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# PLANNING JUSTIFICATION REPORT

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IN SUPPORT OF

DRAFT PLAN OF SUBDIVISION AND  
ZONING BY-LAW AMENDMENT  
APPLICATIONS

PREPARED FOR

Suzanne Wilson

10249 Hunsden Sideroad  
Town of Caledon  
Regional Municipality of Peel

June 2022  
GSAI File #554-002

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**Planning Justification Report**  
**Suzanne Wilson**  
**Draft Plan of Subdivision and Zoning By-law Amendment**  
**10249 Hunsden Sideroad**  
**Town of Caledon**

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## 1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by Suzanne Wilson (the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally known as 10249 Hunsden Sideroad, in Palgrave, in the Town of Caledon (the 'Subject Lands' or 'Site'). The Subject Lands are located on the south side of Hunsden Sideroad, east of Mount Pleasant Road (see **Figure 1** on the next page) and are legally described as:

PT LT 25, CON 9 (ALBION); PT LT 26, CON 9 (ALBION); CALEDON

The Site is currently improved with a rural residential dwelling. Active agricultural fields and forested areas are also present. Access is provided via a driveway off of Hunsden Sideroad.

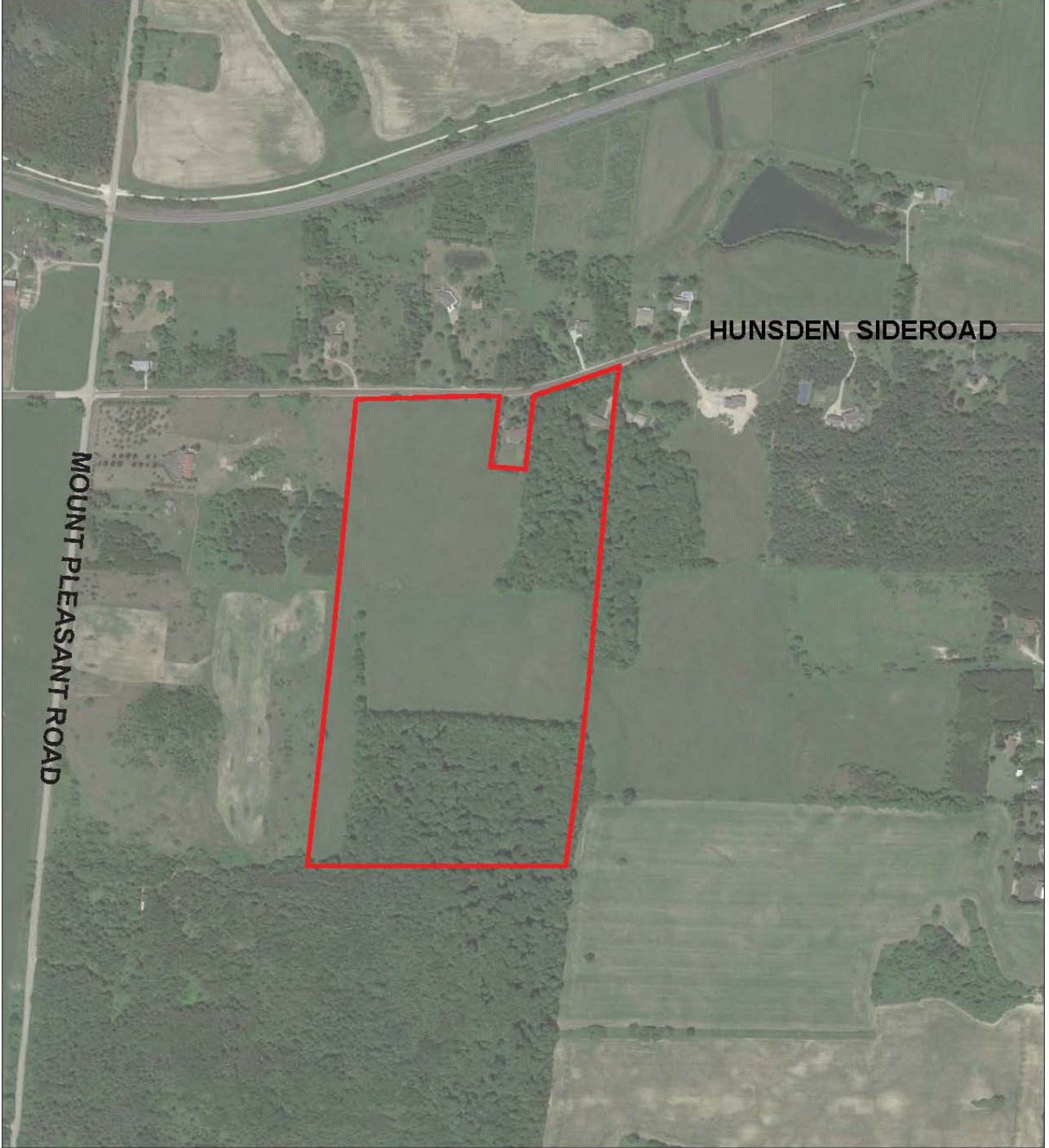
This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of a Draft Plan of Subdivision ('DPS' or 'Draft Plan') and Zoning By-law Amendment ('ZBA' or 'Amendment') application to facilitate redevelopment of the Subject Lands. More specifically, the proposed development is to facilitate

a low-density estate residential development that integrates with the surrounding community and provides for the long-term protection of natural features.

This Report demonstrates that the proposal and corresponding Amendment serve to implement the Provincial, Regional and local policy directions which support residential development in appropriate locations and the protection and retention of natural features.

This Report outlines the nature of the future residential development and presents a comprehensive assessment and justification for the proposed Draft Plan and proposed changes to the Town of Caledon Zoning By-law 2006 – 50 ('By-law 2006-50') in relation to the current policy and regulatory framework and existing physical conditions.

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**FIGURE 1**  
**AERIAL CONTEXT PLAN**

PART OF LOTS 25 AND 26, CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

 Subject Lands



Scale NTS  
JUNE 24, 2022



## 1.1 / DRAFT PLAN OF SUBDIVISION

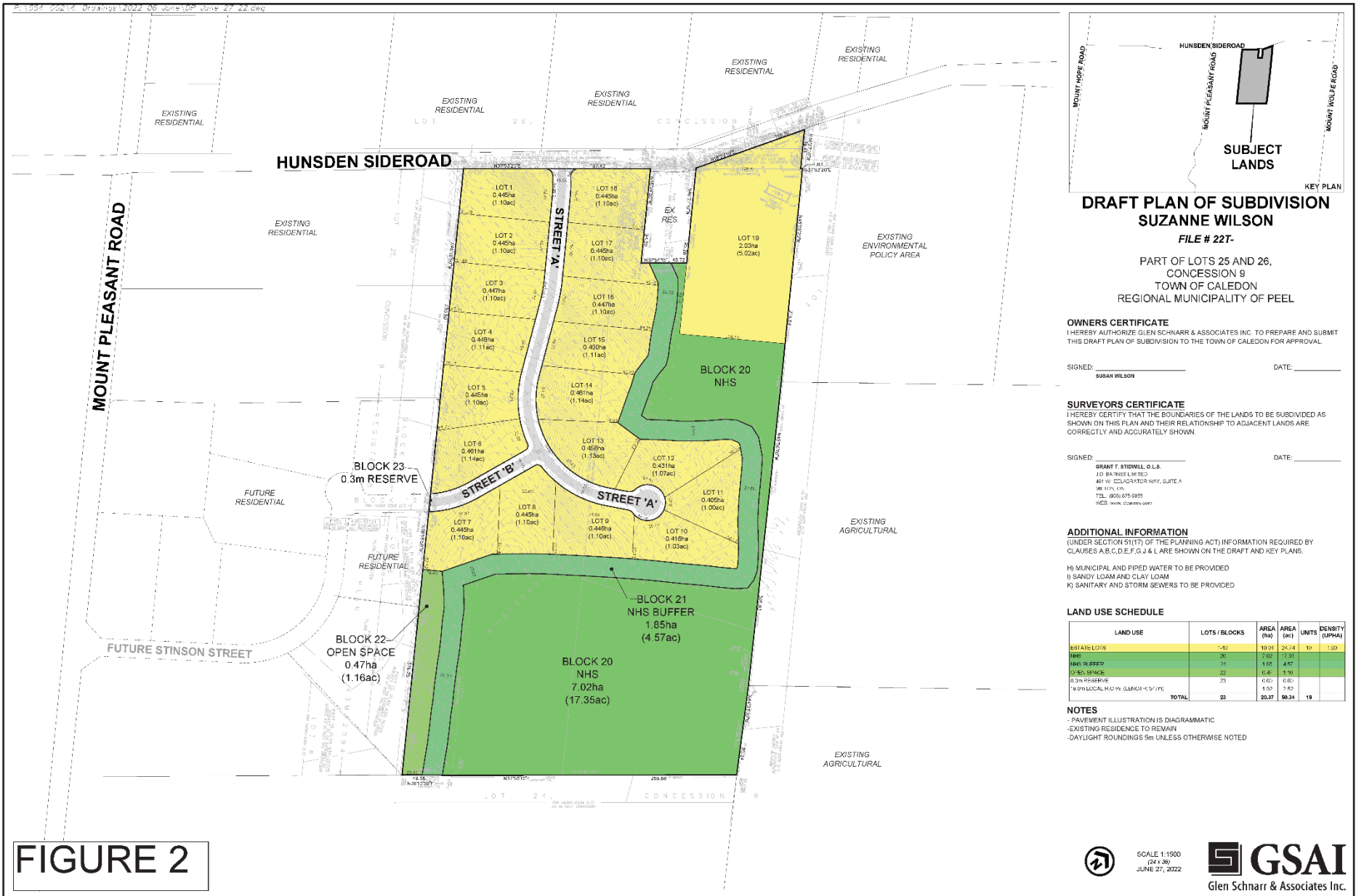
To facilitate the proposed development, approval of a Draft Plan is required. The proposed Draft Plan (see **Figure 2**) is being filed to implement the proposed configuration of development blocks that will facilitate the proposal. **Table 1** below provides a summary of the Draft Plan land use components.

*Table 1 / Summary of Draft Plan Statistics*

LAND USE	LOTS / BLOCKS	AREA (HA)	AREA (AC)
Estate Residential	19	10.31	24.74
NHS	1	7.02	17.35
NHS Buffer	1	1.85	4.57
Open Space	1	0.47	1.16
18.0 m ROW		1.02	2.52
0.3 m Reserve		0.00	0.00
<b>TOTAL</b>	<b>23</b>	<b>20.37</b>	<b>50.34</b>

As demonstrated in **Figure 2** on the next page, the Draft Plan has been structured to provide for an optimal site design with lots of sufficient size to maintain conformity with the development vision for Palgrave and to provide sufficient protection and separation from the on-site natural features. As such, a minimum vegetation protection zone ('MVPZ') has been applied from the limits of the on-site natural features to ensure the long-term health, protection and vibrancy of the features.

Additionally, the proposal contemplates the introduction of two (2) public roads, including an easterly extension of Stinson Road from the adjacent development. This will provide for a natural and logical extension of development and cost-effective servicing.



