

PLANNING JUSTIFICATION REPORT CONSENT & ZONING BY-LAW AMENDMENT APPLICATIONS

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1 VICTORIA (ALTON), CALEDON, ON



— Subject Property

Prepared by:

Urban in Mind,
Professional Urban Planning, Land Development & CPTED Consultants

www.UrbanInMind.ca

(905) 320-8120



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1.0 INTRODUCTION:

Urban in Mind has been retained by the prospective owner of 1 Victoria Street (Alton), in the Town of Caledon Ontario, to seek **consent** and **zoning by-law amendment** approvals to sever the property into three separate single-detached lots.

1.1 Purpose of the Report:

The purpose of this **Planning Justification Report** is to provide an analysis of the proposed consent and zoning by-law amendment applications, and to evaluate the proposal in context with the Planning Act, the applicable planning policies and the Town's Zoning By-Law, thereby providing a sound argument for the approval of the proposed development.

2.0 SUBJECT PROPERTY AND SURROUNDING AREA:

2.1 Site Overview:

Figure 1 – Aerial View of 1 Victoria St – **Subject Property** (Caledon Maps)



— Subject Property

Figure 2 – Street View of Subject Property from King St N & Victoria St (Google Maps)



Figure 3 – Street View of Subject Property from King St N & Agnes St (Google Maps)



The subject property (**Figure 1, 2 & 3**) is a rectangular shaped lot that has frontage on to three separate streets, being 65.85 m (216 ft) on to King Street North, 30.82 (101 ft) on to Victoria Street and 30.58 m (100 ft) on to Agnes Street with a total lot area of 2,080 m² (0.5 ac). The site is currently occupied by an older 1-storey single-detached dwelling with vinyl cladding and two smaller detached sheds, all of which are intended to be demolished to make room for the proposed development.

In terms of topography, the site crests towards the middle of the property being the location of the existing house. While there are a few small shrubs and trees scattered around the site (historically planted), the overall vegetation on the site is minimal, especially when compared to other lots in the surrounding neighbourhood. In the rear of the site, there is a gravel pathway that provides an east to west connection across the entirety of the property to each of the fronting side streets.

The immediate surrounding area includes the following:

Figure 4: Street View of the Abutting Property, 1 Victoria St (**North-East**)

Figure 5: Street View of the Abutting Property, 9 Agnes St (**North-West**)

Figure 6: Street View of the Victoria St Streetscape (**East**)

Figure 7: Street View of the King St Streetscape (**South**)

Figure 8: Street View of the Agnes St Streetscape (**West**)

Figure 4: Street View of the Abutting Property, 1 Victoria St (**North-East**) (Google Maps)



Figure 5: Street View of the Abutting Property, 9 Agnes St (**North-West**) (Google Maps)



Figure 6: Street View of the Victoria St Streetscape (**East**) (Google Maps)



Figure 7: Street View the King St Streetscape (South) (Google Maps)



Figure 8: Street View of the Agnes St Streetscape (West) (Google Maps)



The immediate surrounding area is predominately comprised of older single-detached buildings of varying architectural styles and massing configurations on large lots. In many cases, property lines are heavily landscaped which plays a role in hiding views of homes from the public realm. On the other side of Agnes St, there appears to be an older farm property that no longer contains any agricultural operations (**Figure 8**).

2.2 Neighbourhood Character:

The subject property is located within the Village of Alton's historic core that contains numerous properties that are believed to have *Cultural Heritage Value or Interest* and some that have been designated under the *Ontario Heritage Act*. As such, the area is considered a Candidate Cultural Heritage Landscape. The community maintains a strong residential character, but at the same time features other uses that contribute to Alton's village-like functionality such as public spaces, community facilities, tourist attractions and local retail shops, all of which are within walking distance from the subject property. The residential lots within the historic core primarily consist of single-detached homes exhibiting bespoke architectural styles and massing configurations that help to support the diverse streetscapes. There are many examples of recent infill development within Alton that contribute to the community's evolving character, and strengthen its community.

2.3 Transportation

With the exception of specialized services for seniors and people with disabilities, there are no public transit services available within Alton; However, residents do have the option to either walk, bike or drive approximately 7 km to access Go Transit Feeder Buses that run along Hurontario Street, which in-turn provide connections to Orangeville and Brampton. Nevertheless, the surrounding neighbourhood is very walkable and bikeable given Alton's village-like functionality as a mixed-use community. Furthermore, there is very little traffic congestion in Alton due to its relatively small population. King Street, Victoria Street and Agnes Street are all considered to be 'Local Roads'.

3.0 DEVELOPMENT PROPOSAL:

It is the intent of the applicant to redevelop the subject property to better address the needs of today's housing market, as well as utilize infill opportunities. The proposed development is to sever the subject lot into three more appropriately sized residential lots via **consent/severance** process. Each new lot will be developed to include (1) single-detached dwelling facing on to separate streets to round-out the existing subdivision streetscapes. The existing house and sheds on the property will be demolished to make room for the new development.

The proposed development will be serviced by municipal water supply and private on-site stormwater and sewage facilities, as similar to adjacent properties in the area. A 2.5 m land strip will be acquired from the subject property along Victoria Street to accommodate a future right-of-way widening. Additional lands will be acquired from each intersection corner to allow for two (2) 9.0 m sight line triangles. The existing gravel driveway situated in the rear of the existing site will be removed in the new development proposal.

A **zoning by-law amendment** is also required to request exceptions from the 'Rural Residential' Standards that will provide for a more compact development which is in-line with today's residential development expectations, and the intensification objectives of the applicable planning policies. It will also allow for a more affordable product once developed.

Table 1: Proposed Zoning By-Law Amendment, Rural Residential Exception (RR-???)

Town of Caledon Zoning By-Law 2006-50	Existing (RR) Zoning	Lot 1 (RR-???)	Lot 2 (RR-???)	Lot 3 (RR-???)
Min Lot Area	1,390 m ²	605.4 m ²	655.2 m ²	654.6 m ²
Min Lot Frontage	21.0 m	21.1 m	21.3 m	21.9 m
Min Front Yard	9.0 m	9.0 m	9.0 m	9.0 m
Min Interior Side Yard (Main Building on other side)	1.5 m	1.59 m	3.01 m	2.07 m
Min Interior Side Yard (Main Building on Driveway Side)	3.0 m	N/A	3.08 m	N/A
Min Exterior Side Yard	9.0 m	6.01 m	N/A	6.04 m
Min Rear Yard	9.0 m	12.54 m	12.54 m	12.6 m
Max Building Area	25%	20.3%	21.3%	19%
Max Building Height	10.5 m	9.69 m	9.69 m	9.69 m
Min Parking Spaces	2	3	3	3

NOTE: The calculations provided in the table above take into consideration the future 9 m sight triangles that will be conveyed from Lot 1 & 3 in addition to the 2.5 m land strip that will be conveyed from Lot 3 for the right-of-way widening that will occur along Victoria St.

Figure 9: Concept Site Plan (Van Harten Surveying Inc)

