
REVISED PLANNING JUSTIFICATION REPORT

RESUBMISSION IN SUPPORT OF

DRAFT PLAN OF SUBDIVISION (21T-22004C)
AND ZONING BY-LAW AMENDMENT
(RZ 2022-0007) APPLICATIONS

PREPARED FOR

Suzanne Wilson

10249 Hunsden Sideroad
Town of Caledon
Regional Municipality of Peel

November 2023
GSAI File #554-002

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REVISED Planning Justification Report
Suzanne Wilson
Draft Plan of Subdivision (21T-22004C) and
Zoning By-law Amendment (RZ 2022-0007)
10249 Hunsden Sideroad
Town of Caledon

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 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 revised since the original submission of June 2022 on behalf of the Owner in support of a Draft Plan of Subdivision ('DPS' or 'Draft Plan', Town File No. 21T-22004C) and Zoning By-law Amendment ('ZBA' or 'Amendment', Town File No. RZ 2022-0007) 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.

The proposed Draft Plan and Amendment have been revised to further implement the collaborative discussions and feedback received to date from community residents and from Town, Regional and Agency Staff. As further described in **Section 2**, this Report, which has been prepared in support of the revised application and supersedes the previous Planning Justification Report, dated June 2022, demonstrates that the proposal, Draft Plan 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 proposal 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.

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** on page 7) 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 Lots	11	6.325	15.628
Bonus Estate Lots	2	1.362	3.365
Existing Wilson Dwelling Parcel	1	1.214	2.999
NHS	1	7.974	19.703
NHS Buffer	1	1.497	3.700
Open Space	2	0.939	2.321
0.3 m Reserve	1	0.00	0.00
18.0 m ROW		1.064	2.630
TOTAL	19	20.374	50.346

As demonstrated in **Figure 2**, 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, with a sufficient development density to maintain conformity with development policies for Palgrave and to provide sufficient protection and separation from the on-site natural features. As such, a 20.0 metre 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.

2 / PROCESS & ENGAGEMENT

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 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.

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 maintain a restrictive zoning category on the natural area, natural buffer and open space areas;
- To permit a site-specific building envelope standards; and,
- To permit site-specific Structural Envelopes.

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 Region of Peel Official Plan (2022) and the Town of Caledon Official Plan (2018).

The proposed strategy for consulting with the public with respect to the Application has followed 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.

For clarity, the public engagement process followed to date has included public consultation. Public input into the creation of this attractive, high-quality estate development has included the statutory Public Meeting.

To commence the submission process for the application, a formal Pre-Consultation (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, were prepared and were provided under separate cover with the initial submission of this application in June 2022. The Town deemed these applications complete pursuant to the *Planning Act* on September 28, 2022.

Subsequent to the formal filing of the application, the applicable policy framework for the Subject Lands has evolved given the Provincial approval of the Region of Peel Official Plan in November 2022. The vision and design of the estate development has similarly evolved based on feedback received from Town, Regional and Agency Staff. As such, a revised proposal has been prepared and supporting studies have been updated to evaluate and support the proposal as currently contemplated. Given the above, a series of updated and new supporting studies have been prepared and are provided in support of the application. Further detail is provided in **Section 4.2** of this Report.

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 the next page, 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 20.37 hectares (50.37 acres), with a frontage of approximately 302.8 metres on Hunsden Sideroad.

The Site has gentle rolling topography. It is currently improved with a rural 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	<p>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.</p> <p>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.</p>
SOUTH	<p>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.</p>
EAST	<p>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.</p>
WEST	

