

**TOWN OF CALEDON
PLANNING
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June 17th, 2025



PLANNING JUSTIFICATION REPORT

**APPLICATIONS FOR
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN
OF SUBDIVISION**

STELLAR HOMES INC.

**0 MOUNT PLEASANT ROAD
PART OF LOT 18, CONCESSION 8 AND BLOCK 15, PLAN 43M-1994
TOWN OF CALEDON, REGION OF PEEL**

APRIL 2025

P-3469

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1.0 INTRODUCTION

KLM Planning Partners Inc. has been retained by Stellar Homes Inc. (the “Owner”), with respect to the development of their lands located at the immediate southwest corner of the intersection of Mulloy Court and Mount Pleasant Road in the Town of Caledon (the “Town”) and Region of Peel (the “Region”). The lands are legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel (the “Subject Lands”). (See **Figure 1 – Context Map**).

1.1 PURPOSE AND BACKGROUND

The Owner is proposing to develop the Subject Lands with 5 estate residential detached lots accessed by the existing Mulloy Court (the “Proposed Development”). This Planning Justification Report has been prepared in support of the Official Plan Amendment application (the “OPAA”), Zoning By-law Amendment application (the “ZBAA”) and proposed Draft Plan of Subdivision application (the “DPA”) (collectively, the “Supporting Applications”).

The Subject Lands are located within the Palgrave Estate Residential Community in the Town of Caledon and the development of the lands with estate residential uses would represent the completion of an estate residential enclave serviced by the Mulloy Court cul-de-sac. The Proposed Development relies on access and infrastructure constructed through the approval of subdivision 65M-1994 (the “Preceding Development”) and can be considered a subsequent phase of development. The Preceding Development was implemented by the Owner of the Subject Lands.

A Pre-Application Review Committee (PARC) Meeting was held on July 6, 2023, where the development proposal was assessed and

resulted in the issuance of submission requirements for a complete application for the ZBAA (PRE 2023-00101) and DPA (PRE 2023-0085). Through this review, the Town provided comments indicating the requirement of an Official Plan Amendment Application. The materials submitted in support of the planning applications are in accordance with these requirements and comments and are intended to assist with the formal review of the Proposed Development.

This report is intended to provide the planning analysis and basis for the Official Plan Amendment (the “OPA”), Zoning By-law Amendment (the “ZBA”) and Draft Plan of Subdivision (the “Draft Plan”) as they relate to the applicable Provincial, Regional and municipal land use planning policies and documents, and to demonstrate that the Supporting Applications represent good land use planning.

2.0 SITE AREA AND CONTEXT

2.1 DESCRIPTION

Community of the Town of Caledon Official Plan.

The Subject Lands are approximately 4.083 hectares (10.089 acres) in size with approximately 334 metres (1095 feet) of frontage on Mulloy Court and approximately 122 metres (400 feet) of frontage on Mount Pleasant Road. The site is currently vacant, generally flat with some natural features. These features are a Provincial Significant Wetland, an ephemeral watercourse and trees generally located at the south of the site. The balance of the lands have been used for agricultural purposes in recent history.

2.2 SURROUNDING USES

The surrounding land uses include the following:

North: To the north is Mulloy Court and estate residential single family homes with rural residential and agricultural uses beyond. The lands are designated "Policy Area 2" by the *Town of Caledon Official Plan Schedule G: Palgrave Estate Residential Community*.

East: To the east is Mount Pleasant Road with single family homes and natural areas beyond. These lands are designated 'Environmental Policy Area' and 'Rural Lands' by *Schedule A Land Use Plan of the Town of Caledon Official Plan*.

South: To the south are vacant agricultural lands designated 'Environmental Policy Area' and 'Rural Lands' per *Schedule A Land Use Plan of the Town of Caledon Official Plan*.

West: To the west of the Subject Lands are single detached estate residential dwellings with natural areas and agricultural lands beyond. These lands are designated "Policy Area 2" by *Schedule G Palgrave Estate Residential*

3.0 DEVELOPMENT PROPOSAL

The Draft Plan seeks to subdivide the Subject Lands for the purposes of road widenings, municipal reserves and estate residential lots. The proposed amendment to the Town of Caledon Official Plan will permit 5 lots which results in the intended population density for the Palgrave Estates Residential Community to be implemented for the lands serviced by the Mulloy Court cul-de-sac. The proposed amendments to the Town of Caledon Zoning By-law 2006-50 will implement the Town of Caledon Official Plan, as proposed to be amended, and is required to implement the Proposed Development.

As noted previously, the Draft Plan relies on access and infrastructure approved and constructed by the Owner through the Preceding Development. Specifically, the Proposed Development relies on Mulloy Court for the safe, efficient, and effective vehicular and pedestrian access to the Town's arterial road network. The Proposed Development also relies on Mulloy Court for access to municipal piped water services and utilities infrastructure.

The Draft Plan consists of 5 estate residential lots that accommodate building envelopes as well as areas intended to be managed, protected and / or reforested. These lots will have lot frontages which range from approximately 54 to 92 metres with areas that range from approximately 0.638 to 1.185 hectares. The proposed distribution of units would result in a residential density of approximately 1.224 units per gross hectare for the Proposed Development and 0.861 units per gross hectare when calculated with the Preceding Development.

A road widening block is provided to widen Mount Pleasant Road to its planned width with a municipal reserve being provided along the widening to control access. These lands are noted as Block 6 and Block 7 with an area of 0.0048 and 0.005 hectares respectively. The

total area of land to be subdivided is 4.083 hectares (10.089 acres) (see **Figure 3 – Draft Plan of Subdivision**).

In keeping with measures implemented through the Preceding Development and in order to encourage environmental protection and management within the Palgrave Estates Community, more than 35 percent of the site or 1.450 hectares of land will be suitably protected, managed or reforested. The Proposed Development includes density bonus lots that are contemplated in the Town of Caledon Official Plan.

The Proposed Development has been comprehensively planned with the Preceding Development to meet Provincial and Municipal policies guiding development within the Palgrave Estates Residential Community.

4.0 PLANNING APPLICATIONS

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision have been prepared to implement the Proposed Development on the Subject Lands and have been submitted concurrently with this report.

4.1 OFFICIAL PLAN AMENDMENT

An amendment to the Town of Caledon Official Plan (2018) is proposed to permit 5 estate residential lots. The purpose of the OPA would be to implement the density permitted by the Official Plan if the Preceding Development and Proposed Development were approved via one draft plan of subdivision application. More specifically, it would allow environmental density bonuses that were never exercised through the registration of the Preceding Development to be implemented on the Subject Lands. In this regard, the OPA will implement a density for the Mulloy Court cul-de-sac enclave that is contemplated by the Official Plan and implement the intended population density of the Secondary Plan. (see [Appendix C – Official Plan Amendment](#)).

4.2 ZONING BY-LAW AMENDMENT

An amendment to the Town of Caledon Zoning By-law 2006-50, as amended, is required to implement Official Plan policies, as proposed to be amended, and facilitate the Proposed Development. The ZBA proposes to zone the Subject Lands Estate Residential (RE) Zone and Environmental Policy Area 1 – Oak Ridges Moraine Zone (EPA1-ORM) with site-specific development standards and will appropriately regulate the use of the land (see [Appendix D – Zoning By-law Amendment](#)).

4.3 DRAFT PLAN OF SUBDIVISION

A Draft Plan of Subdivision application is required to subdivide 4.083 hectares of land for the purposes of road widenings, municipal reserve and estate residential uses. The Draft Plan illustrates the location and arrangement of the proposed lots, their structure envelopes and the lands to be protected from development (see [Figure 3 – Draft Plan of Subdivision](#)).

5.0 SUPPORTING STUDIES

The proposed development has been prepared together with various supporting documents. These reports are summarized below:

Arborist Report

An Arborist Report and Tree Preservation Plan has been prepared by Azimuth Environmental Consulting Inc. dated January 2025, (the “AR” and “TIPP”). A total of 78 trees were included in the tree inventory with the preservation of forty-five (45) trees located within the wetland or along the southern property limits, and the removal of thirty-three (33) trees located along the northern property boundary being recommended. As the trees to be preserved are located within the protected wetland where no development is proposed, no specific arboricultural maintenance is recommended. To compensate of the loss of 33 trees, Azimuth recommends the planting of an equal number of trees along the southern boundary of the site.

Archaeological Assessment

The Stage 1 & 2 Archaeological Assessment has been prepared by Archeoworks dated May 17, 2022 (the “Archtiectual Assessment”) to assess the likelihood of discovering archaeologically significant materials on the Subject Lands. Although artifacts with potential archaeological significance were found on the site, the Archtiectual Assessment concluded that they did not possess significant cultural heritage value or interest. As a result, the report was submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18, and has been entered into the Ontario Public Register of Archaeological Reports.

Noise and Vibration Report

A Noise Feasibility Study has been prepared by HGC Engineering dated January 9, 2024 (the “Noise Study”), to identify and assess various sources of noise affecting the site, as well as to provide noise control recommendations. The Noise Study identified the road traffic on Mount Pleasant Road as the primary contributor to noise, and the analysis predicts that the anticipated road traffic sound levels will not surpass the guidelines set by the Ministry of Environment, Conservation and Parks (MECP) for any of the proposed dwelling units. No specific acoustic recommendations are provided for the development, as it is anticipated that adherence to the minimum requirements of the Ontario Building Code during construction will inherently deliver sufficient sound insulation for all dwelling units.

Functional Servicing Report and Stormwater Management Report

The preliminary Functional Servicing and Stormwater Management Report dated January 17, 2025 (the “FSR”) has been prepared by Ecometrix and describes the proposed sanitary and water servicing, drainage and stormwater management strategies, site grading, and other proposed servicing infrastructure. The FSR describes the existing conditions of the site including physiography and landform, topography, drainage patterns, surficial soils, surficial geology, and hydrogeology and groundwater. Stormwater will be directed to grassed and natural areas for filtration and infiltration, and measures like bioswales and oil/grit separators will be utilized. The drainage system is designed to handle up to a 100-year storm event, with sanitation managed by individual on-site sewage disposal systems and municipal water provided through existing infrastructure. Erosion and

sediment control plans align with local standards and guidelines to minimize environmental impact during construction.

Indigenous Engagement

The Indigenous Engagement prepared by Archeoworks dated May 17, 2022 (The “Indigenous Engagement”) has been prepared to document the communication between the archaeological consultant and the Mississaugas of the Credit First Nation (MCFN), regarding the archaeological field investigation completed on the subject site. The communications log includes all communications between Archeoworks and MCFN, dating from October 6, 2021 to May 17, 2022. The Indigenous Engagement also features Archeoworks’ report submitted to the MCFN, detailing the archaeological discoveries made during the field survey.

Geotechnical Investigation Report

The Geotechnical Investigation Report has been prepared by GeoTerre Limited dated January 24, 2024 (the “Geotechnical Report”) to present the results of a geotechnical investigation that was completed to establish the prevalent soil and groundwater conditions within the limits of the site. The Geotechnical Report recommendations include specific measures for site grading and building foundation for support, namely the importance of forming foundations at least 1.5 metres below existing site grades to avoid weak soils. Other noteworthy recommendations include using traditional strip and/or pad foundations with maximum bearing capacities and using raised septic tile beds and specific pavement structure thickness for entranceways.

Environmental Impact Study

An Environmental Impact Statement has been prepared by Azimuth Environmental Consulting Inc. dated January 2025 (the “EIS”) for Proposed Development. The purpose of the EIS is to provide a comprehensive overview of

the natural environmental conditions and the potential impacts associated with the proposed development on significant natural heritage features and functions of the property and its neighbouring lands. Furthermore, the EIS documents the natural environmental attributes within the property and surrounding lands, particularly focusing on Species at Risk and their habitats. Azimuth's study confirms that environmental conditions will not hinder the proposed development, given the protection measures outlined in Section 9 of the report. The project won't harm Species at Risk habitats if mitigation measures from Sections 9 and 10 of the EIS are followed. Additionally, ecological functions of wetlands, woodlands, and watercourses hosting fish habitat will not be negatively impacted if appropriate mitigation measures from Section 9 are implemented during construction.

Environmental Site Assessment

A Phase One Environmental Assessment has been conducted by AEL Environment dated May 20, 2021 (the “ESA”), to assess the environmental legacy of the site. Although traces of potentially contaminating activities were identified on the site during the investigation, further analysis revealed a low likelihood of on-site contamination. Similarly, no areas of potential environmental concern (APECs) were observed on the subject site, and neighboring land uses demonstrated a low potential for on-site APECs. In light of these findings, AEL has concluded that a Phase Two Environmental Site Assessment is not recommended, as no areas of potential concern were uncovered on the site.

Environmental Management / Reforestation Report

A Reforestation and Naturalization Report has been prepared by Ecometrix Incorporated dated February 12, 2024, in support of the proposed Phase 2 of the Stellar Estates subdivision development. This report provides

an overview of the proposed reforestation and naturalization plan, consisting of four components: identifying lands to remain in a natural state and protected; identifying lands to be naturalized and reforested as part of Proposed Development; identifying lands to be naturalized and reforested as part of the Proposed Development, and; identifying lands to be maintained in a natural state. Within the Subject Lands, approximately 0.56 hectares will remain in a natural state and protected, 1.3 hectares will be maintained in a natural state, 2.65 hectares will be naturalized and reforested as part of Preceding Development, and 3.33 hectares will be naturalized and reforested as part of Proposed Development.

Hydrogeological Assessment Report

The Hydrogeological Assessment Report has been prepared by Ecometrix Incorporated dated January 17, 2025 (the “Hydrogeological Assessment”) to analyze the hydrogeological characteristics of the Site. This assessment encompassed the evaluation of groundwater flow and quality, and an examination of potential impacts on groundwater resulting from the proposed development. The Hydrogeological Assessment’s findings confirm that the proposed development is not expected to adversely affect local groundwater levels, well water quantity, or well water quality. Specifically, although groundwater levels in the immediate vicinity of the sewage disposal system on each lot are projected to be higher than pre-development levels, this alteration is deemed unlikely to significantly impact the shallow groundwater flow system.

Traffic Brief

A Traffic Brief dated January 15, 2024 prepared by CGE Consulting investigates and evaluates the existing traffic volume on Mulloy Court and the potential traffic generated by the proposed development. The report indicates that the proposed site access can adequately support

the forecasted traffic operations. The anticipated traffic from the proposed development and the neighbouring site is minimal and falls within typical daily traffic fluctuations, indicating no significant impact on the intersection's capacity or congestion during morning and evening peak hours. Further, the incremental site traffic generated by the proposed development can be accommodated by the existing transportation network, and accordingly, no roadway improvements are required.

6.0 PLANNING POLICY ANALYSIS

6.1 PROVINCIAL POLICY

6.1.1 THE PLANNING ACT

The purpose of the Planning Act (the “Act”) is to provide the regulations that govern land use planning in the province of Ontario and establishes a land use planning system that is guided by a provincial policy framework. The Act promotes economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The Act additionally aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

Section 2 of the Planning Act requires that the council of a municipality and the Tribunal, shall have regard to matters of Provincial interest when carrying out their responsibilities. These interests include the protection of ecological systems, the adequate provision and efficient use of sewage and water systems, the orderly development of safe and healthy communities, provision of a range of housing, protection of public health and safety, appropriate location of growth and development, and the promotion of development that is sustainable, is oriented to pedestrians and promotes a built form that is well designed.

Section 3 of the Act states that planning decisions shall be consistent with the Provincial Planning Statement and shall confirm or not conflict with in effect Provincial Plans.

Section 51 of the Act requires that draft plans of subdivision shall have regard for the health, safety, convenience, accessibility for persons with disabilities and the welfare for the present and future inhabitants of a municipality.

In our opinion, the Supporting Applications properly addresses matters of Provincial interest found in Section 2 of the Planning Act, are consistent with the Provincial Planning Statement conform to in effect Provincial Plans and the Draft Plan has regard for the health, safety, convenience, accessibility and welfare of Ontarians.

Appendix A to this report provides for a detailed policy analysis that demonstrates the requirements of the Planning Act are met, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development satisfy the requirements of the Planning Act.

6.1.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (the “PPS”) is the guiding document providing policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians. The PPS includes policies that direct growth to existing urban areas which contributes to the creation of strong communities, healthy environments, and long-term economic growth.

The Provincial Planning Statement came into effect on October 20, 2024 and applies to all decisions that affect a planning matter made on or after this date. Section 3(5) of the *Planning Act* requires that all decisions that affect planning matters be consistent with policy statements issued under the Act, including the PPS.

The PPS calls for the building of strong communities as “Ontario's long-term

prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.”

The PPS describes how this can be achieved by promoting the efficient use of land infrastructure and resources and accommodating an appropriate range and mix of housing types, avoiding land use patterns that cause harm to the environment and public health, and providing the infrastructure necessary to accommodate growth. Additionally, the PPS establishes that Settlement Areas are to be the focus of growth and development, and that long term prosperity, environmental health, social well-being depends in part on conserving biodiversity and protecting the natural environment.

The Proposed Development represents contextually efficient use of land, infrastructure and public service facilities. The proposed lots will complete the Preceding Development contributing to the efficient use of the already constructed Mulloy Court and associated infrastructure and will result in a density that is contemplated by the Town of Caledon Official Plan. The development contributes to the mix of housing in the Town of Caledon. The proposed development represents a built form that would efficiently utilize existing services and would contribute to the available residential dwellings available in the area.

Appendix A to this report provides for a detailed policy analysis of the PPS and demonstrates that the Proposed Development on the Subject Lands is consistent with the policies of the PPS, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development are consistent with the PPS.

6.1.3 GREENBELT PLAN (2017)

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

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

Appendix A to this report provides for a detailed policy analysis of the Greenbelt Plan and demonstrates that the Proposed Development on the Subject Lands is consistent with the policies of the Greenbelt Plan, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development conform to the Greenbelt Plan.

6.1.4 OAK RIDGES MORaine CONSERVATION PLAN (2017)

The Oak Ridges Moraine Conservation Plan (the “ORMCP”) is an ecologically based plan established to provide land use and resource management direction that protects the moraine's ecological and hydrological features and functions while providing support for development within existing settlement areas. The ORMCP provides land use and resource

management direction for lands located on the Oak Ridges Moraine.

Section 3(5) of the *Planning Act* requires that any decision respecting a planning matter shall conform to the Provincial Plans that are in effect at the time, including the ORMCP.

The Subject Lands are entirely within the Palgrave Estates Residential Community which is a component of the Countryside Area land use designation of the Oak Ridges Moraine Conservation Plan (refer to **Figure 5: ORMCP Land Use Designation Map 1**). The Countryside Area is broadly intended to provide an area of transition between the Natural Core Areas and Natural Linkage Areas with Settlement Areas of the Plan. Residential development is permitted on lands designated within the Palgrave Estates Residential Community subject to the Town of Caledon Official Plan and prescribed provisions of the ORMCP.

Appendix A to this report provides for a detailed policy analysis of the ORMCP and demonstrates that the Proposed Development on the Subject Lands conforms to the policies of the ORMCP, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development conform to the Oak Ridges Moraine Conservation Plan.

6.2 REGIONAL POLICY

6.2.1 REGION OF PEEL OFFICIAL PLAN (2022)

The Region of Peel Official Plan ("ROP") was adopted by Regional Council on April 28, 2022, through Bylaw 20-2022. This by-law repealed and replaced the former July 11, 1996 Region of Peel Official Plan adopted by By-law 54-96, as amended. The Plan was subsequently approved with modifications by the Minister of Municipal Affairs and Housing, through the

Minister's Notice of Decision on the Plan dated November 4, 2022. The latest copy of the ROP includes the modifications made by the Minister in the Minister's approval.

The Subject Lands are designated by the ROP as *Oak Ridges Moraine Conservation Plan Area* via Schedule B-5 Greenbelt Plan Area Land Use Designations and *Palgrave Estate Residential Community* via Schedule D-1 Rural System and Schedule E-1 Regional Structure. (see **Figures 6 – 10 in Appendix B, Region of Peel Official Plan Schedules**).

The ROP outlines strategies to guide growth and development in Peel Region for the period 2005 to 2031. The ROP indicates that one of Regional Council's goals are to create healthy and sustainable communities for those living and working in Peel including physical, mental, economic, and social well-being, minimizing crime, hunger and homelessness; preserving the region's natural and cultural heritage and an emphasis on Peel's future.

The ROP seeks to establish healthy and complete communities, achieve an intensified and compact urban form with a mix of land uses that pedestrian-friendly and transit-supportive while also supporting rural system and the rural economy. The ROP aims achieve the goal of protecting, maintaining, restoring and enhancing the quality and ecological integrity of ecosystems, including air, water and land.

The Proposed Development will ensure that the natural environment and resource objectives of the Reion are supported while providing for an estate residential housing lifestyle in Peel. Furthermore, the Proposed Development is compatible with the rural landscape and surrounding uses, protects the natural environment, is a logical extension and subsequent phase of the Preceding Development and has the necessary water services while taking into account the financial and physical capabilities of services and their suitability and availability.

Appendix A to this report provides for a detailed policy analysis of the ROP and demonstrates that the Proposed Development on the Subject Lands is consistent with the policies of the ROP, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development conform to the Region of Peel Official Plan.

6.3 LOCAL POLICY & ZONING

6.3.1 TOWN OF CALEDON OFFICIAL PLAN (March 2024)

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

The Palgrave Estate Residential Community Secondary Plan (the “SP”) compliments and implements the policies of the Town of Caledon Official Plan and ORMCP providing a detailed land use policy framework to guide desirable, high quality, orderly, estate residential areas that have a high regard and respect for the natural environment.

The purpose of the SP is to provide for future estate residential development within a comprehensive, environmentally responsible policy framework through the establishment of an Estate Residential Community. The ‘Policy Area 2’ designation is suitable for estate residential development at a prescribed density and minimum net lot size. The provisions of the ZBA seek to establish

requirements to secure these outcomes, and to achieve the objectives of the Official Plan.

The OP designates the Subject Lands as Oak Ridges Moraine Conservation Plan Area, Schedule ‘A’ Land Use Plan, Greenbelt Plan Area, Greenbelt Plan Protected Countryside Designation, Palgrave Estate Residential Community, Schedule ‘A1’ Town Structure; and Policy Area 2, Schedule ‘G’ Palgrave Estate Residential Community (see **Figures 11 – 18 in Appendix B, Town of Caledon Official Plan Schedules**).

The Proposed Development will contribute to and enhance the rural character of the existing neighbourhood and implements a land use pattern that is in keeping with the rural character of Palgrave. The visual impact of the development can be minimized and the Proposed Development will harmoniously integrate built form into the natural landscape. The proposed lot sizes and future dwellings are consistent with the Official Plan and Estate Residential Zoning performance standards.

All natural features including a wetland have been identified and are proposed to be protected from any adverse impacts of development. The Proposed Development will display a high level of environmental quality and amenity through the incorporation of the natural landscape into the land use pattern. The Proposed Development includes low impact development measures, the naturalization of anthropogenic lands, proposed landscaping along Mount Pleasant Road and land use restrictions for natural features and abutting areas.

The Proposed Development will result in a density of 0.765 units per hectare, plus density bonuses for environmental protection, which is the permitted density for Policy Area 2. The OPA will allow density bonuses to be calculated in combination with the lands protected through the Preceding Development.

Appendix A to this report provides for a detailed policy analysis of the OP and demonstrates that the Proposed Development

on the Subject Lands conforms to or is consistent with the policies of the OP, however in preparing the analysis only applicable policies are referenced therein.

It is our opinion that the Supporting Applications and the Proposed Development conform to the Town of Caledon Official Plan, as amended by the proposed Official Plan Amendment. Further, it is our opinion that the proposed Official Plan Amendment is consistent with the Provincial Planning Statement, conforms to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan and maintains the intent of the Town of Caledon Official Plan and Palgrave Estates Secondary Plan.

6.3.2 ZONING BY-LAW AMENDMENT

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

Zoning By-law 2006-50, as amended, is the comprehensive by-law for the Town of Caledon and was crafted to establish the appropriate zoning for lands within the Oak Ridges Moraine Conservation Plan Area in accordance with the Oak Ridges Moraine Conservation Act (2001). This By-law was approved by Council on April 18, 2006, and is now in full force and effect.

The lands are currently zoned *Rural – Oak Ridges Moraine (A2)-ORM* and *Environmental Policy Area 2 – Oak Ridges Moraine Zone (EPA2-ORM)*. The proposed Zoning By-law Amendment will seek to rezone the Subject Lands to *Estate Residential – Exception XXX (RE-XXX)* and *Environmental Policy Area 1 – Oak Ridges Moraine Zone (EPA1-ORM)* (See **Figure 19 – Proposed Zoning By-law Amendment**).