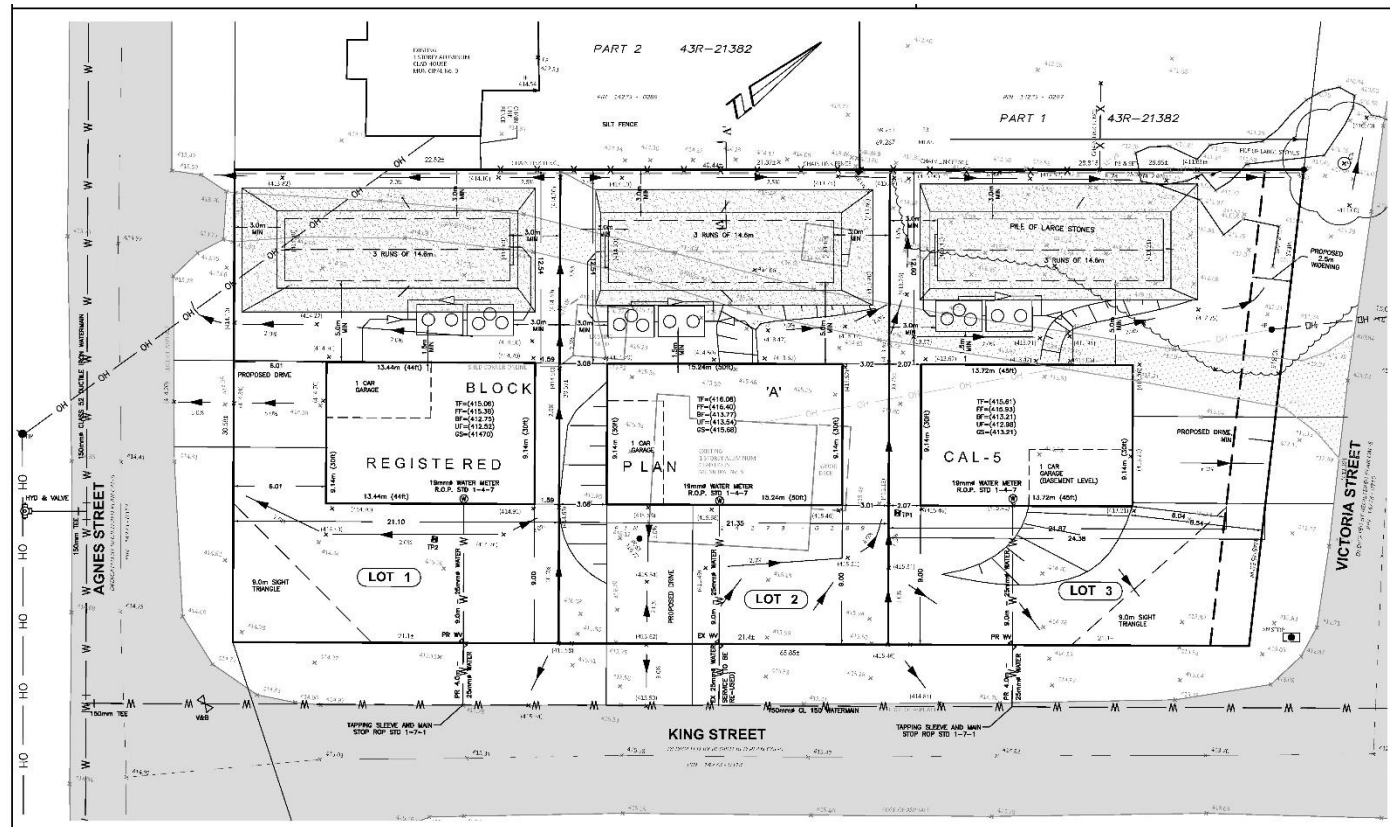


Figure 10: Conceptual Elevations for Lot 1 (Excalibur CAD Designs)



Figure 11: Conceptual Elevations for Lot 2 (Excalibur CAD Designs)



Figure 12: Conceptual Elevations for Lot 3 (Excalibur CAD Designs)



Figure 13: Conceptual Streetscape Perspective



3.1 Summary of Supporting Studies:

Cultural Heritage Evaluation Report

A Cultural Heritage Evaluation Report was completed by ASI in June 2019 for 1 Victoria St in order to provide for an evaluation of the property based on the criteria set under Ontario Regulation 9/06. The report concluded that the property has historical value for its connection to the Boggs & Rawcliffe families, who owned the property between 1878 to 1934 and operated the Boggs & Rowcliffe Carriage Works at the nearby corner of Queen Street West and Victoria Street.

The report also indicated that the property does not have any architectural or contextual significance. The c.1897 worker's cottage on the site has been altered over the years and is not exemplary in its architectural style or integrity. Furthermore, the Boggs & Rowcliffe Carriage Works building was demolished in 1985 which severed the subject property's contextual links. As such, there should be no heritage concerns with the demolition of the existing house on the subject property.

Sewage System Consultation

A Sewage System Consultation was completed by Van Harten Surveying Inc. on March 11, 2021 to investigate the ability for private on-site sewage systems to accommodate the three single-detached lots. The report concluded that the proposed lots will have enough in size to support the required treatment tanks, piping and setbacks. In addition, the report stated that the proposed development can ensure that peak flow rates do not exceed 2,000 L/day.

Stormwater Brief

A Stormwater Brief was completed by Van Harten Surveying Inc. on January 15, 2020 to discuss the stormwater management approach and to analyze the drainage patterns resulting from the proposed development. The report concluded that any small increase in runoff from the new development should have little to no impact on the surrounding area.

3.2 Impact of the Proposed Development:

The proposed development will increase the number of single-detached lots on the subject lands from 1 to 3, thus adding two (2) new residential dwellings within the Village of Alton community. Furthermore, it will provide for an opportunity to round-out the existing neighbourhood by reinvigorating an underutilized odd shaped parcel with new infill development that is more compatible with the surrounding neighbourhood character with respect to lot frontage, building setbacks, driveway access, private amenity space and landscaping. In terms of design, the main entrance and driveway to each dwelling has been strategically orientated towards each respective street frontage, to complete the Agnes Street, King Street and Victoria Street residential street character. Each building will be located close to the street and will feature large windows to help promote a pedestrian-friendly environment and opportunities for natural surveillance.

4.0 PLANNING POLICY REVIEW:

4.1 Provincial Policy Statement (PPS) (2020):

The Provincial Policy Statement (PPS) for the Province of Ontario was recently updated in May 2020. It provides the provincial policy direction on matters of provincial interest related to land development provided under Section 3 of the *Planning Act*. The goal of the PPS is to enhance the quality of life for all people living, working and/or playing in Ontario.

Applicable policies from the Provincial Policy Statement have been included as follows:

“Part V: Policies

1.0 Building Strong Healthy Communities

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

1.1.1 Healthy, liveable and safe communities are sustained by:

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

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

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

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

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

- a)** efficiently use land and resources;
- b)** are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- e)** support active transportation;

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

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

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

1.1.4 Rural Areas in Municipalities

- 1.1.4.1** Healthy, integrated and viable rural areas should be supported by:
- a)** building upon rural character, and leveraging rural amenities and assets;
 - c)** accommodating an appropriate range and mix of housing in rural settlement areas;
 - e)** using rural infrastructure and public service facilities efficiently;
- 1.1.4.2** In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 1.1.4.3** When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.4 Housing

- 1.4.1** To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
- a)** maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
 - b)** maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- 1.4.3** Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- b)** permitting and facilitating:
 - 1.** all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2.** all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

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

1.6 Infrastructure and Public Service Facilities

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - 1. municipal sewage services and municipal water services;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

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

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

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

- b)** within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

1.6.6.7 Planning for stormwater management shall:

- a)** be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b)** minimize, or, where possible, prevent increases in contaminant loads;
- c)** minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d)** mitigate risks to human health, safety, property and the environment;
- e)** maximize the extent and function of vegetative and pervious surfaces; and
- f)** promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a)** promoting opportunities for economic development and community investment-readiness;
- b)** encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c)** optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- e)** encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

1.8 Energy Conservation, Air Quality and Climate Change

- 1.8.1** Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:
- a)** promote compact form and a structure of nodes and corridors;
 - b)** promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- 2.0** **Wise Use and Management of Resources**
- 2.6** **Cultural Heritage and Archaeology**
- 2.6.1** Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2** 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.
- 2.6.5** Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”

Planning Justification (PPS):

The proposed development is well-aligned with the policies of the Provincial Policy Statement (PPS) given that it will increase the number of housing options within a rural settlement area on a site that can support higher residential densities to meet the needs of current and future residents (**1.1.4.2 & 1.4.3 b**). The PPS encourages new residential growth within rural settlement areas (**1.1.4.1. d**) that seeks to optimize existing land and infrastructure (**1.1.3.2 a**) & **b**). The proposed development meets these objectives while also providing for a built form and lot configuration that is compatible with the surrounding rural settlement (**1.1.5.4**). Furthermore, it will allow for the minor rounding out of a street block that contains existing residential lots which are currently being serviced by private sanitary and stormwater facilities (**1.6.6.4**).

As such, the proposed development conforms with the PPS policies.

4.2 Growth Plan for the Greater Golden Horseshoe (2019):

The Places to Grow Act, 2005, S.O. 2005, c. 13, is legislation that enables the “Growth Plan for the Greater Golden Horseshoe” policy. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a provincial policy that aims to control growth and development within the Greater Golden Horseshoe Area in a way that supports economic prosperity, protects the environment and improves the quality of life for all residents. The Growth Plan also encourages intensification by directing a significant portion of new growth to the built-up areas of communities, thus protecting agricultural areas from encroaching development and incompatible land uses.

The Growth Plan sets regional standards for growth and development that must be incorporated into municipal planning documents. The Region of Peel and the Town of Caledon have already incorporated Growth Plan (2006) policies into their Official Plan documents, and are currently in the process of updating their Official Plans to reflect the new Growth Plan (2019) and PPS (2020) policies.

The subject property is defined as being within the ‘Greater Golden Horseshoe Area’ (**Appendix ‘A’**). Applicable policies from the Growth Plan have been included as follows:

“2 Where and How to Grow

2.1 Context

To support the achievement of complete communities, this Plan establishes minimum intensification and density targets that recognize the diversity of communities across the GGH.

Building compact and complete communities, and protecting agricultural lands, water resources and natural areas will help reduce greenhouse gas emissions and ensure communities are more resilient to the impacts of climate change.

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

2. Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
 - b) growth will be limited in settlement areas that:
 - i. are rural settlements;
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or
 - iii. are in the Greenbelt Area;
 - c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iv. areas with existing or planned public service facilities;
 - d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:

- b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;
 - c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
- 4. Applying the policies of this Plan will support the achievement of complete communities that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.6 Housing

- 1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
- 2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.

2.2.9 Rural Areas

- 6. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with

approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.

3 Infrastructure to Support Growth

3.2 Policies for Infrastructure to Support Growth

3.2.1 Integrated Planning

1. Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.
2. Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies and should involve:
 - a) leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;
 - b) providing sufficient infrastructure capacity in strategic growth areas;
 - c) identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; and
3. Infrastructure investment and other implementation tools and mechanisms will be used to facilitate intensification and higher density development in strategic growth areas. Priority will be given to infrastructure investments made by the Province that support the policies and schedules of this Plan.”