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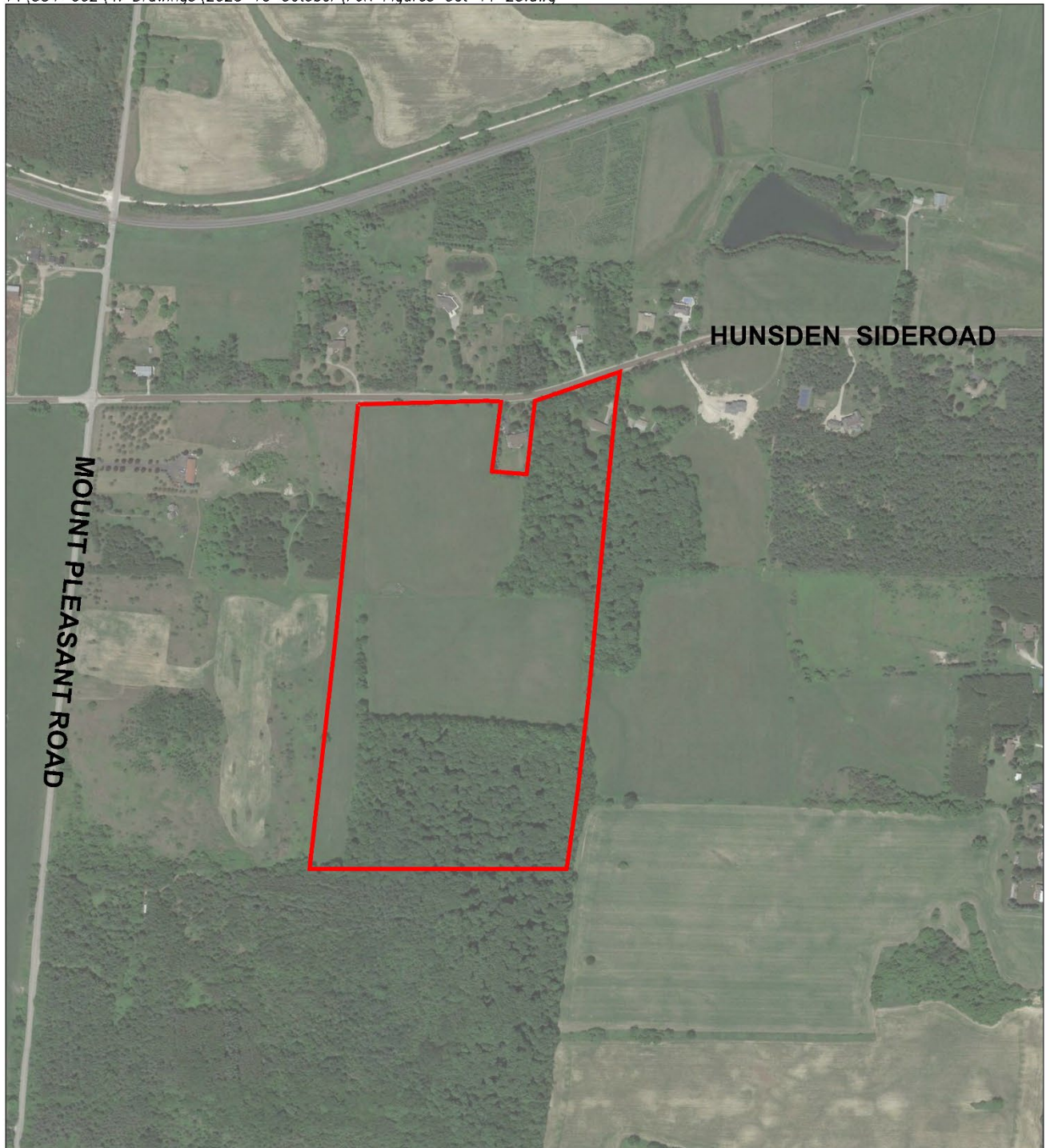



FIGURE 1
AERIAL CONTEXT PLAN

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

LEGEND

 Subject Lands



SCALE NTS
OCTOBER 11, 2023

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.

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').