## 1.2 / PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are subject to the Town of Caledon Zoning By-law 2006 – 50 ('By-law 2006 – 50'), as amended, which currently split zones the Site as 'Rural – Oak Ridges Moraine (A2-ORM)' and 'Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)'. The current zoning reflects existing conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to partially rezone the Site to the 'Estate Residential (RE)' category and introduce new site-specific exceptions to reflect the proposed development. To be clear, the proposed ZBA contemplates retention of the on-site natural features and maintains a restrictive zoning category to ensure their protection.

Overall, the ZBA seeks to introduce the following site-specific permissions:

- To partially rezone the Site from 'A2-ORM' and 'EPA2-ORM' to 'RE-YY', 'OS-ORM' and 'EPA2-ORM';
- To permit site-specific Structural Envelopes; and,
- To permit a site-specific landscape standard.

A draft ZBA has been prepared and a copy is provided in Appendix I of this Report. This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Peel Regional Official Plan (2021) and the Town of Caledon Official Plan (2018).

Notwithstanding Section 45(1)(3) of the *Planning Act* and in accordance with Section 45(1)(4) of the *Planning Act*, it is requested that at the time of rendering a decision on the application, Town Council also resolve to allow the submission of a minor variance application during the two (2) year period after the Zoning By-law Amendment ('ZBA') has been passed. This is being requested to allow for the resolution of any unforeseen issues that may arise during the detailed design stage of the project, particularly during the processing of the future Site Plan Control Approval ('SPA') application.

## 2 / PROCESS & ENGAGEMENT

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as the Town of Caledon's Draft Plan of Subdivision and Zoning By-law Amendment processes. It is anticipated that the Owner / Applicant, in collaboration with the Town Staff, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed Amendment. This communication program will assist in better informing local stakeholders and manage the implementation of the planning of the Subject Lands.

We note that a Development Application Review Team ('DART') Meeting was held on October 21, 2021 to present a preliminary concept for the proposal and to determine submission requirements. Following this Meeting, a Submission Checklist was received which identified the submission requirements for a 'complete' Application. The materials identified on the Checklist have been prepared and are provided under separate cover in support of the proposal.

## 3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding Palgrave community.

### 3.1 / SITE CONTEXT

As demonstrated in **Figure 1** (on page 2 above), the Subject Lands are located on the south side of Hunsden Sideroad, east of Mount Pleasant Road. The Site has a total area of approximately 20.54 hectares (50.54 acres), with a frontage of approximately 302.8 metres on Hunsden Sideroad.

The Site has gentle rolling topography. It is currently improved with a detached dwelling. Active agricultural fields and forested areas are also present. Access is provided via a driveway off of Hunsden Sideroad.

### 3.2 / AREA CONTEXT

The Subject Lands are located within the Palgrave community. As demonstrated in **Figure 1**, surrounding uses are as follows:

**NORTH** Hunsden Sideroad is immediately north. Further north are rural residential dwellings, a Stormwater Management ('SWM') Pond, the Canadian Pacific Railway ('CPR') corridor, the Caledon Trailway Path, agricultural fields and a range of structures that contribute to the Slovenian Summer Camp facility.

**SOUTH** A forested area, which is a component of the Oak Ridges Moraine, is immediately south. This forested area continues to the south. Rural residential dwellings and agricultural fields are also present.

**EAST** A forested area, which is also a component of the Oak Ridges Moraine, is immediately east. Further east are rural residential dwellings with accessory structures, agricultural fields, further segments of the Oak Ridges Moraine and Mount Wolfe Road.

#### WEST

An agricultural field, rural residential dwellings and a future estate residential development are immediately west. This future estate residential development is to provide for ten (10) estate residential lots of varying size and configurations. Furthermore, the development is to provide for the creation of Stinston Street as a new public road. Further west are Mount Pleasant Road, agricultural fields, rural residential dwellings and segments of the Oak Ridges Moraine.

### 3.3 / ENVIRONMENTAL CONTEXT

As illustrated in **Figure 1** and as described above, the Subject Lands contain environmental features. As such, the proposed development has been carefully planned and designed to ensure the ecological integrity of environmental features are not compromised. Those features which have been considered are discussed below and are further analyzed and described in the accompanying Environmental Impact Study ('EIS'), prepared by GEI Consultants Ltd ('GEI').

### *Woodlands*

The accompanying EIS identifies that the two (2) forested areas on-site contain significant woodlands. Furthermore, the woodlands were found to be components of the Regional and Town Natural Heritage System ('NHS'). In order to preserve the woodland features as well as the wildlife habitats within the woodlands, the proposal will provide for a 20 metre Minimum Vegetation Protection Zone ('MVPZ') from the limit of the features. The EIS found that the proposed MVPZ is of sufficient width to preserve the features, its ecological functions and the wildlife habitats.

## 4 / THE PROPOSAL

This Section of the Report provides a summary of the proposed development, as well as the supporting studies prepared to support the proposal.

### 4.1 / PROPOSAL

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial, Regional and local policy frameworks for managing and directing growth, the evolving physical landscape of Caledon and the Palgrave community context.

The proposal contemplates a low density estate residential development comprised of detached dwellings arranged in nineteen (19) lots. The proposed Draft Plan of Subdivision (see **Figure 2**) will serve to implement the development envisioned for this Site.

We note that the development contemplates retention of the existing rural residential dwelling in the Site's northwestern quadrant. As such, the proposal contemplates the creation of a new lot that includes the existing dwelling, and the creation of eighteen (18) new lots in the Site's eastern quadrant. Furthermore, the proposal is organized around retention of the nearby natural features, provision of an appropriate buffer from these features and a new public road network.



The proposed lots in proximity to the natural features will facilitate contextually appropriate development to occur that will also contribute to greater housing choice for current and future Palgrave residents.

Overall, the proposal has been designated to integrate with the surrounding Palgrave community. An overview of the proposed development is provided in **Table 2** below.

**Table 2 / Summary of Proposed Development Statistics**

CHARACTERISTIC	DESCRIPTION
Total Site Area	20.37 hectares (60.34 acres)
<i>NHS Area</i>	7.02 hectares (17.35 acres)
<i>Vegetative Buffer Area</i>	1.85 hectares (4.57 acres)
<i>Net Developable Area</i>	11.03 hectares (27.26 acres)
Proposed No., of Lots	19

## 4.2 / SUPPORTING STUDIES

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of supporting studies have been completed. Each are summarized below.

### 4.2.1 / ARBORIST REPORT

An Arborist Report ('Report') has been prepared by Baker Turner Inc. and is provided under separate cover in support of this proposal. The Report, dated June X, 2022, was undertaken to inventory each tree on the Subject Lands and assess the potential impact to trees as a result of the proposal.

Overall, the Report inventoried the location, condition and species of each tree located both on and within six (6) metres of the Subject Lands. A total of seventy-one (71) trees of varying species and conditions were inventoried. Based on an assessment of the proposed development, it is recommended that four (4) trees are to be removed, while the balance of the trees inventoried are recommended for preservation. Recommended tree protection strategies are described in the Recommendations section of the Report.

#### *4.2.2 / ENVIRONMENTAL IMPACT STUDY*

An Environmental Impact Study ('EIS' or 'Study') has been prepared by GEI and is provided under separate cover in support of this proposal. The EIS, dated June 2022, was undertaken to assess the potential impact of the proposed development on the biological and physical characteristics and functions of the Subject Lands.

Overall, the EIS found that the Subject Lands contains two (2) Significant Woodland features. Based on an analysis of both the features and the proposed development, the following conclusions were made:

- The on-site woodland areas are classified as 'significant woodlands';
- The woodlands do not contain habitats for endangered or threatened species;
- The woodland features are components of the Oak Ridges Moraine;
- The southern woodland feature is a component of the Region of Peel's and Town of Caledon's Natural Heritage System ('NHS');
- Given the presence of habitats within the woodland features, a buffer from the development is supported to accommodate wildlife movement and other connections;

- The proposed open space block is recommended to be subject to a comprehensive planting plan;
- The proposed development does not contemplate development or site alteration within the woodland features;
- Overall, the proposed development will not result in negative or adverse impacts to the natural features or their ecological functions; and,
- The proposed 20 metre Minimum Vegetative Protection Zone ('MVPZ') from the surveyed limits of the woodland features is of a sufficient width to protect the features and their ecological functions.

In summary, the EIS found that the proposed development is appropriate and complies with the in-effect environmental policies, guidelines and objectives of the Provincial Policy Statement ('PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Peel Regional Official Plan, the Town of Caledon Official Plan and the Nottawasaga Valley Conservation Authority ('NVCA') Planning and Regulatory Guidelines.

#### *4.2.3 / FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT*

A Functional Servicing and Preliminary Stormwater Management Report ('FS – SWM Report') has been prepared by C.F. Crozier & Associates Ltd. ('Crozier') and is provided under separate cover in support of this proposal. The FS – SWM Report, dated June 2022, was undertaken to analyze and assess the existing servicing infrastructure and capacities in order to identify a proposed servicing scheme for the proposed development.

Overall, the FS – SWM Report found that municipal water are available and capable of accommodating the proposed development. Furthermore, private on-site wastewater systems are required.

Section 6 of the Report identifies that a series of bioswales are recommended to accommodate on-site storage. A series of Low Impact Development ('LID') features are also recommended. The FS – SWM Report concludes that the proposed development is appropriate from a functional servicing and stormwater management perspective.

#### *4.2.4 / GEOTECHNICAL INVESTIGATION*

A Geotechnical Investigation ('Investigation') has been prepared by Soil Engineers Limited and is provided under separate cover in support of this proposal. The Investigation, dated April 2022, was undertaken to analyze and assess the subsurface soil conditions on the Subject Lands in order to provide recommendations with respect to the design and construction of the proposed development.

A total of six (6) boreholes were sampled at various locations. Based on an analysis of the boreholes, it was determined that the Site's subsurface soil conditions are varied, generally comprised of topsoil, silt and sand in select locations.

Based on the analysis of the boreholes and existing conditions, the following recommendations were made with respect to the design and construction of the proposed development:

- The proposal will require some re-grading to be implemented; and,
- The proposed engineered fill and native soils are suitable for supporting the proposed structures, underground services and road pavement.

#### *4.2.5 / HYDROGEOLOGICAL INVESTIGATION*

A Hydrogeological Investigation ('Investigation') has been prepared by Crozier and is provided under separate cover in support of this proposal. The Investigation, dated June 2022, was undertaken to analyze and assess the subsurface groundwater conditions on the Subject Lands in order to determine the need for dewatering and assess groundwater quality.

Based on an analysis of the Site's subsurface conditions, the following conclusions were made:

- Subsurface conditions on the Site were found to generally consist of topsoil and silt; and,
- A bioswale along the proposed public Right-of-Way is recommended to offset the effects of the proposal on groundwater recharge.

#### *4.2.6 / NOISE IMPACT STUDY*

An Environmental Noise Impact Study ('Study') has been prepared by Aercoustics Engineering Limited and is provided under separate cover in support of this proposal. The Study, dated June 27, 2022, was undertaken to analyze and assess potential noise sources that may impact the proposed development and recommend mitigation measures.