Planning Justification (A Place to Grow):

The proposed development is well-aligned with the policies of the Growth Plan as it would help to direct some of the region’s forecasted growth to the Village of Alton. The proposed development is located on an oversized lot that can easily support higher residential densities with a more compact built form to achieve a complete and compact community (2.2.6 2. a)). Increasing the number of single-detached lots on the subject lands from 1 to 3 will also help to support housing choice for current and future residents (2.2.6 1. a) i) while also optimizing existing municipal water infrastructure (2.2.1 3. c).

As such, the proposed development conforms with the ‘A Place to Grow’ Policies.

4.3 Greenbelt Plan (2017):

The ‘Greenbelt Act’ is legislation that enables the ‘Greenbelt Plan’. The Greenbelt Plan is a provincial policy that aims to preserve agricultural lands and environmental natural areas to encourage a prosperous and sustainable Ontario.

The Greenbelt Plan works together with the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and the Growth Plan for the Greater Golden Horseshoe.

The subject property is located within the Greenbelt's **'Protected Countryside Area'** under **'Town/Villages Settlement Area'** Designation (**Appendix 'B'**). Applicable excerpts from the Greenbelt Plan have been included as follows:

“3 Geographic-Specific Policies in the Protected Countryside

3.4 Settlement Areas

3.4.3 Town/Village Policies

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

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

4 General Policies for the Protected Countryside

4.2 Infrastructure

4.2.1 General Infrastructure Policies

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

1. All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:
 - a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
2. The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:
 - b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
 - c) Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced;

4.2.2 Sewage and Water Infrastructure Policies

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

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

4.2.3 Stormwater Management and Resilient Infrastructure Policies

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

4. Applications for development and site alteration in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:
 - a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - b) An integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;
 - c) Applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and
 - d) Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan.
5. The objectives of a stormwater management plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:
 - a) Maintain groundwater quality and flow and stream baseflow;
 - b) Protect water quality;
 - c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
 - d) Prevent increases in stream channel erosion;
 - e) Prevent any increase in flood risk; and
 - f) Protect aquatic species and their habitat.

4.6 Lot Creation

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

1. Lot creation is discouraged and may only be permitted for:
 - a) Outside prime agricultural areas, including specialty crop areas, the range of uses permitted by the policies of this Plan;”

Planning Justification (Greenbelt Plan):

The proposed development is well-aligned with the policies of the Greenbelt Plan as lot creation is permitted within settlement areas in appropriate locations (**4.6 1. a**). Furthermore, the proposed on-site private stormwater and sewage infrastructure will be located and designed in a manner that both meets municipal engineering requirements and minimizes negative impacts on the surrounding landscape.

As such, the proposed development conforms with the Greenbelt Plan policies.

4.4 Credit Valley Conservation Authority (CVC):

The subject property is located within the jurisdiction of the Credit Valley Conservation Authority (CVC). However, no portion of the subject property is located within the Conservation Authority's Regulated Area (**Appendix 'C'**). As such, a Conservation Development Permit should not be required for the redevelopment of the subject lands.

4.5 Peel Region Official Plan (Approved 1996):

The current and in effect version of the Peel Region Official Plan was approved in 1996 and has been amended several times over the years with the most recent office consolidation being in 2018. As an Upper-Tier governmental planning document, the Peel Region Official Plan deals with development issues that transcend the boundaries of local municipalities with policies on matters such as transportation facilities, resource management, growth management and the provision of services. The goal of the document is to establish a high level of coordination and cooperation amongst the various communities in the municipalities within the Region which includes the Town of Caledon, the City of Brampton and the City of Mississauga.

The subject property is located within the 'Rural System' Area of the 'Regional Structure'. (**Appendix 'D'**)

Applicable excerpts from the Peel Regional Official Plan have been included as follows:

"Chapter 3 Resources

3.6 Cultural Heritage

3.6.2 Policies

It is the policy of Region Council to:

- 3.6.2.8** Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Chapter 5 Regional Structure

5.4 The Rural System

5.4.2 Policies

It is the policy of Region Council to:

- 5.4.2.2** Direct growth within the Rural System generally to the three Rural Service Centres and the Palgrave Estate Residential Community, as shown on Schedule D, and to other rural settlements as designated in the applicable area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan.
- 5.4.2.6** Ensure development proposals within the Rural System are consistent with the objectives and policies of this Plan and the applicable policies in the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.
- 5.4.2.7** Direct the area municipalities to require, as appropriate, the proponents of development, in the absence of municipal servicing, to provide a comprehensive assessment of alternative methods of providing water and sewer servicing for the proposed development. The preferred servicing option will ensure that ground water quality and quantity is protected, is financially feasible for the region and is most suitable to the characteristics of the site and existing communities.

5.4.5 Rural Settlements

5.4.5.1 Objectives

- 5.4.5.1.1** To preserve and enhance the distinct character, cultural attributes and historic heritage of rural settlements.
- 5.4.5.1.2** To add to the diversity of lifestyle choices in the Rural System.
- 5.4.5.1.3** To provide appropriate opportunities for economic development in rural settlements.

5.4.5.2 Policies

It is the policy of Region Council to:

- 5.4.5.2.3** Consider development in rural settlements, as designated in the Town of Caledon Official Plan, consistent with the policies in this plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

5.5 Growth Management

5.5.1 General Objectives

- 5.5.1.3** To manage growth based on the growth forecasts and intensification targets and greenfield density targets of this Plan.
- 5.5.1.5** To optimize the use of the existing and planned infrastructure and services.

5.8 Housing

5.8.1 General Objectives

- 5.8.1.1** To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

5.8.2 General Policies

It is the policy of Region Council to:

- 5.8.2.6** Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.
- 5.8.2.12** Collaborate with the area municipalities to implement annual minimum new housing unit targets, as suggested in Figure 17 of Appendix – List of Figures.
- 5.8.2.13** Collaborate with the area municipalities to implement annual minimum new housing unit targets, as suggested in Figure 17 of Appendix – List of Figures.

Table 4 – Annual Minimum New Housing Unit Targets in Peel

	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership
Peel	17%	3%	35%	45%

Chapter 6 Regional Services

6.4 Water and Wastewater Services

6.4.2 Policies

It is the policy of Region Council to:

- 6.4.2.2** Ensure that no development requiring additional or new water supply and/or sanitary sewer services proceeds prior to the finalization of a Servicing Agreement with the Region, confirming the responsibility for, and ability to provide, appropriate facilities for water supply and sewage disposal. In the case of plans of subdivision, confirmation will be required prior to draft approval, that servicing is or will be available.
- 6.4.2.4** Continue to have water and/or sewer services provided by private or communal systems where appropriate, for existing and committed development as designated in the area municipal official plans.

FIGURE 4: POPULATION AND EMPLOYMENT GROWTH IN PEEL REGION

Year	Measure	Brampton	Caledon	Mississauga	Peel Total
1971	Population	72,000	17,300	175,000	264,300
	Households	18,500	4,600	46,900	70,000
	Employment	32,000	3,000	70,000	105,000
	Activity Rate	44.44%	17.34%	40.00%	39.73%
1981	Population	152,000	27,200	321,300	500,500
	Households	44,000	7,800	99,000	150,800
	Employment	58,600	6,400	164,900	229,900
	Activity Rate	38.55%	23.53%	51.32%	45.93%
1991	Population	242,700	36,200	479,600	758,500
	Households	70,700	10,800	148,200	229,700
	Employment	92,600	11,500	274,100	378,200
	Activity Rate	38.15%	31.77%	57.15%	49.86%
1996	Population	276,500	41,100	561,200	878,800
	Households	81,100	12,600	172,300	266,000
	Employment	105,800	15,200	300,300	421,300
	Activity Rate	38.26%	36.98%	53.51%	47.94%
2001	Population	339,700	52,800	639,800	1,032,300
	Households	97,600	16,100	195,200	308,900
	Employment	133,600	18,400	382,300	534,300
	Activity Rate	39.33%	34.85%	59.75%	51.76%
2006	Population	452,800	59,500	697,900	1,210,200
	Households	125,900	18,200	214,900	359,000
	Employment	155,900	21,400	430,600	607,900
	Activity Rate	34.43%	35.97%	61.70%	50.23%
2021	Population	635,000	87,000	768,000	1,490,000
	Households	184,000	28,000	253,000	465,000
	Employment	280,000	40,000	500,000	820,000
	Activity Rate	44.09%	45.98%	65.10%	55.03%
2031	Population	727,000	108,000	805,000	1,640,000
	Households	214,500	33,500	270,000	518,000
	Employment	314,000	46,000	510,000	870,000
	Activity Rate	43.19%	42.59	63.35%	53.05%

FIGURE 17: ANNUAL MINIMUM NEW HOUSING UNIT TARGETS BY AREA MUNICIPALITY

	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership
Brampton	16%	3%	37%	44%
Mississauga	18%	3%	34%	45%
Caledon	11%	2%	28%	59%

”

Planning Justification:

The policies of the Peel Regional Official Plan are well-aligned with the proposed development given that it will provide for a built form that is compatible with the distinct rural character of the surrounding area (5.4.5.1.1). Furthermore, it will result in an increase in housing options that will help accommodate the Region's forecasted growth in a way that meets the needs of current and future residents (5.5.1.3 & 5.8.1.1). The site is also located in an area where partial services are permitted. The new development will be serviced by new private sewage and stormwater systems, while also optimizing existing municipal water services (5.5.1.3 & 6.4.2.4).