The proposed ZBA will regulate the use of land, facilitate the development of the residential uses and implement the Draft Plan of Subdivision.

It is our opinion that the Zoning By-law Amendment conforms to the Town of Caledon Official Plan, as amended by the proposed Official Plan Amendment.

7.0 PUBLIC ENGAGEMENT SUMMARY

As established by the Planning Act, municipal planning authorities may request the inclusion of a "Public Consultation Strategy" with all applications seeking amendments to Official Plans and Zoning By-laws, as a prerequisite for planning approvals. In order to meet this requirement, KLM Planning Partners Inc. has developed a public consultation strategy for the Zoning By-law Amendment application.

This strategy will be initiated upon confirmation of the complete application by the Town of Caledon. The public consultation strategy is outlined below:

1. Posting of Notice Signs

Following confirmation of a complete application by the Town of Caledon, signage will be erected on the Subject Lands by the applicant. The signage will provide notice that the Supporting Applications have been submitted to the Town and provide information about the Proposed Development.

2. Town Website

A webpage will be created on the Town's website devoted to the Proposed Development and will include the property description, Town file numbers, descriptions of the Supporting Applications, status of the application review, public notices and updates as well as a complete archive of the submission materials.

3. Mailed Letters & Local Advertising

Letters will be sent by Caledon Staff to the registered household and business owners within a prescribed radius of the Subject Lands.

Town staff may also elect to advertise the Statutory Public Meeting within local newsprint media at their discretion, advising of the Statutory Public Meeting

4. Statutory Public Meeting

A Statutory Public Meeting will be conducted by the Town in a hybrid setting allowing for participation in person or remotely. Town staff will prepare a report and presentation with the relevant details of the Proposed Development. KLM Planning Partners Inc. will be present to provide any additional information and respond to questions or receive concerns raised at the meeting. Comments received during the meeting and through the process of the Supporting Application will be considered and inform any necessary revisions to the Proposed Development.

8.0 CONCLUSION

The Supporting Applications satisfy the requirements of Planning Act, are consistent with the Provincial Planning Statement, conform to and do not conflict with the, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Region of Peel Official Plan. The proposed Official Plan Amendment maintains the intent of the Town of Caledon Official Plan, including the Palgrave Estates Secondary Plan and the Zoning By-law Amendment and Draft Plan of Subdivision conform to the Official Plan, as proposed to be amended.

The supporting studies carried out by the consultant team demonstrates that the Proposed Development is feasible and appropriate for the Subject Lands.

The Proposed Development of the Subject Lands will maintain the policy objectives in effect on the lands by allowing for a greater use of the currently vacant land and contribute to the goal of developing lands within the Secondary Plan area as an environmentally conscious and complete estate residential community. The proposal draws upon the extensive environmental and engineering research conducted early in the planning

process which has informed the development of the proposal. The proposal will complement and enhance the local ecology through the protection and enhancement of environmentally sensitive lands. The environmental protection program that is proposed respects the extent and diversity of the existing natural heritage system and provides internal and external linkages for existing wildlife communities.

It has been expressly demonstrated that a balance between the objectives of providing for estate residential development and environmental protection and can be achieved and is appropriate in the context of the current policy framework for the Subject Lands. These objectives are consistent with the above noted provincial, regional and municipal policies and are maintained by the implementation of the Proposed Development and approval of the Supporting Applications.

It is our opinion that the proposal is an appropriate form of development in the context of the governing policy framework and that the Proposed Development and Supporting Applications represent good land use planning.

KLM Planning Partners Inc.

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APPENDIX A – POLICY ANALYSIS

THE PLANNING ACT

Conformity with Subsection 51(24) of the Act is outlined in the table below:

POLICY		EVALUATION
51 (24)	<i>In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,</i>	
(a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	The analysis in this report includes discussion of the effect of the proposed subdivision on matters of provincial interest.
(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	The Draft Plan is not premature as it will represent the completion of a land use pattern initiated by the Preceding Development and associated infrastructure including Mulloy Court. The Subject Lands are designated for the proposed land use and can be serviced through existing municipal infrastructure, services and utilize existing facilities.
(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	An Official Plan Amendment is required to facilitate the proposed development. The submitted Official Plan Amendment intends to add a site-specific policy to allow the proposed number of units. The Draft Plan generally conforms to the Official Plan by implementing a land use pattern for estate residential uses that will ensure the efficient use of land while and the protection of the natural environment. The Draft Plan has been coordinated with the Preceding Development, will complete the established land use pattern and implement a population density that is considered by the Secondary Plan.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The Subject Lands are suitable for estate residential uses being located within the Palgrave Estate Residential Community. The EIS and FSR confirm that the natural heritage features on the Subject Lands can be protected

		and that there are no natural hazards impacting the Proposed Development.
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	Given the local land use policies in effect, the Subject Lands are not suitable for affordable housing. The Subject Lands are designated for estate residential uses, which are not considered affordable.
(e)	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	No new public highways are proposed. The Draft Plan abuts two existing roads being Mulloy Court and Mount Pleasant Road. The Draft Plan will be accessed via Mulloy Court with a road widening block and municipal reserve being provided for Mount Pleasant Road.
(f)	<i>the dimensions and shapes of the proposed lots;</i>	The proposed Draft Plan of Subdivision will provide residential lots that are appropriate in dimension and shape to accommodate the form of development proposed for the lots.
(g)	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	Not applicable, there are no restrictions on the lands to be subdivided. The proposed zoning is a form of restriction that will regulate the use of the land to ensure orderly and appropriate development of the proposed lots.
(h)	<i>conservation of natural resources and flood control;</i>	The wetland boundary was staked in the field the Toronto and Region Conservation Authority on October 5, 2021. The EIS confirms that the proposed land use pattern and the Proposed Development will not negatively impact the long-term health or function of the wetland. The portions of the Subject Lands with natural features and areas are proposed to be zoned for environmental protection and conservation. The EIS and FSR confirms that there are no flood hazards present on the Subject Lands.
(i)	<i>the adequacy of utilities and municipal services;</i>	The submitted FSR concludes that the utilities and municipal services will be adequate.
(j)	<i>the adequacy of school sites;</i>	The Draft Plan is within a distance to elementary and high schools that is reasonable for the rural setting. The applicable school boards will be circulated the

		application to confirm the adequacy of schools to serve the Proposed Development.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	Other than the proposed road widening and municipal reserve, there are no other lands required to be conveyed for public purposes.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The Draft Plan design will complete a comprehensively planned land use pattern surrounding Mulloy Court. The future buildings on the proposed lots will be subject to future Building Permit Applications and other Town requirements as well as the current Ontario Building Code which will ensure the efficient use and conservation of energy.
(m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).</i>	The Proposed Development is not anticipated to be subject to the Site Plan Control process.

It is our opinion that the Draft Plan of Subdivision has met the applicable criteria of Subsection 51(24) of the Planning Act.

PROVINCIAL PLANNING STATEMENT (2024)

This section demonstrates that the proposed development on the Subject Lands is consistent with the policies of the Provincial Planning Statement, however in preparing the analysis only applicable policies are referenced herein.

2.1.4 *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.*

Response: The Proposed Development is on lands that are designated for estate residential development in both the Region of Peel and Town of Caledon Official Plans. Accordingly, estate residential development is appropriate for the Subject Lands and will contribute to the range and mix of housing options in the Town. The lands are intended and available to meet projected housing requirements for current and future residents of the regional market area.

2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Response: The proposed estate residential development on the Subject Lands accommodates an appropriate range and mix of land uses and housing options while promoting an efficient use of the land in a manner consistent with the Town of Caledon Official Plan. The Proposed ZBA will implement the estate residential and environmental protection land use designations identified in the Official Plan. Estate residential development is appropriate for the Subject Lands within the context of the Palgrave Estates Secondary Plan and will implement a low density residential land use which is not appropriate for lands elsewhere within the Town that are designated for greater intensity of development. In this regard, the Proposed Development supports the implementation of a balance of residential land uses Townwide as contemplated by the Official Plan. The development will provide the Town of Caledon with an increased tax base, which will help to sustain the long-term financial well-being of the Town, and support meeting long-term fiscal needs.

The Proposed Development will contribute to housing accessibility and address land use barriers by increasing housing supply and opportunities for those with the financial capacities for estate housing. As these estate residential housing opportunities are taken up, vacancies are created at more widely attainable housing options for people of different ages and abilities and overall participation in society can be improved.

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

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- 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 additional needs housing and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Response: As stated above, estate residential housing is appropriate given the policy context affecting the Subject Lands and will contribute to the overall range and mix of housing options and densities in the regional market area. Given the estate residential land use designation in both the Region of Peel and Town of Caledon Official Plans, the Subject Lands are not intended to contribute to implementing minimum targets for affordable housing. The policies of the Palgrave Estates Secondary Plan require minimum lot areas and maximum densities that preclude the Subject Lands from contributing to affordable housing or transit-supportive development. The Proposed Development would promote a density for new housing that uses land, resources, infrastructure and public services facility efficiently in the context of the policies of the Palgrave Estates Secondary Plan.

2.9.1 *Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

- a) *support the achievement of compact, transit-supportive, and complete communities;*
- b) *incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) *support energy conservation and efficiency;*
- d) *promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) *take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Response: As stated previously, the applicable policies of the Town of Caledon Official Plan preclude a compact, transit supportive complete community in the Palgrave Estates Residential Community. The definition of green infrastructure in the PPS includes components such as natural heritage features and systems, permeable surfaces, street trees and stormwater management systems. The Proposed Development will leave approximately 35 percent of the Subject Lands largely unaltered. These unaltered lands constitute areas of the natural heritage system and areas of residential lots outside of the structure envelope. In this regard, there are substantial areas that can be permeable natural surfaces and provide opportunities for groundwater recharge. It is anticipated that street trees will be provided within the boulevard on Mulloy Court abutting the Subject Lands within the Preceding Development once coordinated with driveway locations for the Proposed Development. The FSR confirms that the stormwater management for the Proposed Development will feature both conveyance and at source controls in an attempt to mitigate the impact of development. Low impact development measures such as lot grading that directs overland flow and discharge from roof and foundation drains to infiltration swales, vegetated filter strips and other permeable areas, ground water infiltration will be maximized.

3.6.1 *Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) *ensure that these services are provided in a manner that:*

1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible and financially viable over their life cycle;*
 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
- c) *promote water and energy conservation and efficiency;*
 - d) *integrate servicing and land use considerations at all stages of the planning process;*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
 - f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*

3.6.3 *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.*

Response: The FSR confirms that the Proposed Development will rely on municipal water connections to the existing watermain approved and constructed through the Preceding Development. In accordance with the servicing policies of the Town of Caledon Official Plan, individual on-site sewage services are proposed that will efficiently service the lands in a manner that is sustainable, feasible, financially viable, protects human health and the natural environment and will meet all Town and Ministry of Environment regulatory requirements. The FSR prepared in support of the applications provides the basis for the proposed systems and confirms that site conditions are suitable for the long-term provision of these services without negative impact. The Proposed Development would promote the efficient use and optimisation of the municipal water services that exist within the Mulloy Court right of way. Both the sewage and water services have been integrated into land use considerations from an early stage of the planning process and will continue to be planned in a coordinated manner.

3.6.8 *Planning for stormwater management shall:*

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) *minimize erosion and changes in water balance including through 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;*
- f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Response: Stormwater from the Subject Lands will be managed by a combination of directing of runoff to existing drainage infrastructure, being the stormwater sewers and downstream stormwater

management facility within the Preceding Development, as well as lot level low impact development (LID) measures. With respect to LID measures, a minimum 10 metre in length vegetated swale is proposed for each lot to provide opportunities for infiltration. In addition, stormwater from the lots will be directed to grassed and naturalized areas to be passively infiltrated. An approximate 2-hectare area of the rear yards of lots 1, 2, and 3 will be directed to the natural feature in the southwest corner of the Subject Lands maintaining the pre-development drainage area of the feature.

3.9.1 Healthy, active, and inclusive communities should be promoted by:

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

Response: The Proposed Development relies on Mulloy Court, which has been designed and constructed in accordance with the Town of Caledon engineering standards through the approval of the Preceding Development. The Subject Lands are in close proximity to a cycling route that travels along Castleberg Side Road and Mount Hope Road. Further, the Greenbelt Cycling route is along Mount Wolfe Road with connections to the Oak Ridges Trail. Both of these trails and cycling routes are publicly accessible and form part of the greater network of Trail & Cycling Routes of the Town of Caledon, providing recreational opportunity for future residents. In addition, the Town will be receiving cash-in-lieu of parkland so that they may continue to plan and provide a full range and equitable distribution of publicly-accessible built and natural settings for recreation.

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

Response: The Proposed Development promotes environmental health as approximately 35% of the Subject Lands will be left undeveloped with the ecological function of the lands enhanced through protection, reforestation and environmental management. In consultation with the Toronto and Region Conservation Authority, Natural Heritage Features and their limits have been identified. The EIS confirms that there is a Significant Wetland which is part of the Mount Wolfe Wetland Complex on the Subject Lands and was staked in the field with the TRCA on October 5, 2021. As shown on the Draft Plan, the proposed minimum protected vegetation zone for the wetland is 30 metres and will be protected from site alteration and development. The EIS further confirms that the woodlands on the Subject Lands do not meet the criteria to be deemed significant and that the protected areas outside of the proposed structure envelopes will suitably protect this feature. The EIS further confirms that the natural drainage feature on the Subject Lands has been assessed and can be classified as an ephemeral drainage feature. This feature is also outside of the proposed structure envelopes and the EIS confirms that any impacts from development can be mitigated. The EIS submitted concurrently with this report concludes that the long term health and hydrologic functions of the wetland as well as the long term health and function of the woodlands on the Subject Lands will not be negatively impacted by the Proposed Development.

4.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or,

where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Response: An effort has been made to strategically choose areas for environmental protection that recognizes the need to protect and enhance the linkages between and among natural heritage features both internal and external to the site. An area 1.45 hectares in size or roughly 35% of the area of the Subject Lands across the southerly portion of the Subject Lands, which contain the natural heritage features on the Subject Lands, are proposed to be zoned for environmental protection. This will contribute to ensuring that there are internal and external connections and linkages between natural heritage features and areas. In addition, and in order to encourage naturalized landscapes, environmental stewardship and support long term ecological health and function, a Reforestation and Naturalization Plan and Reforestation and Naturalization Report have been prepared by Ecometrix (the “Naturalization Plan and Report”) in support of the Proposed Development. The Reforestation Plan and Report are intended to support and improve the long term ecological function and biodiversity of the existing natural heritage system.

4.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;*
- d) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- e) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*
- f) implementing necessary restrictions on development and site alteration to:*
 - 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*
- g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;*
- h) ensuring consideration of environmental lake capacity, where applicable.*

4.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Response: Water quality and quantity has been assessed for the Subject Lands at an ecologically meaningful scale as part of the overall watershed as discussed in the FSR. The proposed residential development is not anticipated to have an impact on local groundwater levels, well water quantity, or well water quality. The FSR confirms that groundwater levels in the immediate area of the sewage disposal system on each lot are expected to be higher than pre-development levels, but this change is unlikely to materially influence the shallow groundwater flow system. The FSR estimates potential nitrate loading from the individual on-site sewage disposal systems and indicates the downstream

nitrate concentration at the property boundary will be less than the Ontario drinking water standard of 10 milligrams per litre (mg/L).

4.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

Response: A Stage 1-2 Archaeological Assessment was conducted for the Subject Lands to assess the likelihood of discovering archaeologically significant materials. Although artifacts were found on the site, their assessment concluded that they did not possess significant cultural heritage value or interest. The report was submitted to the Ministry of Tourism Culture and Sport in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18, and has been entered into the Ontario Public Register of Archaeological Reports.

GREENBELT PLAN 2017

This section demonstrates that the Proposed Development on the Subject Lands conforms with the policies of the Greenbelt Plan, however only applicable policies are addressed herein.

The Greenbelt Plan designates the Subject Lands under the Oak Ridges Moraine Conservation Plan and exempts the lands from the policies of the Greenbelt Plan except those policies in Section 3.3 related to Parkland, Open Space and Trails.

3.3.2 *The Province should, in partnership with municipalities, conservation authorities, non-government organizations and other interested parties:*

3.3.2.1 *Encourage the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and to support the connectivity of the Natural Heritage System and the achievement of complete communities in settlement areas across the Greenbelt.*

3.3.2.2 *Encourage the development of a trail plan and a co-ordinated approach to trail planning and development in the Greenbelt to enhance key existing trail networks and to strategically direct more intensive activities away from sensitive landscapes.*

3.3.2.3 *Promote good stewardship practices for public and private lands within the Greenbelt, including clear demarcation of where public access is permitted.*

3.3.3.1 *Provide for a full range of publicly accessible, built and natural settings for recreation, including facilities, parklands, open space areas, trails and water-based activities.*

3.3.3.2 *Develop and incorporate strategies (such as community-specific levels of provision) into official plans to guide the adequate provision of municipal recreation facilities, parklands, open space areas and trails.*

3.3.3.3 *Include the following considerations in municipal parks plans and open space strategies:*

- a. *Providing for open space areas for current and future populations and promoting stewardship of open space areas;*
- b. *Providing facilities, parklands, open space areas and trails that particularly support an active, healthy community lifestyle;*

- c. Identifying key areas or sites for the future development of major facilities that avoid sensitive landscapes;
- d. Identifying and targeting under-serviced areas for improved levels of protection;
- e. Protecting the recreation and tourism values of waterfront areas as a high priority; and
- f. Supporting urban agriculture and other local food initiatives.

3.3.3.4 Include the following considerations in municipal trail strategies:

- a. Preserving the continuous integrity of corridors (e.g. abandoned railway rights-of-way and utility corridors);
- b. Planning trails on a cross-boundary basis to enhance interconnectivity where practical;
- c. Incorporating the existing system of parklands and trails where practical;
- d. Restricting trail uses that are inappropriate to the reasonable capacity of the site (notwithstanding the ability to continue existing trails/uses);
- e. Providing for multi-use trail systems which establish a safe system for both motorized and non-motorized uses;
- f. Protecting farmland and supporting and ensuring compatibility with agriculture; and
- g. Ensuring the protection of the key natural heritage features and key hydrologic features and functions of the landscape.

The above noted policies are identified as responsibilities of the municipalities and conservation authorities in partnership with the Province.

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

OAK RIDGES MORaine CONSERVATION PLAN 2017

Conformity with Subsection 14(1) of the ORMCP is outlined in the table below:

POLICY		EVALUATION
14.(1)	<p>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:</p> <ol style="list-style-type: none"> 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. 	
20	Every application for development or site alteration shall identify planning,	No physical development or site alteration has been proposed within the Key Natural

	<p>design and construction practices that ensure that no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, hydrologically sensitive features and adjacent land within Natural Core Areas and Natural Linkage Areas.</p>	<p>Heritage Features, as identified in the EIS. All features on the lands and their associated buffer areas are proposed to be zoned for environmental protection. This environmental area spans the Subject Lands and is contiguous with similarly protected lands within the Preceding Development. This will ensure that the movement of plants or animals among the key natural heritage features is not impeded.</p> <p>The Naturalization Plan and Report proposes enhancements to features and their buffer areas, including areas adjacent to Natural Linkage Areas to contribute to maintaining or improving connectivity.</p>
21	<p>21(1) For the purposes of this Part,</p> <p>(a) the minimum area of influence that relates to a key natural heritage feature or a key hydrologic feature described in Column 2 of the Table to this Part is the area referred to in the corresponding item in Column 3 of the Table; and</p> <p>(b) the minimum vegetation protection zone that relates to a key natural heritage feature or a key hydrologic feature described in Column 2 of the Table is the area determined in accordance with the corresponding item in Column 4 of the Table.</p> <p>21(2) If land falls within more than one key natural heritage feature or key hydrologic feature described in Column 2 of the Table, the minimum area of influence described in Column 3 that is the largest and the vegetation protection zone described in Column 4 that is the largest shall apply with respect to each feature for the purposes of this Plan.</p> <p>21(3) With respect to land that is in a Settlement Area on April 22, 2002, any provision referred to in subsection (4) prevails, to the extent of any conflict, over clause (1) (b) and subsection (2).</p>	<p>21(1) – The features described in Column 2 together with their minimum area of influence described in Column 3 and their minimum vegetation protection zone referenced in Column 4 of the Table have been discussed and assessed in the EIS.</p> <p>21(2) – The EIS confirms no key natural heritage features and one key natural hydrologic feature. Accordingly, no lands are within more than one key natural heritage feature or key hydrologic feature described in Column 2 of the Table. In consultation with the Toronto and Region Conservation Authority, a Provincially Significant Wetland, which is a hydrologically sensitive feature, and its limits have been identified. The Draft Plan provides for the land required for the minimum vegetation protection zone and the ZBA will ensure these lands are protected from development. Approximately 35% of the Draft Plan is proposed to be zoned for environmental protection and will be suitably protected and the natural vegetation will remain or be improved. All of the natural features on the Subject Lands, including those that do not have prescribed protection or minimum vegetation protection zones are contained within this naturalized and reforested areas. The naturalization program for the subject lands will complement, link and enhance the existing natural heritage system</p>

	<p>21(4) Subsection (3) applies with respect to a provision of the applicable official plan or zoning by-laws, as the case may be, that is adopted on the basis of, environmental studies; or</p> <p>(a) infrastructure planning including, without limitation, environmental</p> <p>(b) assessments, infrastructure servicing studies and master environmental servicing studies.</p>	<p>supporting its long term ecological function and health. The EIS confirms that any negative impacts on key natural heritage features or key hydrologic features or their functions can be appropriately mitigated.</p> <p>21(3) The Subject Lands are not within a Settlement Area.</p> <p>21(4) Does not apply.</p>
22	<p>22(1) Key Natural Heritage Features defined.</p> <p>22(2) All development within the feature and/or minimum vegetation protection zone is prohibited.</p> <p>22(3) Any development within the area of influence requires the completion of a Natural Heritage Evaluation.</p>	<p>22(1) – All Key Natural Heritage Features have been defined by the EIS.</p> <p>22(2) – No development or site alterations have been proposed within the Key Natural Heritage Features or their minimum vegetation protection zone. All features on the lands and their associated buffer areas have been zoned accordingly to not to impede the movement of plants or animals among the key natural heritage features.</p> <p>22(3) – The EIS includes a Natural Heritage Evaluation.</p>
23	<p>Outlines requirements for the completion of a Natural Heritage Evaluation.</p>	<p>Addressed within the EIS.</p>
24	<p>24(1) Every upper-tier municipality and single-tier municipality shall have a watershed plan that meets the requirements of subsection (3) for every watershed whose streams originate within the municipality's area of jurisdiction.</p> <p>24(2) The objectives and requirements of each watershed plan shall be incorporated into the municipality's official plan.</p> <p>24(3) A watershed plan shall include, as a minimum,</p> <p>(a) a water budget and a water conservation plan as set out in section</p>	<p>Section 24(1) – 24(3) are identified as a responsibility of the municipalities and conservation authorities in partnership with the Province.</p> <p>24(4) – The site is part of the Cold Creek subwatershed, which drains to the main branch of the Humber River. The applicable recommendations, standards or targets within the watershed plans and water budgets are reflected through the Proposed Development.</p> <p>24(5) – Acknowledged, as this application commended after April 23, 2007.</p> <p>24(6) – Does not apply.</p> <p>24(7) – Does not apply.</p>

	<p>(b) land and water use and management strategies;</p> <p>(c) a framework for implementation, which may include more detailed implementation plans for smaller geographic areas, such as subwatershed plans, or for specific subject matter, such as environmental management plans;</p> <p>(d) an environmental monitoring plan based on a minimum of five years of monitoring;</p> <p>(e) provisions requiring the use of environmental management practices and programs, such as programs to prevent pollution, reduce the use of pesticides and manage the use of road salt;</p> <p>(f) criteria for evaluating the protection of water quality and quantity, hydrological features and functions, including criteria for evaluating the impacts of proposed development and infrastructure projects within and outside the Plan Area on water quality and quantity and on hydrological features and functions;</p> <p>(g) an evaluation of the assimilative capacity of the watershed to deal with sewage from surrounding areas; and</p> <p>(h) an assessment of climate change impacts on sewage and water service systems and stormwater management systems.</p> <p>24(4) Major development is prohibited unless,</p> <p>(a) the watershed plan for the relevant watershed, prepared in accordance with subsection (3), has been completed;</p> <p>(b) the major development conforms with the watershed plan; and</p>	24(8) – Does not apply.
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	<p>(c) a water budget and a water conservation plan, prepared in accordance with section 25 and demonstrating that the water supply required for the major development is sustainable and that assimilative</p> <p>24(5) Subsection (4) applies to every application commenced on or after April 23, 2007.</p> <p>24(6) Subsection (8) applies to every application commenced before the date mentioned in subsection (5), except an application described in subsection (7).</p> <p>24(7) Clause (4) (c) applies to every application that is commenced on or after April 22, 2004 and relates to the part of The Regional Municipality of York that is served by the Yonge Street Aquifer.</p> <p>24(8) provides the requirements for approval of an application for major development per subsection 24(6).</p>	
25	<p>25(1) Every upper-tier municipality and single-tier municipality shall, on or before April 22, 2003, begin preparing a water budget and a water conservation plan, in accordance with subsection (2), for every watershed whose streams originate within the municipality's area of jurisdiction.</p> <p>25(2) provides for the water budget and a water conservation plan minimum requirements.</p>	Section 25(1), (2) are identified as a responsibility of the municipalities and conservation authorities in partnership with the Province.
26	<p>26(1) Defines hydrologically sensitive features.</p> <p>26(2) Outlines permitted uses of land within the feature.</p> <p>26(3) Hydrological evaluation is required for any development within the minimum area of influence of a feature.</p>	Hydrologically Sensitive Features have been identified by the EIS and the FSR and a hydrological evaluation has been provided.

