural Area” on Zone Map S.E.28, no person shall alter the surface of land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the forest management/reforestation plan or alter, disturb, destroy or remove an wildlife habitat whether in use or not unless deemed hazardous to human health or property.

2. Schedule "A", Zone Map 56 of By-law 2006-50, as amended is further amended for Part 1, Plan 43R-40386, Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area 1 (EPA1-ORM), Environmental Policy Area 2 (EPA2-ORM), and Rural – Oak Ridges Moraine – Exception (A2-596-ORM) Zone to Estate Residential – Exception – Oak Ridges Moraine (RE-###-ORM) Zone in accordance with Schedule "A" attached hereto.
3. Schedule "B", Zone Map S.E.28 of By-law 2006-50, as amended is further amended for Part 1, Plan 43R-40386, Town of Caledon, Regional Municipality of Peel in accordance with Schedule "B" attached hereto.

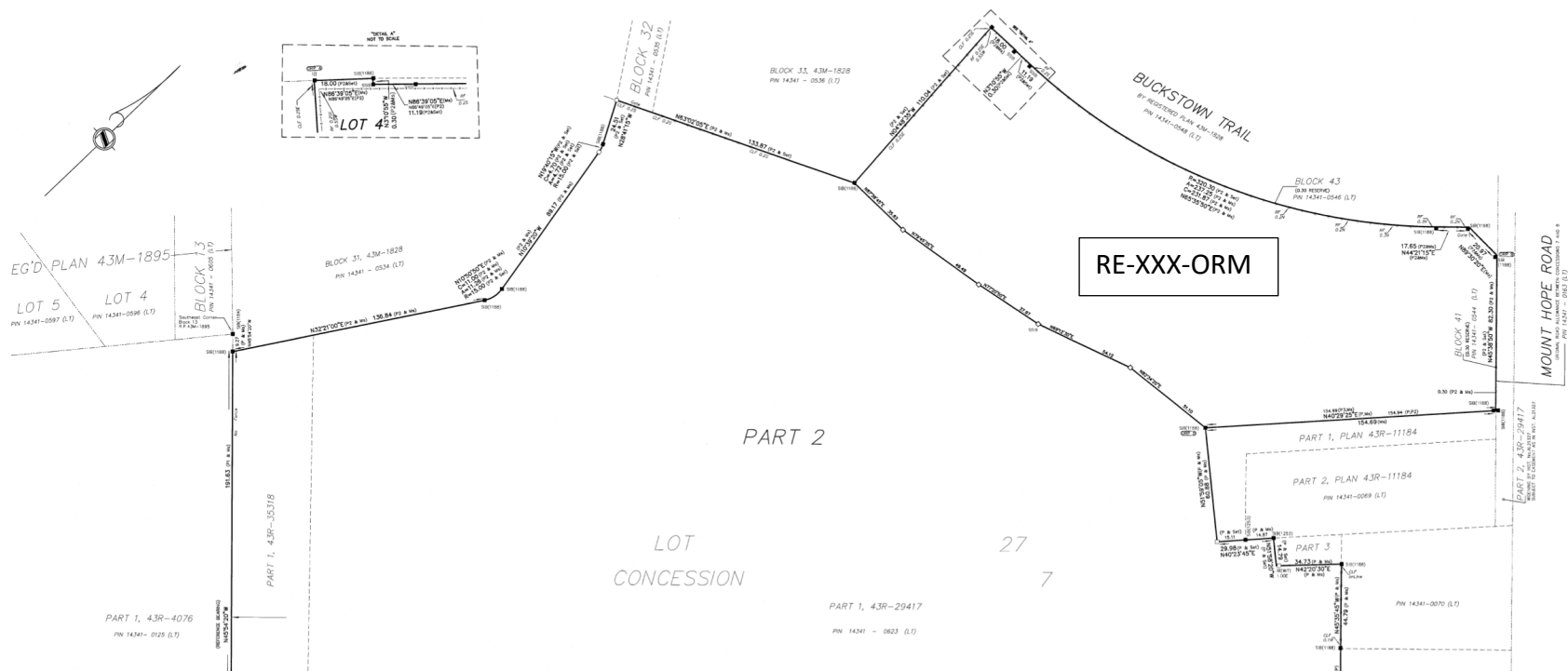
Read three times and finally  
passed in open Council on the  
XX day of XXXXXX, 20XX.