As such, the proposed development conforms with the Peel Region Official Plan.

4.6 Town of Caledon Official Plan (Approved 1997):

The original Town of Caledon Official Plan was approved by the Ontario Municipal Board in 1997. Since that time, the plan has amended several times over the years with the most recent office consolidation being in 2018. While the Region of Peel Official Plan deals with planning issues on a 'regional scale', the Town of Caledon Official Plan deals with issues on a more 'localized scale' and as such is considered the Local Official Plan (LOP). The Town of Caledon LOP contains planning policies on matters such as housing, natural heritage, land use, transportation and infrastructure.

The following designations apply to the subject property:

- The subject property is located within the Alton '**Settlement Area**' as per the LOP Land Use Plan map (**Appendix 'E'**).
- The subject property is located within a '**Village**' as per the LOP Town Structure map (**Appendix 'F'**).
- The subject property is located within a '**5 Year Wellhead Protection Area**' (**Appendix 'G'**).

Applicable excerpts from the Town of Caledon Official Plan have been included as follows:

“3.0 GENERAL POLICIES

3.3 CULTURAL HERITAGE CONSERVATION

3.3.3.5 Areas with Cultural Heritage Character

3.3.3.5.3 New construction should fit the immediate physical locale and streetscape by being generally of:

- a) The same height and of similar width as adjacent side buildings;
- b) Similar orientation of roof gables as adjacent buildings;
- c) Similar setback;
- d) Like materials and colours;

- e) Similar proportions for windows, doors and roof shape; and,
- f) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.

4.0 TOWN STRUCTURE AND GROWTH MANAGEMENT

4.1 TOWN STRUCTURE

4.1.1.3 General Policies

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

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

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

Villages serve two primary functions:

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

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

4.2 GROWTH MANAGEMENT

4.2.1 Intensification

4.2.1.3 Policies

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

4.2.1.3.3 Caledon will permit and encourage compatible forms of intensification in existing residential neighbourhoods and the rural area such as Apartments in-Houses, coach houses (apartments above garages), and duplexes in accordance with Section 5.10.3.14 of this Plan.

4.2.6 Population Allocations – Rural Service Centres and Villages

4.2.6.3 The 2021 and 2031 Population Allocations for the Villages in Table 4.2 and Table 4.4 represent interim budget population allocations only, pending

completion of the Village Studies. The completion of these studies will determine the actual population allocation for each of the Villages as well as refine the total population allocation for all of the Villages. Until these studies are completed and the appropriate Official Plan Amendment(s) are approved, the historically established population for each Village will be used to regulate the population to be accommodated in these communities.

5.0 LAND USE POLICIES

5.9 TRANSPORTATION

5.9.5 Transportation System

5.9.5.2 Provincial Freeway and Road Network

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

5.9.5.2.2 Unless otherwise detailed on Schedule J, or any Land Use Schedule, all roads shall be deemed to be local roadways.

5.9.5.2.9 The road network will be based on the following functional classification system as shown on Schedule J:

f) LOCAL ROADS

- i) Are roadways under the Town's jurisdiction.
- ii) Serve local traffic only and provide connections to collector roadways.
- iii) Provide direct property access.
- iv) Will have a 17 to 20 metre road allowance with 2 lane capability.
- v) On-street parking may be permitted.

5.9.5.2.11 The Town will seek to achieve the necessary right-of-way widths and provide the number of lanes within the range set in this plan. Necessary right-of-way widths will be acquired through Secondary Plan process and/or conditions of approval for subdivisions, severance, or site plans, or through purchase, expropriation, gift, bequeathment or other appropriate means. Furthermore:

- d) In cases where a road widening is obtained by dedication through the development process, land will generally be obtained in equal amounts from both sides of the roadway. However, under certain circumstances, such as where there are physical constraints, such as environmental features or cemeteries, or other policy objectives to be considered, such as heritage conservation, off-set or single-sided road allowance widenings may be considered.

5.10 SETTLEMENTS

5.10.5 Villages

The Villages are existing diverse communities which are primarily residential nodes focused on an historic main street, or crossroads. Each Village is served by a central water supply system operated by the Region and private septic systems and contains one or more of the following municipal services: swimming pool, arena, library, fire hall, or community hall.

Villages serve two primary functions:

- a) To provide an alternative lifestyle to the Rural Service Centres, Hamlets and the rural areas; and,
- b) To provide local convenience goods and services within the Village and to the surrounding area that complement the wider range of goods and services available in the Rural Service Centres. The Villages are the settlements of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills, and Palgrave.

5.10.5.2 General Policies – Villages

5.10.5.2.1 The boundaries of the Villages are shown on Schedule E, Schedule M and Figures 2, 7, 10, and 12 respectively.

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

6.0 IMPLEMENTATION AND ADMINISTRATION

6.2.10 Consents

6.2.10.1 Consents may be permitted as outlined in Section 50 of the Planning Act, R.S.O. 1990, c. P.13.

6.2.10.2 When considering an application for a consent, the Land Division Committee shall have regard for the provisions of the Planning Act, the Region of Peel Official Plan, the Principles, Strategic Direction, Goals, Objectives, policies and land use designations of the Town of Caledon Official Plan, and to the provisions of the Zoning By-law, and the objectives and policies of the Niagara Escarpment Plan, where applicable, and the objectives and policies of the Oak Ridges Moraine Conservation Plan, where applicable.

6.2.10.3 If a Zoning By-law amendment or minor variance is required, it shall be a condition of approval for the consent.

- 6.2.10.4** The Land Division Committee shall have regard for any comments provided by agencies, municipal departments and the public regarding the effect of the proposed consent and development upon their plans, programs, and property.
- 6.2.10.5** The Land Division Committee may impose conditions, including any conditions recommended by the government agencies, municipal departments and the public, which are necessary to the approval of a consent. Such recommended conditions may include but are not limited to the following:
- a) The fulfillment of any financial requirements of the Town;
 - b) The dedication of lands for park purposes or the payment of cash-in-lieu thereof;
 - c) The dedication of appropriate road widening where required; and,
 - d) The submission of a site plan which illustrates, among other things, environmentally sensitive features on and adjacent to the site, a suitable development envelope on the site, proposed buildings and structures, and areas of proposed site alteration and vegetation removal. ”

Planning Justification:

The proposed development is well-aligned with the policies of the Town of Caledon Official Plan. It seeks to provide for a compatible form of intensification that fits in well with the streetscape character of the immediate physical locale with respect to building height and width, setbacks, orientation, frontage, and architectural features (3.3.3.5.3). According to the Town Structure Map, the subject property is located within the ‘Village’ designation. New residential development within ‘Villages’ are to be serviced by municipal water services and private septic systems such as in the case of the proposed development (5.10.5). The proposed consent will also provide the Town with the opportunity to convey lands from the site for a right-of-way widening along Victoria St to benefit the public (5.9.5.2.11). As per condition 6.2.10.3, it is expected that the necessary Zoning By-law Amendment will be a condition of the Severances, should the severance be approved prior to the zoning amendment approval.

As such, the proposed development conforms with the Town of Caledon Official Plan policies.

4.7 Zoning By-Law #2006-50

The subject property is currently zoned as **Rural Residential (RR)** (Appendix ‘H’). The proposed zoning by-law amendment would see the subject property redesignated to **Rural Residential Exception (RR-???)**.

Applicable excerpts from Zoning By-Law #2006-50 are as follows:

“SECTION 3 PARKING, LOADING AND DELIVERY STANDARDS

Lot Frontage means the horizontal distance between the 2 lot lines which intersect the front lot line of a lot, such distance being measured along a line which is parallel to the front lot line and distant from the front lot line a distance equal to the minimum front yard required herein for the specified use in the zone where such lot is located.

Lot Line, Front means, in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line except, where the lot lines abutting a street are the same length, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. In the case of a through lot, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line.

SECTION 5 PARKING, LOADING AND DELIVERY STANDARDS

5.2 PARKING

5.2.2 Residential Parking Requirements

TABLE 5.1

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
-Dwelling, Detached -Dwelling, Semi-Detached -Dwelling, Duplex -Dwelling, Linked	<i>2 parking spaces per dwelling unit.</i>

5.2.15 Width Of Driveways Accessing Individual Residential Dwellings

- i) In no case shall the width of an individual driveway accessing a single detached, semi-detached, linked or townhouse dwelling exceed the following at its widest point:
 - for detached dwellings, a maximum of 6.0 metres for lots having a lot frontage of 12.0 metres or less and for lots with over 12.0 metres of frontage, up to 50% of the lot frontage to a maximum of 8.5 metres, whichever is less.