Woodlands

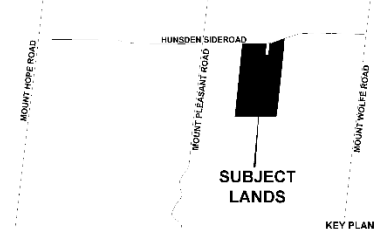
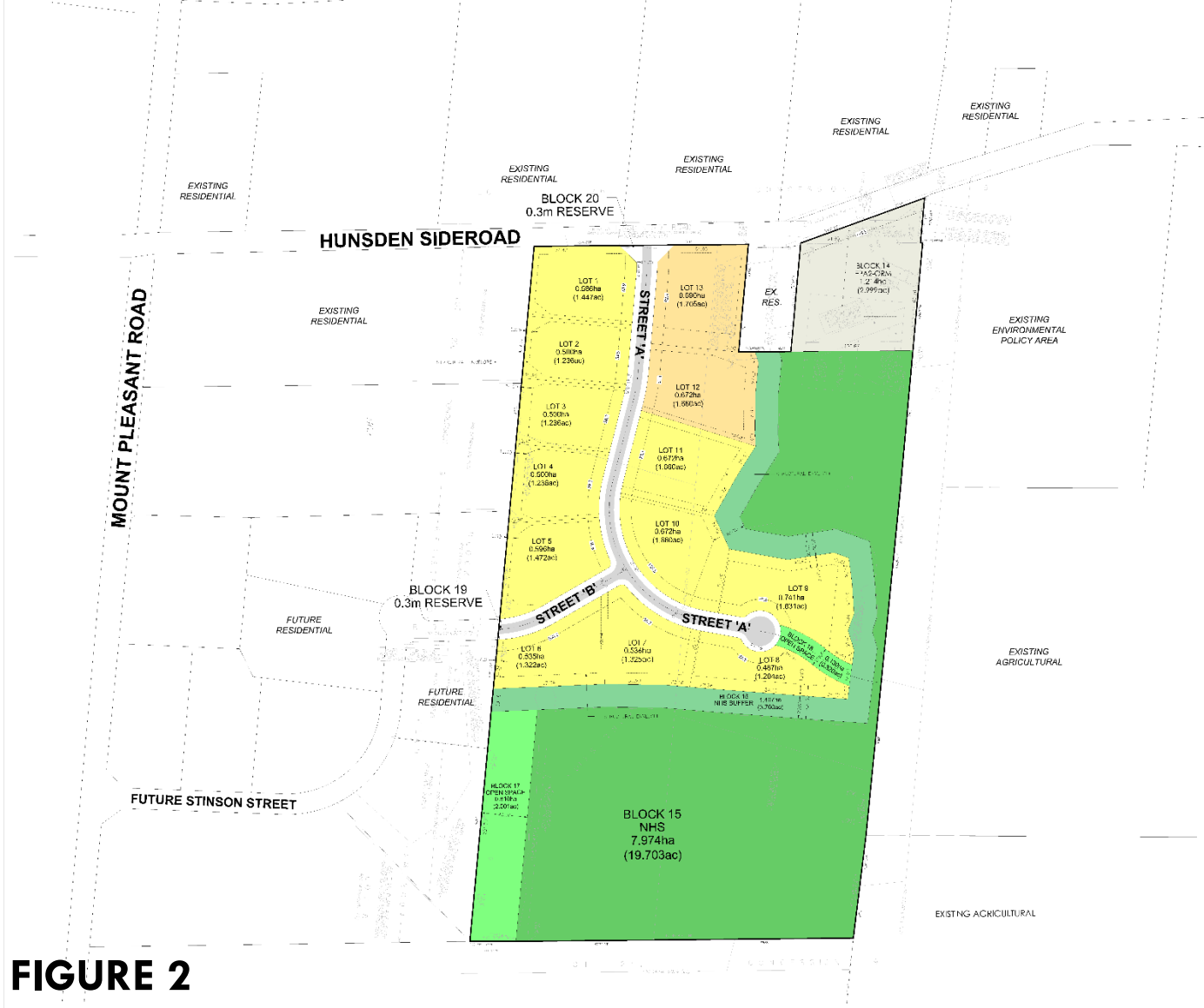
The accompanying EIS identifies that the two (2) forested areas on-site contain significant woodlands. Furthermore, the woodlands were found to be components of the Regional and Town Natural Heritage System ('NHS'). In order to preserve the woodland features as well as the wildlife habitats within the woodlands, the proposal has been planned and designed to 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.

4.1 / PROPOSAL

The proposed estate residential 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 high-quality estate residential development comprised of thirteen (13) new estate residential lots of varying size, a new Street 'A' ending in a cul-de-sac currently with a linear open space block to facilitate a possible future easement to extend services to the adjacent property to the southeast, a new Street 'B' connection to neighbouring Stinson Street and associated Reserve Block, a large Natural Heritage System ('NHS') Block with associated Buffer Block to protect the existing mature woodlands on site, Open Space Blocks and an existing dwelling to be retained on a separate Block. The proposed Draft Plan (see **Figure 2** on the next page) provides for a development vision for the Site and has been reviewed in the context of policy directives contained in the Oak Ridges Moraine Conservation Plan ('ORMCP'), the Region of Peel Official Plan ('ROP') and the Town of Caledon Official Plan and will serve to implement the development vision for this Site.