	26(4) Outlines requirements for the completion of a hydrological evaluation.	
27(3)	<p>27(3) With respect to land in Settlement Areas, in considering applications for development or site alteration with respect to land in a subwatershed the approval authority shall consider the importance of,</p> <p>(a) ensuring that natural vegetation is maintained, and where possible improved or restored; and</p> <p>(b) keeping to a minimum impervious surface and their impact on water quality and quantity</p>	The site is part of the Cold Creek subwatershed. Through the proposed development the natural vegetation is to be maintained. Due to the estate residential nature of the subdivision, the catchments typically had a total imperviousness (TIMP) of less than 20%.
28	<p>28(1) provides uses that are prohibited with respect to land in wellhead protection areas established under section 42.</p> <p>28(2) describes uses are prohibited with respect to land in the zero to two-year time of travel zone within every wellhead protection area established under section 42.</p> <p>28(3) provides exceptions where subsections (1) and (2) do not apply.</p> <p>28(4) provides the requirement for preparing and maintaining a site management and contingency plan that is aimed at reducing or eliminating the creation of materials referred to in subsection (1) or (2).</p>	The uses that are prohibited are not proposed for the Subject Lands.
29	<p>29(1) provides for uses that are prohibited with respect to land in areas of high aquifer vulnerability.</p> <p>29(1.1) provides exceptions where Subsection (1) does not apply.</p> <p>29(2) confirms the map referenced in subsection (1) are available on a website maintained by the Government of Ontario.</p>	The uses that are prohibited are not proposed for the Subject Lands.

	<p>29(3) allows the boundaries of the areas of high aquifer vulnerability to be further defined in Official Plans.</p> <p>29(4) provides that further definition as described in subsection (3) does not require an amendment to the Plan.</p> <p>29(5) provides the uses for which Subsection (1) applies.</p>	
30	<p>30(1) The following, shown on maps entitled "Landform Conservation Areas of the Oak Ridges Moraine", numbered 1, 2, 3 and 4, dated March, 2002 and on file in the offices of the Ministry of Municipal Affairs at Toronto.</p> <p>1. Landform conservation areas (Category 1).</p> <p>2. Landform conservation areas (Category 2).</p> <p>30(12) An application for development or site alteration with respect to land in an area of natural and scientific interest (earth science) or the related minimum area of influence shall be accompanied by an earth science heritage evaluation that,</p> <p>(a) identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and</p> <p>(b) determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it.</p> <p>30(13) With respect to land in Settlement Areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the approval</p>	<p>30(1) – A portion of the Subject Lands are located within the Landform Conservation Area Category 2.</p> <p>30(12) – Does not apply.</p> <p>30(13) – Identified as a requirement of the approval authority, however the submission materials included in support of the Proposed Development have been designed to keep disturbance to the landform character to a minimum.</p>

	<p>authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsections (5) to (11) if possible.</p>	
41	<p>41(1) provides definition and detailed examples of “infrastructure” for the purpose of the section.</p> <p>41(4) Except as permitted in subsection (5), with respect to land in a key natural heritage feature or a key hydrologic feature, the development of new infrastructure and the upgrading or extension of existing infrastructure, including the opening of a road within an unopened road allowance, is prohibited.</p> <p>41(5) Infrastructure may be permitted to cross a key natural heritage feature or a key hydrologic feature if the applicant demonstrates that,</p> <p>(a) the need for the project has been demonstrated and there is no reasonable alternative;</p> <p>(b) the planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum;</p> <p>(c) the design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system referred to in section 39;</p> <p>(d) the landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights of way; and</p> <p>(e) the long-term landscape management approaches adopted will maintain, and where possible improve</p>	<p>No infrastructure is proposed to cross a key natural heritage feature.</p>

	or restore, the health, diversity, size and connectivity of the key natural heritage feature or a key hydrologic feature.	
42	<p>42(1) Every official plan shall contain policies that,</p> <p>(a) establish wellhead protection areas, in accordance with subsection (2), around all existing and new wells for municipal water services;</p> <p>(b) with respect to each wellhead protection area,</p> <p>(i) prohibit or restrict the uses listed in subsections 28 (1) and (2), and</p> <p>(ii) prohibit or restrict other uses that could adversely affect the quality or quantity of groundwater reaching a well; and</p> <p>(c) encourage restrictions on haulage routes for transportation of chemicals and volatile materials in wellhead protection areas and in areas of high aquifer vulnerability under section 29.</p> <p>42(2) A wellhead protection area shall identify zones of contribution corresponding to,</p> <p>(a) zero to two years of time of travel;</p> <p>(b) two to ten years of time of travel; and</p> <p>(c) 10 to 25 years of time of travel.</p> <p>42(3) Every regional municipality shall comply with clause (1) (a) on or before April 22, 2003.</p> <p>42(4) Every municipality other than a regional municipality shall comply with clause (1) (a) on or before October 22, 2003.</p> <p>42(5) Every municipality shall comply with clause (1) (b) on or before April 23, 2007</p>	<p>42(1) – The Town of Caledon Official Plan contains policies related to the establishment and protection of well head areas and areas of high aquifer vulnerability.</p> <p>42(2) – The Town of Caledon Official Plan provides zones of contribution for wellhead protection areas.</p> <p>43(3) – The Region of Peel Official Plan contains policies related to the establishment and protection of well head areas and areas of high aquifer vulnerability.</p> <p>42(4) – The Town of Caledon Official Plan complies.</p> <p>42(5) – The Town of Caledon Official Plan and the Region of Peel Official Plan comply.</p> <p>The Subject Lands do not fall within a well head protection area on Schedule O Well Head Protection Areas and are within a Low Aquifer Vulnerability area on Schedule P-1 Aquifer Vulnerability Areas.</p>

43	<p>43(1) An application for major development shall be accompanied by a sewage and water system plan that demonstrates,</p> <p>(a) that the ecological integrity of hydrological features and key natural heritage features will be maintained;</p> <p>(b) that the quantity and quality of groundwater and surface water will be maintained;</p> <p>(c) that stream baseflows will be maintained;</p> <p>(d) that the project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;</p> <p>(d.1) that the assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and</p> <p>(e) that the water use projected for the development will be sustainable.</p> <p>43(2) Water and sewer service trenches shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.</p>	<p>43(1) – Addressed as part of the Hydrogeological Assessment and FSR.</p> <p>43(2) – Addressed as part of the Hydrogeological Assessment and FSR.</p>
44	<p>44(1) The construction or expansion of partial services is prohibited.</p> <p>44(2) Subsection (1) does not apply to prevent the construction or expansion of partial services that is necessary to address a serious health concern or environmental concern.</p> <p>44(3) Subsection (1) does not apply to prevent the construction or expansion of partial services if,</p>	<p>44(1) – Does not apply.</p> <p>44(2) – Does not apply.</p> <p>44(3) – Does not apply.</p> <p>44(4) – The Subject lands are within the Palgrave Estate Residential Community.</p>

	<p>(a) the construction or expansion was approved under the Environmental Assessment Act before November 17, 2001; and</p> <p>(b) the period of time during which the construction or expansion may begin has not expired.</p> <p>44(4) Subsection (1) does not apply to prevent the construction or expansion of partial services in the Palgrave Estate Residential Community as shown on the land use designation map referred to in section 2.</p>	
45	<p>45(0.1) Every municipality shall develop stormwater master plans and stormwater management plans for Settlement Areas.</p> <p>45(0.2) A stormwater master plan referred to in subsection (0.1) shall,</p> <p>(a) be based on the appropriate watershed scale studies;</p> <p>(b) incorporate appropriate low impact development techniques and green infrastructure elements; and</p> <p>(c) identify opportunities for stormwater retrofits where appropriate.</p> <p>45(1) An application for major development shall be accompanied by a stormwater management plan, as set out in section 46.</p> <p>45(2) Every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,</p> <p>(a) keeping the removal of vegetation, grading and soil compaction to a minimum;</p> <p>(b) keeping all sediment that is eroded during construction within the site;</p>	<p>45(0.1) 45(0.2) – Identified as a responsibility of the Municipality.</p> <p>45(1) – A Stormwater Management Plan is included in the submission materials.</p> <p>45(2) 45(3) – Addressed through the FSR.</p> <p>45(4) – Municipal design standards were referenced in the development proposal.</p> <p>45(5) – Not applicable.</p> <p>45(6) - The calculated average annual TSS removal rate for the site is 80.0%. Please refer to the FSR.</p> <p>45(7) – Not applicable.</p> <p>45(8) – There are no new stormwater management ponds being proposed within key natural heritage features and key hydrologic features.</p> <p>45(9) – Acknowledged.</p>

	<p>(c) seeding or sodding exposed soils as soon as possible after construction; and</p> <p>(d) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.</p> <p>45(3) In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.</p> <p>45(4) Municipal development standards shall incorporate planning, design and construction practices that will,</p> <p>(a) reduce the portions of lots and sites that have impervious surfaces; and</p> <p>(b) provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales.</p> <p>45(5) Subsections (2), (3) and (4) do not apply to applications for mineral aggregate operations.</p> <p>45(6) For the purposes of stormwater management, the minimum standard for water quality is that 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average.</p> <p>45(7) Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.</p> <p>45(8) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in key natural heritage features and key hydrologic features.</p> <p>45(9) In subsection (8), “stormwater management pond” means a detention</p>	
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	basin that temporarily stores or treats collected stormwater runoff and releases it at a controlled rate.	
46	<p>46(1) The objectives of a stormwater management plan are to,</p> <ul style="list-style-type: none"> (a) maintain groundwater quantity and flow and stream baseflow; (b) protect water quality; (c) protect aquatic species and their habitat; (d) prevent increases in stream channel erosion; (e) prevent any increase in flood risk; (f) minimize the disruption of natural drainage patterns wherever possible; and (g) address climate change impacts by mitigating the potential flood risks associated with increased precipitation. <p>46(2) A stormwater management plan shall provide for an integrated treatment train approach to stormwater management that,</p> <ul style="list-style-type: none"> (a) minimizes stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including, <ul style="list-style-type: none"> (i) source controls, (ii) lot-level controls such as devices and designs that direct roof discharge, and (iii) conveyance techniques such as grass swales; and (b) increases the municipality's capacity to adapt to climate change. <p>46(3) A stormwater management plan shall be prepared in accordance with the applicable watershed plan under section 24, if one exists.</p> <p>46(4) Every municipality shall retrofit existing stormwater management</p>	<p>46(1), 46(2), 46(3), 46(4) – Please refer to the Stormwater Management Report and Plan prepared by Ecometrix included in the submission materials.</p> <p>Consistent with Section 7.10.6.9.2 of the Town of Caledon Official Plan, the proposed stormwater management strategy comprises a “treatment train” approach utilizing a combination of lot level controls, Low Impact Development (LID) measures, and conventional stormwater management techniques to minimize potential increases in peak flows and runoff volume, maintain water quality, and provide, as far as practical, a natural hydrologic response. Refer to the FSR for detailed measures that are proposed to be undertaken at the source, and conveyance and end of pipe locations.</p>

	works where necessary and to the extent it is feasible to do so.	
47	Despite anything else in this Plan, new rapid infiltration basins and new rapid infiltration columns are prohibited.	(47) – No rapid infiltration basins or columns have been proposed.
Table to Part III	Key Natural Heritage Features, Key Hydrologic Features and Areas of Natural and Scientific Interest (Earth Science): Minimum Areas of Influence and Minimum Vegetation Protection Zones	Addressed through the EIS. In accordance with Table to Part III, the EIS has considered the habitat requirements of all SAR assumed and documented to occur in the area, and results indicate the proposed site development will not result in negative direct or indirect impacts to habitat of SAR. The proposed works are not expected to negatively impact the ecological functions of the wetland (PSW), Significant Woodland, or Candidate Significant Wildlife Habitat

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This section demonstrates that the Proposed Development on the Subject Lands conforms with the policies of the Region of Peel Official Plan, however only applicable policies are addressed herein.

2.3.3 Protect, maintain, restore and enhance the quality and ecological integrity of ecosystems, including air, water, land and biota jointly with the local municipalities, conservation authorities, federal and provincial agencies.

Response: All natural features on the Subject Lands are proposed to be protected from development and zoned for environmental protection contributing to ecological integrity in the Region. More than one third of the Subject Lands are proposed to be maintained or restored in a naturalized condition as identified on the Draft Plan and Naturalization Plan and Report. The EIS confirms that all natural features on the Subject Lands can be suitably protected and maintained, identifies areas that can be restored or enhanced and confirms that there are no negative impacts on the long term health and function of natural features from the Proposed Development.

2.6.5 Protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, and their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.

Response: As noted above, the EIS confirms that the Significant Wetland, which is a key hydrological feature, and its functions can be protected from development. The areas proposed to be zoned for environmental protection and naturalized extend across the entirety of the Subject Lands and will contribute to internal and external linkages between features and areas.

2.6.9 *Require the use of low impact development and green infrastructure approaches, as appropriate, to mitigate and adapt to climate change impacts, mitigate the impacts of development on natural heritage features, support the efficient and sustainable use of water resources and to manage stormwater.*

Response: The FSR confirms that low impact development and green infrastructure approaches are feasible for the Subject Lands and makes recommendations for their implementation. A treatment train approach to stormwater management is proposed with a combination of at source and conveyance controls within the Subject Lands as well as conveyance and end of pipe controls implemented through the Preceding Development. The EIS confirms that the proposed stormwater approach will contribute to mitigating any impacts of development on natural heritage features.

2.6.14 *Prohibit development and site alteration in key hydrologic features or any associated vegetation protection zone outside of settlement areas in accordance with any policies of this Plan and applicable provincial plan.*

Response: No site alteration is proposed within the Significant Wetland or its minimum vegetation protection zone. The wetland and its vegetation protection zone are proposed to be divided between Lots 1, 2 and 3 on the Draft Plan, which is a form of development that is permitted by the Town of Caledon Official Plan, however no structures are proposed in these areas and the proposed zoning by-law amendment would zone these areas for environmental protection prohibiting site alteration and development. The EIS confirms that the proposed lot creation will have no negative impact on the health of the wetland or its functions. In this regard, the objective of prohibiting development and site alteration within a key hydrologic feature and its associated vegetation protection zone is achieved and the intent of the ROP is maintained.

2.11.13 *Identify the boundaries of the land use designations on Schedule B-3 and to recognize that the boundaries may be further refined by the Town of Caledon when the Town's official plan and zoning by-law are amended in accordance with the Oak Ridges Moraine Conservation Act.*

Response: The Subject Lands are designated *Natural Linkage Area* and *Palgrave Estate Residential Area* on Schedule B-3 and refers reviewers to the Town of Caledon Official Plan. This policy is in keeping with the mapping Oak Ridges Moraine Conservation Act which similarly refers reviewers to the affected municipalities for land use delineations, which in the case of the Subject Lands is the Town of Caledon.

2.11.14 *The following policies indicate the general purpose and intent of each of the ORMCP land use designations, and provide general direction regarding permitted uses. These policies are to be supported by detailed policies in the Town of Caledon Official Plan:*

- a) *Natural Core Areas - Maintain and where possible improve or restore ecological integrity. These areas have a high concentration of key natural heritage features, key hydrologic features, and/or landform conservation areas and are critical to maintaining and improving the integrity of the Moraine as a whole. New permitted uses are generally related to conservation and resource management, low intensity recreation, and agriculture subject to other provisions of the ORMCP. Within Prime Agricultural Areas, on-farm diversified uses and agriculture-related uses are permitted subject to other provisions of the ORMCP.*

- b) *Natural Linkage Areas - Maintain, and where possible, improve or restore ecological integrity and open space linkages between Natural Core Areas, river valleys, and stream corridors. New permitted uses include those that are permitted in Natural Core Areas as well as mineral aggregate operations and wayside pits, subject to other provisions in the ORMCP. Within Prime Agricultural Areas, on-farm diversified uses and agriculture-related uses are permitted subject to other provisions of the ORMCP.*
- c) *Countryside Areas – Encourage agricultural and other uses that support the ORMCP by recognizing the Agricultural System and supporting agri-food network by protecting the Prime Agricultural Areas, promoting and protecting agricultural and other rural land uses as well as normal farm practices, and maintaining the character of Rural Settlements. These are areas of existing rural land uses including agriculture, recreation, Rural Settlements, mineral aggregate operations, wayside pits, parks, and open space. Rural Settlements are components of the Countryside designation. The Town of Caledon may permit new lots in Countryside Areas in accordance with the ORMCP and Policy 3.3.16 and Section 7.4.9 of this Plan and recognize the non-residential uses on existing lots of record in the Village of Palgrave where the use would have been lawfully permitted by the Town of Caledon's existing zoning by-law on November 15, 2001 and the use has addressed all the requirements of the ORMCP. The Palgrave Estate Residential Community, the boundary of which is shown on Schedule B-3, is an additional component of the Countryside Area and residential development is permitted, subject to the Town of Caledon official plan, as amended from time to time, and specified provisions of the ORMCP.*
- d) *Settlement Areas are intended to focus and contain urban growth. All uses permitted by the applicable official plans are permitted, subject to the applicable sections of the ORMCP. In Peel, the only Settlement Area is the urban settlement of Caledon East.*

Response: This policy further confirms that residential development is permitted within the Palgrave Estates Residential Community and that this development subject to the policies and land use designations of the Town of Caledon Official Plan.

2.11.17 *As outlined in the ORMCP, define key natural heritage features as:*

- a) *wetlands;*
- b) *habitat of endangered and threatened species;*
- c) *fish habitat;*
- d) *Areas of Natural and Scientific Interest (life science);*
- e) *significant valleylands;*
- f) *significant woodlands;*
- g) *significant wildlife habitat (including habitat of special concern species); and*
- h) *sand barrens, savannahs and tallgrass prairies.*

2.11.18 *As outlined in the ORMCP, define key hydrologic features as:*

- a) *permanent and intermittent streams;*
- b) *wetlands;*
- c) *kettle lakes; and*
- d) *seepage areas and springs.*

2.11.21 *Direct the Town of Caledon to prohibit development and site alteration within a key natural heritage feature and/or a key hydrologic feature and within the associated minimum vegetation protection zone, in accordance with the Table in Part III of the ORMCP, except as*

permitted by the ORMCP (e.g. existing uses and existing lots of record). Agricultural uses, other than associated on-farm buildings and structures, are permitted within the associated minimum vegetation protection zone, but not in the feature itself.

Response: As noted previously, the Significant Wetland is both a key natural heritage feature and a key hydrologic feature as outlined in the ORMCP. As noted above, no site alteration or physical development is proposed within the Significant Wetland or its required minimum vegetation protection zone.

2.11.27 Identify Landform Conservation Areas in Peel for the ORMCPA on Figure 3.

2.11.28 Direct the Town of Caledon to require development or site alteration applications, except for mineral aggregate operations, in a landform conservation area (Category 1 and 2) to identify planning, design and construction practices that will keep disturbance to landform character to a minimum in accordance with the ORMCP.

Response: The Subject Lands are identified as being within Landform Conservation Area Category 2 on Figure 5 and site alteration is restricted to 50 percent of the total area of the Subject Lands. The Grading Plan and Site Plan prepared by Ecometrix illustrate the areas that will be altered to accommodate the Proposed Development which amount to less than 50 percent of the area of both the Subject Lands and each lot. The proposed zoning by-law amendment would prohibit site alteration or development on approximately 35% of the Subject Lands with these areas being proposed for naturalised and zoned EP1-ORM. The lot coverage for the balance of the lands zoned RE will permit a building area of 8 percent which will contribute to restricting site alteration on the Subject Lands and contribute to keeping disturbance to landform character to a minimum.

2.13.2 Identify the Natural Heritage System for the Growth Plan as an overlay designation on Schedule B-5.

2.13.4 Subject to the requirements of the Growth Plan, maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of key hydrologic features, key hydrologic areas and key natural heritage features.

Response: The Subject Lands are identified on Schedule B-5 as being within the Oak Ridges Moraine Conservation Plan area and does not delineate any further designations on the lands. The EIS substantiates that the diversity, connectivity and long term ecological and hydrologic functions of the wetland on the Subject Lands can be maintained, restored or enhanced.

2.13.5 Require that new development or site alteration within the Natural Heritage System for the Growth Plan demonstrate that:

- a) there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b) connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- c) the removal of features not identified as key natural heritage features and key hydrologic features is avoided, where possible;*
- d) except for mineral aggregate resource uses, the disturbed area, including any buildings and structures, will not exceed 25 percent of the total developable area, and the impervious surface will not exceed 10 percent of the total developable area;*

- e) *with respect to golf courses, the disturbed area will not exceed 40 percent of the total developable area; and*
- f) *at least 30 percent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in Section 4.2.8 of the Growth Plan.*

Response: As noted above, the EIS confirms no negative impacts on key natural heritage features or key hydrologic features or their functions with the ZBA and Naturalization Plan contributing to maintaining and improving connectivity. Natural features that are not key natural heritage features, such as the small woodland on the Subject Lands, are proposed to be protected. The proposed zoning by-law amendment limits the building area to 8 percent of the lot area while approximately 35 percent of the Subject Lands are proposed to remain or be returned to natural self sustaining vegetation.

2.13.10 *Direct the Town of Caledon to require proposals for new development or site alteration outside settlement areas within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature to provide a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone in accordance with the requirements of the Growth Plan, except:*

- a) *a natural heritage evaluation and hydrologic evaluation is not required if the development and site alteration is on a site where the only key natural heritage feature is the habitat of endangered species and threatened species; or*
- b) *the new building or structure is for an agricultural use, agriculture-related use, or an on-farm diversified use and a minimum 30 metre vegetation protection zone is provided from the key natural heritage feature or key hydrologic feature in accordance with the Growth Plan.*

2.13.12 *Direct the Town of Caledon to only permit large scale development by plan of subdivision, vacant plan of condominium or site plan in key hydrologic areas outside of settlement areas if it is demonstrated that the hydrologic functions, including the quality and quantity of water, of these areas will be protected and, where possible, enhanced or restored in accordance with any requirements of this Plan and the Growth Plan.*

Response: The EIS contains a natural heritage evaluation and has identified a minimum vegetation protection zone in accordance with the ORMCP. The FSR and EIS confirm that the hydrologic functions of the wetland will be protected and can be enhanced or restored in accordance with the ORMCP.