SECTION 6 RESIDENTIAL ZONES

6.2 PERMITTED USES

The Residential Zones established by the By-law are as follows:

RE	Estate Residential
RR	Rural Residential
R1	Residential One
R2	Residential Two
RT	Townhouse Residential
RMD	Mixed Density Residential
RM	Multiple Residential

TABLE 6.1

USE	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
Apartment, Accessory	✓	✓	✓	✓			
Building, Apartment							✓
Day Care, Private Home	✓	✓	✓	✓	✓	✓	✓
Dwelling, Detached	✓	✓	✓			✓	
Dwelling, Duplex				✓			
Dwelling, Linked				✓			
Dwelling, Semi Detached				✓		✓	
Dwelling, Townhouse					✓	✓	
Home Occupation	✓(1)	✓(1)	✓(1)	✓(1)		✓ (1)(2)	

Footnotes for Table 6.1

(1) No more than 6 students are permitted in any one lesson for a home occupation involving the instruction of a craft or skill.

6.3 ZONE STANDARDS

TABLE 6.2

STANDARD	ZONES						
	RE	RR	R1	R2	RT	RMD	RM
Lot Areas (Minima):	0.8 ha		650 m ²			(12)	925 m ² (5)
Per Dwelling Unit					220 m ² (13)		
Unserviced Lot		2,000 m ² (8)					
Partially Serviced Lot		1,390 m ² (8)					
Duplex dwelling				600 m ²			
Linked or semi-detached dwelling				650 m ² (7)			
Lot Frontages (Minima):	45 m					(12)	30 m
Unserviced Lot		30 m (8)					
Partially Serviced Lot		21 m (8)					
Corner Lot			18 m				
Other Lots			15 m				
Townhouse dwelling on corner lot					6 m (3)		
Townhouse dwelling on interior lot or through lot					6 m per dwelling unit		
Duplexed dwelling on corner lot				21 m			
Linked dwelling or semi-detached on corner lot				27 m (7)			
Duplex dwelling on interior lot or through lot				18 m			
Linked dwelling or semi-detached dwelling on interior lot or through lot				21 m (7)			
Building Area (Maximum)	8%	25%	25%	35% (7)	30%	(12)	20%
Backyard Amenity Area (Minima)	56m ²	56m ²	56m ²	46m ²	37m ²	(12)	

Yards:						(12)	
Front Yard (Minima)	18 m	9 m	9 m				9 m
Front wall of attached private garage				7.5 m	6 m		
Front wall of main building				9 m	7.5 m		
Exterior Side Yard (Minimum)	18 m	9 m	6 m	6 m	6 m		9 m
Rear Yard (Minimum)	15 m	9 m	7.5 m	7.5 m	7.5 m		
Apartment building							7.5 m
Interior Side Yards (Minima)	7.5 m						
Main building with attached private garage or attached carport.			1.5 m (1)				
Main building					4.5 m (4)(11)		
Main building on driveway side		3 m					
Main building on other side		1.5 m					
Duplex dwelling				(2)			
Linked dwelling or semi-detached dwelling with attached private garage or attached carport				1.5 m (7)(11)			
Linked dwelling or semi-detached dwelling without attached private garage or attached carport				3 m (7)			
Apartment building							7.5 m
Building Heights (Maxima)	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m	(12)	
Apartment building of 7 or more dwelling units							12.2 m
Apartment building of 6 or fewer dwelling units							10.5 m
Landscape Area (Minimum)	50%	40%	30%	30%	30%	(12)	45%
Privacy Yard (Minimum)							(6)
Privacy Yard Depth (Minimum)							5 m
Play Facility (Minimum)							(9)
Play Facility Area (Minimum)							4%
Play Facility Location							(10)
Driveway Setbacks (Minima)	4.5m	0.5m	0.5m				0.5m
From lot line bisecting dual private garage				Nil	Nil		
From other lot lines				0.5m	0.5m		

ZONES							
STANDARD	RE	RR	R1	R2	RT	RMD	RM
Parking Space Setback	10m						
From any street line							6m

Footnotes For Table 6.2

(8) RR Zone – Where an RR lot is fully serviced, the provisions of the R1 Zone identified with this footnote shall apply.”

Planning Justification (Zoning):

The proposed zoning by-law amendment will introduce new site-specific development standards under the Rural Residential Exception (RR-???) zone that are more aligned with the intensification objectives of the PPS, Growth Plan, Regional Official Plan and the Local Official Plan when compared to what’s currently permitted on the site under the Rural Residential (RR) zone.

The requested site-specific zoning adjustments include the following deviations from the (RR) zone as shown on Table 1 in this report:

- Reduced Minimum Lot Area (Lot 1, 2 & 3)
- Reduced Minimum Exterior Side Yard (Lot 1 & 3)

Given the dimensions of the proposed severed & retained lots, which are comparable in size and frontage to other residential lots found within the neighbourhood, these adjustments will allow for three 3 single-detached dwellings (2 +1) to function properly on the site while maintaining adequate parking areas, landscaped open space and front yard setbacks.

As such, the proposed development meets the general intent of Zoning By-Law #2006-50, and is in conformity with the parental Official plans.

5.0 SITE SUITABILITY

The subject property is currently an underutilized lot which has the potential to accommodate higher residential densities due to its size and location within a Rural Settlement Area. The proposed severance will divide the subject property into three separate single-detached lots that will fit quite nicely into the existing neighbourhood’s evolving character. Each building will be orientated towards separate roadways to take advantage of the site’s location at the edge of a subdivision, and round-out the built form of each street.

Furthermore, the proposed site-specific zoning by-law amendment (RR-???) will include minor deviations from the standards of the (RR) zone, which facilitate the over-lying direction of the Region and Town’s Official Plan policies. These deviations are suitable for the lands based on the following merits:

- The subject property abuts three separate roadways (Victoria Street, King Street & Agnes Street). The requested reduction to the required minimum lot area will facilitate the creation of two (2) new lots (plus one retained), to add to the already tight housing supply within Alton. The requested lot area reduction will allow for each house to face

on to a separate roadway to help round-out the existing street character. Although the proposed lot configurations will be somewhat smaller in overall lot size than the immediate surrounding lots, the proposed frontages will be comparable to other lots within the Village (**Appendix 'I'**). Furthermore, the proposed lots will maintain a sufficient amount of room to accommodate the required on-site private facilities, parking spaces and open landscaped area, as well as leave ample area for the dwelling itself.

- The main entrance to the proposed buildings on lot 1 & 3 will be orientated towards the exterior lot line as opposed to the front lot line to better respond to the abutting roadways and streetscape character.

6.0 CONCLUSION

Given the analysis presented in this Justification Report as well as general planning understanding, it is in the Author's professional planning opinion that there is strong merit to support the proposed consent/severance and related zoning by-law amendment applications which are considered to be of '**Good Planning**,' in the '**Public Interest**', in conformity with the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan & the Town of Caledon Official Plan and meets the general intent of the Town of Caledon Zoning By-Law #2006-50.

I hereby certify that this Planning Justification Report was prepared and reviewed by Registered Professional Planner (RPP), within the meaning of the Canadian Institute of Planners and the *Ontario Professional Planners Institute Act*, 1994.