Overall, the Assessment found that the proposed development is feasible with the integration of noise control measures. In accordance with the Ministry of the Environment, Conservation and Parks ('MECP') procedures, the recommended noise control measures are as follows:

- Equip dwelling units with a central air conditioning system; and,
- Window and sliding door glazing is required.

In addition to the recommended noise controls, a noise warning clause is required due to rail traffic noise resulting from the Canadian Pacific Railway corridor north of the Subject Lands.

#### *4.2.7 / STAGE 1 ARCHAEOLOGICAL ASSESSMENT*

A Stage 1 Archaeological Assessment ('Assessment') has been prepared by Archaeological Consultants Canada and is provided under separate cover in support of this proposal. The Assessment, dated February 15, 2022, was undertaken to evaluate the archaeological potential of the Subject Lands and recommend appropriate strategies.

The Assessment reviewed historical records, previous archaeological fieldwork and current land conditions. Overall, Stage 1 of the Assessment determined that the portion of the Subject Lands not occupied by the existing residential structure has general archaeological potential. As such, a Stage 2 Assessment is required and will be advanced in the future.

#### *4.2.8 / PHASE ONE ENVIRONMENTAL SITE ASSESSMENT*

A Phase One Environmental Site Assessment ('ESA') has been prepared by GEI Consultants Ltd. and is provided under separate cover in support of this proposal. The ESA, dated June 1, 2022, was undertaken to identify Potentially Contaminating Activities ('PCAs') that may be present on the Site as well as determine whether there are any Areas of Potential Environmental Concern ('APECs') due to the presence of PCAs on the Site or within 250 metres.

Based on aerial photographs, historical records and existing conditions, two (2) PCAs were identified as a result of the Site's development history. The Subject Lands were found to have been used predominantly for agriculture and residential. Based on this, no APECs were identified. Therefore, a Phase 2 ESA is not required.

## 5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and proposed Amendments align with and serve to better implement the in-effect policy and regulatory framework.

### 5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the *Planning Act*, as amended, and updated on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0), the Wise Use and Management of Resources (Section 2.0) and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the Draft Plan and corresponding Amendment, are consistent with these is provided below.

Section 1 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, livable, healthy and resilient communities that protect the environment and public health are attained. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

*'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... market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) ..., and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health or 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;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.'*

- by introducing a development form that will integrate with the surrounding environment, will serve to further implement the development vision established by local policies for the Palgrave community and not cause public health or safety concerns;
- by making better use of land and planned infrastructure networks; and,
- by incorporating contextually appropriate sustainable design strategies, including additional plantings, retention of natural features and provision of landscaped open spaces in order to respond to a changing climate and to promote biodiversity.

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

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

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and /or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;.'*

The proposed development is located within a Settlement Area, as defined by the PPS, and will be on partial municipal services. The proposal supports the Provincial objectives for healthy, liveable and safe communities in the following ways:

- by locating a mixture of residential uses within the Town of Caledon, on a site designated for contextually appropriate development by the Peel Regional Official Plan and Town of Caledon Official Plan;
- by introducing eighteen (18) new dwellings, and retention of an existing dwelling, in an area served by amenities;

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

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

The Subject Lands are located within a Settlement Area and an area intended to accommodate limited growth. As such, the proposed development has been planned and designed to facilitate a high-quality, refined form that makes efficient use of land and infrastructure. It will provide for a development that is at an appropriate location and that will advance climate change goals through the retention and protection of on-site natural features. Finally, as further described in the accompanying Functional Servicing and Stormwater Management Report ('FS – SWM Report'), prepared by Crozier, there is sufficient capacity to accommodate the proposal.

*'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 arising from demographic changes and employment opportunities;*
- 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 ....'*

The proposed development will facilitate residential intensification on the Subject Lands through a built form that will introduce eighteen (18) new dwellings of varying designs. This will support housing choice for current and future residents of the Palgrave community. Additionally, the proposal will facilitate development that is supported by and will make better utilization of existing and planned infrastructure.

*'1.5.1. Healthy, active communities should be promoted by:*

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

As stated throughout this Report, the proposed development has been carefully planned and designed to retain the on-site natural features and to provide a series of landscape and public realm enhancements. As further described in the accompanying Environmental Impact Study ('EIS'), the on-site natural features are components of the Oak Ridges Moraine and as such, are protected areas.

Furthermore, the proposed landscape improvements include landscaped open spaces along the road frontages, an open space block and natural buffers. Overall, the proposed development will implement streetscapes that are capable of accommodating pedestrian activity and the daily needs of residents.

*'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.'**

*'1.6.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety. Within settlement area with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.'*

*'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... '*

As further demonstrated in the accompanying Functional Servicing and Stormwater Management Report ('FS – SWM Report'), the proposed development will make better use of existing and planned municipal water infrastructure services. Furthermore, the proposal can be serviced by municipal water systems and by individual on-site sewage systems. The combination of municipal water and individual on-site sewage systems is appropriate.

As demonstrated in the accompanying FS – SWM Report, the proposed development has incorporated a range of sustainable development strategies, including the provision of additional plantings, preserving the natural features and providing for landscape enhancements. Further opportunities for enhanced stormwater management will be explored during the detailed design phase.

*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.'*

*'1.7.1. Long-term economic prosperity should be supported by:*

- 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 facilities;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and conserving features that help define character...;*
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature'*

The proposed development has been planned and designed to contribute to housing choice through the introduction of 18 new detached dwellings. Additionally, the development will facilitate high-quality built forms that will compliment the character of the surrounding Palgrave community. Furthermore, the retention of natural areas and proposed landscape enhancements will provide ecological benefits.

Section 2 of the PPS contains the Provincial policy framework to guide land use planning decisions across Ontario with respect to managing resources. Accordingly, the policies outline the need for efficient land use and development patterns in order to provide long-term protection of the natural environment and natural resources.. The following policies apply to redevelopment of the Subject Lands.

*'2.1.1. Natural features and areas shall be protected for the long-term.'*

*'2.1.2. 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.'*

*'2.1.3. Natural heritage systems shall be identified in Ecoregions 6E and 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas and prime agricultural areas.'*

*'2.1.5. Development and site alteration shall not be permitted in:*

- b) significant woodlands in Ecoregions 6E and 7E...;*
- d) significant wildlife habitat.'*

*'2.1.8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.'*

In accordance with the PPS, the Subject Lands are identified as being located within Ecoregion 6E and 7E. Furthermore, as further described in the accompanying EIS, the Site contains two (2) significant woodland features.

Based on the above, the proposed development supports the Provincial objectives for natural heritage by situating development outside of the limits of the natural features and by implementing natural buffers of sufficient widths to provide for the long-term protection of on-site features. The EIS also states that the proposed development will not negatively impact the diversity, connectivity or ecological integrity of the features.

## 5.2 / OAK RIDGES MORAINÉ CONSERVATION PLAN

### *SUMMARY / CONFORMITY STATEMENT*

The Provincial Policy Statement (‘PPS’), 2020 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It is our opinion that the proposal, Draft Plan and corresponding Amendment are consistent with the policies of the PPS.

The Oak Ridges Moraine Conservation Plan (‘ORMCP’) was prepared and approved under the Oak Ridges Moraine Conservation Act, 2001 and was updated in May 2017. The ORMCP is an ecologically-based plan that establishes a long-term framework for managing growth and development occurring across the Oak Ridges Moraine. This is achieved through a series of policies and objectives, organized by land use designation. We note that the ORMCP takes precedence over Regional Official Plans and local Official Plans, but is also to be read together with other Provincial Plans, such as A Place to Grow.

In accordance with the ORMCP, the Subject Lands are split designated ‘Natural Linkage Area’ and ‘Palgrave Estates Community Residential’, which is a component of the Countryside Area designation. An analysis of the policies applicable to the proposed development and how they have been addressed is provided below.



Section 12 of the ORMCP establishes the policy framework for lands designated 'Natural Linkage Area'. Overall, Section 12 of the ORMCP states that development is not permitted on lands designated 'Natural Linkage Area'. Section 22(1) of the ORMCP states that significant woodlands, such as those on the Subject Lands, are classified as being key natural heritage features. Given this, the following policies apply.

*'22.(1). The following are key natural heritage features:*

6. *Significant woodlands'*

*'22.(3). An application for development or site alteration with respect to land within the minimum area of influence that relates to a key natural heritage feature, but outside the natural heritage feature itself and the related minimum vegetation protection zone, shall be accompanied by a natural heritage evaluation under section 23.'*

The proposed development supports the above-noted policy objectives by situating development outside of the key natural heritage features. Furthermore, the accompanying EIS provides a natural heritage evaluation and concludes that the proposed development, through the retention of the natural features and implementation of a Minimum Vegetative Protection Zone ('MVPZ') of a sufficient width to provide for long-term protection of the features and their ecological functions, is appropriate.

Section 13 of the ORMCP establishes the policy framework for Countryside Area lands, while Section 14 establishes the policy framework for Countryside Area lands within the Palgrave Estates Residential Community. As such, the following policies apply to redevelopment of the Subject Lands.

*'Countryside Areas'*

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

- a) protecting prime agricultural areas;*
- c) maintaining the rural character of the Rural Settlements;*
- d) protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change;'*

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

- 6. fish, wildlife and forest management*
- 7. conservation projects and flood and erosion control projects*
- 4. infrastructure uses*
- 16. residential development in accordance with section 14.'*

*'Residential development in certain parts of Countryside Areas'*

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

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

*'16.(1). Plans of subdivision with respect to land in Countryside Areas shall,*

- a) *provide for large, continuous open space blocks linking key natural heritage features and key hydrologic features to ensure connectivity and to maintain any related ecological functions; and*
- b) *design lots and roads as to minimize stream crossings and extensions into key natural heritage features.'*

*'20. Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals among key natural heritage features, key hydrological features, and adjacent land within Natural Core Areas and Natural Linkage Areas.'*

The Subject Lands are located within the Palgrave Estates Residential Community, a component of the ORMCP's Countryside Areas designation. As such, residential development, such as that contemplated, is permitted.

In accordance with the ORMCP and as further described in the accompanying EIS, the Site contains two (2) significant woodland features. As such, the proposal supports the above-noted ORMCP objectives for development within Countryside Areas by situating development outside of the limits of the natural features and by implementing natural buffers, or MVPZs, of sufficient widths to provide for the long-term protection of on-site features. Furthermore, the proposal was found to be appropriate.

### 5.3 / A PLACE TO GROW, 2020

#### *SUMMARY / CONFORMITY STATEMENT*

The Oak Ridges Moraine Conservation Plan ('ORMCP') outlines a series of guiding policies meant to direct land use planning and development across the Oak Ridges Moraine. As such, the ORMCP focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the applicable policies of the ORMCP by facilitating development, at an appropriate location that provides for appropriate protection of the adjacent natural features. It is our opinion that the proposal, Draft Plan and corresponding Amendment are consistent with the policies of the ORMCP.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. A Place to Grow builds on the policy foundations of the PPS, 2020 in order to respond to key challenges faced in the Greater Golden Horseshoe ('GGH') region. As such, it establishes a long-term framework for managing growth and development across the GGH up to the year 2051. Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit supportive and provide a range of housing and employment opportunities. An analysis of the policies applicable to the proposed development and how they have been addressed is provided below.