2.14.5 *Define the Greenlands System as being made up of the following components:*

- a) *Core Areas, which are designated and shown generally on Schedule C-2, which are protected, restored and enhanced in this Plan and in the local municipal official plans;*
- b) *Natural Areas and Corridors, which will be interpreted, protected, restored, and enhanced and shown, as appropriate, in the local municipal official plans;*
- c) *Potential Natural Areas and Corridors, which will be interpreted, protected, restored, and enhanced and shown, as appropriate, in the local municipal official plans. Potential Natural Areas and Corridors will be analyzed to determine their functional role in supporting and enhancing the ecological integrity of the Greenlands System;*
- d) *The Natural Heritage System overlay of the Growth Plan and the key natural heritage features and key hydrologic features, which will be protected in accordance with the Plan;*

- e) *The Natural Heritage System overlay of the Greenbelt Plan and the key natural heritage features and key hydrologic features, which will be protected in accordance with the Plan;*
- f) *Urban River Valleys of the Greenbelt Plan, which will be protected and, where appropriate, restored, in accordance with the policies of this Plan;*
- g) *The Natural Core Areas and Natural Linkage Areas land use designations of the Oak Ridges Moraine Conservation Plan and the key natural heritage features and key hydrologic features, which will be protected in accordance with the Plan; and*
- h) *The Escarpment Natural Area and Escarpment Protection Area land use designations of the Niagara Escarpment Plan and the key natural heritage features and key hydrologic features, which will be protected in accordance with the Plan.*

Reference should be made to the local municipal official plans and related documents for a detailed interpretation of the location and extent of the Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors, and the key natural heritage features and key hydrologic features protected in the provincial plans.

Response: Based on the above policy, a portion of the Subject Lands are within the Regional Greenlands System. Schedule C-2 shows Core Areas on the Subject Lands in the approximate location of the Significant Wetland. As noted previously, the EIS confirms natural areas can be protected, restored and enhanced, and the Naturalization Plan will contribute to internal and external linkages and corridors between natural areas and features. The zoning by-law amendment will appropriately regulate the use of these lands zoning them for environmental protection. The Town of Caledon Official Plan has been referenced for a detailed interpretation of the location and extent of the Natural Linkage Areas land use designation of the ORMCP and to confirm that no portion of this designation is present on the Subject Lands.

2.14.7 *Only permit development and site alteration within the Greenlands System in accordance with the policies of this Plan subject to provincial legislation, policies and applicable provincial plans.*

2.14.8 *Maintain, restore and improve the diversity and connectivity of natural heritage features and areas within the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

2.14.10 *Refinements to the boundaries of the Greenlands System shown on Schedule C-1 made in accordance with the policies of this Plan and the applicable provincial plans will not require an amendment to this Plan. Local official plans may incorporate refinements to the Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural areas and Corridors in accordance with the interpretation policies of Section 7.3, to reflect existing local natural heritage systems and refinements made through approved development applications.*

2.14.21 *Recognize the environmental value of all wetlands as part of the Greenlands System and Water Resource System and support their identification and protection through the planning approval process, as appropriate.*

Response: No development or site alteration is proposed within the Greenland System. As noted, the EIS confirms that the diversity, connectivity and long term health and ecological function of natural heritage features and areas will be maintained, restored or improved. The Naturalization Plan

recognizes linkages between and among natural heritage features and areas including surface water features. The Significant Wetland on the Subject Lands has been identified in the field in consultation with the TRCA and is proposed to be protected from development and zoned for environmental protection recognizing its environmental value.

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

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

Response: The above policy indicates the justification behind the Regional Official Plan is to achieve the goal of preparing for and accommodating growth as that is the purpose of the Table 3 forecasts. The Proposed Development is located within the *Rural System* and the Town of Caledon which is an area expected to accommodate some forecasted growth. Table 3 identifies a 2041 population of 200,000 with 65,000 households for the Town of Caledon. The Proposed Development is anticipated to accommodate approximately 18 persons, based on the forecasted persons per unit for single and semi-detached units of 3.66 noted in the 2019 Town of Caledon Development Charges Background Study prepared by Watson and Associates Economists, and 5 households per the Draft Plan and will modestly accommodate forecasted growth in the Region.

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.*

5.7.8 *Define the Rural System, as shown on Schedule D-1, to include all lands in Peel outside the Regional Urban Boundary.*

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:*
a) *Rural Lands as designated on Schedule D-1;*
b) *The Palgrave Estate Residential Community, designated on Schedule Schedules E-1 and D-1;*
c) *Rural Settlement Areas, designated on Schedule D-1;*
d) *components of the Agricultural System including Prime Agricultural Areas, designated on Schedule D-1, and Rural Lands that are used for agriculture, link Prime Agricultural Areas or support elements of the agri-food network; and*
e) *the Greenlands System, Water Resource System and other natural resources identified and protected in the Natural Environment and Resources sections of this Plan, including the Core Areas of the Greenlands System designated on Schedule C-2, and High Potential Mineral Aggregate Resource Areas, shown on Schedule D-2.*

5.7.11 *Direct growth within the Rural System to the Palgrave Estate Residential Community, and 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.*

Response: As noted above, the Subject Lands are within the Rural System identified on Schedule D-1, are serviced by existing municipal water systems, not serviced by existing or planned wastewater systems, are within the Greenbelt and the Proposed Development represents limited population growth. The Subject Lands are within the Palgrave Estates Residential Community designation as shown on Schedules D-1 and E-1 and are considered as a preferred location for estate residential growth within the Region's Rural System. As stated previously, the Proposed Development is appropriate for the Subject Lands in context of the existing community character, scale of development and the availability of services as well as the requirements of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

5.7.17.1 *To ensure that the development of estate residences supports the natural environment and resource objectives in this Plan.*

5.7.17.2 *To provide estate residential housing lifestyle options in Peel.*

5.7.17.3 *Consider estate residential proposals in the Palgrave Estate Residential Community consistent with the policies in this Plan, the Town of Caledon Official Plan, and the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.*

5.7.17.5 *Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its official plan, provided that such development:*

- a) is compatible with the rural landscape and surrounding uses;*
- b) protects the natural environment;*
- c) is a logical extension of an existing estate area and servicing system;*
- d) occurs in a phased manner; and*
- e) has the necessary water and sewer services, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing.*

Response: As noted previously, the Proposed Development will ensure that the natural environment and resource objectives of the Region are supported while providing for an estate residential housing lifestyle in Peel. The Proposed Development is consistent with the policies of the Region of Peel Official Plan, Town of Caledon Official Plan, the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. The Subject Lands are fully within the boundaries of the Palgrave Estates Residential Community and no amendment to the boundary of the designation is required. Furthermore, the Proposed Development is compatible with the rural landscape and surrounding uses, protects the natural environment, is a logical extension and subsequent phase of the Preceding Development and has the necessary water services while taking into account the financial and physical capabilities of services and their suitability and availability.

6.5.4 *Provide municipal water services to accommodate growth in the Palgrave Estate Residential Community, the Rural Settlement Areas and the Rural Lands, as appropriate, consistent with the policies of this Plan.*

Response: Municipal water services that exist within the Mulloy Court right of way, as constructed through the Preceding Development, are available to accommodate the proposed estate residential development and together with the on-site sewage disposal facilities, are suitable and sustainable over the long term.

It is our opinion that the Proposed Development conforms to the applicable policies of the Region of Peel Official Plan (2022).

TOWN OF CALEDON OFFICIAL PLAN (2018 CONSOLIDATION)

This section demonstrates that the proposed development on the Subject Lands conforms with the policies of the Town of Caledon Official Plan as proposed to be amended, however only applicable policies are referenced herein.

3.2.4.8 Ecosystem components which are not currently designated EPA, and which are identified through more detailed environmental investigations and studies as warranting specific protection and management measures, may be excluded from development in order to satisfy the Town's environmental policies and performance measures. In such cases, these lands will generally be placed in an EPA designation, and shall be subject to the policies of Section 5.7. Within the ORMCPA, lands that are determined to be KNHFs and/or HSFs and their related Minimum Vegetation Protection Zones shall be deemed to be EPA and shall be subject to the policies of Sections 5.7 and 7.10. Within the Greenbelt Protected Countryside designation, lands that are determined to be KNHFs and/or KHF and their associated Vegetation Protection Zones shall be deemed to be EPA and shall be subject to the policies of Sections 5.7 and 7.13.

Response: No portion of the Subject Lands is designated Environmental Policy Area (EPA) on Schedule A, however areas with key natural heritage features together with their proposed minimum vegetation protection zones have been deemed to be EPA.

3.2.5.3.3 Management efforts should focus on establishing, restoring and enhancing self-sustaining native forest ecosystems by infilling forest gaps, reconnecting fragmented woodlands, re-establishing forest understorey and by broadening the forest edge or ecotone.

3.2.5.3.4 The re-establishment of native forest ecosystems in currently non-wooded areas is strongly encouraged. Such reforestation initiatives should be guided by the ecosystem principle, goal and objectives of this Plan and should be implemented through an approved EIS and MP, Forest Management Plan, Environmental Management Plan, or comparable document.

Response: The Naturalization Plan and EIS focus on establishing and enhancing the self sustaining trees on the Subject Lands and will contribute to infilling and reconnecting woodlands. The EIS recommends the re-establishment of native forest ecosystems on currently non-wooded areas and confirms the improvements to the ecosystem.

3.2.5.4.1 New development within Wetland Core Areas is prohibited in accordance with Section 5.7, with the exception of the permitted uses as specified in policy 5.7.3.1.2.

3.2.5.4.5 The quality and quantity of surface water entering Wetland Core Areas shall be maintained and, where appropriate, enhanced and restored, to the satisfaction of the Town, the relevant Conservation Authority, the Niagara Escarpment Commission, where applicable, and the Ministry of Natural Resources and Forestry.

Response: As noted, the Significant Wetland on the Subject Lands has been identified and no site alteration is proposed within the feature or within 30 metres of the feature. Lot lines are proposed

through the feature and the minimum vegetation protection zone, which is a form of development, however no physical development is proposed. The FSR confirms that quality and quantity of surface water entering the wetland can be maintained and the EIS confirms that the area can be enhanced or restored.

3.2.5.17.1 *Oak Ridges Moraine Hydrologically Sensitive Features and their related Minimum Vegetation Protection Zones are designated EPA.*

3.2.5.17.2 *New development within Oak Ridges Moraine Hydrologically Sensitive Features and their related Minimum Vegetation Protection Zones is prohibited in accordance with Sections 5.7 and 7.10, with the exception of uses permitted in accordance with Section 5.7.3.1.2.*

Response: As noted above, the existing wetland, which is a Hydrologically Sensitive Feature and its recommended Minimum Vegetation Protection Zone have been considered EPA and protected from development. Section 5.7.3.1.2 permits portions of new lots, forest management and environmental management within the Environmental Policy Area.

4.1.2 *Palgrave Estate Residential Community*

In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development the Town is providing for estate residential development in the Palgrave Estate Residential Community. The Palgrave Estate Residential Community is designated on Schedule A1 Town Structure, and the land use designations within this area are shown on Schedule G, Development Pattern. Development within the Palgrave Estate Residential Community shall be in accordance with Sections 5.3 Rural Estate Residential and 7.1 Palgrave Estate Residential Community of this Plan and subsections thereof.

Response: As stated previously, the Subject Lands are within the Palgrave Estates Residential Community and are identified accordingly on Schedule A1 Town Structure (see Figure 12: Town of Caledon Official Plan Schedule A1 Town Structure). The Proposed Development will implement rural estate residential development in accordance with Sections 5.3 and 7.1 contribute to the variety of housing and living styles in the Town of Caledon.

5.3.2.3 *Rural Estate residential plans of subdivision, other than those shown on Schedule A, Land Use Plan, Schedule F, Rural Estate Residential Areas, or in the Palgrave Estate Residential Community, will not be permitted.*

5.3.2.5 *Rural Estate Residential uses shall be included in a separate zoning category in the implementing Zoning By-law.*

Response: The Subject Lands are within the Palgrave Estates Residential Community and estate residential plans of subdivision are therefore permitted. The proposed zoning by-law amendment proposes that the estate residential uses be included in the Estate Residential zone of the Town of Caledon Zoning By-law.

5.7.3.1.2 *The uses permitted in EPA shall be limited to: legally existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and, essential infrastructure. Detailed policies with respect to each of these permitted uses are provided in Sections 5.7.3.2 to 5.7.3.7 inclusive.*

Within the ORMCPA or the Greenbelt Protected Countryside designation, permitted uses are also subject to the provisions of Sections 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts

Response: As noted above, this policy permits portions of new lots, forest management and environmental management within the Environmental Policy Area.

7.1.2.1 Estate residential development should be encouraged in appropriate parts of the Palgrave Estate Residential Community.

7.1.2.2 The rural character of the landscape and the community shall be maintained as new development occurs.

Response: The Subject Lands are designated Policy Area 2 by the Town of Caledon Official Plan (see Figure 13 – Town of Caledon Official Plan Schedule G) which permits estate residential development. The Proposed Development will contribute to and enhance the rural character of the existing neighbourhood. The Draft Plan identifies a land use pattern that is in keeping with the rural character of Palgrave and the proposed Landscape Plan confirms that buffer planting can be provided along Mount Pleasant Road. The proposed lot sizes, structure envelopes and dwellings are consistent with the Official Plan as proposed to be amended, and Estate Residential Zoning performance standards. The visual impact of the development will be minimized through vegetation adjacent to rights of way with species and groupings that can be implemented in a manner that integrates the development into the natural landscape harmoniously.

7.1.2.3 Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors shall be protected from development.

Response: As stated previously, there are no woodlots on the Subject Lands however a wetland has been identified and is proposed to be protected from any adverse impacts of development. The wetland and abutting areas are planned to be zoned for environmental protection and the EIS has confirmed no negative impact on the feature or its functions as a result of development.

7.1.2.7 Estate residential development should display a high level of environmental quality and amenity.

7.1.2.8 The visual impact of estate residential development should be minimized by measures such as vegetative buffers. Buildings should be of an architectural style harmonious with the natural landscape. Homes should be located on the middle to lower slopes, unless the slopes form part of Policy Area 4 or EZ 1 and EZ 2, as described in Sections 7.1.5 and 7.1.9 respectively. Architectural height restrictions may be required in areas of high potential visual impact.

Response: The Proposed Development will display a high level of environmental quality and amenity through the Naturalization Plan and proposed landscape buffer along Mount Pleasant Road. The EIS assesses the ecological value of the proposed environmental protection measures and confirms that natural areas and their functions will not be impacted. The proposed Landscape Plan confirms that the visual impact of the Proposed Development can be minimized with a vegetative buffer. The Slope Map prepared by Ecometrix confirms that there is relatively little elevation change across the Subject Lands with slopes that are less than 10% across the majority of the Site.

- 7.1.2.9 Applicants for plans of subdivision should be required to devote considerable pre-submission effort to environmental site research and design.
- 7.1.2.10 *Innovative environmental planning should be encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community*
- 7.1.2.11 *The environmental impacts of construction and development should be minimized.*
- 7.1.2.12 *ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their Minimum Vegetation Protection Zones shall be protected from development and rehabilitated as necessary in an environmentally acceptable manner.*

Response: Considerable effort has been expended on pre-submission environmental site research as various field investigations have been conducted by the consultant team in order to identify, assess and respect existing conditions, features, and their functions. All Natural Heritage and Hydrologically Sensitive Features and their limits have been identified to the satisfaction of the Toronto and Region Conservation Authority. Vegetation communities on the property were identified by Terrastory and confirmed by Azimuth in July 2023. A complete list of vascular plant species and summary descriptions of vegetation communities identified within the property limits are presented in the Existing Conditions Report prepared by Terrastory. The EIS confirms that any environmental impacts of construction can be minimized and confirms that the wetland on the Subject Lands can be protected from development and that the long term function and health of the feature can be maintained or improved.

- 7.1.3.1 *Each estate residential development will take place by registered plan of subdivision or condominium only.*
- 7.1.3.2 *Estate residential plans of subdivision must conform to the Town's Official Plan and the implementing Zoning By-law.*
- 7.1.3.4 *The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated EZ 1 on Schedule I, of the Palgrave Estate Residential Community, will be agriculture and associated residential uses, rural estate residential uses, conservation, open space, non-intensive recreation, intensive recreation, including golf courses, residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale institutional uses, and presently licencing extractive industrial uses.*

The uses permitted within Policy Area 4 of the Palgrave Estate Residential Community shall include all of the uses permitted within Policy Areas 1, 2 and 3, except for rural estate residential uses, intensive recreation and small scale institutional uses, which shall not be permitted. The above-noted uses shall only be permitted if they meet all applicable provisions of this Plan.

Notwithstanding any other provisions of this Plan, within lands designated EZ 1 on Schedule I permitted uses shall only include those uses permitted in EPA, in accordance with Section 5.7.3.1.2.

Response: The Proposed Development will take place by registered plan of subdivision as proposed by the Draft Plan of Subdivision which will be implemented by a Zoning By-law Amendment and Official Plan Amendment. A Zoning By-law Amendment has been submitted to ensure that any

exceptions to the Town's implementing Zoning By-law 2006-50 can be appropriately amended to permit the Proposed Development. An Official Plan Amendment has been submitted to permit 5 estate residential lots on the Subject Lands. The Subject Lands are designated Policy Area 2 on Schedule G, and no portion of the lands are designated EZ1 on Schedule I and residential uses, including rural estate residential, and conservation uses are permitted by the Official Plan.

7.1.5.1 Schedule G, Palgrave Estate Residential Community Development Pattern, establishes the following land use areas in the Palgrave Estate Residential Community: Policy Area 1, Policy Area 2, Policy Area 3 and Policy Area 4. It also recognizes existing and committed estate residential plans of subdivision and an existing licensed extractive industrial area.

7.1.5.3 Policy Areas 2 and 3 are suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy area 1.

7.1.5.5 Policy Areas 1, 2 and 3 correspond to the ORMCP Countryside Area designation on Schedule P, and Policy Area 4 corresponds to the ORMCP Natural Core Area and Natural Linkage Area designations on Schedule P. Within the ORMCPA, the boundaries of the Policy Areas 1, 2, 3 and 4, as delineated on Schedule G, have been further defined in accordance with the applicable provisions of the ORMCP. No further amendments to the Policy Areas 1, 2, 3 and 4 on Schedule G will be considered until the time of the ten (10) year review of the ORMCP.

Response: As noted above, the Subject Lands are designated as Policy Area 2 and no portion of the lands are designated Policy Area 4. In this regard, the Natural Linkage Area designation of the ORMCP has been refined by the Town of Caledon with none of this refined area being on the Subject Lands. In this regard, the entirety of the Subject Lands can be considered for estate residential development.

7.1.6.1 Densities will be calculated on an individual plan of subdivision basis in accordance with section 7.1.6. Densities are not transferable from plan of subdivision to plan of subdivision. For purposes of determining maximum number of lots, calculations shall be rounded to the lower whole number after consideration of density bonuses.

7.1.6.3 The maximum permitted density of Policy Area 2 will be 31 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3.

7.1.6.6 For purposes of calculating the maximum permitted density for a registered plan of subdivision, the maximum, number of units will be based on the lesser of the calculation of the number of allowable units for the applicants holding only, or for the actual half township lot area less the existing number of residential units or equivalent within the respective half township lot.

Response: As noted previously, the Proposed Development relies on access and infrastructure constructed through the Preceding Development and the two subdivisions function as one contiguous estate residential enclave. The maximum permitted density of Policy Area 2 is 31 units per 40.5 hectares which equates to roughly 0.765 units per hectare. Since Section 7.1.6.6 outlines the consideration of two separate density calculations, both calculations were completed in order to determine the maximum permitted density on the Subject Lands.

The first density calculation (listed as Method 1 below) is based on the maximum number of units permitted on the portion of the Subject Lands designated as Policy Area 2, which is 4.083 hectares.

This calculation also includes the area of the Preceding Development and a combined area of 17.424 hectares to demonstrate the permitted density if the Proposed Development and Preceding Development were implemented as one plan of subdivision. In this regard, the calculation shows the permitted density for the Proposed Development and Preceding Development separately as well as their combined area. The Method 1 density calculation confirms that 3 units are permitted on the Subject Lands and 10 units were permitted via the Preceding Development.

Method 1 Density Calculation			
	Area (ha)	Density (Units / ha)	Units Permitted
Proposed Development	4.083	0.765	3.123
Preceding Development	13.341	0.765	10.205
Combined Areas	17.424	0.765	13.329

The second of these calculations (listed as Method 2 below) is based on the half township lot area, which is the east half of lot 18 within Concession 8, less existing residential units plus the density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3.

Method 2 Density Calculation			
	Area (ha)	Density (Units / ha)	Units Permitted
Half Township Lot	40.5	0.765	30.996
Existing Units			14
Units Permitted Less Existing Units			16.996

Based on the above calculations required under Section 7.1.6.6, Method 1 is the lesser of the two calculations and has been used for the purposes of calculating permitted density. Note that these densities are not inclusive of the density bonuses that may be awarded under Sections 7.1.9.12 and 7.1.9.13 but are the same regardless of calculation method and are discussed below.

7.1.7.2 The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will be 0.6 of a hectare (1.5 acres). Where EZ 1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered, subject to the application meeting all other applicable policy.

7.1.7.4 EZ 1 and ponds may be included within a lot but no part of these features may be included in the calculation of net lot area.

7.1.7.7 Estate residential plans of subdivision will not be permitted on holdings of less than 10 hectares (24.7 acres) except where development of a smaller parcel would complete development of a half township lot or immediately contiguous developable area.

7.1.7.8 Subdivisions with average net lot areas substantially larger than the minimum permitted in the applicable Policy Area will be encouraged.

7.1.7.9 A variety of lot sizes in a plan of subdivision will be encouraged.

7.1.7.10 Lot areas and dimensions must reflect the topographic and environmental characteristics of the site in accordance with Section 7.1.9. Lot areas larger than the minimum applicable in a Policy Area will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area.

Response: All lots within the Draft Plan of Subdivision for the Subject Lands comply with the minimum net lot area of 0.6 hectares. Lot 1 and Lot 2 contain portions of the Significant Wetland, which is a form of development that is expressly permitted by the Official Plan. The Subject Lands are less than 10 hectares however the Proposed Development represents the completion of an immediately contiguous developable area. The average net lot area for the Draft Plan is approximately 0.806 hectares which is 34 percent larger than the minimum permitted lot area of 0.6 hectares and a variety of lot sizes is proposed. The variety of lot sizes reflect the topographic and environmental characteristics of the site where the locations of slopes and existing environmental features were carefully considered. Conformity with the lot area policies of the Secondary Plan and all lot sizes are illustrated on the Draft Plan of Subdivision (refer to Figure 2: Draft Plan of Subdivision).

7.1.8.1 Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the Ministry of the Environment or its designated agents.

7.1.8.3 An applicant for an estate residential plan of subdivision will be required to undertake any studies deemed necessary to assess the probability of contamination of wells on nearby properties by septic system leachate or other source of contamination likely to be caused by the proposed development. Based on the results of such studies the applicant may be required to carry out any redesign or remedial works necessary to minimize the probability of contamination. Such studies should take into consideration applicable provincial guidelines, such as the Guideline on Planning for Sewage and Water Servicing, and related Technical Appendices.

Response: The FSR confirms that all of the lots in the Proposed Development can be serviced with a private sewage disposal system for the treatment of domestic waste and that all regulatory requirements can be met. The FSR also confirms that the Proposed Development is not anticipated to have an impact on local groundwater levels, well water quantity well water quality.

7.1.8.4 Municipal water service will be provided to the Palgrave Estate Residential Community by orderly expansion of the existing Palgrave water supply system.

Response: The FSR confirms that the Proposed Development can be serviced by municipal water from the existing watermain located on the north side of Mulloy Court which exists as a result of the orderly expansion of the water supply systems.

7.1.8.9 Estate residential plans of subdivision will be required to minimize the amount of stormwater draining from the site and adhere to the zero increase in storm water runoff principle in a manner acceptable to the Town of Caledon and to the Conservation Authority (e.g.: post development flows will be less than pre-development flows).

Response: The FSR confirms that stormwater from the Subject Lands can be managed by a combination of direction of drainage to existing drainage infrastructure, such as the Mulloy Court storm sewer system and downstream stormwater management facility, and lot level low impact development (LID) measures. With respect to LID measures, a minimum 10 metre in length bioswale or grassed swale is proposed to be provided on each lot. In addition, as far as practical, storm water from the lots will be directed via grading and sheet flow to grassed and naturalized areas which will minimize the amount of stormwater draining from the site.