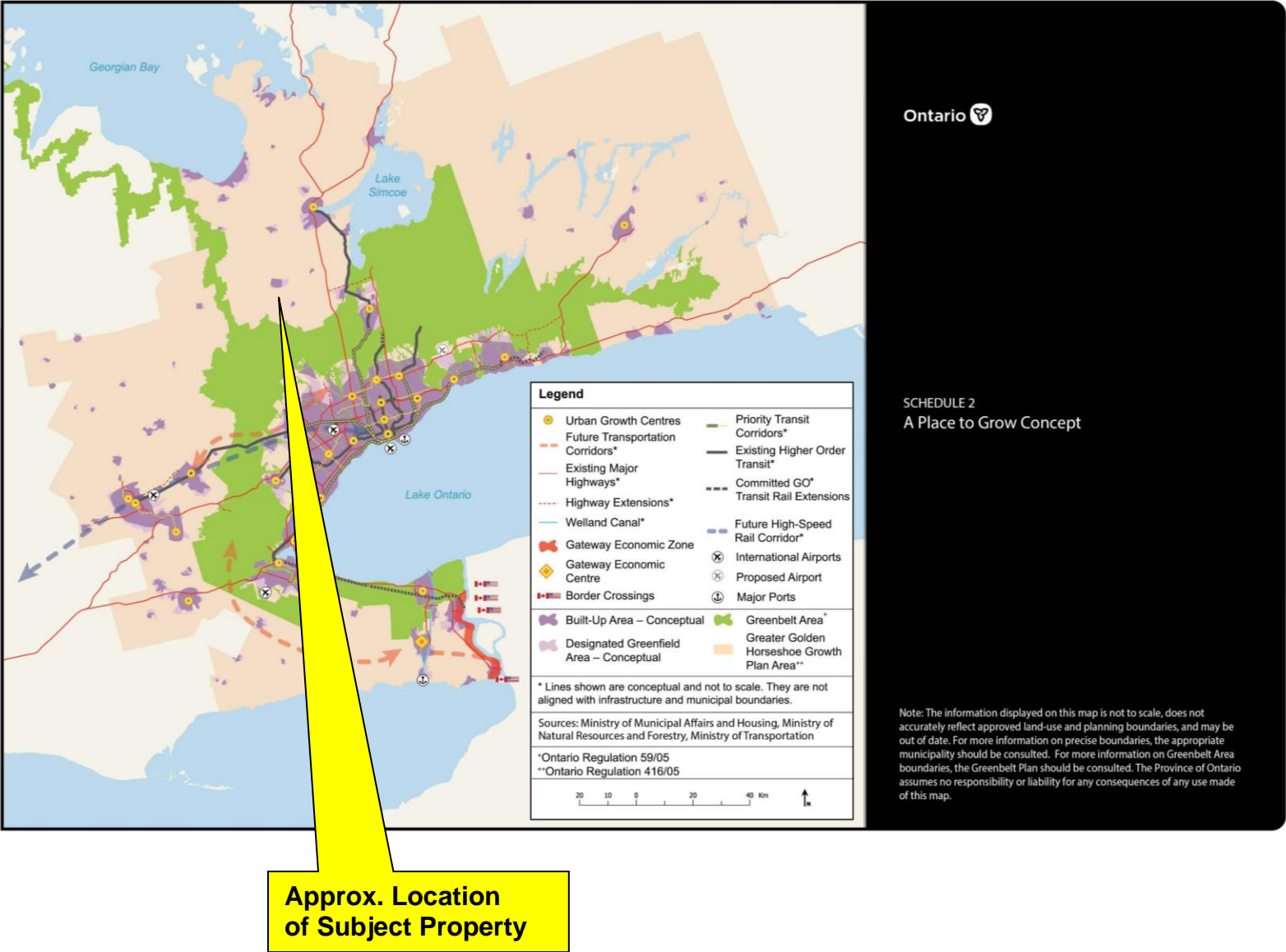
Terrance Glover, RPP, CPT

Principal

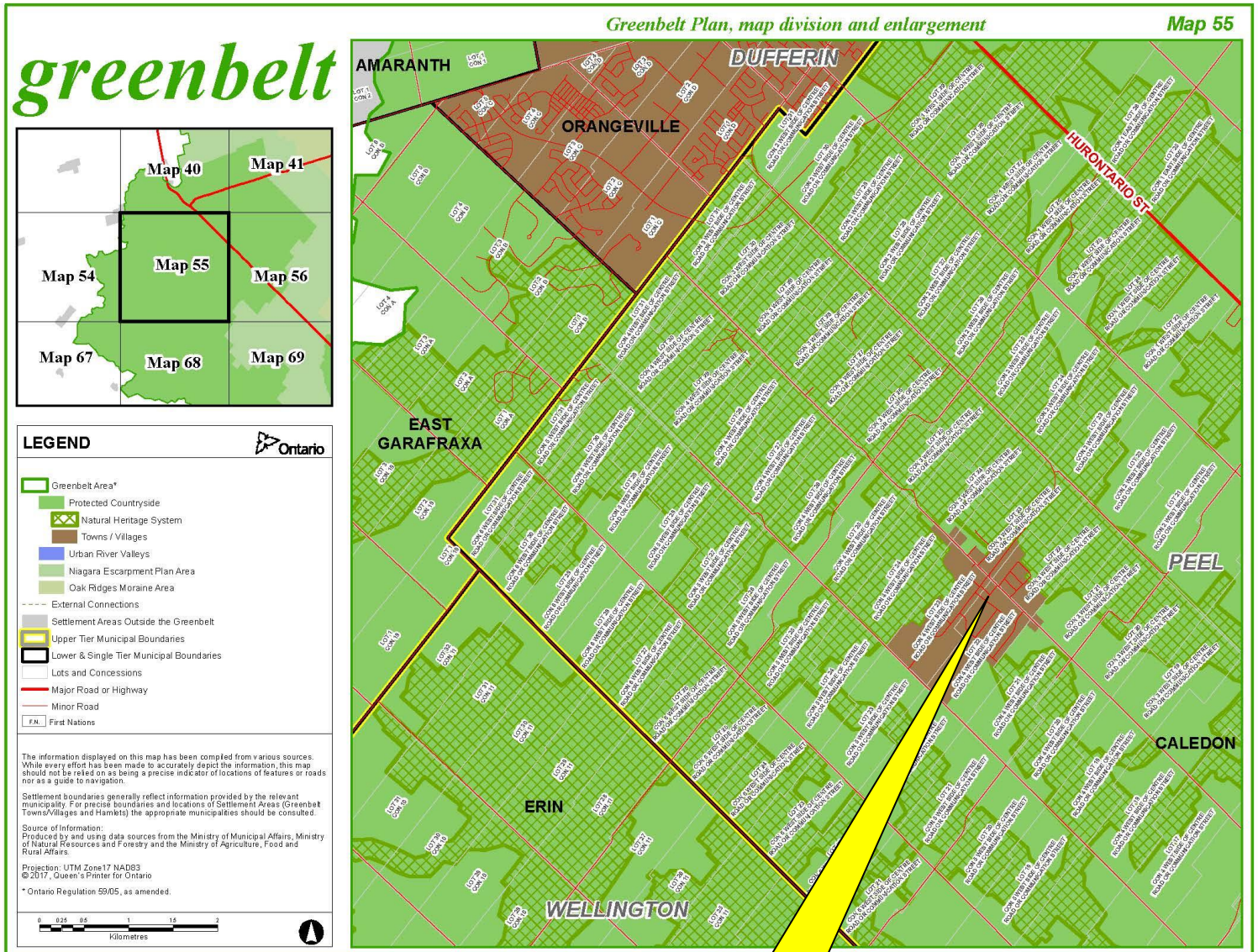
Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants



Appendix ‘A’
(Places to Grow – Schedule 2, A Place to Grow Concept)



Appendix 'B' (Greenbelt Plan – Map 55)



Appendix ‘C’

(Credit Valley Conservation Authority – Regulated Area Mapping)