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DRAFT PLAN OF SUBDIVISION
SUZANNE WILSON
FILE # 21T-22004C

PART OF LOTS 25 AND 26, CONCESSION 9 (ALBION)
PART OF ROAD ALLOWANCE BETWEEN PARTS 25 AND 26, CONCESSION 9 (ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED: *Suzanne Wilson* DATE: June 29, 2022
SUZANNE WILSON

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *Grant T. Stowell* DATE: July 6, 2022
GRANT T. STOWELL, O.L.S.
110 KENNEDY RD.
431 W. KENNEDIOR WY. SUITE A
MILTON ON
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APR www.jbh.com

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SERVICED BY SEPTIC SYSTEMS.

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
INDUSTRY LOTS	7-11	8.375	20.619	1*
HOUSE LOTS	12 & 13	1.961	4.866	2
EX. WILSON DWELLING PARCEL E-20-03M	4	1.214	2.996	
NHS	7-9	7.974	19.703	
TRAIL BUFFER	6	1.487	3.703	
OPEN SPACE	17 & 18	2.930	7.231	
0.5% RESERVE	16 & 20	0.36	0.893	
*STATUTORY RESERVE (SECTION 59(1))		1.664	4.133	
TOTAL	9	20.874	52.346	13

NOTES
-ADJACENT ILLUSTRATION IS DIAGRAMMATIC
-EXISTING RESIDENCE TO REMAIN
-DAYLIGHT ROUNDINGS 5m UNLESS OTHERWISE NOTED
-DRIFLINE AS STAKED BY THE CONSERVATION AUTHORITY DATED AUGUST 09 2023
-STRUCTURAL ENVELOPE MINIMUM 30M FROM NHS BLOCK 15

FIGURE 2

SCALE: 1:1500
2/4/23
OCTOBER 26, 2023



www.mackifecture.ca
975A Hwy 7, Steed West, Suite 355, Caledon, ON, M9A 5E7
Tel: 416-338-1950 Email: info@mackifecture.ca

As demonstrated on the Draft Plan, the proposed development contemplates the introduction of thirteen (13) new estate residential lots, as well as the maintenance and retention of the existing residential dwelling (the Wilson home) as a Block in the Site’s northeastern quadrant. To be clear, this Block around the existing dwelling is sized to solely provide for a refined lot boundary around the existing Wilson dwelling which has been on-site since approximately 1970. By delineating the Block, the balance of the wooded area / NHS on-site is placed into a large NHS Block for preservation and conveyance to the Town of Caledon or Conservation Authority. To be clear, beyond delineating the Block limits, no new development is contemplated on this Block and this Block would continue to be zoned ‘EPA2-ORM’.

The balance of the Subject Lands contains segment of the lands for development, where the proposed estate lots are to occur. We highlight, and this is further discussed in Section 5.4 of this Report, that the proposed lots are situated in the Site’s northwestern quadrant, on lands primarily within Policy Area 3 of the Palgrave Estate Residential Community. Furthermore, the proposed lots are organized around a fine-grain public road network that includes Street ‘A’ providing access from Hunsden Sideroad and Street ‘B’ which is an extension of the future Stinson Street from the adjacent Flato development to the west, as well as Buffer and Open Space Blocks, which represent protection of land and opportunity for future street and servicing connections to future developable areas to the east.

A guiding principle of the proposed development has been to ensure retention and protection of the on-site and nearby mature woodlands and natural areas. This is achieved through the introduction of an NHS Block, a natural buffer block (with a buffer of sufficient width

to protect the features and their ecological functions) and open space blocks. Collectively, these natural areas, natural buffer block and open space areas occupy approximately 10.41 hectares (25.72 acres) or 50.8% of the site area under the Draft Plan of Subdivision, exclusive of the portion of the Block occupied by the Wilson dwelling. When the Wilson Block is considered (which is zoned EPA2-ORM), the natural area, natural buffer and open space areas collectively increase in size to approximately 11.62 hectares (28.71 acres), or 57.0% of the total site area.

Overall, the proposal has been designed to seamlessly integrate with and be compatible to the surrounding Palgrave community. It will also contribute to greater housing choice for current and future Palgrave residents. 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 (50.35 acres)
<i>NHS Area</i>	7.97 hectares (19.7 acres)
<i>Natural Buffer Area</i>	1.50 hectares (3.70 acres)
<i>Open Space Area</i>	0.94 hectares (2.32 acres)
<i>Net Developable Area</i>	8.75 hectares (21.62 acres)
Proposed No., of Lots	13

5 / POLICY CONTEXT

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. These studies were identified during the initial Pre-Consultation ('DART') process and in response to Staff and Agency comments provided to date.