7.1.9.1 Schedule I, Palgrave Estate Residential Community Environmental Zones, establishes the following Environmental Zones based on existing natural features of the area and based on the applicable policies of the Oak Ridges Moraine Conservation Plan:

- a) Environmental Zone 1 (EZ 1): EZ 1 includes more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and, Environmentally Significant/Sensitive Areas (Note: these areas were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186). EZ 1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zones.*
- b) Environmental Zone 2 (EZ 2): EZ 2 includes areas of high groundwater table (where the water table is usually within 1.5 metres or less of the ground surface); areas of seasonal flooding (not including regulated floodplains); dry swale lowlands and natural depressions which perform natural run-off, detention and groundwater recharge functions; and, smaller hedgerows and strips of native vegetation.*
- c) EZ 1 and EZ 2 shall be zoned in a separate classification in the implementing Zoning By-law which conforms to the provisions of this Plan.*
- d) If an area contains both EZ 1 and EZ 2 features, it shall be treated as EZ 1 and subject to all provisions applicable to EZ 1.*

7.1.9.2 The general locations of EZ 1 and EZ 2 are shown on Schedule I, however the individual EZ 1 and EZ 2 features are not shown separately on the Schedule. The specific type(s) of individual EZ 1 and EZ 2 features and refinements to their boundaries shall be determined through detailed studies, such as a Natural Heritage Evaluation and/or Hydrological Evaluation, or the requirements of Section 7.1.18 where applicable.

Minor changes and refinements to EZ 1 and EZ 2 shown generally on Schedule I, based on updated information from the Province or as a result of detailed studies, such as those noted above, will not require an amendment to this Plan. However, where the feature is a wetland, an Area of Natural and Scientific Interest and/or significant portions of the habitat of endangered, rare and threatened species, or their related Minimum Vegetation Protection Zones, proposed refinements to the boundary or the extent of the feature requires formal confirmation from the Province or delegated authority prior to any development.

Response: There is no portion of Environmental Zone 1 or Environmental Zone 2 shown on the Subject Lands on Schedule I (see figure 14: Town of Caledon Official Plan Schedule I Palgrave Estate Residential Community Environmental Zoning). Given that there is a Provincially Significant Wetland on the Subject Lands, these lands are considered Environmental Zone 1 lands and refinement of their boundaries as determined through the appropriate detailed studies is permitted without amendment to the Official Plan. As noted previously, the limits of the wetland have been confirmed with the Toronto and Region Conservation Authority.

7.1.9.3 A Structure Envelope must be shown for each lot on any proposed plan of subdivision. The Structure Envelope shall identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot

grading. The proposed house and driveway locations and soil absorption area for sewage disposal shall be shown within the structure envelope.

Structure Envelopes will generally be sized in the range of 0.3 hectare (0.74 acres) to 0.5 hectares (1.24 acres). Structure Envelopes slightly outside this range will be discouraged unless site conditions warrant a minor deviation from this range.

7.1.9.4 No part of a Structure Envelope will be permitted in EZ 1 or in Policy Area 4.

7.1.9.10 EZ 1 and EZ 2, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross EZ 2 in accordance with Sections 7.1.9.5 and 7.1.9.40.

7.1.9.11 Structure Envelopes will generally be restricted to areas with slopes of 10 percent or less. However, Structure Envelopes may include areas with an 11-15 percent slope, and occasionally greater than a 15 percent slope, in order to permit the advantageous siting of a house designed for steep slopes. Houses shall be sited on middle to lower slopes where possible and designed in harmony with the natural topography so as to minimize visual impact. In all cases the Structure Envelope must include a suitable well drained area with slopes of 10 percent or less for a sewage disposal system.

Response: The Draft Plan of Subdivision includes a Structure Envelope for all lots which contain the area of the lot for structures as well as ample space for estate residential and accessory uses including all grading and site alteration. The Site Plan prepared by Ecometrix illustrates the proposed house and driveway locations and area for sewage disposal within the Structure Envelope. The proposed Structure Envelopes range from approximately 0.45 to 0.55 hectares which is in keeping with the range permitted. No portion of the Lot 1 and 2 Structure Envelope is proposed to be within the wetland or its minimum vegetation protection zone which is considered to be Environmental Zone 1. The Environmental Zone 1 lands and all of the lands outside of the Structure Envelopes are proposed to be zoned as natural areas for environmental protection. The Structure Envelopes have generally been restricted to areas with slopes of 10 percent or less, including the areas proposed for the sewage disposal system, with small areas in lots 3, 4 and 5 adjacent to Mulloy Court with slopes that are greater.

7.1.9.12 In order to encourage protection and proper management of environmental zones, conservation, reforestation, wildlife habitat creation and aesthetics, a density bonus of 1 unit over and above the density allotment in Section 7.1.6 will be given for each 4 hectares (9.9 acres) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40 percent of the area of the subdivision plan.

Response: The Official Plan allows a density bonus of 1 unit over and above the density allotment will be given for each 4 hectares (9.9 acres) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40 percent subdivision plan. The table below provides this density bonus calculation for both the Proposed Development and the Preceding Development where roughly 6.435 hectares of land were suitably protected, managed or reforested by the applicant but where no density bonus lots were implemented. Similar to the Method 1 density calculation, the total number of units permitted for both the Proposed Development and Preceding Development are provided as if implemented as one plan of subdivision.

Density Bonus Calculation			
	Area (ha)	Density	Units Permitted
Method 1 Density Permissions	17.424	0.765 (units / ha)	13.329
Density Bonus	6.969	1 (unit / 4 ha)	1.742
Total Permitted Density			15.071

The Draft Plan identifies more than 6.969 hectares of land that have been or can be suitably managed, protected or reforested between the Preceding Development and Proposed Development which permits an additional 1.742 residential units. Given that policy 7.1.6.1 suggests the permitted number of units be rounded down after the consideration of density bonuses, our interpretation is that partial bonus units should be included in the calculation of total units permitted. As discussed previously, the OPA proposes a site specific policy to permit 5 estate residential lots on the Subject Lands. This proposed density would represent the density for the Subject Lands together with the density bonuses lots for the Proposed Development and Preceding Development that would be permitted if calculated as one subdivision. Given that the Proposed Development is contiguous with, relies on servicing and access from, and will complete the estate residential enclave serviced by the Mulloy Court cul-de-sac initiated by the Preceding Development, we believe the intent of nontransferable density permissions across Palgrave is maintained. The effect of the site-specific policy would be the implementation of policies 7.1.6.1, 7.1.6.3, 7.1.6.6 and 7.1.9.12 on the Subject Lands and the area of the Preceding Development. As discussed above, the permitted density for the Subject Lands is 13.329 residential units plus the calculated density bonus of 1.742 units which would total 15.071 or 15 units permitted.

7.1.9.13 Environmental protection and management measures should focus on the Environmental Zones on the property and priority should be given to the reforestation of heights of land, steep slopes, soil barrens, low land Environmental protection and management measures should focus on the Environmental Zones on the property and priority should be given to the reforestation of heights of land, steep slopes, soil barrens, low land

7.1.9.14 All proposals for a density bonus under Section 7.1.9.12 must be supported by an Environmental Management/Reforestation Plan and Report, as described in Sections 7.1.18.2 and 7.1.18.9. Environmental Management/Reforestation Plans and Reports must be approved by the Town of Caledon and the Toronto and Region Conservation Authority.

7.1.9.16 Specific lots in the draft plan of subdivision will be designated as environmental bonus lots and the Town will allow these lots to be sold or built upon only when the environmental program objectives have been shown to be achieved to the satisfaction of the Town and the Conservation Authority.

7.1.9.18 Applicants may be required to enter into legal agreements with respect to the protection and management of reforested areas and Environmental Zones.

7.1.9.19 Developers will be required to notify potential homebuyers of the presence and the conservation purposes of reforestation, forest management and environmental management programs through clauses in offer of purchase and sale and other means as required by the Town.

Response: The areas proposed for environmental protection and management have been focused on the Environmental Zone 1 lands and includes areas with steeper slopes and lands outside of the Structure Envelopes. The areas to be managed protected or reforested have been identified on the Draft Plan and are supported by the Reforestation and Naturalization Plan and Report and, between the Proposed Development and the Preceding Development, are contiguous areas greater than 2 hectares. In this regard, lots 4 and 5 on the Draft Plan of Subdivision are theoretically density bonus lots. The Town may impose an agreement with respect to the protection and management of reforested areas and Environmental Zones if they deem that the Subdivision Agreement is not a satisfactory instrument for this purpose. Warning clauses can be included in agreement of purchase and sale to notify potential homebuyers of the presence and conservation purpose of reforestation, forest management and environmental management programs.

7.1.9.24 Proposed plans of subdivision will be required to minimize interference with natural drainage.

7.1.9.29 A buffer of natural vegetation, a minimum of 30 metres wide over at least 90 percent of the shore frontage, will normally be required around every pond and stream and its inlet watercourses to minimize the impacts of development. If the existing buffer of natural vegetation covers less than 90 percent of the shore frontage, rehabilitative plantings will be required to the satisfaction of the Town and Conservation Authority in order to achieve this standard. Rehabilitation plantings will normally qualify as a credit towards environmental bonus lots and will be included on the Environmental Management/Reforestation Plan.

7.1.9.49 Every application for development or site alteration shall ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or hydrologically sensitive feature on the lot or lots created.

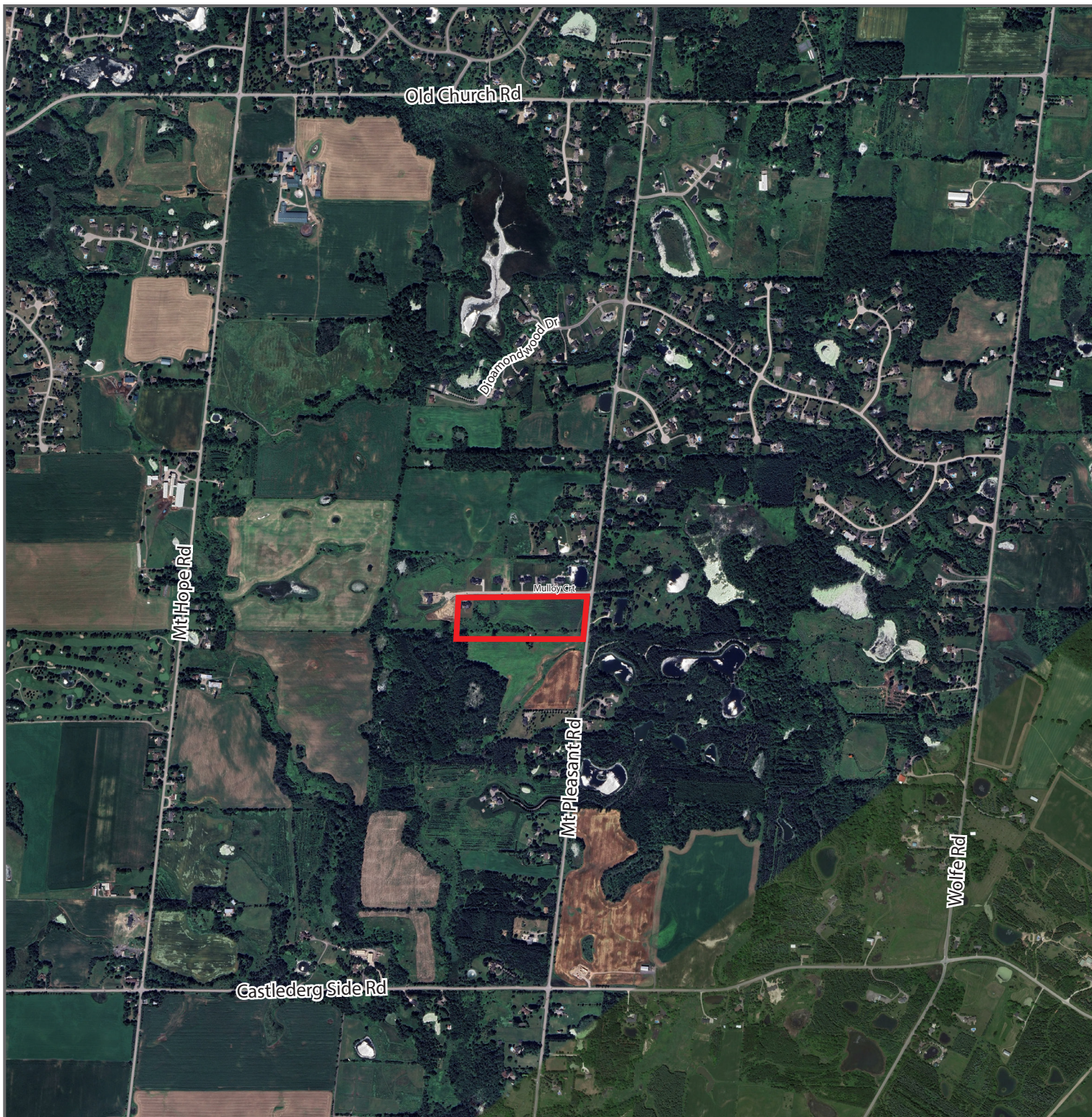
Response: The FSR confirms that interference with natural drainage can be minimized and that stormwater from the rear yards of lots 1, 2, and 3 can be directed via grassed swales and sheet flow to the natural feature in the southwest corner of the Subject Lands which maintains its pre-development drainage area of the feature. As discussed above, a buffer of vegetation or minimum vegetation protection zone of 30 metres is provided and will contribute to the long term health and function of the wetland. A minimum 30 metre buffer is provided for roughly 62 percent of the wetland shoreline however, given that the lands to the south with the balance of the wetland are undevelopable, it is reasonable to anticipate that 100 percent of the balance of the shoreline will be suitably protected. Rehabilitation plantings are proposed within the recommended minimum vegetation protection zone as well as the compensation areas to meet the intent of the vegetated buffer standards of the Official Plan. The EIS concludes that the ecological function of these features will be suitably protected by this development setback. No part of the Structure Envelope extends into the proposed 30 m buffer which will remain in private ownership, be zoned for environmental protection, and be planted with native, self-sustaining vegetation.

7.1.14.7 Access to individual residential lots in an estate residential development should be from internal subdivision roads.

Response: The individual residential lots are provided access from Mulloy Court which is an existing internal subdivision road implemented via the Preceding Development.

We are of the opinion that the Proposed Development generally conforms to the applicable policies of the Town of Caledon Official Plan and that the proposed Official Plan Amendment maintains and implements the intent of the Official Plan.

APPENDIX B



Context Map

PART OF LOT 18,
CONCESSION 8 AND
BLOCK 15 PLAN 43M-1994
TOWN OF CALEDON,
REGION OF PEEL

LEGEND

 Subject Lands

DATE: March 11, 2024

SCALE: NTS

*Not applicable to these applications





AERIAL ORTHOPHOTO

PART OF LOT 18,
CONCESSION 8 AND
BLOCK 15 PLAN 43M-1994
TOWN OF CALEDON,
REGION OF PEEL

LEGEND

 Subject Lands

DATE: March 11, 2024

SCALE: NTS

*Not applicable to these applications



DRAFT PLAN OF SUBDIVISION

PART OF LOT 18, CONCESSION 8 AND BLOCK 15,

PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION)

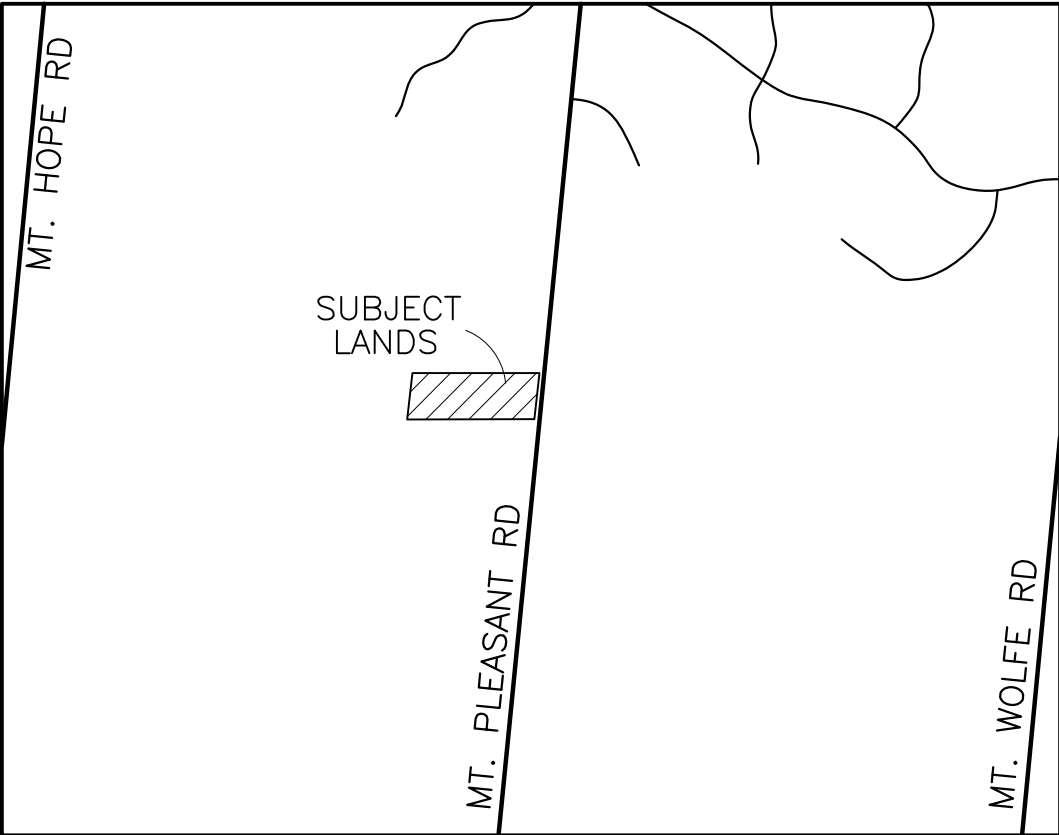
TOWN OF CALEDON

REGIONAL MUNICIPALITY OF PEEL

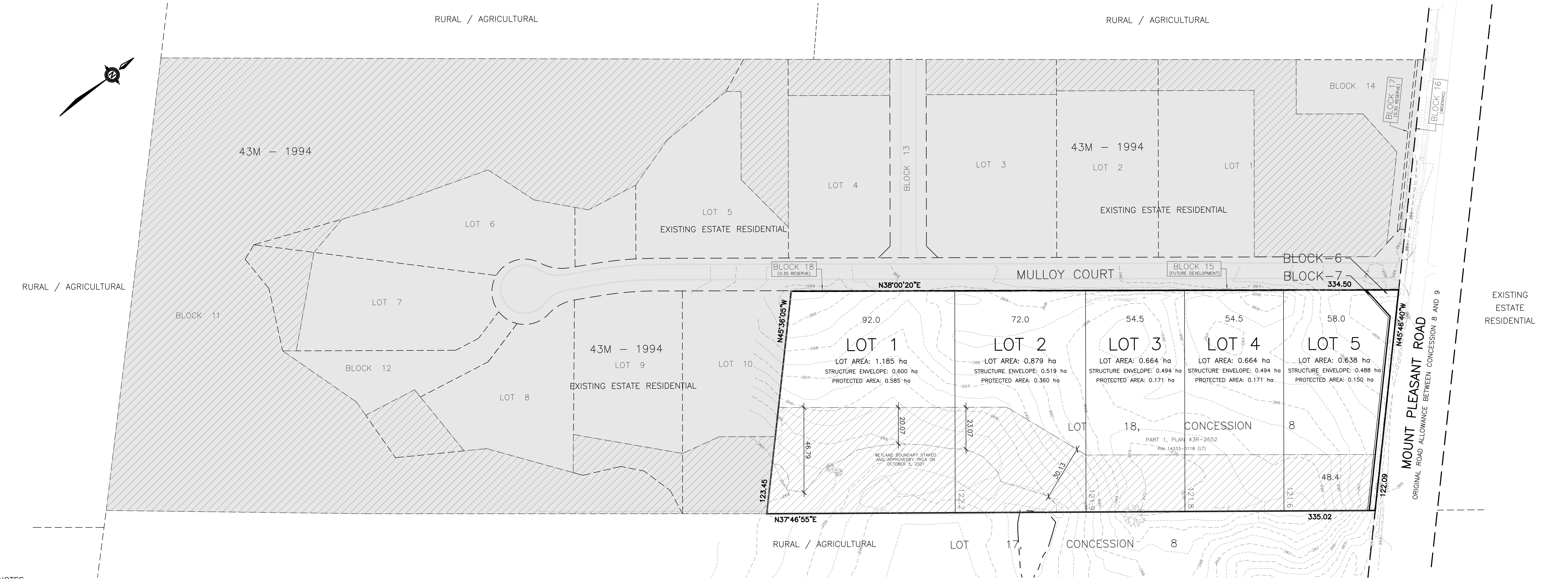
SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

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

DRAFT PLAN 21T-



KEY PLAN



NOTES:

LOTS 4 AND 5 ARE BONUS LOTS PER POLICY 7.1.9.13 OF THE OFFICIAL PLAN

0.3m RESERVES HAVE BEEN EXAGGERATED TO 1.0m FOR DISPLAY PURPOSES

ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

LEGEND

PHASE 1 SUBDIVISION

PHASE 2 SUBDIVISION

LANDS TO BE MANAGED, PROTECTED OR REFORESTED = 7.870±Ha. (19.447±Acs.)

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 4.083±Ha. (10.089±Acs.)

LOTS 1 - 5: DETACHED ESTATE RESIDENTIAL	BLOCKS	LOTS	UNITS	HECTARES	ACRES
MINIMUM LOT FRONTAGE = 51m		5	5	4.030	9.958
MINIMUM LOT AREA = 0.600ha					
SUBTOTAL		5	5	4.030	9.958
BLOCK 6: ROAD WIDENING	1			0.048	0.118
BLOCK 7: RESERVE	1			0.005	0.012
TOTAL	3	5	5	4.083	10.089

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE MAR 7, 2024

G. Sundar

GANESH SUNDAR O.L.S.

MAURO GROUP INC.

OWNER'S CERTIFICATE

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

OWNER:

STELLAR HOMES INC.

125 DON HILLOCK DR. UNIT 28 AURORA, ON L4G 0H8

VITO FROIO A.S.O.