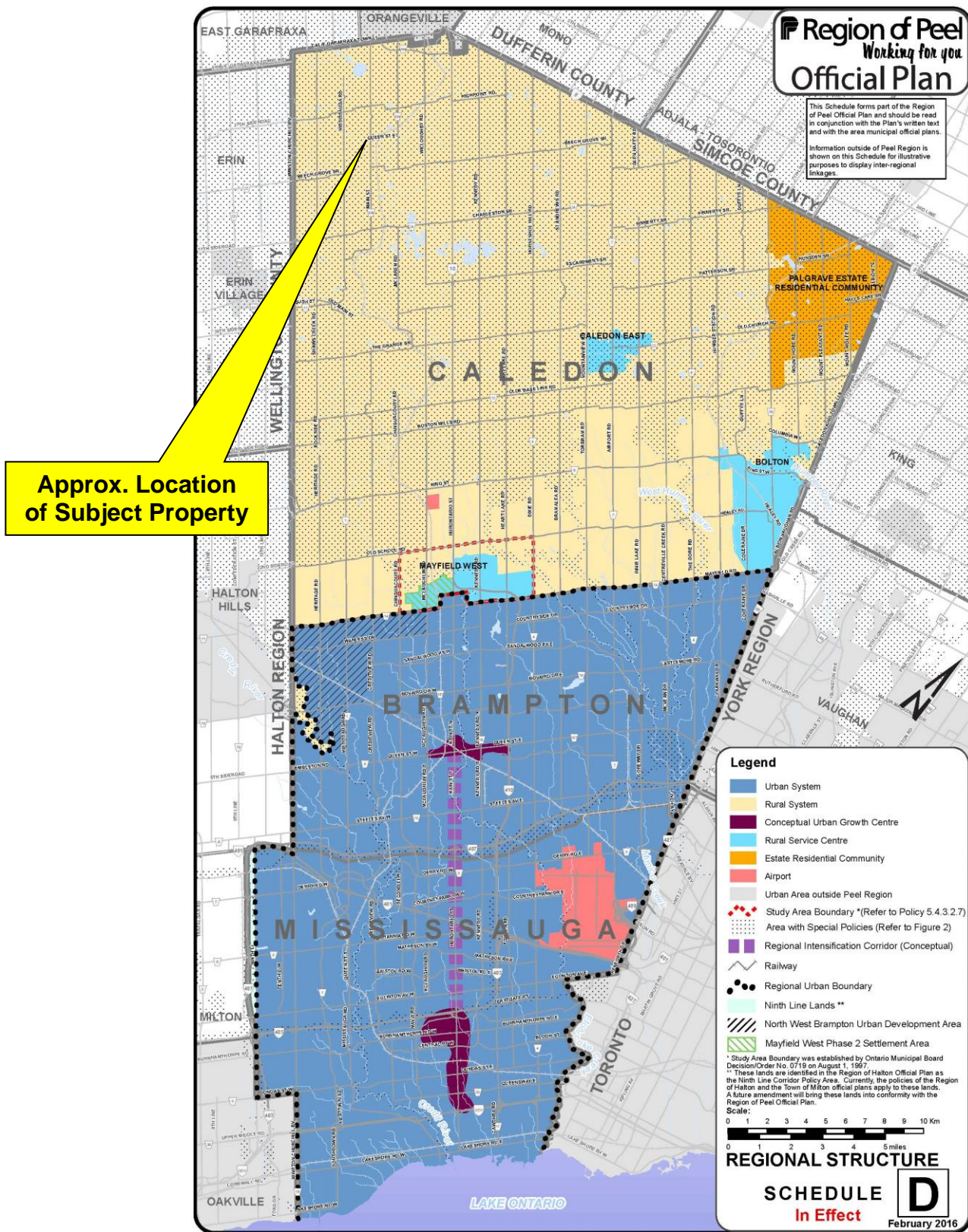


Generic Regulation Mapping

Approx. Location of Subject Property

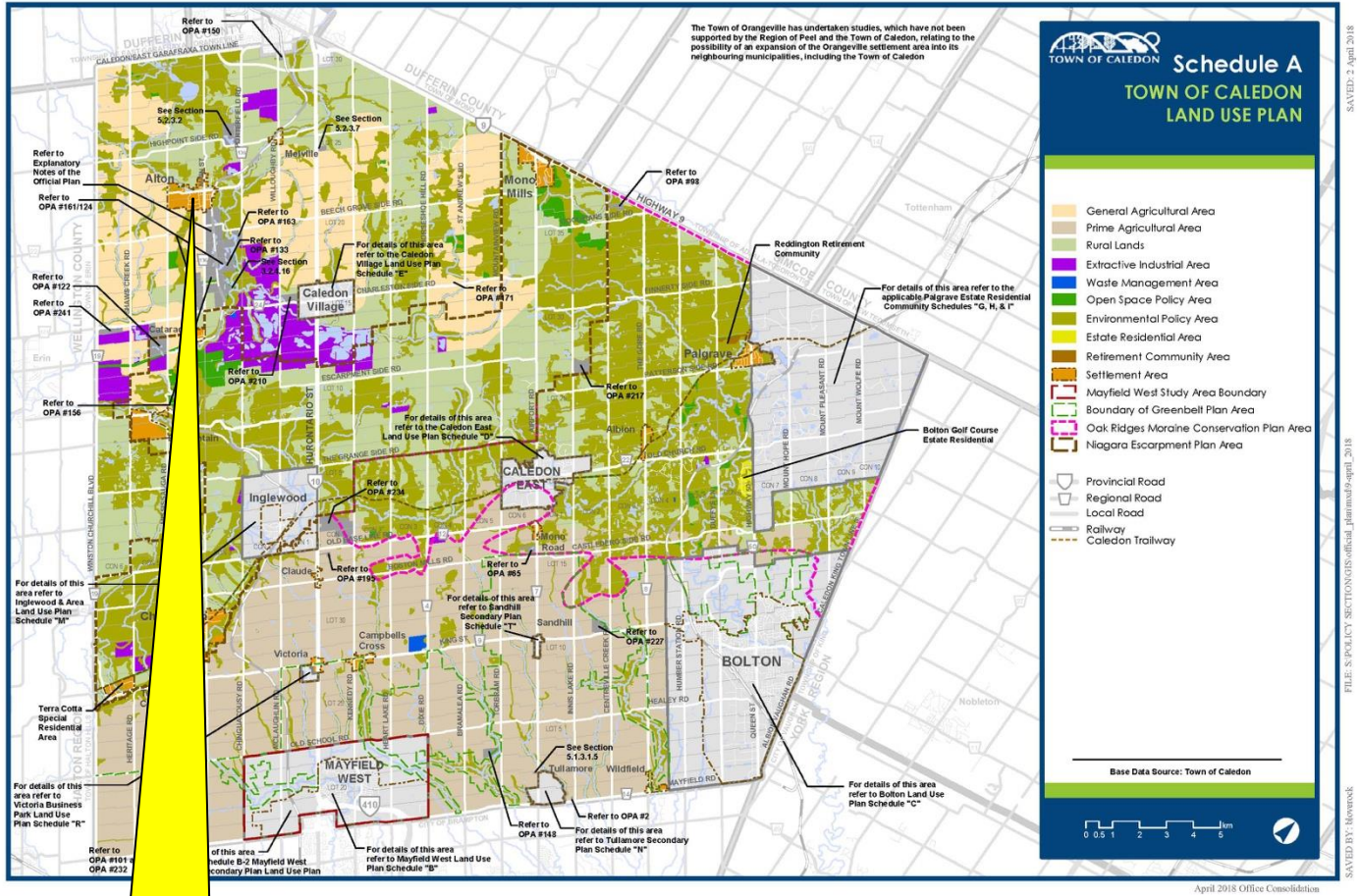
Appendix 'D'

(Peel Regional Official Plan – Schedule D, Regional Structure)



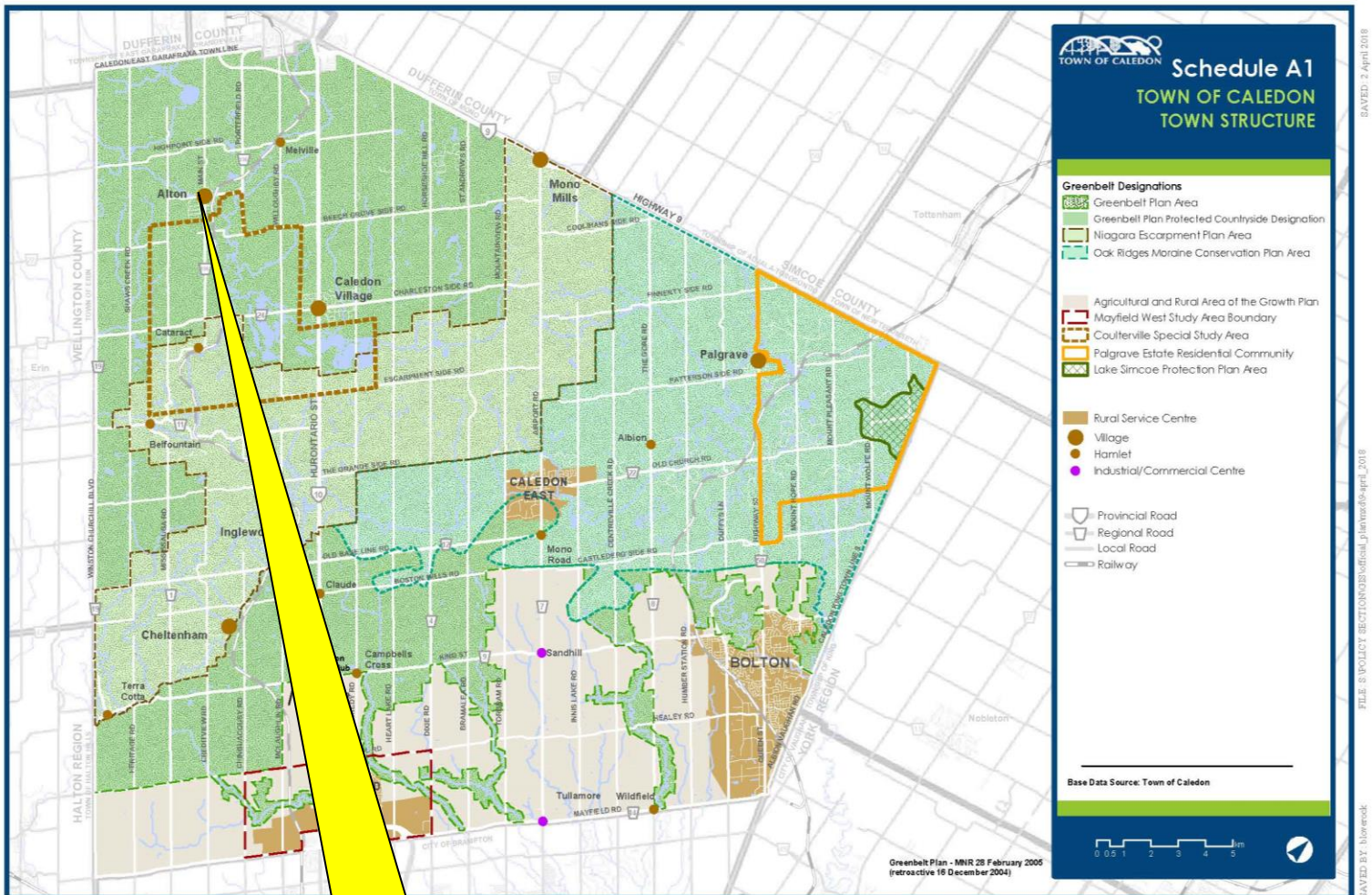
Appendix 'E'

(Town of Caledon Official Plan – Schedule A, Land Use Plan)