Section 2 of A Place to Grow establishes the policy framework for how forecasted growth is to be managed. Overall, growth is to be directed to settlement areas which can support the achievement of complete communities. The following policies apply to redevelopment of the Subject Lands.

*'2.21.2. 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 area 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:*
- c) *within settlement areas, growth will be focused in:*
  - i. *delineated built-up areas;*
  - ii. *strategic growth areas'*

In accordance with Schedule 2 of A Place to Grow, the Subject Lands are located within the Urban Boundary of the Town of Caledon. Lands within an Urban Boundary are areas where growth and development is forecasted to occur. Redevelopment of the Site as contemplated is supported as the proposal will provide for reinvestment of the lands and will facilitate development that makes better use of infrastructure.

*2.2.1.4. 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 ...to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

- d) *expand convenient access to:*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails and other recreational facilities;*
- e) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- f) *integrate green infrastructure and appropriate low impact development.'*

The proposed development supports the achievement of complete communities by providing for a high-quality, refined development that includes new housing options, located in proximity to natural features. Additionally, the proposal will provide for new dwellings that will contribute to housing choice for residents of Palgrave.

Finally, the proposal contemplates high-quality built forms that will foster a vibrant public realm. A series of landscaped open spaces and naturalized buffer areas will support enhancements and integration of contextually appropriate sustainable design strategies to address the impacts of a changing climate.

*2.2.6.2. 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;*
- b) planning to achieve the minimum intensification and density targets in 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.'*

*2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.'*

The proposed development will contribute to achieving complete communities by facilitating development on underutilized lands in proximity to amenities that support daily living. Furthermore, the proposal will provide for a range of housing unit configurations that will contribute to housing diversification and offer housing choice for current and future residents of Palgrave. The proposed dwellings will support housing choice.

### ***SUMMARY / CONFORMITY STATEMENT***

A Place to Grow, 2020 guides land use planning and development across Ontario. The above analysis demonstrates that the proposed development conforms to the policies of A Place to Grow by facilitating contextually appropriate redevelopment on lands that are identified as an appropriate location for growth to occur. Furthermore, the proposal, Draft Plan and corresponding Amendment will provide for better utilization of land, resources and infrastructure in a manner that advances complete community objectives. It is our opinion that the proposal, Draft Plan and corresponding Amendment serve to implement the applicable policies of A Place to Grow.

## 5.4 / PEEL REGIONAL OFFICIAL PLAN, 2021

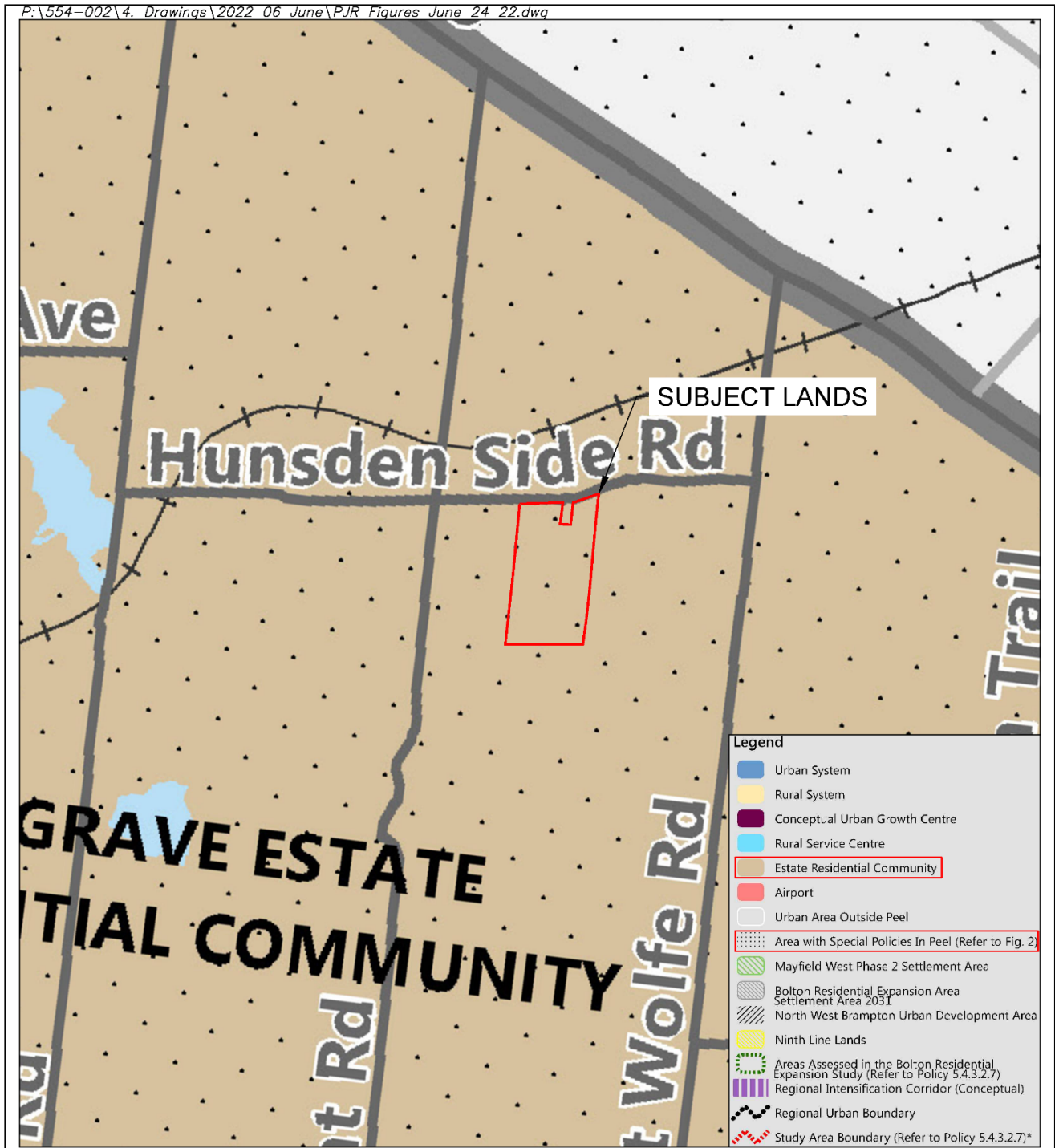
The Peel Regional Official Plan ('ROP'), as amended, serves as Peel's long-term guiding document for how land use planning and growth is to be managed across the three (3) member municipalities (City of Mississauga, City of Brampton and Town of Caledon).

Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2031 in accordance with a Regional Structure (Schedule D). Schedule D designates the Subject Lands as 'Estate Residential Community' (see **Figure 3**). We note that 'Estate Residential Community' is a component of the Rural System.

'Rural System' is a high-level designation intended to accommodate a limited amount of growth in a manner that supports the ROP's Rural System goals. Overall, the ROP directs that development and redevelopment of designated 'Rural System' lands are to implement sustainable development forms and healthy communities, in appropriate locations.

Overall, the ROP directs that growth within Rural System lands is to be focused in specified locations, including within the Estate Residential Community. As a Site within the Palgrave 'Estate Residential Community' component, the Subject Lands are recognized as an appropriate and desirable location for development to occur.






**FIGURE 3**  
**REGION OF PEEL OFFICIAL PLAN**  
**SCHEDULE D - REGIONAL STRUCTURE**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

 Subject Lands



Scale NTS  
JUNE 24, 2022

We note that the Region of Peel is presently completing a Municipal Comprehensive Review ('MCR', referred to as the 'Peel 2051+ initiative') process that will culminate in a Regional Official Plan Amendment ('ROPA') to ensure the ROP conforms to the 2051 planning horizon of Provincial Plans and implements key policy recommendations. We note that the Peel 2051+ initiative, as presented in the Regional Official Plan Amendment ('ROPA') adopted by Peel Regional Council on April 28, 2022, does not contemplate re-designating or modifying the policy permissions for the Subject Lands.

For the purpose of this Report, the September 2021 Office Consolidation of the ROP was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposal and how they have been addressed. The following analysis also demonstrates how the proposed Draft Plan and Zoning By-law Amendment conform with the ROP.

Section 2.2.9.3 of the ROP contains the Regional policy framework for lands subject to the Oak Ridges Moraine Conservation Plan. The following policies apply to the Subject Lands.

**'2.2.9.3.2** All applications for development or site alteration, which commenced on or after November 17, 2001, are required to conform to the ORMCP.'

**'2.2.9.3.7** Identify the boundaries of the land use designations on Schedule D1 and to recognize 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 Sections 9 and 10 of the Oak Ridges Moraine Conservation Act, 2001.*

*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.*

...

- 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.*
- c) *Countryside Areas – Encourage agricultural and other uses that support the ORMCP ...*

*The Palgrave Estate Residential Community, the boundary of which is shown on Schedule D1, 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. '*

In accordance with Schedule D1 of the ROP, the Subject Lands are split designated 'Natural Linkage Area' and 'Palgrave Estates Residential Community' by the ORMCP. As discussed in Section 5.2 of this Report, the proposed development is consistent with and conforms to the policies of the ORMCP. Furthermore, the proposal conforms to the above noted Regional policy framework for ORMCP lands by retaining and preserving the on-site natural areas that are components of the ORMCP's Natural Linkage Areas and by facilitating residential development on designated 'Palgrave Estates Residential Community' lands where such uses are permitted.