PROJECT No. P-3469

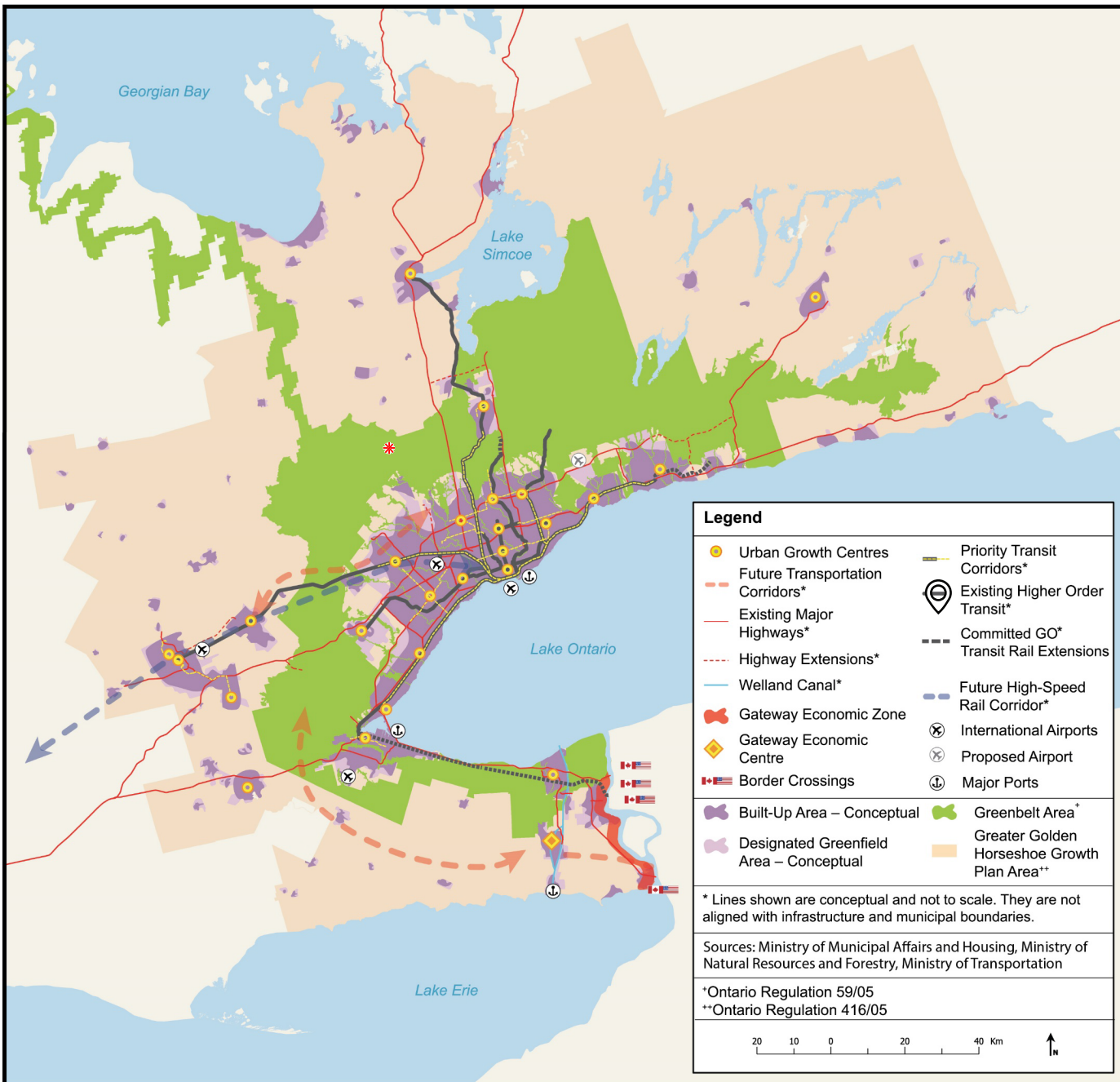
SCALE 1:1000 JANUARY 29, 2024

(3469DES3) X-REF: (3469MAS4 and 3469TOPO2)

DWG. No. - 24:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3 TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

Planning • Design • Development



Ontario

SCHEDULE 2 A Place to Grow Concept

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Figure 4: PLACES TO GROW CONCEPT



Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL

Oak Ridges Moraine Conservation Plan Land Use Designation Map

Ontario Regulation 140/02

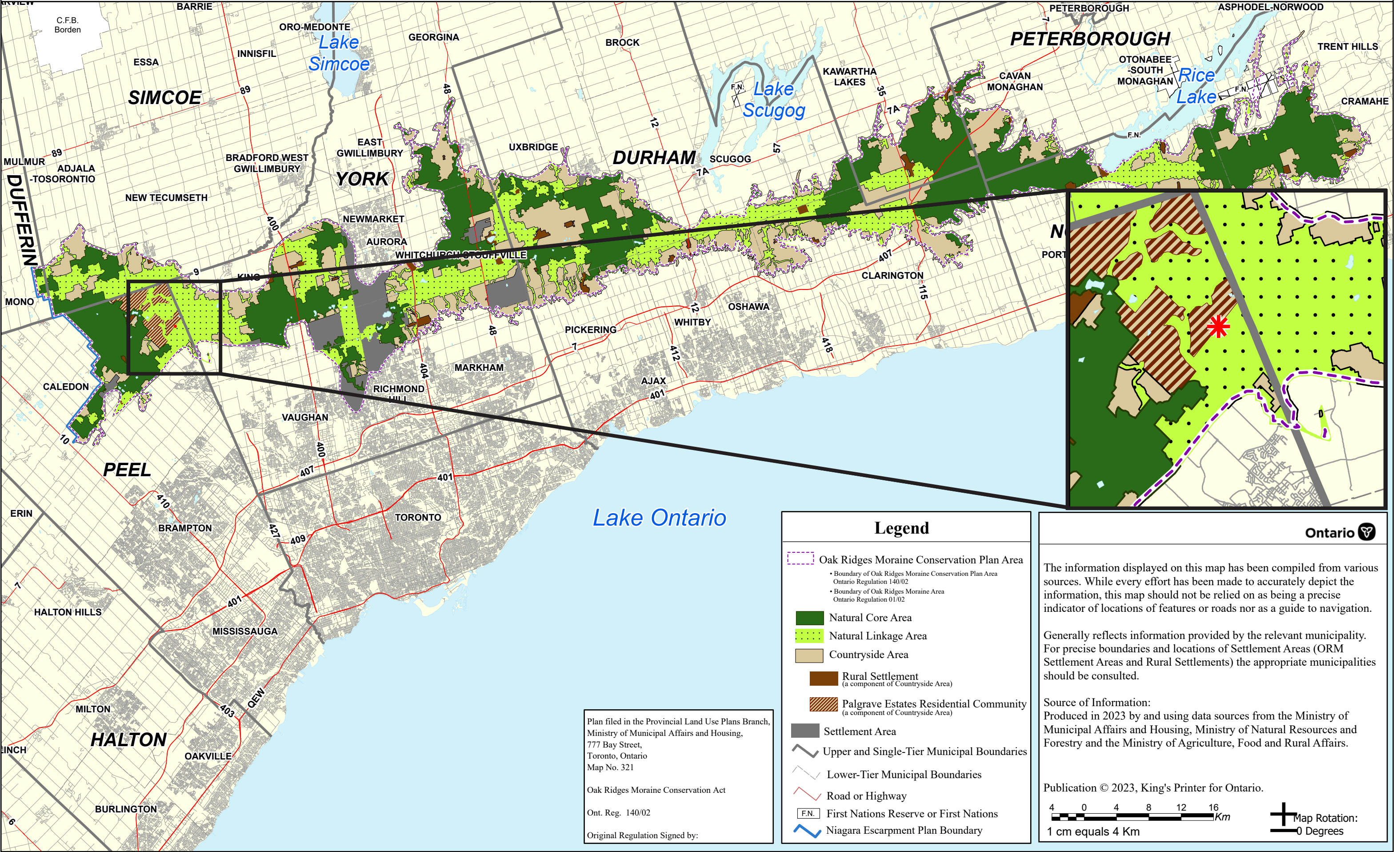


Figure 5
* Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL



Official **Plan**
OAK RIDGES MORaine
CONSERVATION
PLAN AREA (ORMCPA)
LAND USE DESIGNATIONS

SCHEDULE B-3

April 2022

As modified by the Province on November 4, 2022

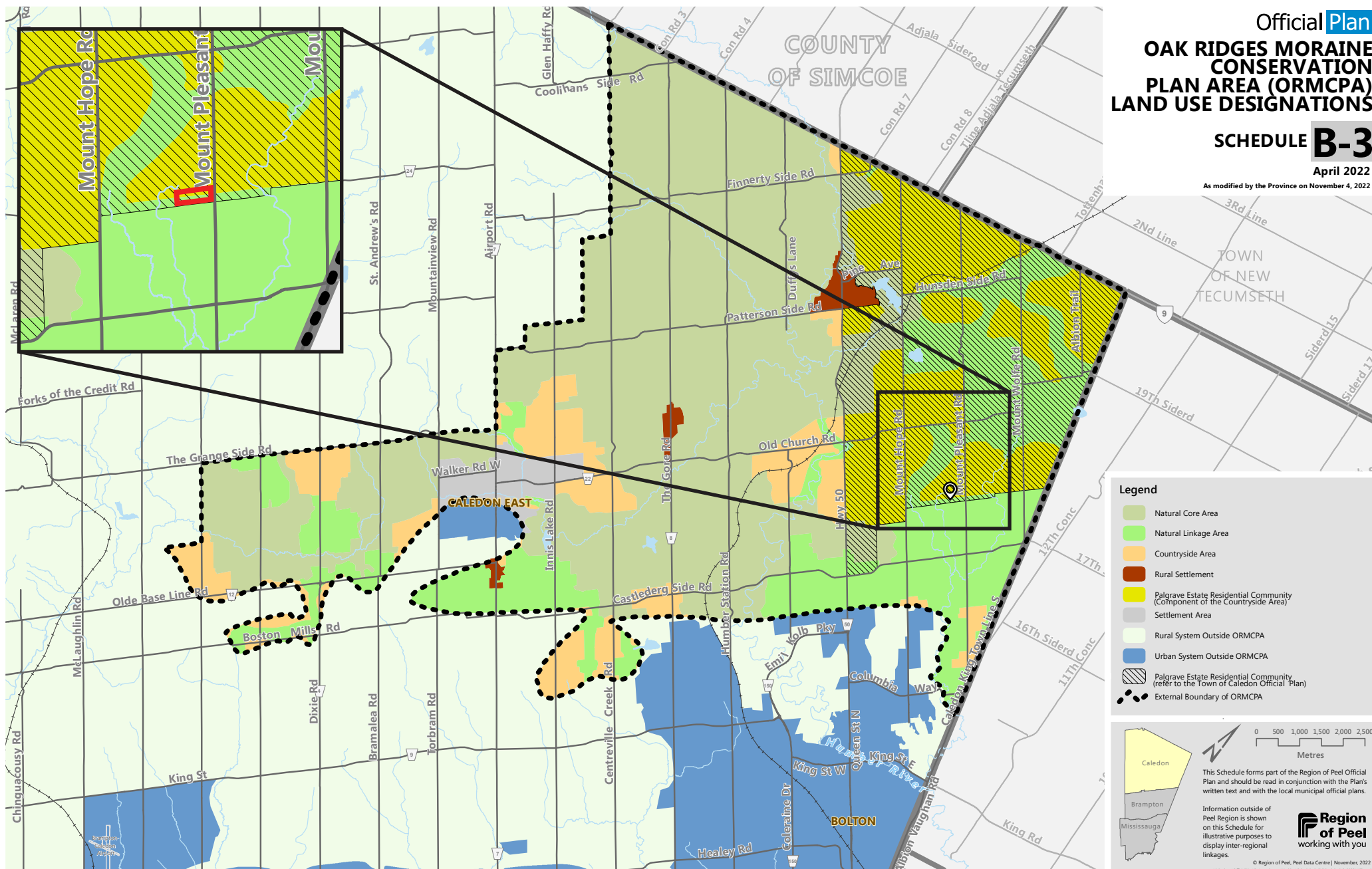


Figure 6

Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL

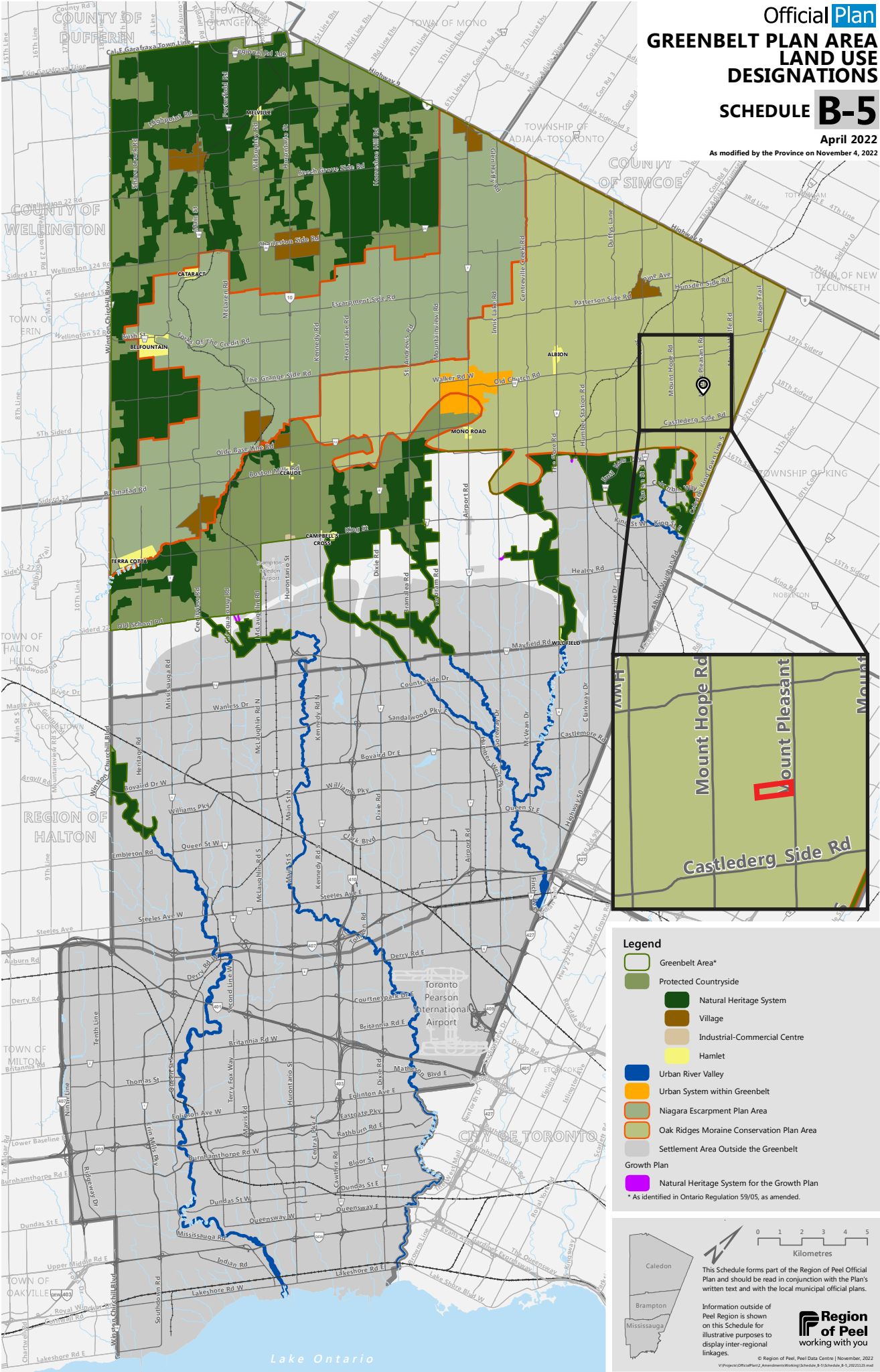



Figure 7

 Subject Lands
 PART OF LOT 18,
 CONCESSION 8
 AND BLOCK 15
 PLAN 43M-1994
 TOWN OF CALEDON,
 REGION OF PEEL

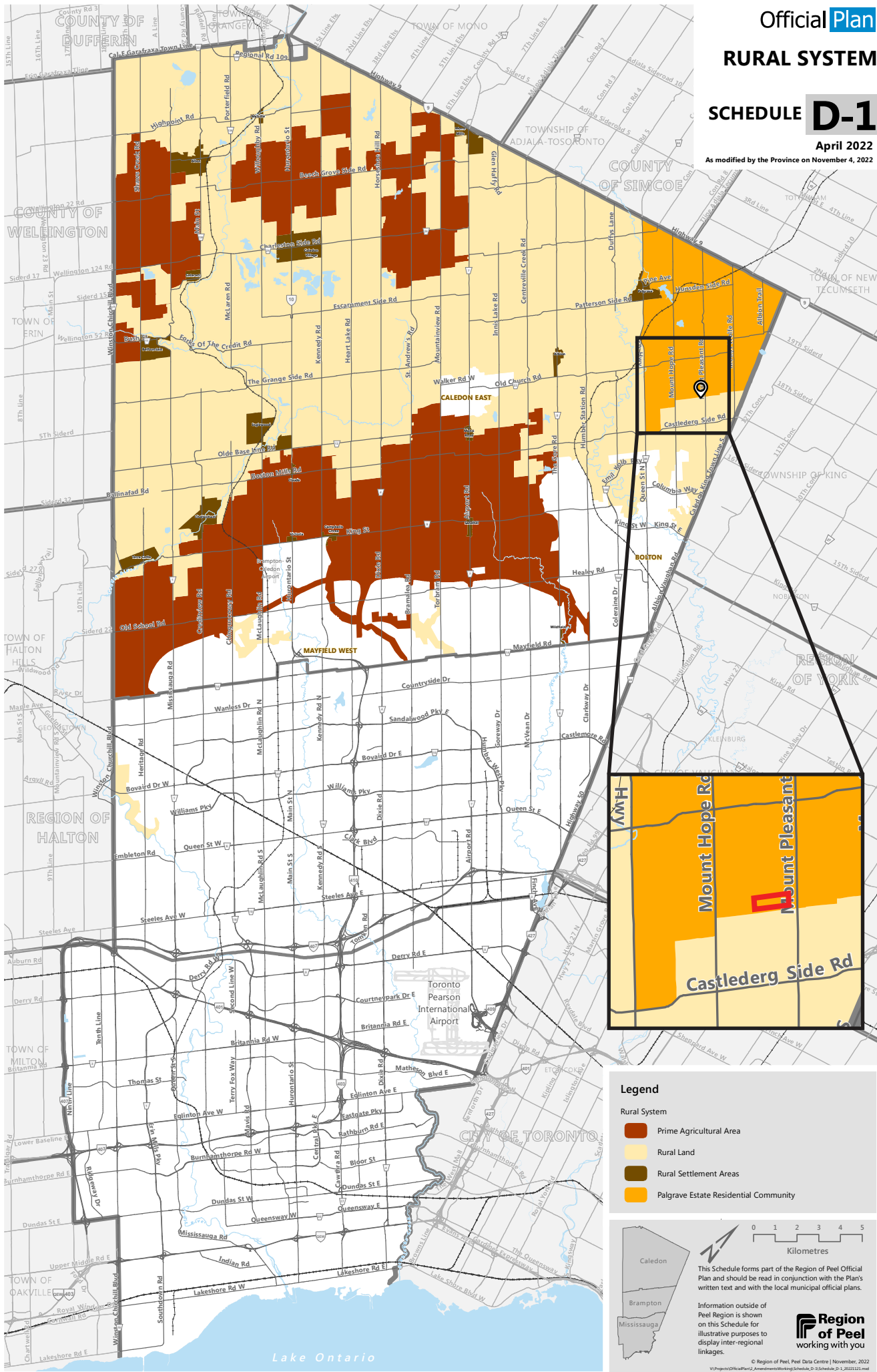


Figure 8

Subject Lands

PART OF LOT 18,
CONCESSION 8
AND BLOCK 15
PLAN 43M-1994
TOWN OF CALEDON,
REGION OF PEEL



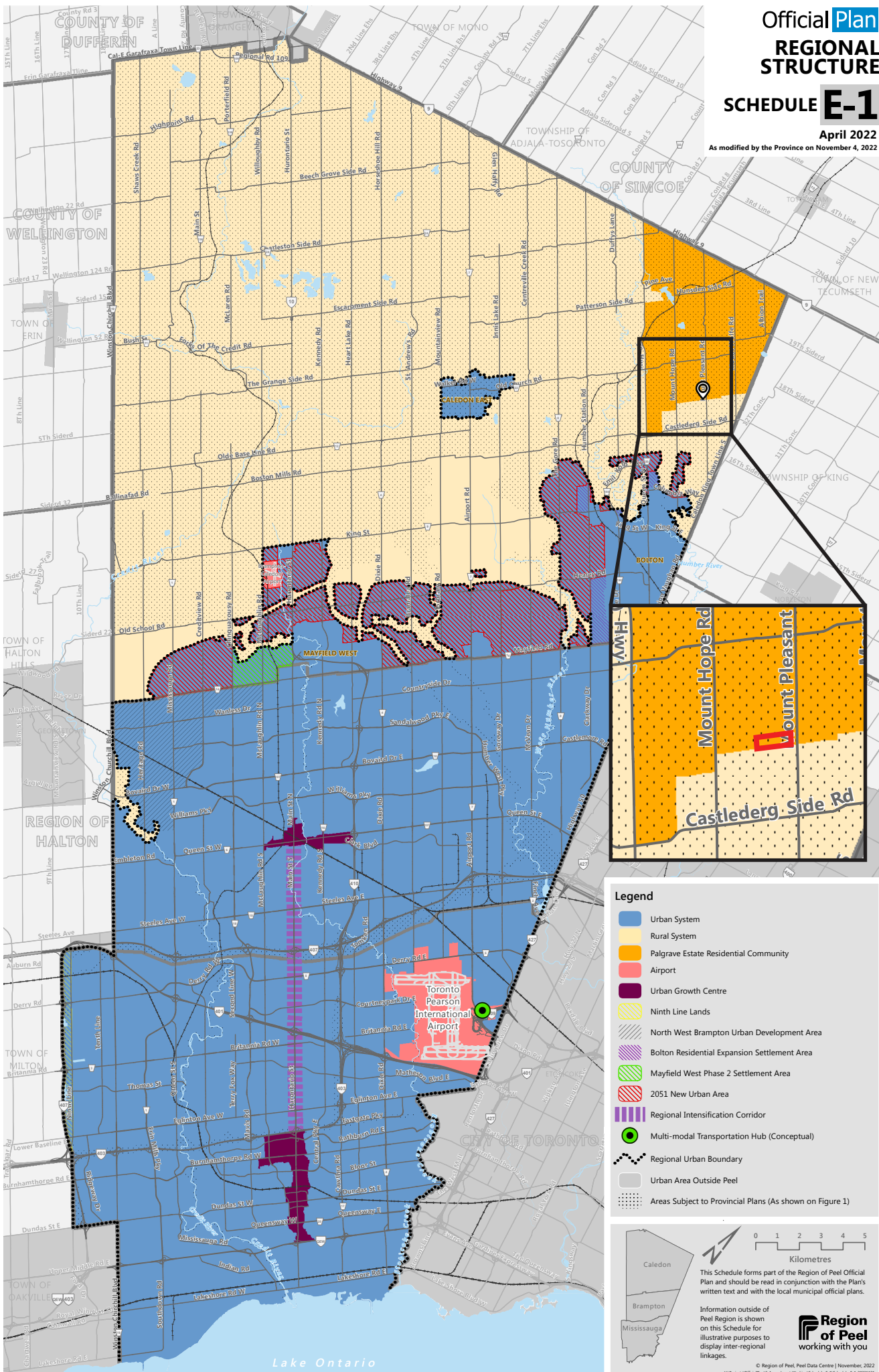
Figure 9

Official Plan
REGIONAL
STRUCTURE

SCHEDULE **E-1**

April 2022

As modified by the Province on November 4, 2022

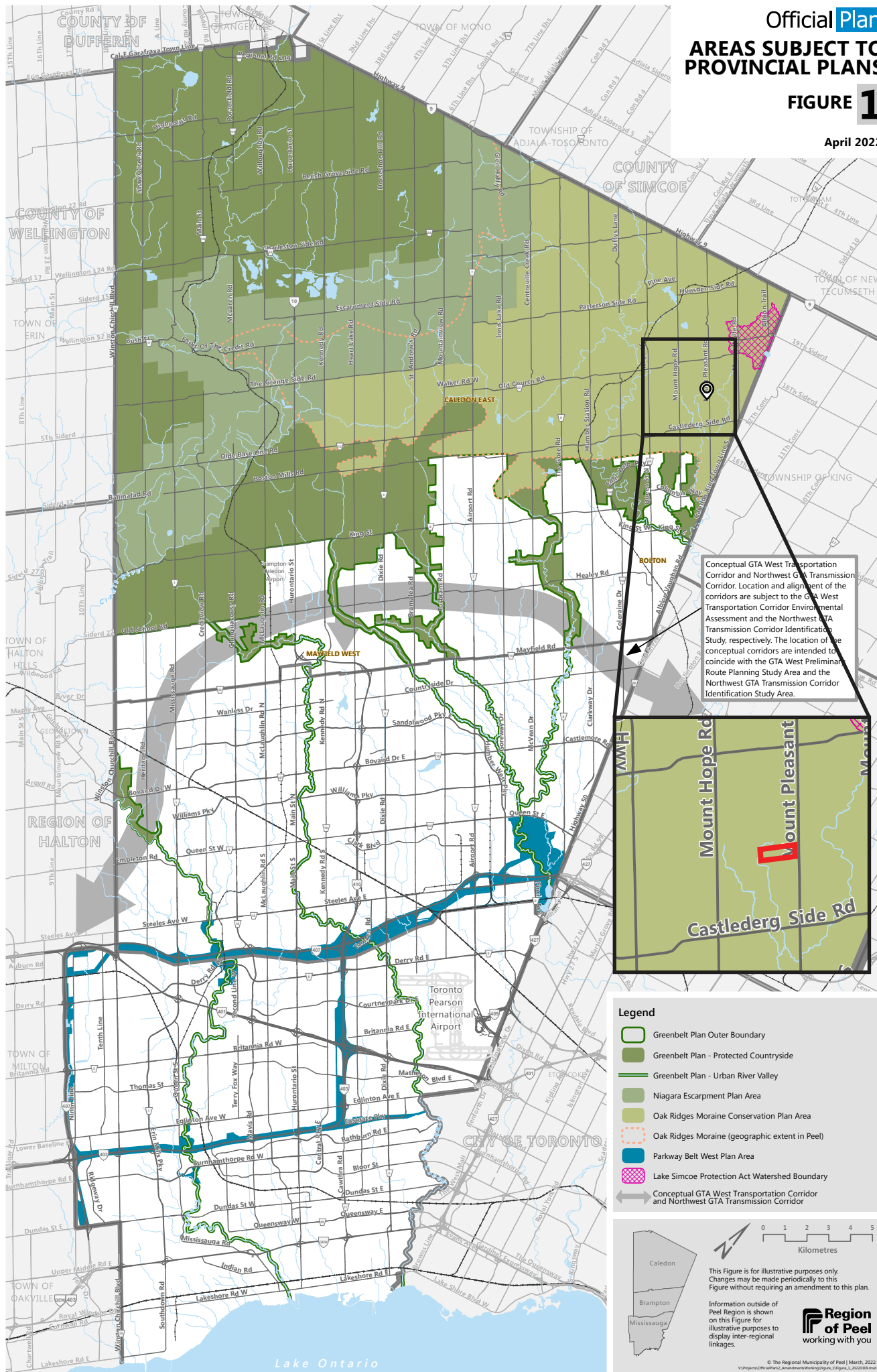


Official Plan AREAS SUBJECT TO PROVINCIAL PLANS

FIGURE 1

April 2022

Figure 10





PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEE

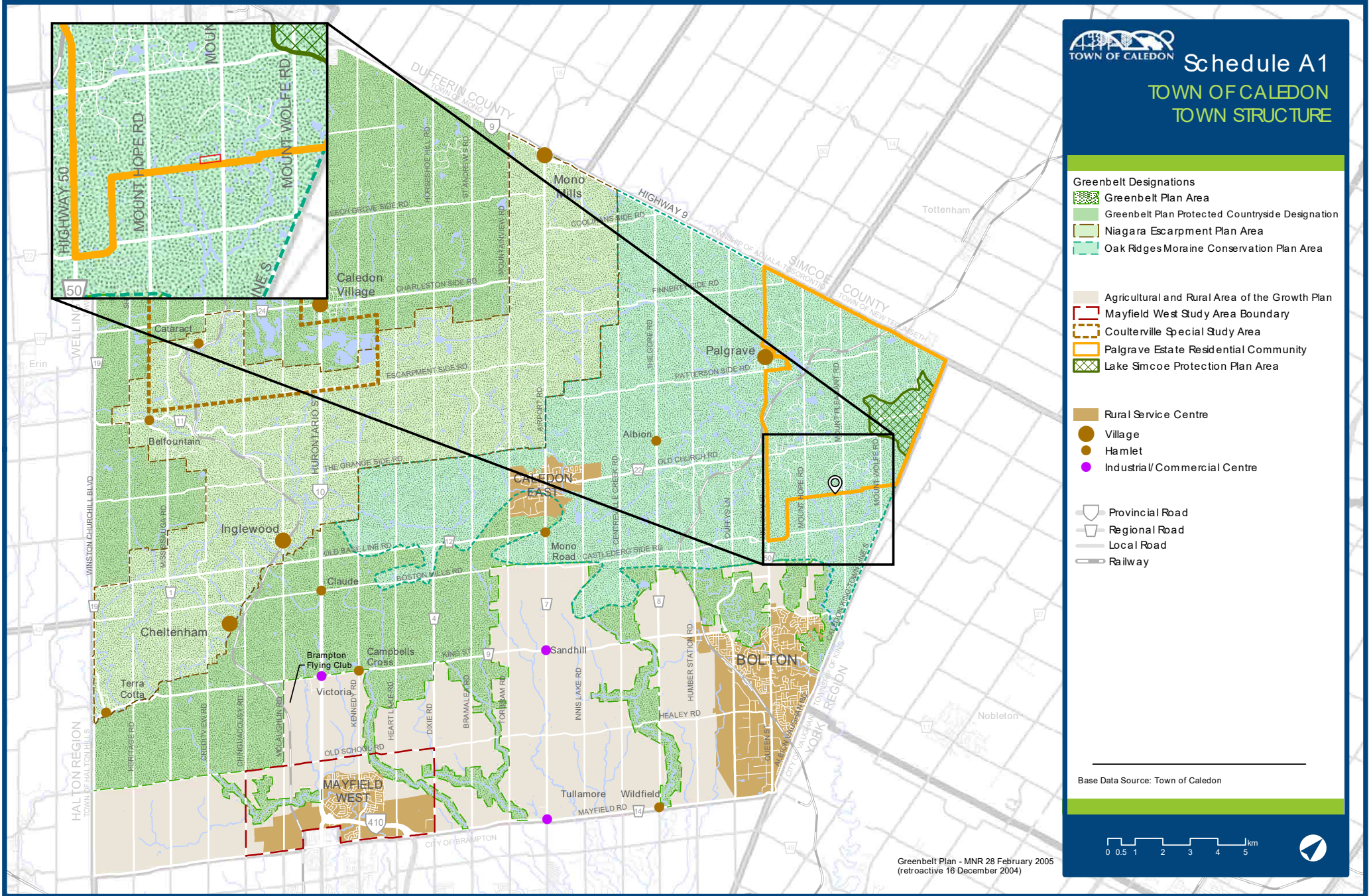


Figure 12: Town Structure

 Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL



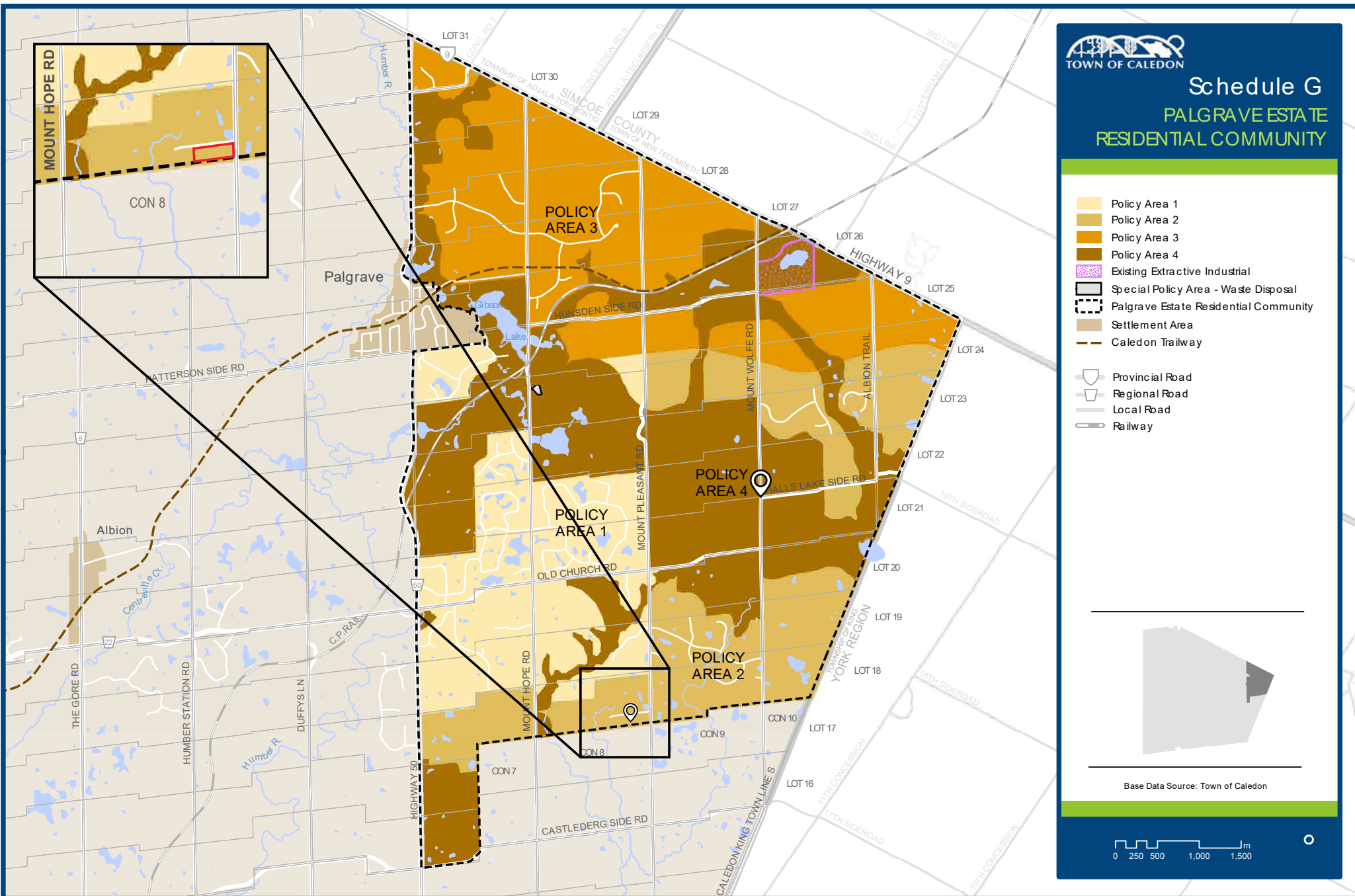
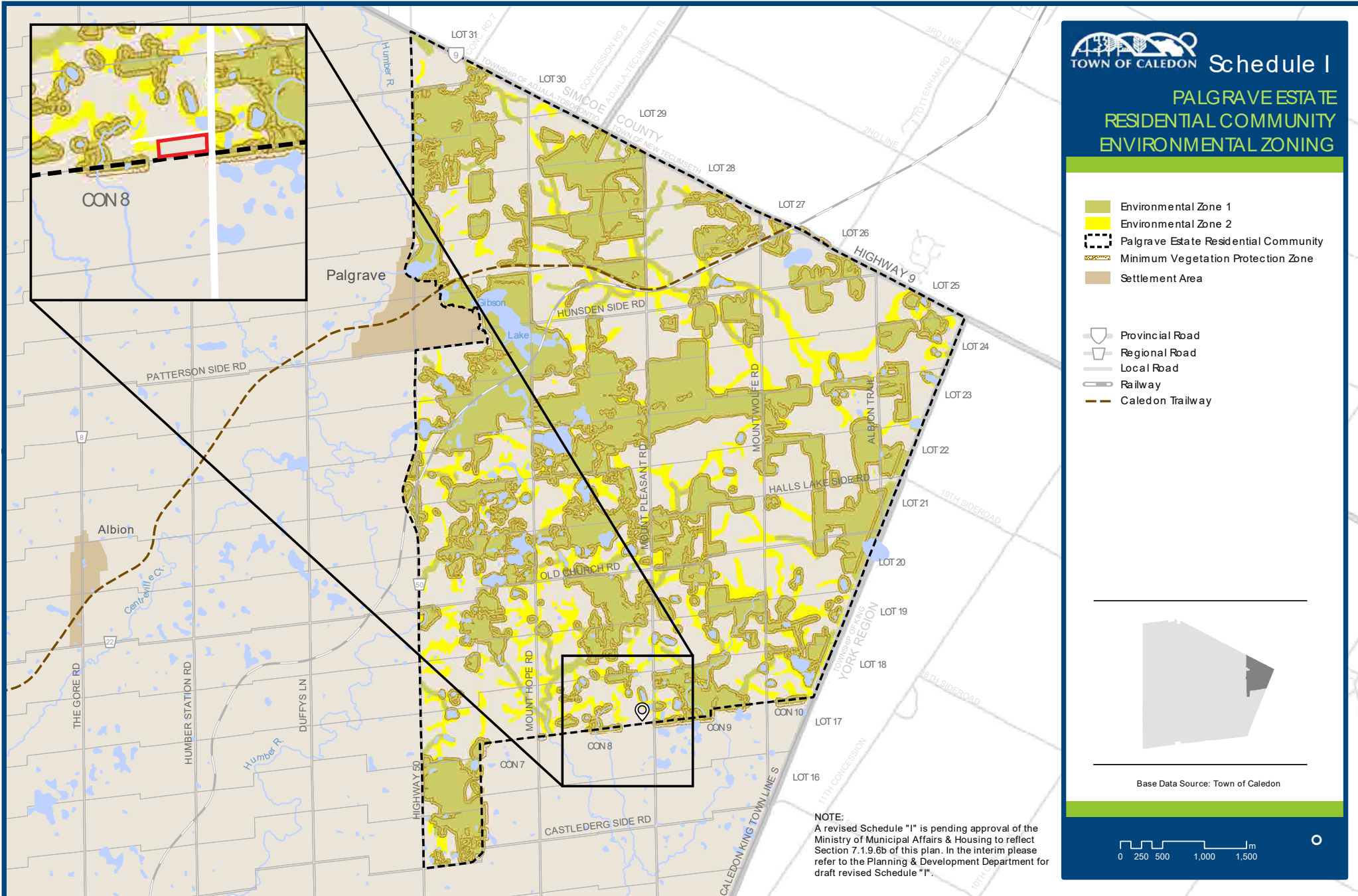