For ease of reference, the following supporting studies have been prepared and are provided under separate cover in support of the proposed development:

- An Arborist Report, prepared by Baker Turner Inc., dated October 26, 2023;
- An Architectural Design Guidelines, prepared by John G. Williams Limited, dated October 23, 2023;
- An Environmental Impact Study, prepared by GEI Consultants Ltd. ('GEI'), dated November 2023;
- An Environmental Noise Impact Study, prepared by Aercoustics, dated June 27, 2022;
- A Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier and Associates ('Crozier'), dated November 2023;
- A Geotechnical Investigation, prepared by Soil Engineers Limited, dated April 2022;
- A Hazard Erosion Evaluation, prepared by GEI, dated November 17, 2022;
- A Hydrogeological Assessment, prepared by Crozier, dated June 2022;
- A Phase One Environmental Site Assessment, prepared by GEI, dated June 1, 2022;
- A Stormwater Management Brief, prepared by Crozier, dated November 2023;
- A Stage One Archeological Assessment, prepared by Archaeological Consultants Canada, dated February 15, 2022; and,
- A Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2023.

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. 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... 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.'*

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 Region of Peel Official Plan and Town of Caledon Official Plan;
- by introducing thirteen (13) new dwellings, and retention of an existing dwelling, in an area served by amenities;
- 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. Settlement Areas

'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;'*

'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 high-quality, refined forms 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'), there is sufficient capacity to accommodate the proposal.

1.4. Housing

'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 thirteen (13) 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. Public Spaces, Recreation, Parks, Trails & Open Space

'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, two (2) open space blocks and natural buffers. Overall, the proposed development will implement streetscapes that are capable of accommodating pedestrian activity and the daily needs of residents. Further detail on the proposed streetscapes is provided in the accompanying Architectural Design Guidelines.

1.6.6. Sewage, Water & 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.'**

'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... '

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

- a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or*
- b) *within settlement areas, to allow for infilling and minor rounding out to existing development on partial services provided site conditions are suitable for the long-term provision of such services with no negative impacts.*

Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.'

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 proposed development can be accommodated by a contextually appropriate partial services system. Specifically, municipal water service will be provided, while on-site private septic systems will also be provided. The placement of the partial private services are to be in accordance with restrictive structural envelopes, as required by local policies.

As described in the accompanying FS – SWM Report, the proposed partial services are appropriate, can accommodate the anticipated demands and will support achievement of the above-noted policy objectives.

1.6.6.7. *Planning for stormwater management shall:*

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

As demonstrated in the accompanying FS – SWM Report, the proposed development has incorporated a range of sustainable development strategies, including the provision of low impact development trenches along the public frontages, the provision of additional plantings, preserving the natural features and providing for landscape enhancements.

1.7. Long-Term Economic Prosperity

- '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 13 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. Natural Heritage

- '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. As further described in the accompanying EIS, the limits of the on-site woodland features are reflective of the site visit and staking exercise undertaken by Project Team members and Town Staff in June 2023.

5.2 / OAK RIDGES MORaine CONSERVATION PLAN, 2017

Based on the above, the proposed development supports the Provincial objectives for natural heritage by situating development outside of the agreed upon 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.

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 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 6 of the ORMCP establishes the policy framework for existing uses, buildings and structures. Given the Wilson dwelling is an existing use, building or structure, the following policies apply.

Part I / General

'6.(1). Nothing in this Plan applies to prevent,

6. *the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose;*

- (2). *Nothing in this Plan applies to prevent the expansion of an existing building or structure on the same lot, if the applicant demonstrates that,*
- a) *there will be no change in use; and*
 - b) *the expansion will not adversely affect the ecological integrity of the Plan Area.*

- (8). *In this section, "existing" means lawfully in existence on November 15, 2001, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful.'*

The proposed development and, most specifically, the proposal to retain and preserve the Wilson dwelling on site, is supported by the above-noted policy directives. The Wilson dwelling and any related outbuildings are considered existing buildings or structures, constructed lawfully in the 1970s, based on the definition of existing provided by Policy 6.(8). We highlight that although Policy 6.(2) permits an expansion or modification to the Wilson dwelling, this is not being pursued through this development proposal. For the reasons outlined above, the Draft Plan of Subdivision proposed for the Site is appropriate, will serve to maintain an existing use and existing building or structure and will support the overall policy objectives of the Oak Ridges Moraine Conservation Plan.

Part II | Land Use Designations

The 'Natural Linkage Area' designation in the ORMCP follows the "Policy Area 4" land use designation on the Subject Lands, as shown in the Town of Caledon Official Plan (and as illustrated in **Figures 5 and 6** of this Report). The 'Natural Linkage Area' designation is

essentially located in the northeast portion of the site (encompassing the Wilson dwelling) and stretches along the full eastern limit of the Site. Section 12 of the ORMCP establishes the policy framework for lands designated 'Natural Linkage Area', including the following:

"12. (1) The purpose of Natural Linkage Areas is to maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors, by,

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

(b) maintaining, and where possible improving or restoring natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;.."

Overall, Section 12 of the ORMCP states that new development is not permitted on lands designated 'Natural Linkage Area'. As stated throughout this Report, new site alteration and land development is not contemplated on lands designated 'Natural Linkage Area'. However, the ORMCP defines 'development' as *"the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act"*. Accordingly, in recognition of the Draft Plan which proposes to delineate a Block around the existing Wilson dwelling and outbuildings, it is important to examine the policy support for delineating Block limits, to differentiate Block creation and, ultimately, ownership opportunities

between the Wilson Block and surrounding wooded areas. It is therefore acknowledged that delineating Block limits around the Wilson dwelling as shown on the Draft Plan is technically 'development' under the ORMCP definition. However, differentiating ownership of the Wilson Block as contemplated presents an opportunity for future Town or Conservation Authority land dedication of the resultant significant NHS Block.

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:*

- 1. fish, wildlife and forest management*
- 2. 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.'*

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. 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.

Section 16 of the ORMCP establishes the policy framework for Plans of Subdivision occurring in Countryside Areas. Given that the Subject Lands are located within a component of the Protected Countryside Areas designation, the following policies apply.

'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 so as to minimize stream crossings and extensions into key natural heritage features.

.(2). With respect to land in Countryside Areas, the approval authority shall ensure that a condition requiring the applicant to ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or key hydrologic feature on the lot or lots created is imposed,

a) on every subdivision and site plan approval;'

The proposed development supports the above-noted policy objectives by facilitating a high-quality, well-designed Plan of Subdivision on lands within a component of the Protected Countryside Areas designation. As further demonstrated in the accompanying Environmental Impact Study ('EIS') and on the Draft Plan of Subdivision, an NHS block and two Open Space blocks are to be provided. The provision of these blocks, along with a buffer block of sufficient width, will ensure continuous blocks are provided to support the long-term provision and health of natural features. Furthermore, no proposed lots nor proposed roads are to be provided which would require stream crossings or extensions through key natural features.

Finally, it is anticipated that the existing 'EPA2-ORM' restrictive zoning category will continue to apply to all natural areas, natural buffers and open space areas to further implement the long-term protection and health of these areas.

Part III | Protecting Ecological & Hydrological Integrity

Part III of the ORMCP provides the policy framework for ensuring natural features are protected for the long-term. The following policies apply.

Supporting connectivity

'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 hydrologic features and adjacent lands within Natural Core Areas and Natural Linkage Areas.'

The proposed development, as contemplated, supports the above-noted policy objectives by situating development outside of the key natural heritage features. For clarity, aside from the Block delineation around the existing Wilson dwelling, no development or site alteration is contemplated on lands within the designated Natural Linkage Areas. 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 (20 metres) to provide for long-term protection of the features and their ecological functions, is appropriate.

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.

Key natural heritage features

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

b) 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 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 20 metre natural buffer (that is of a sufficient width) will provide for the long-term protection of the features and their ecological functions and is appropriate.

23. (1) A natural heritage evaluation shall,

- (a) demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature or on the related ecological functions;*
- (b) identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the key natural heritage feature and its connectivity with other key natural heritage features and with key hydrologic features;*
- (c) in the case of an application relating to land in a Natural Core Area, Natural Linkage Area or Countryside Area, demonstrate how connectivity within and between key natural heritage features and key hydrologic features*

will be maintained and, where possible, improved or restored before, during and after construction;

- (d) if the Table to this Part specifies the dimensions of a minimum vegetation protection zone, determine whether it is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it;.."*

As already noted, an EIS has been prepared in support of the proposed development and outlines that the proposed development will have no adverse effects on any key natural features or their functions.