*'2.2.9.3.8. Define key natural heritage features and hydrologically sensitive features in accordance with Policy 2.2.9.3.9 and Policy 2.2.9.3.10 of this Plan. Where key natural heritage features and hydrologically sensitive features coincide with components of the Greenlands System in Peel, the policies of Section 2.3 of this Plan shall also apply.'*

*'2.2.9.3.9. As outlined in the ORMCP, define key natural heritage features as:*

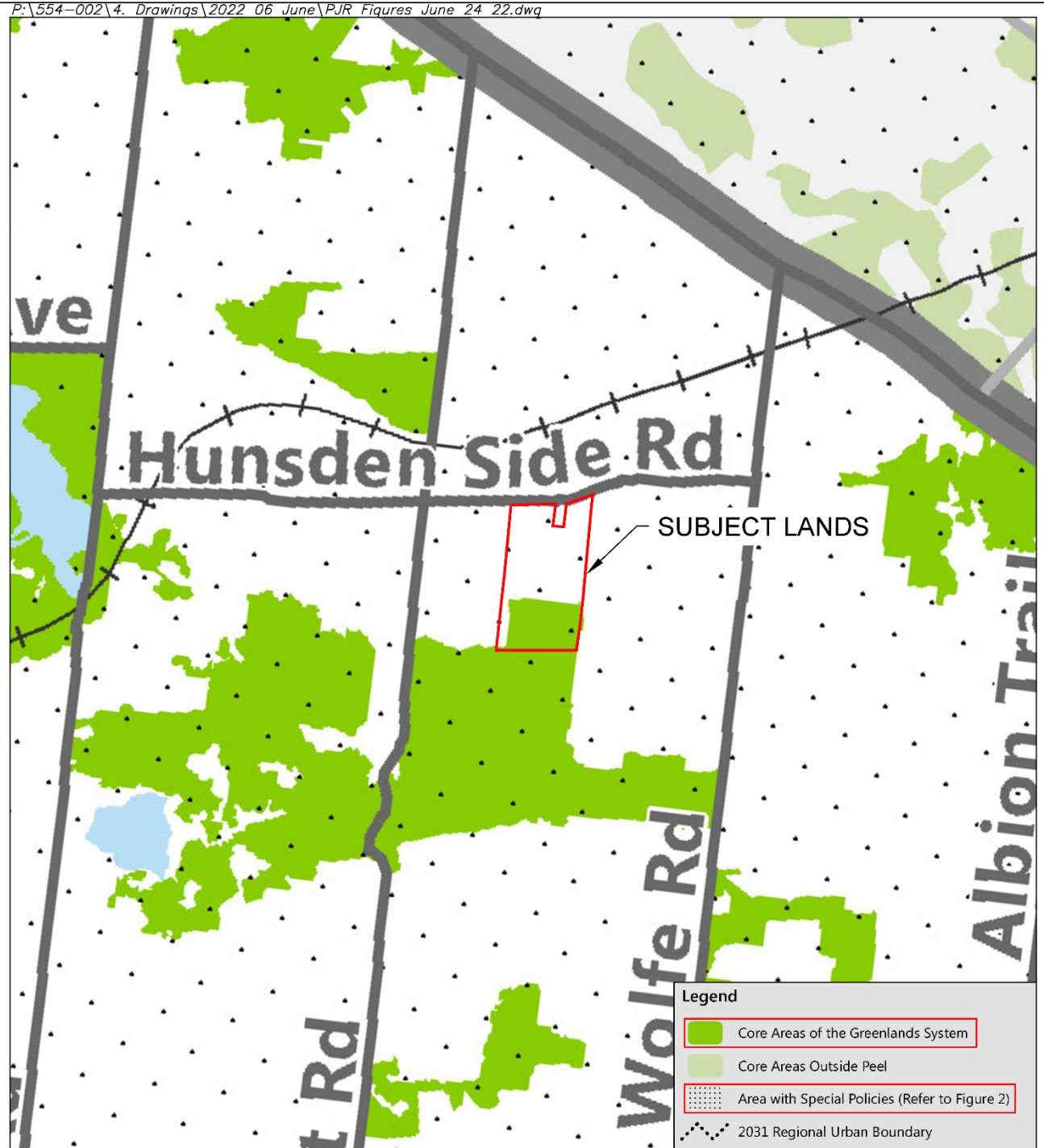
*f) Significant woodlands;'*

*'2.2.9.3.1.3. Direct the Town of Caledon to prohibit development and site alteration within a key natural heritage feature and / or a hydrologically sensitive 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 ORMP (e.g., existing uses and existing lots of record).'*

In accordance with Schedule A of the ROP, the southern quadrant of the Subject Lands are located within the Regional Greenlands System. Furthermore, in accordance with the ORMCP and as further described in the accompanying EIS, the Site contains two (2) significant woodland features. As such, the proposal supports the above-noted objectives by situating development outside of the limits of the natural features and by implementing natural buffers, or MVPZs, of sufficient widths to provide for the long-term protection of on-site features. The proposal does not contemplate development or site alteration within the key natural features. The EIS concludes that the proposed development will not negatively impact the diversity, connectivity or ecological integrity of the natural features and it is appropriate.

Section 2.3 of the ROP contains the Regional policy framework for lands within the Greenlands System. In accordance with Schedule A of the ROP, the southern quadrant of the Subject Lands are located within the Core Areas of the Greenlands System (see **Figure 4** on the next page). The following policies apply.


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**FIGURE 4**  
**REGION OF PEEL OFFICIAL PLAN**  
**SCHEDULE A - CORE AREAS OF THE**  
**GREENLANDS SYSTEM IN PEEL**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

 Subject Lands

  
Scale NTS  
JUNE 24, 2022

*'2.3.2.6 Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for:*

- a) forest, fish and wildlife management;*
- b) conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;*
- d) passive recreation.'*

As demonstrated on the accompanying Draft Plan, no development or site alteration is contemplated in the southern quadrant of the Site, including on those lands within the Core Areas of the Greenlands System.

Section 5.4 of the ROP contains the Regional policy framework for Rural System lands. The following apply to development of the Subject Lands.

It is Regional objectives to:

*'5.4.1.3 To promote healthy rural communities that collectively contains living, working and recreational opportunities, and respect the environment and resources.'*

*'5.4.1.5 To direct growth in the Rural System consistent with the policies in this Plan, the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.'*

*'5.4.1.6 To achieve sustainable development within the Rural System.'*

It is Regional policy 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 in 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.'*

The proposed development supports the above-noted Regional objectives and policies by facilitating development on lands within the Palgrave Estate Residential Community area, where growth and development is to be directed. Furthermore, the proposal will support housing choice through the



introduction of 18 new dwellings and has been planned and designed to conform to the policy requirements of the ORMCP, the ROP and the Town of Caledon Official Plan.

Section 5.4.4 of the ROP contains the Regional policy framework for Palgrave Estate Residential Community lands. The following apply.

It is Regional objectives to:

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

*'5.4.4.1.2. To provide estate residential housing lifestyle options in Peel.'*

It is Regional policy to:

*'5.4.4.2.1. 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.'*

*'5.4.4.2.3. Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community ...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 capacities, and the suitability and availability of municipal servicing.'*

The Subject Lands are located within the Palgrave Estate Residential Community component of the Region, and within an area intended to accommodate limited growth. As such, the proposed development has been planned and designed to achieve the above-noted Regional policy objectives by facilitating an estate residential housing development, which offers estate residential housing options, in a manner that is complimentary to the existing rural landscape. The proposal also seeks to retain and preserve the on-site natural features and is supported by existing municipal infrastructure. As further described in the accompanying FS – SWM Report, there is sufficient capacity in the municipal water system to accommodate the proposal. Furthermore, the proposed individual on-site sewage services are appropriate. Collectively, this facilitates a development that is a natural and logical extension of the surrounding estate residential development and facilitates cost-effective servicing.

Section 5.8 of the ROP contains the policy framework related to housing. Overall, it directs that a full range of housing is to be provided across Peel. The following apply to development of the Subject Lands.

It is Regional objectives to:

*'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.'*

*'5.8.1.2. To foster the availability of housing for all income groups, including those with special needs.'*

It is Regional policy to:

*'5.8.2.3. Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.'*

The proposal supports the above-noted housing objectives and policies by introducing 18 new dwellings. This will support housing choice for current and future Palgrave community residents.

### ***SUMMARY / CONFORMITY STATEMENT***

The Peel Regional Official Plan ("ROP"), as amended, guides land use planning and development across Peel. The above analysis demonstrates that the proposed development conforms to the objectives and policies of the ROP by providing for a high-quality, estate residential development on a site that is designated for limited growth to occur. Furthermore, the proposal contemplates a development form that retains and preserves the natural environment, provides housing choice for Palgrave residents and is compatible with the rural landscape. The development will also be on full municipal services, enabling a cost-effective and logical extension of estate residential development. Based on the above, it is our opinion that the proposed development, proposed Draft Plan and corresponding Zoning By-law Amendment are in conformity with the applicable objectives and policies of the Peel Regional Official Plan.

## 5.5 / TOWN OF CALEDON OFFICIAL PLAN, 2018

The Town of Caledon Official Plan ('OP') was adopted by Town Council in 1979. Since this time, the OP has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect OP identifies where and how the Town of Caledon is to grow up to the year 2031 based on a Town Structure (Schedule A1) comprised of various components. The Subject Lands are located within the Palgrave Estate Residential Community component of the Town Structure.

We note that the Town of Caledon is presently completing an Official Plan Review exercise, concurrently with the ongoing Peel 2051+ initiative, that will culminate in a new Town of Caledon Official Plan to ensure it conforms to the 2051 planning horizon of Provincial Plans and implements key policy recommendations. We understand that, in accordance with the draft Future Caledon Official Plan, released in March 2022, the Subject Lands are to remain within the Palgrave Estate Residential Community component of the Town.

The following is an analysis of the applicable in-effect OP policies and an evaluation of how the proposed development serves to implement these local policies.

Chapter 3 of the OP establishes the Town's sustainability policy framework. Specifically, growth is to be directed to specified locations and the natural environment is to be conserved. The following policies apply.

**'3.1.3.9.4** *Proponents of new development shall be encouraged to minimize the percentage of impervious surfaces as well as adopt Low Impact Development (LID) or similar standards so as to reduce rates of surface water flow and run-off.'*

As further discussed in the accompanying Functional Servicing and Stormwater Management Report ('FS – SWM Report'), a range of Low Impact Development ('LID') measures are to be provided. Opportunities to provide further LID measures will be further explored during the future detailed design stage.

**'3.2.4.1.** *All development and uses shall be subject to the ecosystem principle, goal, objectives, planning strategy, policies and performance measures contained in this Plan.'*

**'3.2.4.3.** *The Ecosystem Framework shall contain: Natural Core Areas; Natural Corridors; Supportive Natural Systems; and Natural Linkages, and each category shall be comprised of the ecosystem components identified in Table 3.1.'*



*'3.2.4.7. All development proposals containing Supportive Natural Systems and Natural Linkages may be required to conduct environmental studies/investigations, up to, and including, an EIS...'*

*'3.2.5.3.1. New development within Woodland Core Areas is prohibited in accordance with Section 5.7...'*

*'3.2.5.11.1. New development within Significant Wildlife Habitat is prohibited in accordance with Section 5.7, with the exception of the permitted uses as specified in policy 5.7.3.1.2'*

As further described in the accompanying EIS, the Site contains two (2) significant woodland features and significant wildlife habitat. Collectively, these woodlands are identified as being located within Natural Linkage Areas. The proposal supports the above-noted objectives by situating development outside of the limits of the natural features and by implementing natural buffers, or MVPZs, of sufficient widths to provide for the long-term protection of on-site features. The proposal does not contemplate development or site alteration within the key natural features. The EIS concludes that the proposed development will not negatively impact the diversity, connectivity or ecological integrity of the natural features and it is appropriate.

Chapter 4 of the OP establishes the policy framework for how growth is to be managed. Specifically, growth is to be directed to key components of the Town Structure including the Rural Service Centres, Villages, Hamlets, Industrial / Commercial Centres and the Palgrave Estate Residential Community areas. Collectively, these areas are to accommodate the majority of Caledon's future growth. The following policies apply.