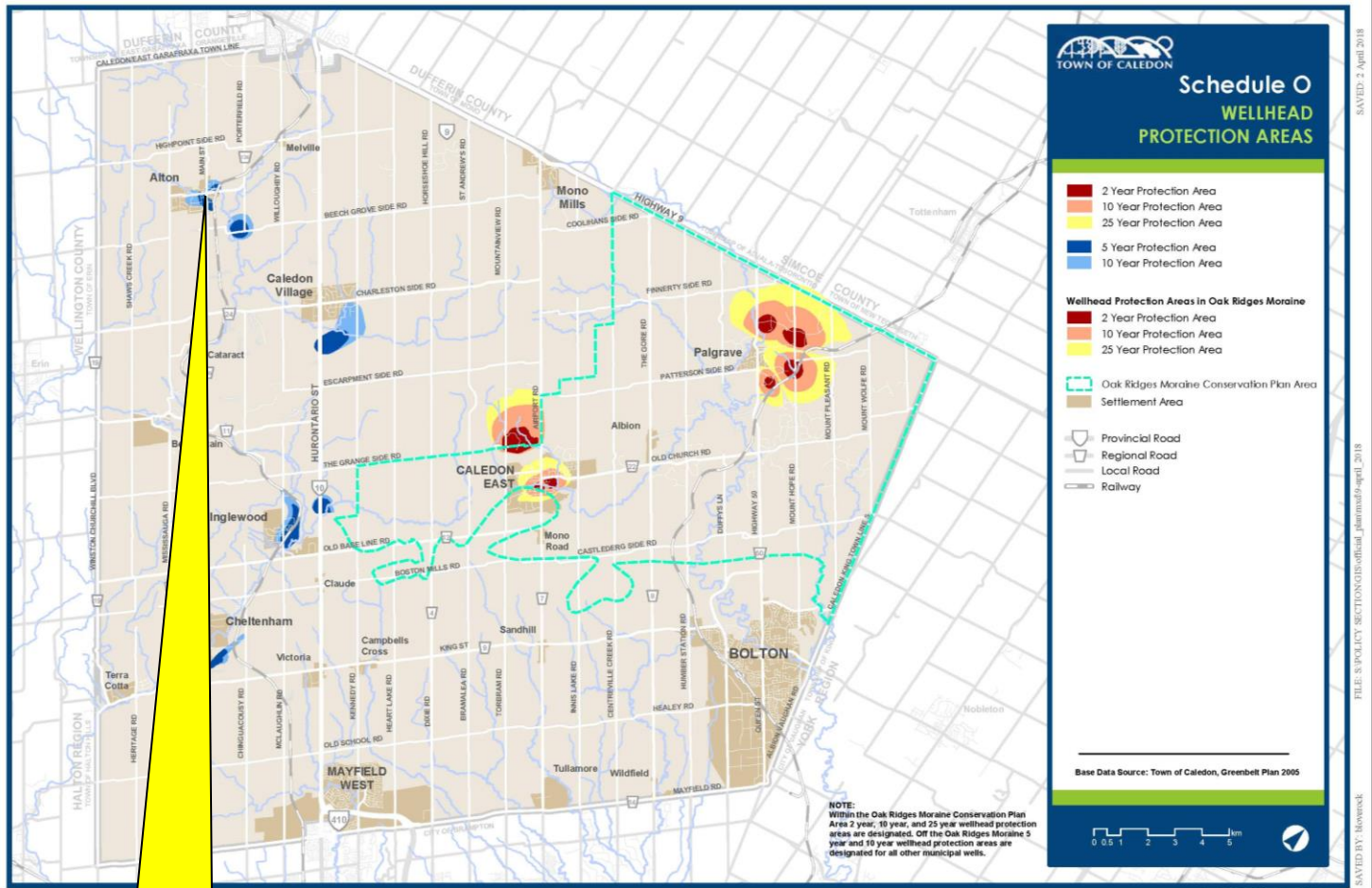


**Approx. Location
of Subject Property**

Appendix 'F' (Town of Caledon Official Plan – Schedule A1, Town Structure)

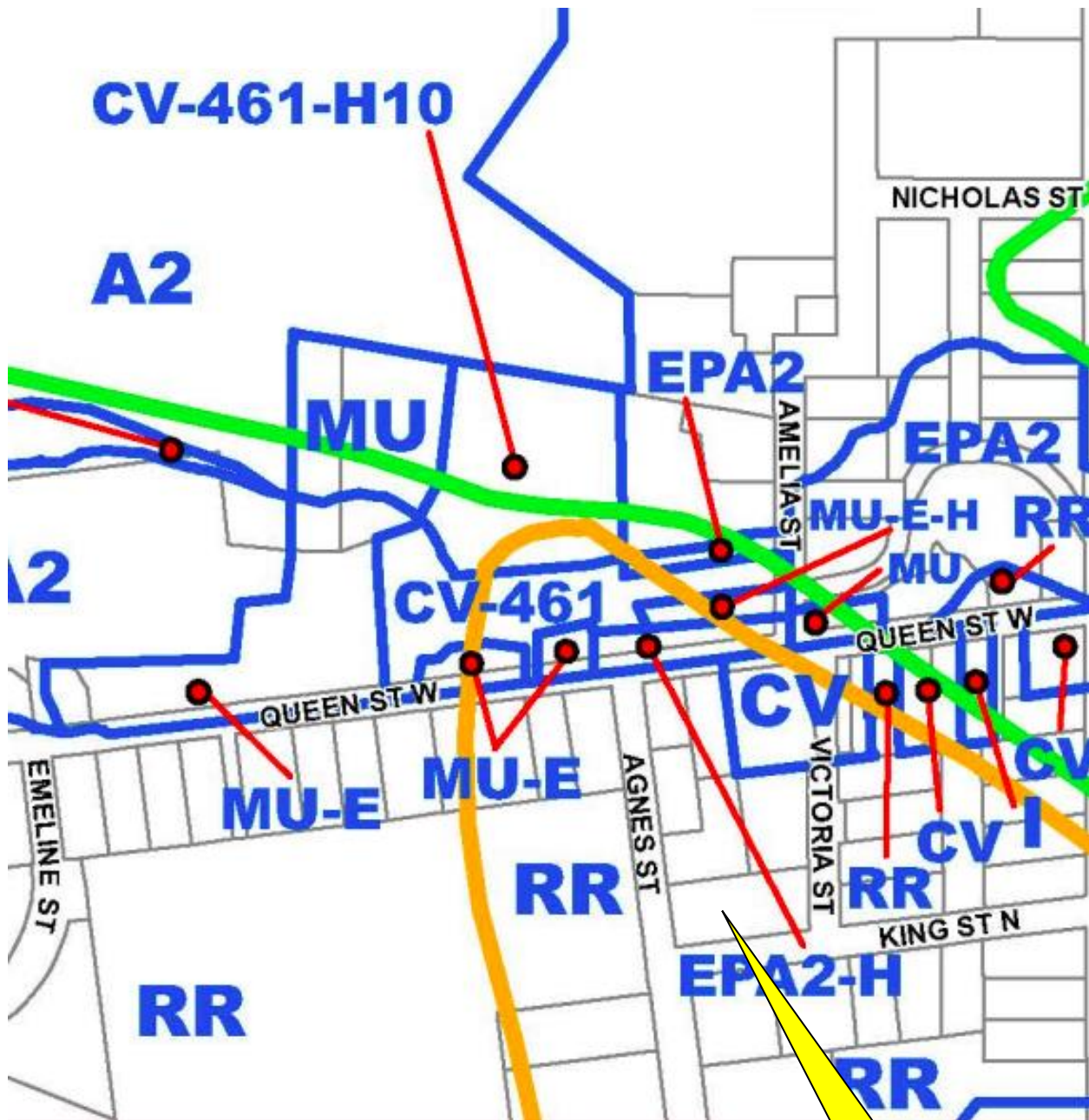


Appendix 'G' (Town of Caledon Official Plan – Schedule O, Wellhead Protection Areas)



**Approx. Location
of Subject Property**

Appendix 'H'
(Zoning By-Law 2006-50 – Schedule A, Map 82)



WELLHEAD PROTECTION AREA BOUNDARY
— WP-2 — WP-5 — WP-10 — WP-25
Zone Maps amended to indicate the 2, 5, 10, and 25 year Wellhead Protection Areas.

Subject Property

Appendix 'T'

(GeoWarehouse – Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

8 VICTORIA ST E

L7C0T2

PIN: 142730588

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Appendix 'I' CONT'D
(GeoWarehouse –Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

1429 QUEEN ST
ALTON
L7K0E4

PIN: 142730283
Land Registry Office: PEEL (43)
Land Registry Status: Active
Registration Type: Certified (Land Titles)
Ownership Type: Freehold



Appendix 'I' CONT'D
(GeoWarehouse –Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

9 AGNES ST
CALEDON
L7K0C5

PIN: 142730288

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Appendix 'T' CONT'D
(GeoWarehouse – Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

35 KING ST
CALEDON
L7K0C5

PIN: 142730358

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Appendix 'I' CONT'D
(GeoWarehouse –Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

38 KING ST
CALEDON
L7C1N8

PIN: 142730290
Land Registry Office: PEEL (43)
Land Registry Status: Active
Registration Type: Certified (Land Titles)
Ownership Type: Freehold



Appendix 'I' CONT'D
(GeoWarehouse –Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

4 VICTORIA ST
CALEDON
L7K0C5

PIN: 142730291

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Appendix 'I' CONT'D
(GeoWarehouse –Lots with Comparable Frontages)

Property Details

GeoWarehouse Address:

6 VICTORIA ST
CALEDON
L7K0C5

PIN: 142730292

Land Registry Office: PEEL (43)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold