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Allan Thompson, Mayor

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Carey Herd, Clerk



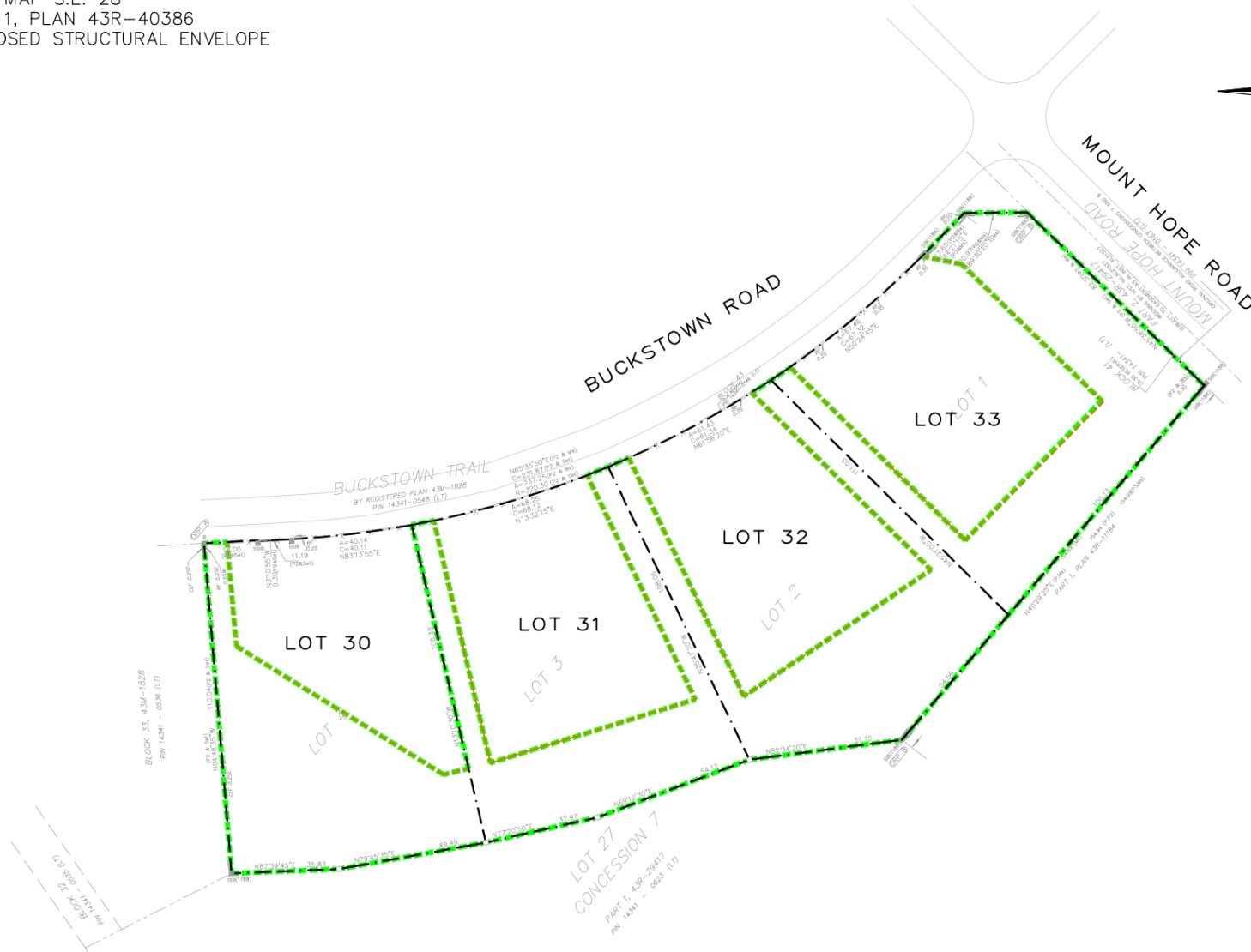
Schedule "A" to By-law No. \_\_\_\_\_  
 Zone Map 56  
 Part 1, Plan 43R-40386  
 Proposed Zoning

#### Legend




Proposed Zoning

SCHEDULE "B" TO BY-LAW No. \_\_\_\_\_  
 ZONE MAP S.E. 28  
 PART 1, PLAN 43R-40386  
 PROPOSED STRUCTURAL ENVELOPE



Legend	
— · —	PROPERTY LINE
- - - - -	STRUCTURAL ENVELOPE (PER PALGRAVE ESTATES WEST SUBDIVISION APPLICATION (21T-88040 C))
- - - - -	NATURAL AREA

Project  
 ANGELSTONE TOURNAMENTS INC.  
 LOTS 30 – 33  
 TOWN OF PALGRAVE  
 Drawing  
 STRUCTURAL ENVELOPE



**CROZIER & ASSOCIATES**  
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Scale Date 07/18/2022 Check By P.S. Drawing C100