*'4.1.1.2.1. To designate a hierarchy of settlements, where new growth and a range of services will be concentrated.'*

*'4.1.1.2.2. To allocate growth according to the hierarchy of settlements to foster and enhance the distinct community character of settlements in Caledon, develop Caledon as a complete community, ensure equitable and efficient provision of services, maintain a high quality of life and promote economic development and employment.'*

The proposed development achieves the above-noted policy objectives by facilitating development on lands within the Palgrave Estate Residential Community area. Furthermore, the proposed development will support the creation of Palgrave as a complete community and facilitates growth in an appropriate location that maintains the hierarchy of settlements.

Chapter 5 of the OP establishes the policy framework for how lands are to be used. More specifically, the OP establishes a series of policies based on land use designations. The following policies apply.

*'5.3.2.2 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 Palgrave Estate Residential Community has been outlined in Schedule A, Land Use Plan. Development within this Policy Area shall be in accordance with Section 7.1 and Section 7.10 of this Plan and subsections thereof.'*

In accordance with Schedule A, the Subject Lands are located within the Palgrave Estate Residential Community component of the Town-wide Land Use Schedule (Schedule A). As further described below, the proposed development has been planned and designed to comply with the policies provided for the Palgrave Estate Residential Community Secondary Plan (Section 7.1) of the OP.

Chapter 7.1 of the OP establishes the policy framework for how growth is to be managed across the Palgrave Estate Residential Community area. The following policies apply.

*'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.'*

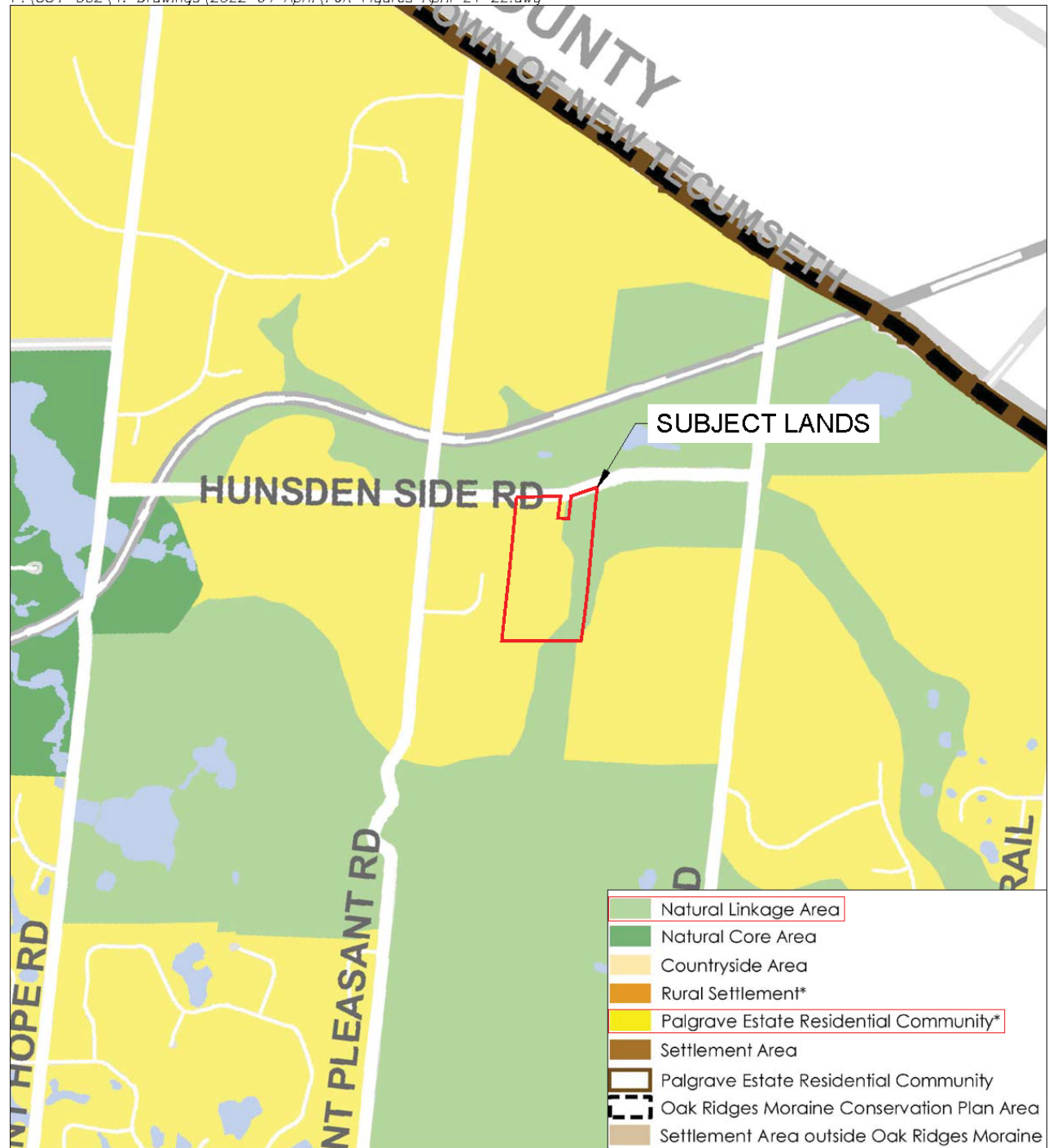
*'7.1.2.3 Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors, shall be protected from development.'*

*'7.1.2.11 The environmental impacts of construction and development should be minimized.'*

*'7.1.2.13 Mount Wolfe, lowland landforms and ORMCP Natural Core and Natural Linkage Areas shall not be developed.'*

As demonstrated in Figure 5 on the next page, the Subject Lands are designated 'Countryside Area' and 'Natural Linkage Area' by the Oak Ridges Moraine Conservation Plan. Given development is permitted and encouraged on lands designated 'Countryside Area', the proposal will facilitate development in an appropriate location within the Palgrave Estate Residential Community area. Furthermore, the proposal complies with the above-noted policy objectives by positioning development outside of the natural areas and by providing natural buffers of appropriate widths to ensure the long-term protection and health of the features. Finally, the rural character of the surrounding community is maintained through the proposed introduction of estate residential lots which are a logical and natural extension of the estate residential development occurring in the immediate surrounding area.


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**FIGURE 5**  
**OAK RIDGES MORaine CONSERVATION PLAN LAND USE DESIGNATION MAP**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

LEGEND

 Subject Lands

  
Scale NTS  
April 21, 2022

*'7.1.3.1. 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 and the ORMCP.'*

The corresponding Draft Plan of Subdivision has been prepared to facilitate estate residential development on the Subject Lands. Furthermore, the proposal has been planned and designed to comply with the policy requirements of the Oak Ridges Moraine Conservation Plan and the Town's OP. The corresponding Zoning By-Law Amendment will facilitate the Site to be rezoned and implement modified development standards that are consistent with the policy objectives of the ORMCP and the OP.

*'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 licensing 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.'*

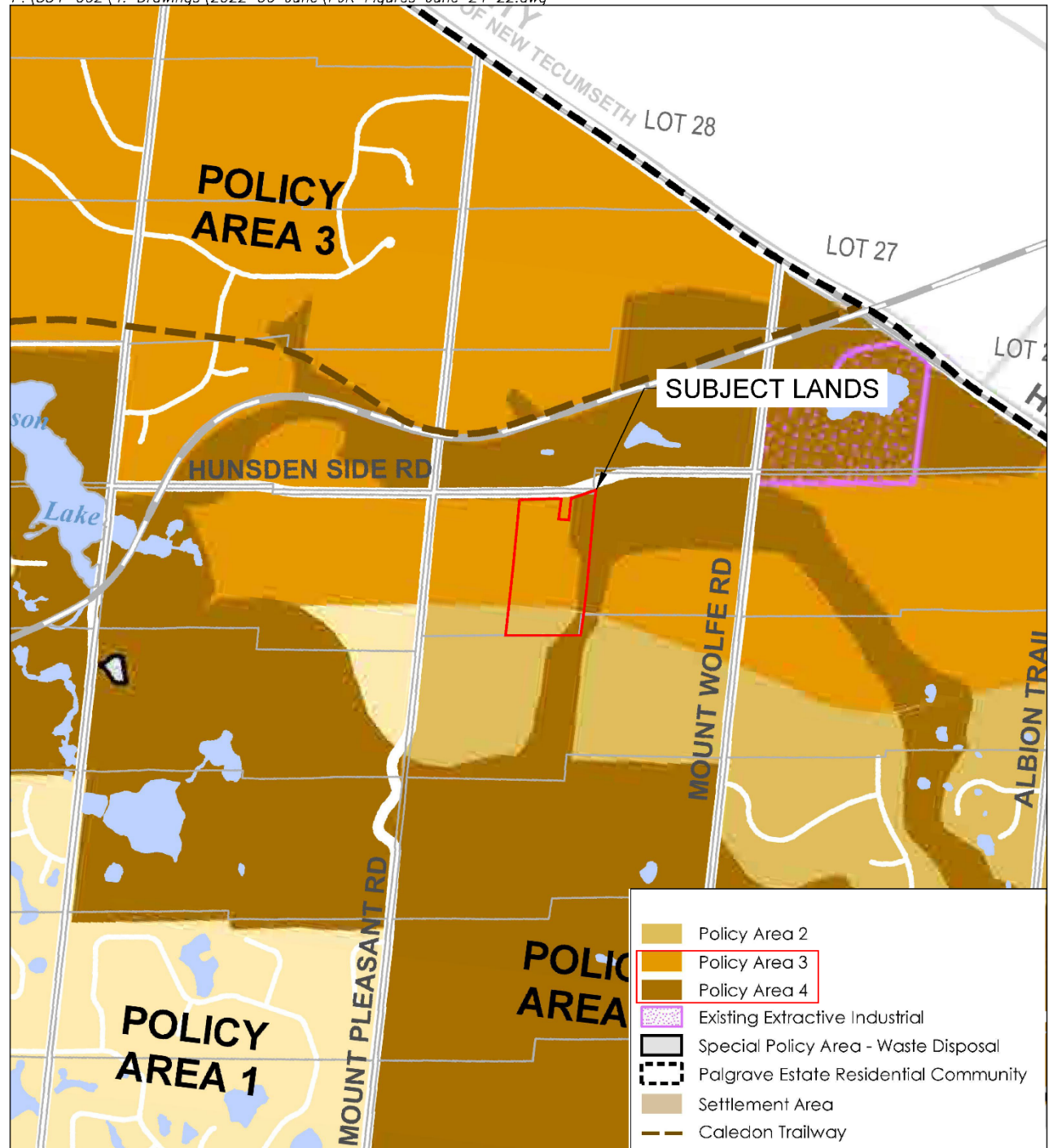
*'7.1.5.2. Policy Area 1 is the prime area for future residential development.'*

*'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.'*

*'7.1.5.4. Policy Area 4 is unsuitable for estate residential development and no density will be allocated to it ....'*

In accordance with Schedule G (see Figure 6), the Subject Lands are designated Policy Areas 2, 3 and 4. The Subject Lands are also partially located within Environmental Zone 1 (Schedule I; see Figure 7). Given this, the proposed development has been planned and designed to facilitate estate residential development – a permitted use- on those portions of the Site designated Policy Areas 2 and 3. Lands designated Policy Area 4 and EZ 1 are not contemplated for development.