Figure 13: PALGRAVE ESTATE RESIDENTIAL COMMUNITY



Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL



April 2018 Office Consolidation

Figure 14: PALGRAVE ESTATE RESIDENTIAL COMMUNITY ENVIRONMENTAL ZONING



Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL

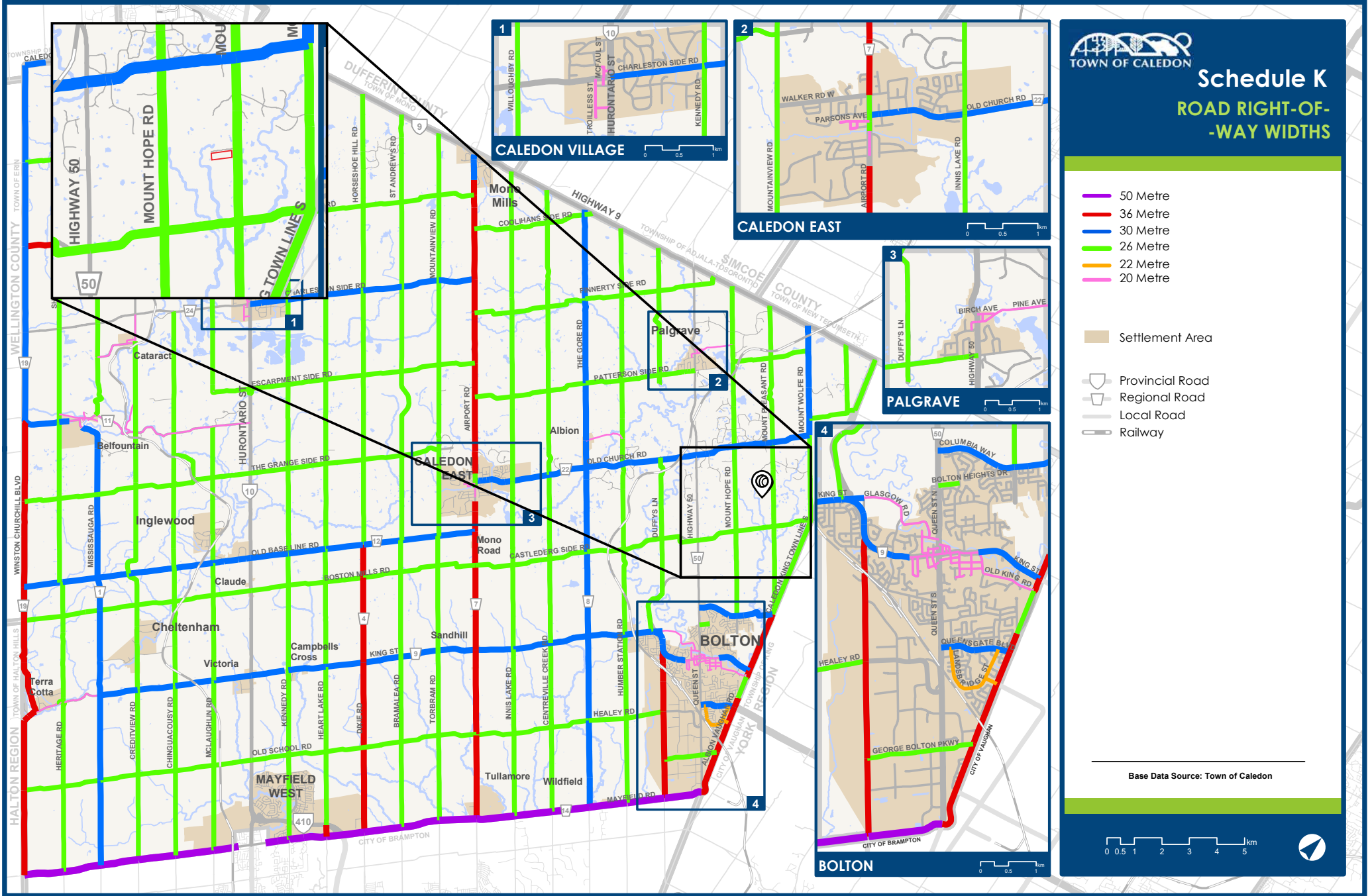


Figure 15: ROAD RIGHT-OF-WAY WIDTHS



Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL

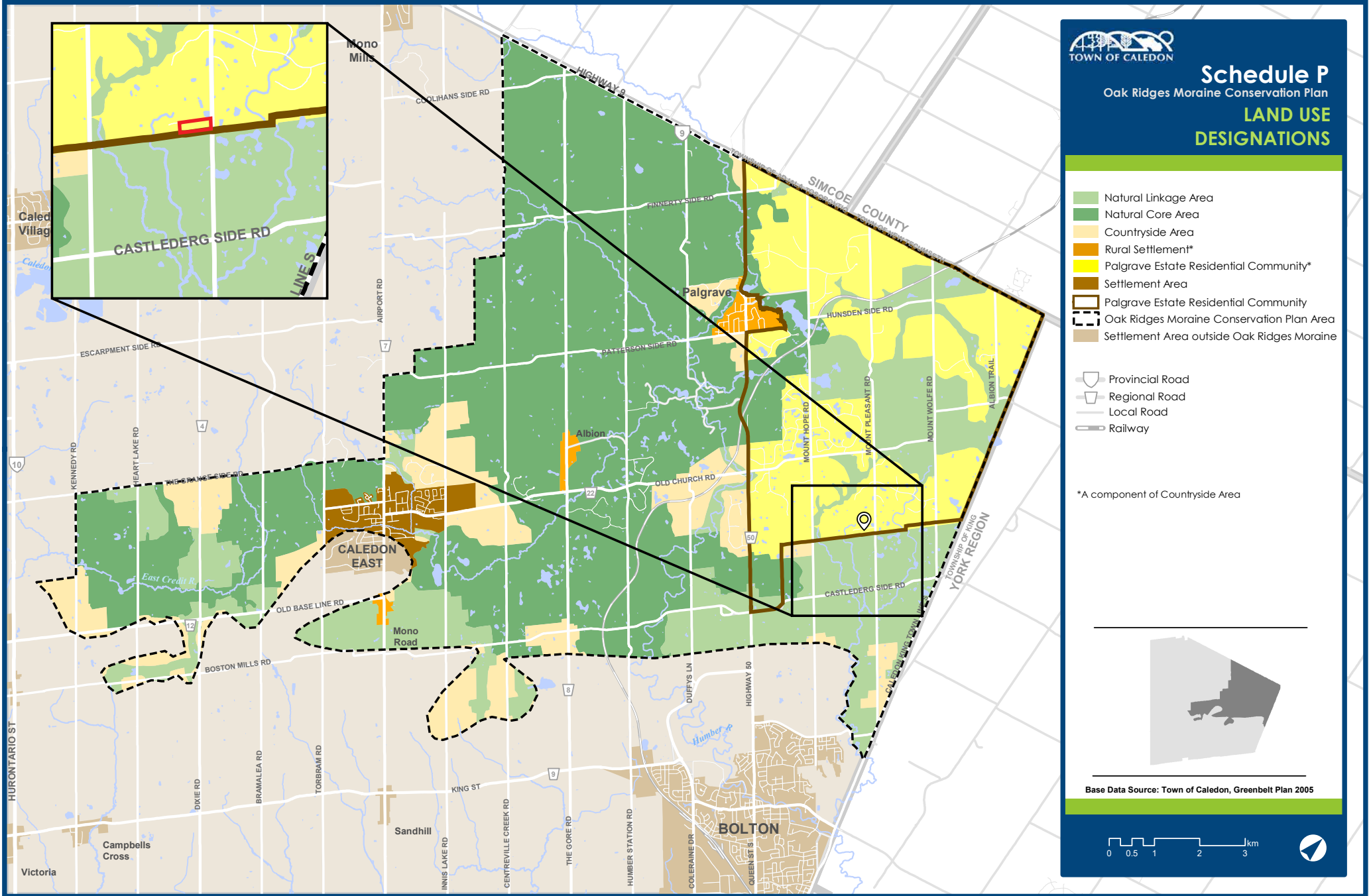


Figure 16: LAND USE DESIGNATION

Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL

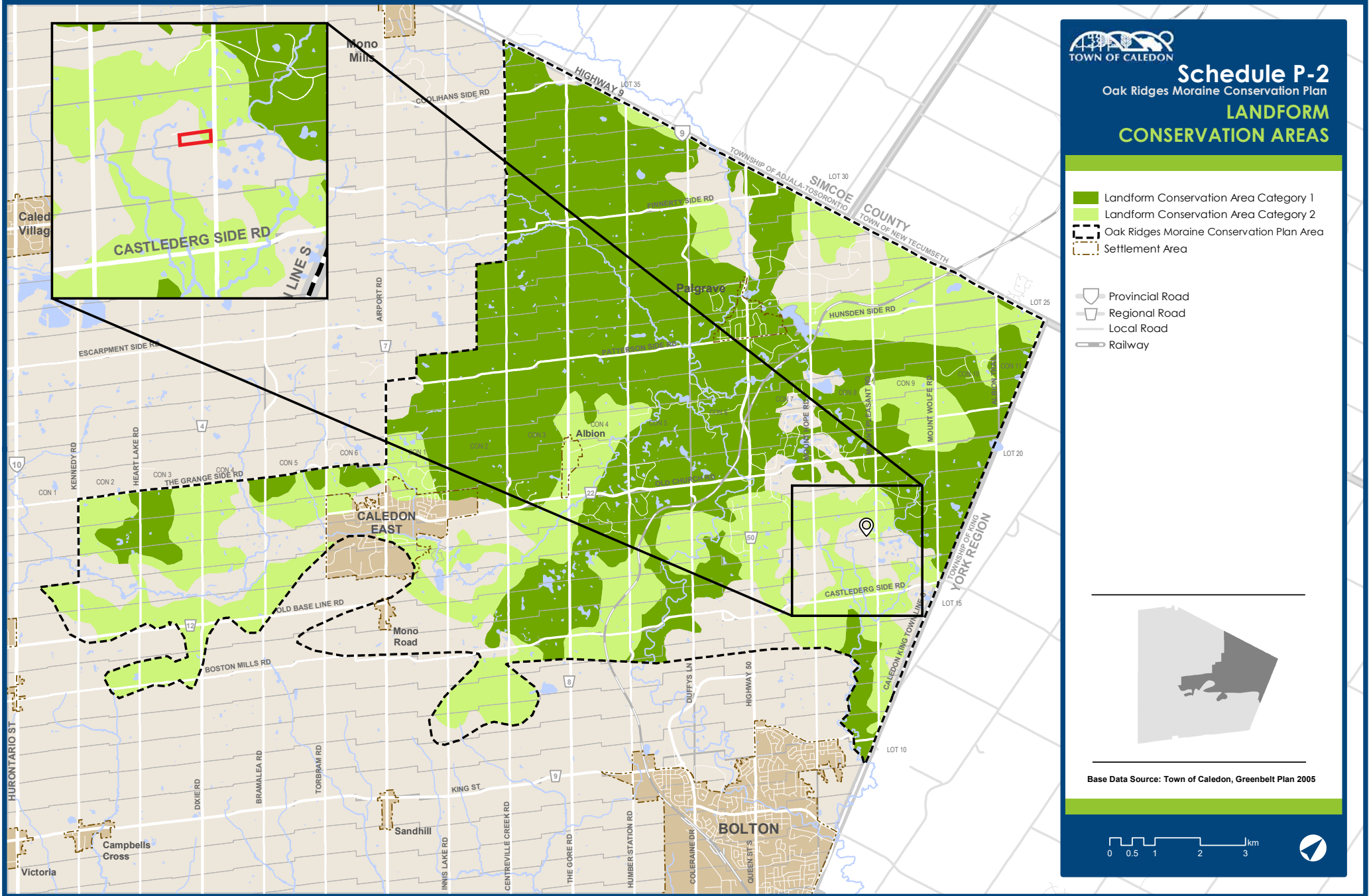


Figure 17: LANDFORM CONSERVATION AREAS

Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL



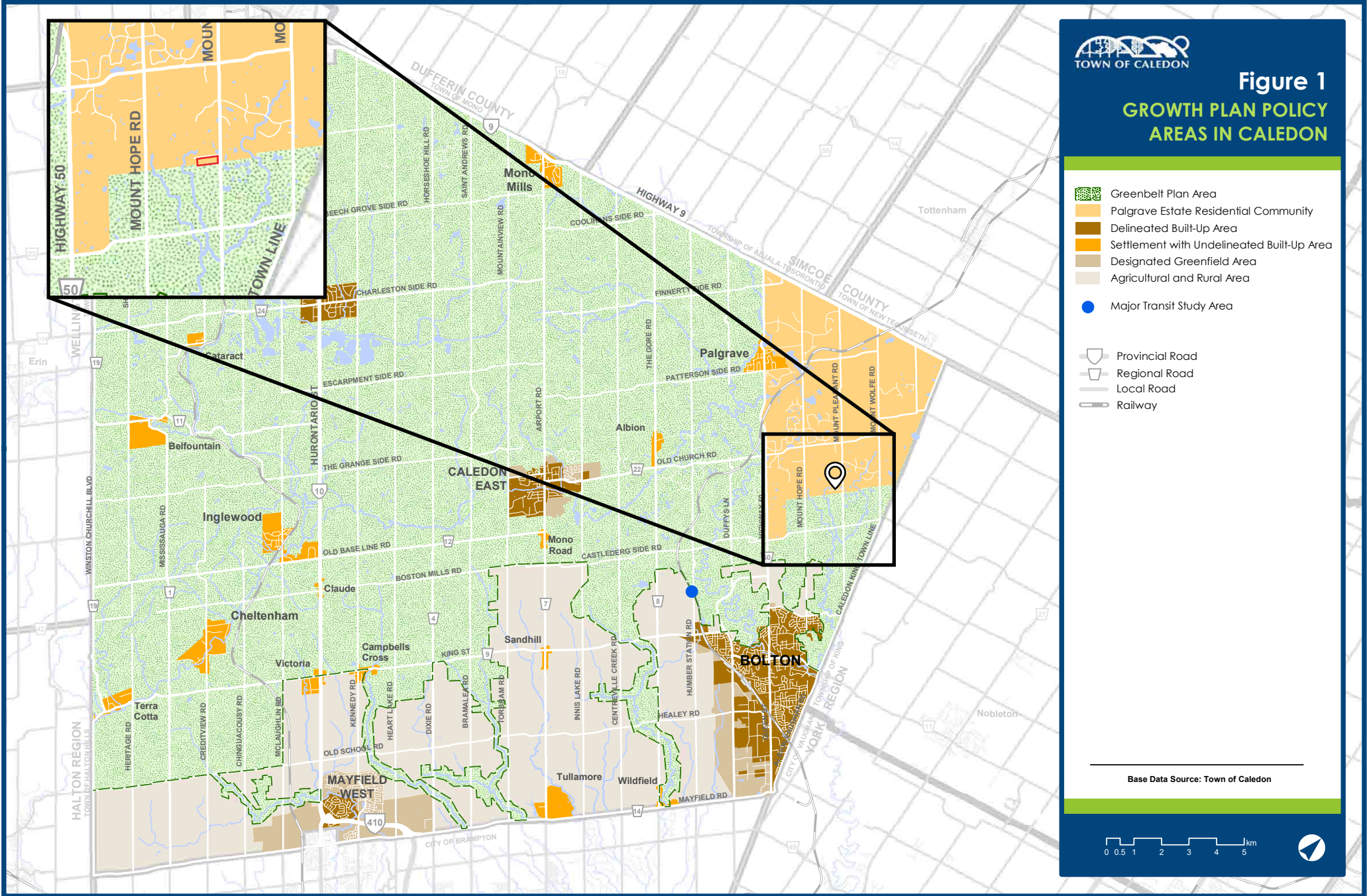
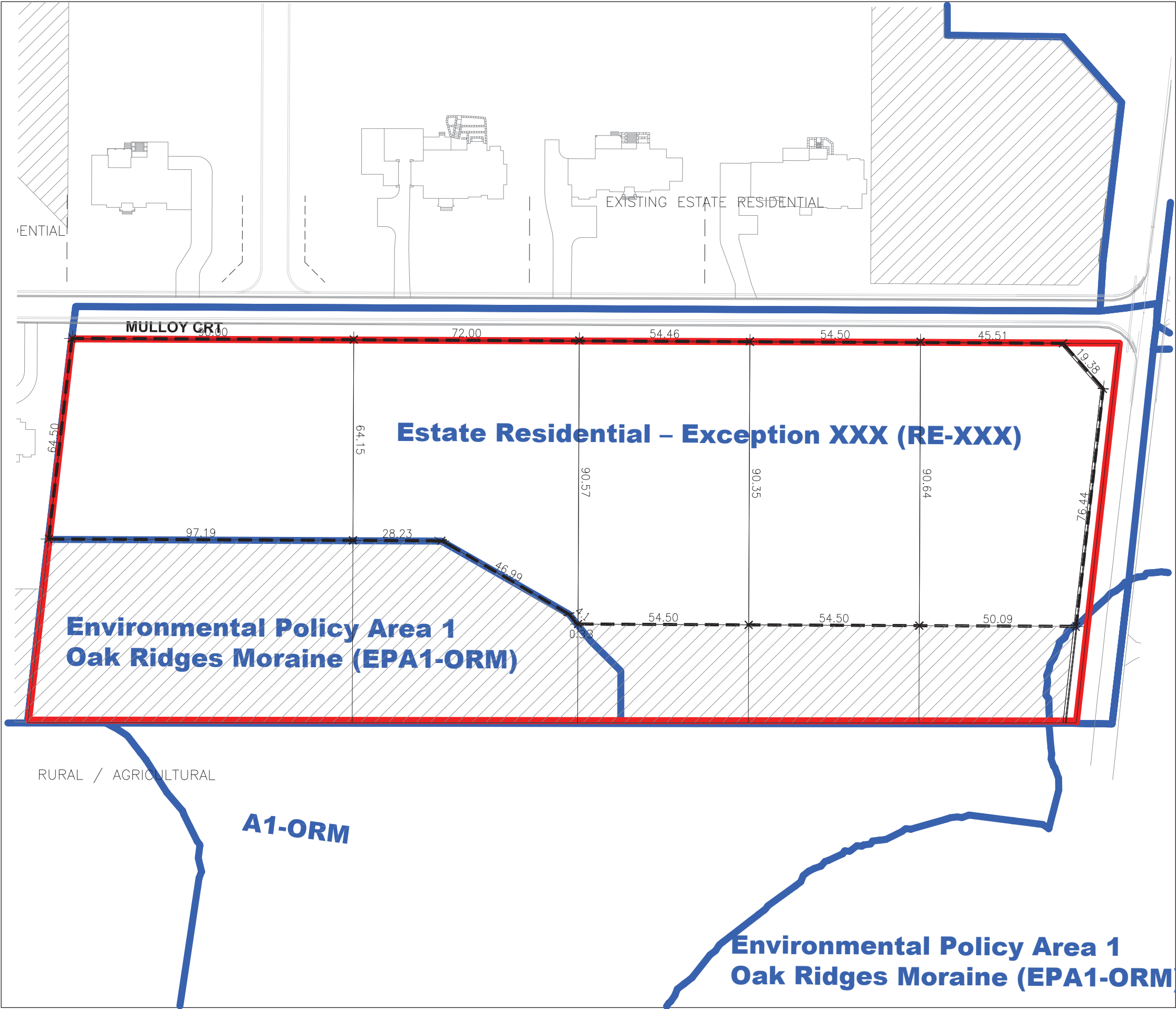


Figure 18: GROWTH PLAN POLICY AREAS



Subject Lands

PART OF LOT 18, CONCESSION 8 AND BLOCK 15 PLAN 43M-1994 TOWN OF CALEDON, REGION OF PEEL



ZONING BY-LAW AMENDMENT
SCHEDULE "A" BY-LAW NO. (2024-XX)

PART OF LOT 18,
CONCESSION 8 and BLOCK 15,
PLAN 13M-1994
GEOGRAPHIC TOWNSHIP OF ALBION
TOWNSHIP of CALEDON
REGIONAL MUNICIPALITY of PEEL

- Legend**
- Lands Subject to this By-law
 - Natural Area
 - Zone Boundary
 - - - Structure Envelope

FILE: SCALE: NTS

DATE: March 2024

**Environmental Policy Area 1
Oak Ridges Moraine (EPA1-ORM)**

APPENDIX C

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2025-XX

A by-law to amend Comprehensive Zoning By-law
2006-50, as amended, with respect to Part Lot 18
Concession 8 (Albion), Town of Caledon, Regional
Municipality of Peel.

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 deems it desirable to pass a zoning by-law to permit the use of Part of Lots 26 and 27, Concession 9 (Albion) being Part 1 on 43R-15949, Town of Caledon, Regional Municipality of Peel for 42 estate residential building lots, stormwater management facilities and environmental protection areas;

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

1. **THAT** the following be added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XXX	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Bed and Breakfast Establishments</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> 	<p>Lot Area (minima) 0.6 hectares</p> <p>Yard, Front (minima) 15 metres</p> <p>Yard, Exterior Side (minima) 10 metres</p> <p>Driveway Width (maxima) 13.5 metres</p> <p>Building and Structure Locations All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope as shown on Schedule "A" attached hereto.</p> <p>Grading Restrictions Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Schedule "A" attached hereto.</p> <p>Natural Area Restrictions Subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or</p>

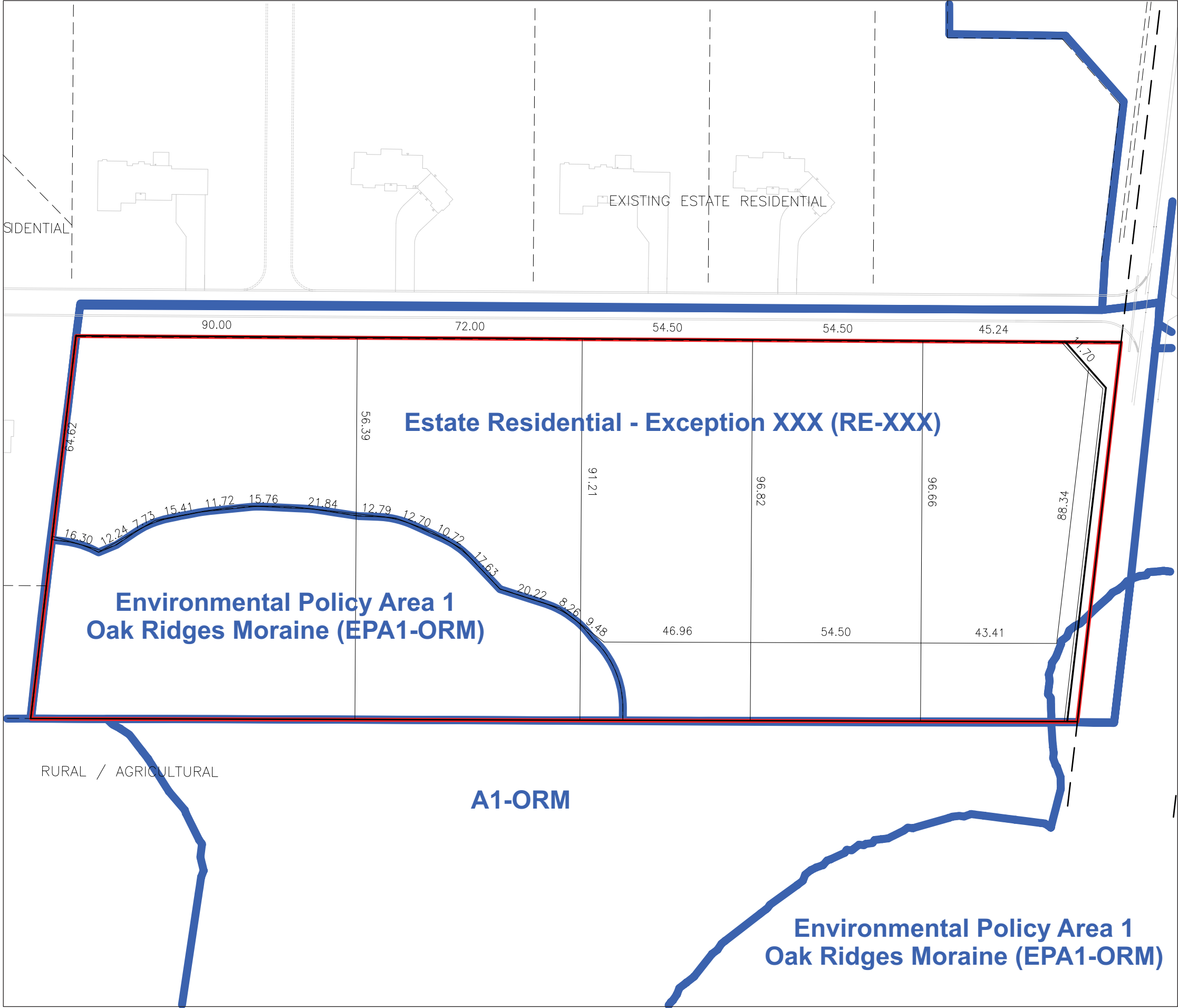
			alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement.
--	--	--	---

2. **THAT** Schedule "A", is hereby amended for the lands legally described as Part Lot 18 Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel and that those lands be rezoned from "Rural – Oak Ridges Moraine (A2)-ORM" Zone and "Environmental Policy Area 2 – Oak Ridges Moraine Zone (EPA2-ORM)" to "Estate Residential – Exception XXX (RE-XXX)" and "Environmental Policy Area 1 – Oak Ridges Moraine Zone (EPA1-ORM)" in accordance with Schedule "A" attached hereto.

**READ THREE TIME AND FINALLY
PASSED IN OPEN COUNCIL
THIS ____ DAY OF _____, 2025**

Annette Groves, Mayor

, Clerk



ZONING BY-LAW AMENDMENT
SCHEDULE "A" BY-LAW NO. (2025-XX)

PART OF LOT 18,
CONCESSION 8 and BLOCK 15,
PLAN 13M-1994
GEOGRAPHIC TOWNSHIP OF ALBION
TOWNSHIP of CALEDON
REGIONAL MUNICIPALITY of PEEL

- Legend**
- Lands Subject to this By-law
 - Zone Boundary

FILE: SCALE: NTS

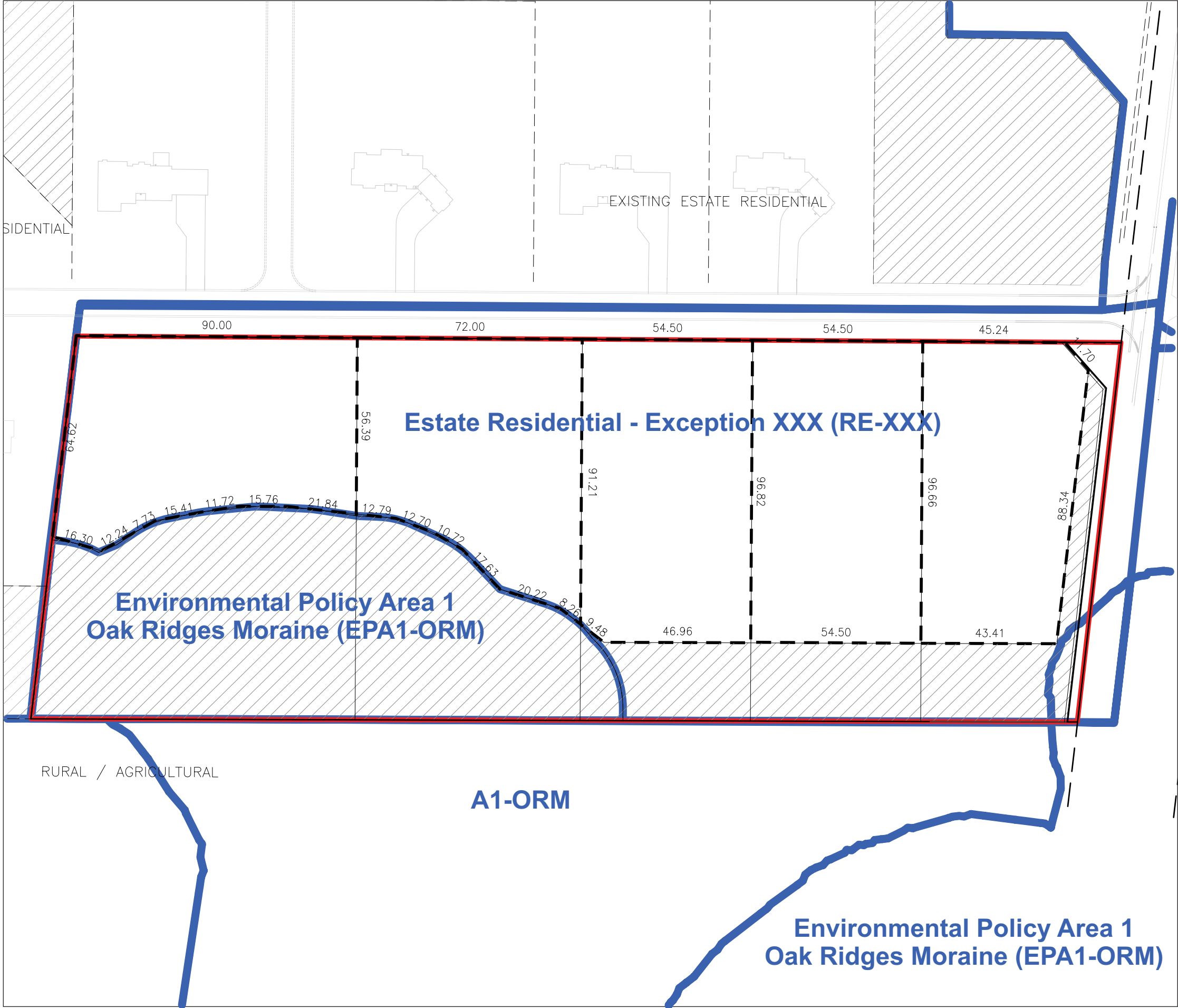
DATE: JANUARY 2025

**Environmental Policy Area 1
Oak Ridges Moraine (EPA1-ORM)**

A1-ORM

**Environmental Policy Area 1
Oak Ridges Moraine (EPA1-ORM)**

Estate Residential - Exception XXX (RE-XXX)



ZONING BY-LAW AMENDMENT
SCHEDULE "B" BY-LAW NO. (2025-XX)

PART OF LOT 18,
CONCESSION 8 and BLOCK 15,
PLAN 13M-1994
GEOGRAPHIC TOWNSHIP OF ALBION
TOWNSHIP of CALEDON
REGIONAL MUNICIPALITY of PEEL

- Legend**
- Lands Subject to this By-law
 - Natural Area
 - Zone Boundary
 - Structure Envelope

FILE: SCALE: NTS

DATE: JANUARY 2025

APPENDIX D

AMENDMENT NO. _____
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-

A by-law representing an Order to adopt Amendment No. _____ to
the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance
with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY
ENACTS AS FOLLOWS:

Amendment No. _____ to the Official Plan for the Town of Caledon Planning Area
shall be and is hereby adopted.

Read three times and finally passed in open Council this _____ day of _____,
2025.

Signed: _____
Clerk

Signed: _____
Mayor

AMENDMENT NO. _____
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A: THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to permit 5 estate residential lots on the Subject Lands.

2. Location

The lands subject to this Amendment are legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994, Town of Caledon, Regional Municipality of Peel as identified on Schedule "A" attached. The lands are located at the corner of Mulloy Court and Mount Pleasant Road and are comprised of an area of 4.083 hectares (10.089 acres).

3. Basis of the Amendment

KLM Planning Partners Inc. on behalf of Stellar Homes Inc. has requested an amendment to the Town of Caledon Official Plan to permit 5 estate residential dwellings on the Subject Lands. This amendment would have the effect of implementing a density for the lands fronting onto Mulloy Court that is contemplated by the Official Plan.

The subject property is located within the Palgrave Estate Residential Community Secondary Plan and is designated Low Density Residential on Schedule "D" – Caledon East Land Use Plan of the Town of Caledon Official Plan.

The applicant has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, including various technical studies in support of the applications. The Official Plan Amendment will permit 5 estate residential lots that accommodate building envelopes as well as areas intended to be managed, protected and / or reforested and includes the protection of natural heritage features.

The Official Plan amendment will ensure the efficient use of the land, will have no adverse environmental impact and meets the policy intent of the density requirements and objectives of the Official Plan.

The applications have been circulated to internal department and external agencies, resident meetings, and a public meeting pursuant to the *Planning Act* that was held on _____, 2025. Planning staff have reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Planning Statement and conforms to the policies of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Region of Peel Official Plan and the objectives of the Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. _____ of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.1.6.1 is amended by adding the following subsection 7.1.6.1.12.

Notwithstanding Section 7.1.6.1 of the Plan, 5 lots shall be permitted on the lands legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994, Town of Caledon, Regional Municipality of Peel.,

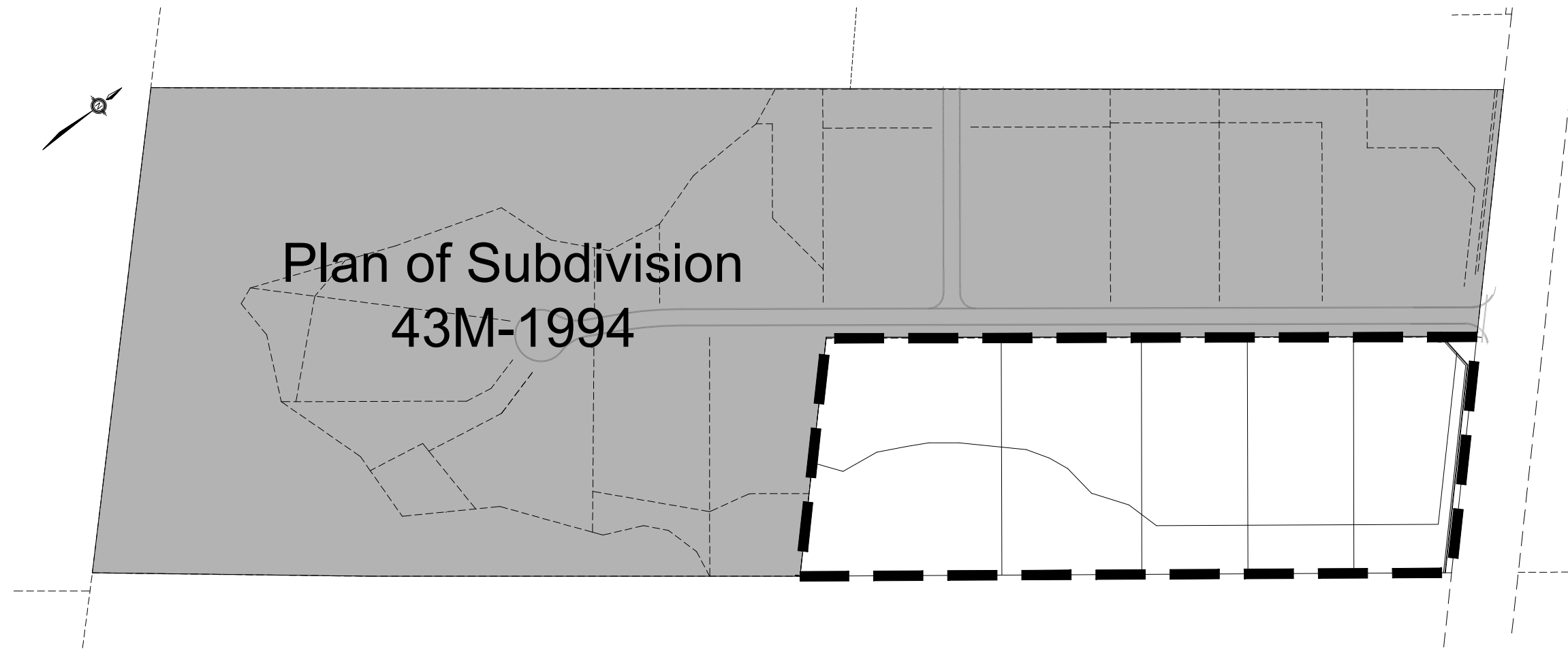
Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

DRAFT

SCHEDULE "A"

TO OFFICIAL PLAN AMENDMENT No. _____-2025
APPROVED THE _____ DAY OF _____,2025



FILE NO.:
RELATED FILE:
LOCATION: PART OF LOT 18, CONCESSION 8 AND BLOCK 15,
PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION) , TOWN OF
CALEDON , REGIONAL MUNICIPALITY OF PEEL
APPLICANT: KLM PLANNING PARTNERS
TOWN OF CALEDON:

LANDS SUBJECT TO
AMENDMENT
NO. _____