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**FIGURE 6**  
**TOWN OF CALEDON OFFICIAL PLAN**  
**SCHEDULE G - PALGRAVE ESTATE RESIDENTIAL**  
**COMMUNITY**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

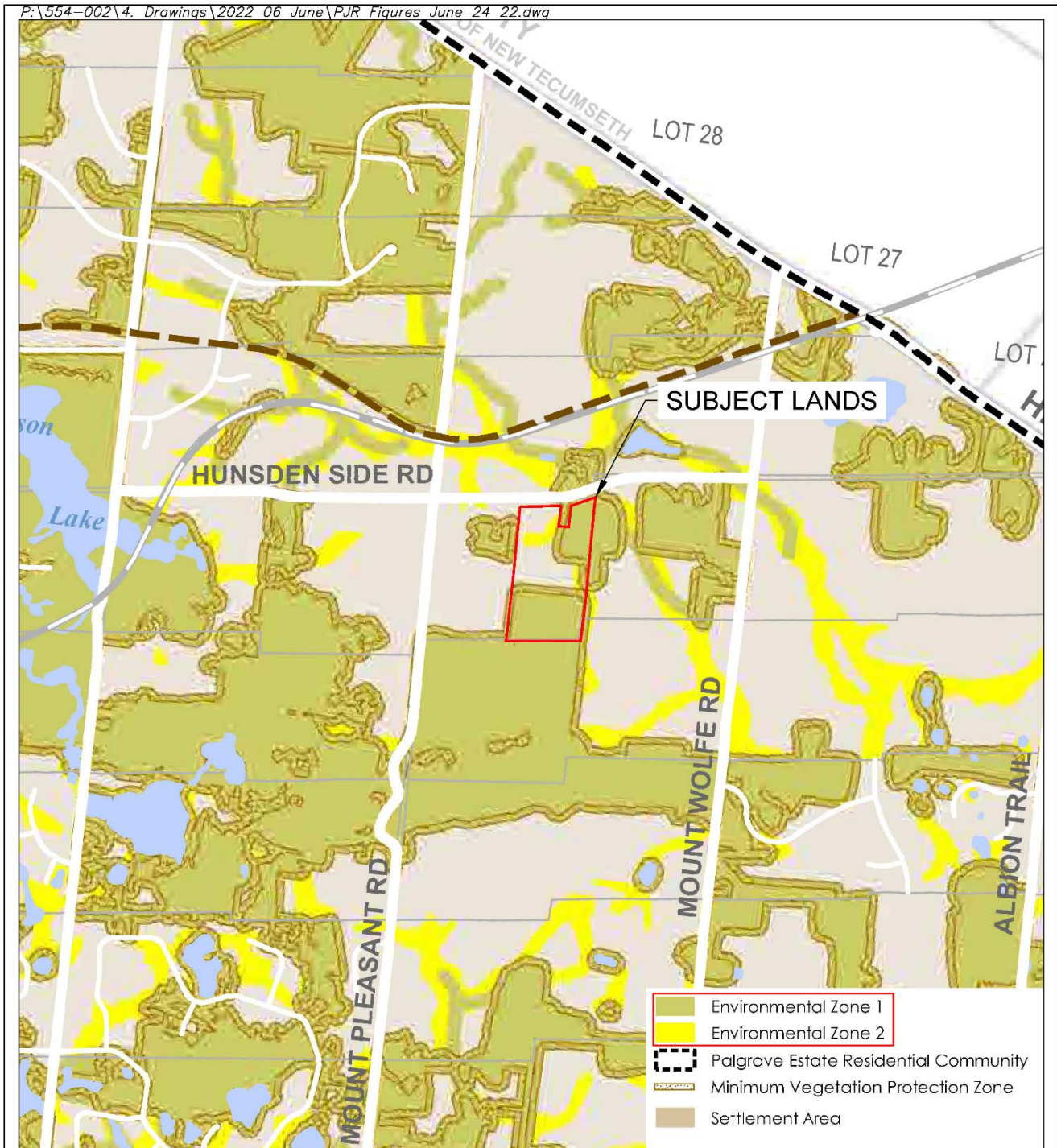
**LEGEND**

Subject Lands

Scale NTS  
JUNE 24, 2022




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**FIGURE 7**  
**TOWN OF CALEDON OFFICIAL PLAN**  
**SCHEDULE I - PALGRAVE ESTATE RESIDENTIAL**  
**COMMUNITY ENVIRONMENTAL ZONING**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

**LEGEND**

 Subject Lands



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JUNE 24, 2022

*'7.1.6.3. The maximum permitted density in 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.'*

*'7.1.6.4. The maximum permitted density in Policy Area 3 will be 26 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3.'*

The above noted policies, when converted to a 'per hectare' calculation, permit approximately 1.3 to 1.5 units per hectare as a maximum. As demonstrated on the accompanying Draft Plan of Subdivision, the proposed development has a density of 1.07 units per hectare.

*'7.1.7.2. The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.5 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.'*

*'7.1.7.9. 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.....'*

As further described in the accompanying Environmental Impact Study ('EIS'), a substantial portion (approximately 45% of the Subject Lands) are located within the EZ 1 area. Given this, the proposed development contemplates slightly reduced lot sizes to facilitate retention and protection of the natural environment, natural buffers of sufficient widths and an optimized site design. For the reasons outlined above, reduced lot sizes are appropriate. Furthermore, a diversity of lot sizes that are informed by the site's topographic and environmental characteristics are contemplated.

*'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.'*

As further described in the accompanying FS – SWM Report, there is sufficient capacity in the municipal water and sanitary systems to accommodate the proposal. Furthermore, the proposal will facilitate cost-effective servicing as a natural and logical extension of services from the adjacent rural estate development.

*'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.'*

*'7.1.9.6. Plans of subdivision shall:*

- a) design the layout of roads, lots and structural envelopes to establish large, contiguous open space blocks which provide continuous connections between EZ 1, to the greatest extent practical; and*
- b) notwithstanding any other provisions of this Plan, within the EZ 1 areas that are subject to the overlay hatch, as depicted on Schedule I, the layout of roads and lots shall be designed to minimize stream crossing and extensions into Key Natural Heritage Features.'*

As demonstrated on the accompanying Draft Plan, the proposed location of roads and lots are not within natural features. Additionally, crossings or extensions into natural features are not contemplated.

Structural Envelopes for the proposed lots have been prepared and conform to the above-noted policy objectives. Specifically, the proposed Structural Envelopes do not exceed the requested size range of 0.3 to 0.5 hectares.

*'7.1.14.5. Internal subdivision roads in estate residential developments must be located and designed to ensure convenient access to a higher level road for all vehicular traffic, including maintenance and emergency vehicles and school buses and in accordance with the environmental policies of Section 7.1.9.'*

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

The proposed development will provide for individual residential lots to have access via a new public road network. The proposed public road network has been planned and designed to provide appropriate connections with Hunsden Sideroad, a higher level road and with Stinson Street, a local road to the west.



## 5.6 / ZONING

### *SUMMARY / CONFORMITY STATEMENT*

The Town of Caledon Official Plan ('OP'), as amended, guides land use planning and development across Caledon. The above analysis demonstrates that the proposed development conforms to the objectives and policies of the OP by providing for a high-quality, estate residential development on a site that is designated for limited growth to occur. Furthermore, the proposal contemplates a development form that retains and preserves the natural environment, provides housing choice for Palgrave residents and is compatible with the rural landscape. The development will also be on municipal and on-site services, enabling a cost-effective and logical extension of estate residential development. Based on the above, it is our opinion that the proposed development and proposed Draft Plan of Subdivision serve to implement the applicable objectives and policies for lands within the Palgrave Estates Residential Community within the Town of Caledon Official Plan.

The Town of Caledon Zoning By-law 2006 – 50 ('By-law 2006 – 50') currently split zones the Subject Lands as 'Rural – Oak Ridges Moraine (A2-ORM)' and 'Environmental Policy Area 2 Zone – Oak Ridges Moraine (EPA2 – ORM)' (see **Figure 8**). The current zoning reflects current conditions but not the proposed development. A site-specific Zoning By-law Amendment is required to rezone a portion of the Subject Lands to 'Estate Residential (RE) with site-specific provisions.

A draft Zoning By-law Amendment has been prepared and a copy is provided in **Appendix I** of this Report. Specifically, the ZBA seeks to introduce the following site-specific permissions to the RE Zone:

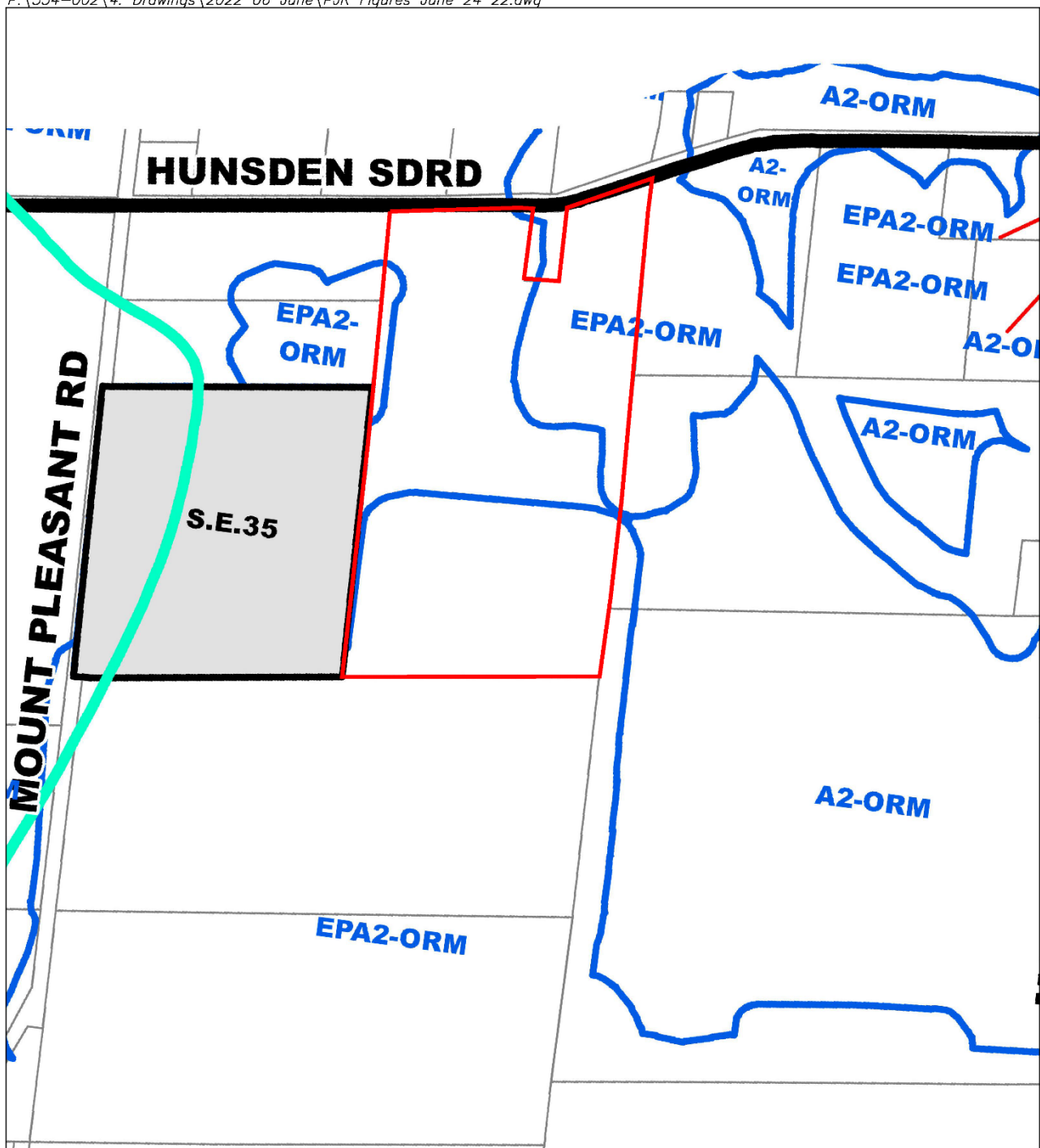
- To rezone the Site from 'A2-ORM' and 'EPA2-ORM' to 'RE-YY and 'EPA2-ORM'';
- To permit site-specific Structural Envelopes; and,
- To permit a site-specific landscape standard.

**Table 3** on the next page summarizes the proposed site-specific exceptions to the RE Zone and the rationale for these exceptions.

*Table 3 / Summary of Proposed RE Zone Exceptions  
& Rationale*

<i>Requested Exception</i>	<i>Rationale</i>
<i>Modified Structural Envelope</i>	To implement the desired built form, while maintaining appropriate compatibility and transition to the surrounding community
<i>Modified Landscaping Standard</i>	In efforts to accommodate the desired built form and sustainable building practices, a site-specific landscaping standard is requested. The requested standard seeks to implement reduced landscape areas in order to accommodate a safe, comfortable and attractive pedestrian environment that includes landscaped open spaces and Natural Heritage System blocks. The requested standard will also enable the provision of landscaped areas along the public street frontages. These landscaped areas, coupled with the requested landscape standard, will enable a development that is appropriate and desirable

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**FIGURE 8**  
**TOWN OF CALEDON ZONING BY-LAW 2006 - 50**

PART OF LOT 25 AND 26 CONCESSION 9 ALBION  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

LEGEND  
 Subject Lands

  
Scale NTS  
JUNE 24, 2022


## 6 / SUMMARY & CONCLUSIONS

As outlined above, together with the supporting studies, the proposed development, associated Draft Plan of Subdivision and associated Zoning By-law Amendment ('ZBA', the 'Amendment'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Provincial Policy Statement, Oak Ridges Moraine Conservation Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Peel Regional Official Plan and the Town of Caledon Official Plan. Furthermore, based on the existing physical context and surrounding community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and Town, we conclude the following:

1. The proposed Draft Plan of Subdivision and Zoning By-law Amendment represent appropriate development on the Subject Lands;
2. The proposal provides an appropriately designed development for the Palgrave Estates Residential community that will support the provision of new housing options and the achievement of a complete community;
3. The proposed Draft Plan of Subdivision and the Amendment are consistent with the Provincial Policy Statement, 2020;
4. The proposal conforms to the policy objectives of the Oak Ridges Moraine Conservation Plan;
5. The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020;
6. The proposal conforms to the policy directions of the in-effect Peel Regional Official Plan and has regard for the Adopted Region of Peel 2051 Official Plan;;
7. The proposal conforms to the policy directions and objectives of the in-effect Town of Caledon Official Plan and has regard for the emerging draft Caledon 2051 Official Plan;
8. The proposal can be adequately serviced by municipal services;
9. The proposed development will protect and preserve natural features and their functions on site and on adjacent lands, and will not create adverse impacts to the natural environment; and,
10. The proposal is in keeping with the character and planned context of the Palgrave Estates Residential Community and it provides an opportunity for development within the Town's Settlement Area. Additionally, the proposal upholds the hierarchy of settlements set out in the Town of Caledon Official Plan.

Accordingly, we conclude that the proposed Draft Plan of Subdivision and proposed Zoning By-law Amendment are appropriate, represent good planning and implement the Provincial, Regional and Town vision for the Subject Lands.

Respectfully submitted,  
**GLEN SCHNARR & ASSOCIATES INC.**



Karen Bennett, MCIP, RPP  
Partner



Stephanie Matveeva, MCIP, RPP  
Associate

*Appendix I / Draft Zoning By-law  
Amendment*

**THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. 2022-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50  
with respect to Part of Lots 25 and 26, Concession 9, (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 considers it desirable to pass a zoning by-law to permit the use of Part of Lots 25 and 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, for a Draft Plan of Subdivision including single detached dwellings, natural heritage lands, and ROWs;

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

**1.0** THAT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing “Rural – Oak Ridges Moraine” (A2 - ORM) and “Environmental Policy Areas 2 Zone – Oak Ridges Moraine” (EPA2-ORM) to “Estate Residential - Special” (RE-YY), “Open Space – Oak Ridges Moraine” (OS-ORM) and “Environmental Policy Area 2 – Oak Ridges Moraine” (EPA2-ORM) zones as shown in Appendix A; and

**2.0** THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	
Estate Residential (RE) Zone	YY  (# to be provided by Planning Staff)	<p><b><u>1.0 REGULATIONS</u></b></p> <p><b>1.1) The zoning requirements for Dwelling, Detached, shall include the following:</b></p> <p>a) the minimum lot area for Lots 1 – 18 shall be 0.40 hectare;</p> <p>b) the minimum lot frontage shall be 18.0 metres;</p> <p>c) no minimum backyard amenity area shall be required;</p>

Zone Prefix	Exception Number	
		<p>d) no minimum landscape area shall be required</p> <p>e) all buildings and structures, accessory buildings and structures, driveways, parking areas and swimming pools shall only be located within the Structural Envelope as shown on Zone Map S.E. XX.</p> <p>f) subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Zone Map S.E. XX, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property</p>

**4.0** Schedule "A", Zone Map 44 of By-law 2006-50, as amended, is further amended for Part of Lots 25 and 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, from "Rural – Oak Ridges Moraine" (A2 - ORM) and "Environmental Policy Areas 2 Zone – Oak Ridges Moraine" (EPA2-ORM) to "Estate Residential - Special" (RE-YY), "Open Space – Oak Ridges Moraine" (OS – ORM) and "Environmental Policy Area 2 – Oak Ridges Moraine" (EPA2-ORM) zones in accordance with Appendix "A" attached hereto.

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

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Mayor

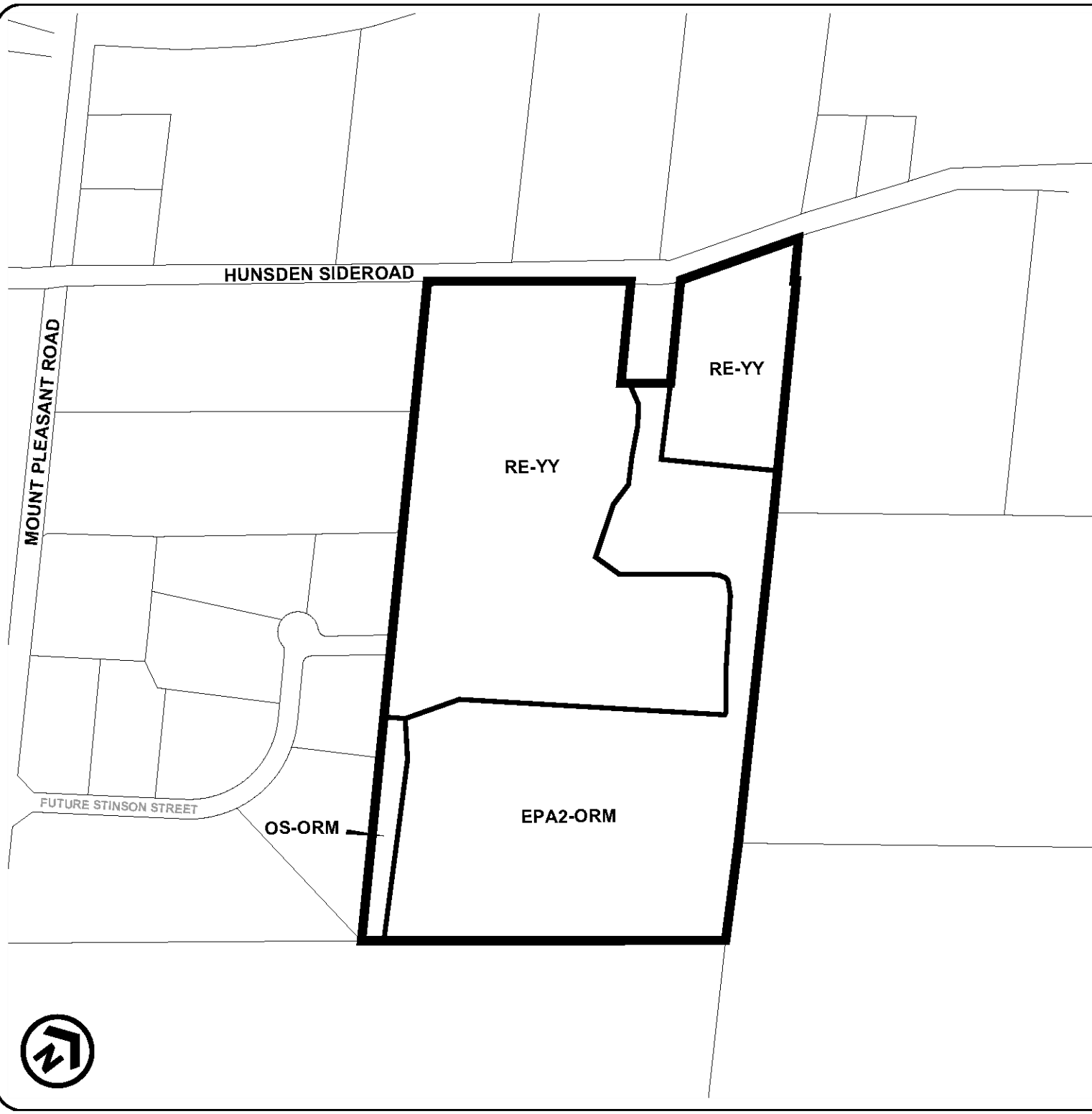
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Clerk



**APPENDIX "A"**  
**ZONING BY-LAW**  
**No. 2022-XX**

PART OF LOT 25,  
 CONCESSION 9,  
 ALBION  
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL



**LEGEND**

SUBJECT PROPERTY TO BE REZONED FROM  
 EPA2-ORM ZONE TO:  
 RE-YY &  
 OS-ORM



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: JUNE 24, 2022
SCALE: 1:1,500	REVISED:

PLANNING & DEVELOPMENT DEPARTMENT