As noted in the EIS, a MVPZ of 20 metres is sufficient to protect the significant woodland features on the Site. As further described in Section 7 of the accompanying EIS, the proposed equivalent of a 30 metre buffer, via a 20 metre MVPZ and a 10 metre dedicated natural area on the adjacent lots, is provided. Furthermore, the proposed buffer and private natural areas are collectively of sufficient widths, are appropriate and are supportable given these attributes will provide protection to the on-site significant woodland features, will enable a movement corridor between the on-site significant woodland features and does not provide critical support functions for wildlife within the significant woodlands. Additional justification for the proposed buffer is provided within the accompanying EIS that was prepared in support of the proposed development, as contemplated.

Landform Conservation Areas

'30(6) An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,

- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and*
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site."*

The proposed development is within Landform Conservation Area 2 pursuant to Schedule P-2 Oak Ridges Moraine Conservation Plan of the Town of Caledon Official Plan. Planning, design and construction practices will be prepared and confirmed through advancement of this application to ensure that disturbance to the landform character will be kept to a minimum. The net developable area of the Subject Lands is represented by the 13 proposed estate lots, Street 'A' and Street 'B'. As illustrated on the Draft Plan, the 13 new estate lots comprise 7.69 hectares and the two new streets comprise 1.06 hectares. Together, this land area represents 8.75 hectares which is approximately 42.9% of the entire site, which conforms to the above note policy (b). Furthermore, the portion of the net developable area that will be comprised of impervious surfaces will be limited to less than 20% of the total area of the site. Specifically, the public streets will comprise 1.06 hectares (5.2% of the site) and it is

anticipated that the dwelling footprints and the associated driveways will not exceed the remaining allowable 14.8% of the site area coverage. This will be determined more precisely as the planning advances for this development, including during the future detailed design stage.

'30(8) An application for major development with respect to land in a landform conservation area of either category shall be accompanied by a landform conservation plan that shows, on one or more maps,

- (a) elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;*
- (b) analysis of the site by slope type (for example, moderate or steep);*
- (c) significant landform features such as kames, kettles, ravines and ridges; and*
- (d) all water bodies including intermittent streams and ponds."*

A Landform Conservation Map, in support of a fulsome analysis, has been prepared and is provided in support of the proposal. This corresponding analysis is provided in the accompanying Functional Servicing and Stormwater Management (FS- SWM) Report.

Part IV / Specific Land Use Policies

Section 32 of the ORMCP contains policy directives related to lot creation, as follows:

Lot Creation

'32 (1). A lot may be created only in the following circumstances, and subject to section 15, subsections (2), (3), (4) and (5) of this section, and Part III:

5. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.

(3) A lot may be created only if there is enough net developable area on both the severed lot and the retained lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or key hydrologic features.

(4) When a lot is created, the municipality shall enter into a site plan agreement or other agreement with the applicant to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features and key hydrologic features on the lot.'

There is no doubt that strong Natural Heritage Systems protection is necessary to maintain and enhance long-term quality of life, environmental health, ecological integrity and economic prosperity. Creation of the Wilson Block separate from the large NHS Block will achieve the above noted policy directive which allows for lot creation to facilitate the conveyance of land to a public body for natural heritage conservation.

Therefore, the proposed development conforms to the policy objectives outlined in Section 12 and 32 of the ORMCP.

Infrastructure

'41.(1). In this section, "infrastructure" means all physical structures, facilities and corridors that form the foundation for development of an area including,

- (d) sewage and water service systems, including septage treatment systems,
- (j) rights of way required for the systems and facilities listed in clauses (a) to (i).

.(4). Except as permitted in subsection (5), with respect to land in a key natural heritage feature or a key hydrologic feature, the development of new infrastructure and the upgrading or extension of existing infrastructure, including the opening of a road within an unopened road allowance, is prohibited.

.(5). Infrastructure may be permitted to cross a key natural heritage feature or a key hydrologic feature if the applicant demonstrates that,

- a) the need for the project has been demonstrated and there is no reasonable alternative;
- b) the planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum;
- c) the design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system referred to in section 39;
- d) the landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights of ways; and

- e) *the long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and connectivity of the key natural heritage feature or a key hydrologic feature.'*

The proposed development supports the above-noted infrastructure policy objectives by situating right-of-way infrastructure in appropriate locations to facilitate safe, comfortable, convenient access to estate residential lots. Furthermore, we highlight that at the request of Staff, a potential connection in an easterly direction is to be provided. In order to protect for this potential connection, the proposed development includes an open space block that would facilitate this right-of-way to be extended beyond the natural buffer area and through the on-site Natural Linkage Area segments. While it is understood that this potential connection is beneficial and can support contextually appropriate development to occur to the east in the future, the proposed development does not contemplate the provision of infrastructure components, as defined by the ORMCP, through Natural Linkage Area lands.

Sewage and water services

'43.(1). *An application for major development shall be accompanied by a sewage and water system plan that demonstrates,*

- a) *that the ecological integrity of hydrological features and key natural heritage features will be maintained;*
- b) *that the quantity and quality of groundwater and surface water will be maintained;*
- c) *that stream baseflows will be maintained;*

- d) *that the project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;*
- d.1) *that the assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and*
- e) *that the water use projected for the development will be sustainable.'*

Partial services

'44.(1). *The construction or expansion of partial services is prohibited.*

, .(4). *Subsection (1) does not apply to prevent the construction or expansion of partial services in the Palgrave Estate Residential Community as shown on the land use designation map referred to in section 2.'*

As stated throughout this Report and in accordance with the ORMCP, the Subject Lands are located within the Palgrave Estate Residential Community. Given this, the presence of partial services are permitted.

Furthermore and as further discussed in the accompanying Functional Servicing and Stormwater Management ('FS – SWM') Report, the proposed development can be accommodated by a contextually appropriate partial services system. Specifically, municipal water service will be provided, while on-site private septic systems will also be provided. The placement of the partial private services are to be in accordance with restrictive structural envelopes, as required by local policies. As described in the accompanying FS – SWM Report, the proposed partial

services are appropriate, can accommodate the anticipated demands and will support achievement of the above-noted ORMCP's sewage and service policy objectives.

Stormwater management

'45(0.1). Every municipality shall develop stormwater master plans and stormwater management plans for Settlement Areas.

.(1). An application for major development shall be accompanied by a stormwater management plan, as set out in section 46.

.(2). Every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,

- a) keeping the removal of vegetation, grading and soil compaction to a minimum;*
- b) keeping all sediment that is eroded during construction within the site;*
- c) seeding or sodding exposed soils as soon as possible after construction; and*
- d) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.*

.(3). In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.'

46. (1) The objectives of a stormwater management plan are to,

- (a) maintain groundwater quantity and flow and stream baseflow;*
- (b) protect water quality;*
- (c) protect aquatic species and their habitat;*
- (d) prevent increases in stream channel erosion;*
- (e) prevent any increase in flood risk;*
- (f) minimize the disruption of natural drainage patterns wherever possible; and*
- (g) address climate change impacts by mitigating the potential flood risks associated with increased precipitation.*

As demonstrated in the accompanying FS – SWM Report, the proposed development has incorporated a range of sustainable development strategies, including the provision of roadside low impact development trenches, additional plantings, preserving the natural features and providing for landscape enhancements. Furthermore, the proposed stormwater management strategy, as outlined in the accompanying FS-SWM Report, provides for opportunities for contextually appropriate, roadside stormwater management facilities to be provided. These strategies, collectively, will enable development to occur in a manner that advances the above-noted ORMCP stormwater management policy objectives and local sustainable development objectives. Finally, it is noted that opportunities for enhanced stormwater management will be explored during the detailed design phase.

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. It is demonstrated that the existing Wilson dwelling is a legal, existing use which may remain on site and further, it is demonstrated that delineating a block around the Wilson dwelling to facilitate the conveyance of the balance NHS lands via a large NHS block to a public body is in conformity with the ORMCP policies for lot creation, and will further optimize the fulfilment and achievement of protection, enhancement and restoration policy directive intended for lands in the 'Natural Linkage Area'. Overall, the above analysis demonstrates that the proposed development is appropriate, 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.'

5.4 / REGION OF PEEL OFFICIAL PLAN, 2022

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.

The Region of Peel 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 (Town of Caledon, City of Brampton and City of Mississauga).

Overall, the ROP outlines strategies for managing growth and development across Peel up to the year 2051 in accordance with a Regional Structure (Schedule E-1). Schedule E-1 designates the Subject Lands as 'Palgrave Estate Residential Community' (see **Figure 3** on the next page). We note that 'Palgrave Estate Residential Community' area 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.

For the purpose of this Report, the recently approved November 2022 Region of Peel Official Plan was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposed development. The following analysis also demonstrates how the proposed Draft Plan and Zoning By-law Amendment work to implement the ROP.

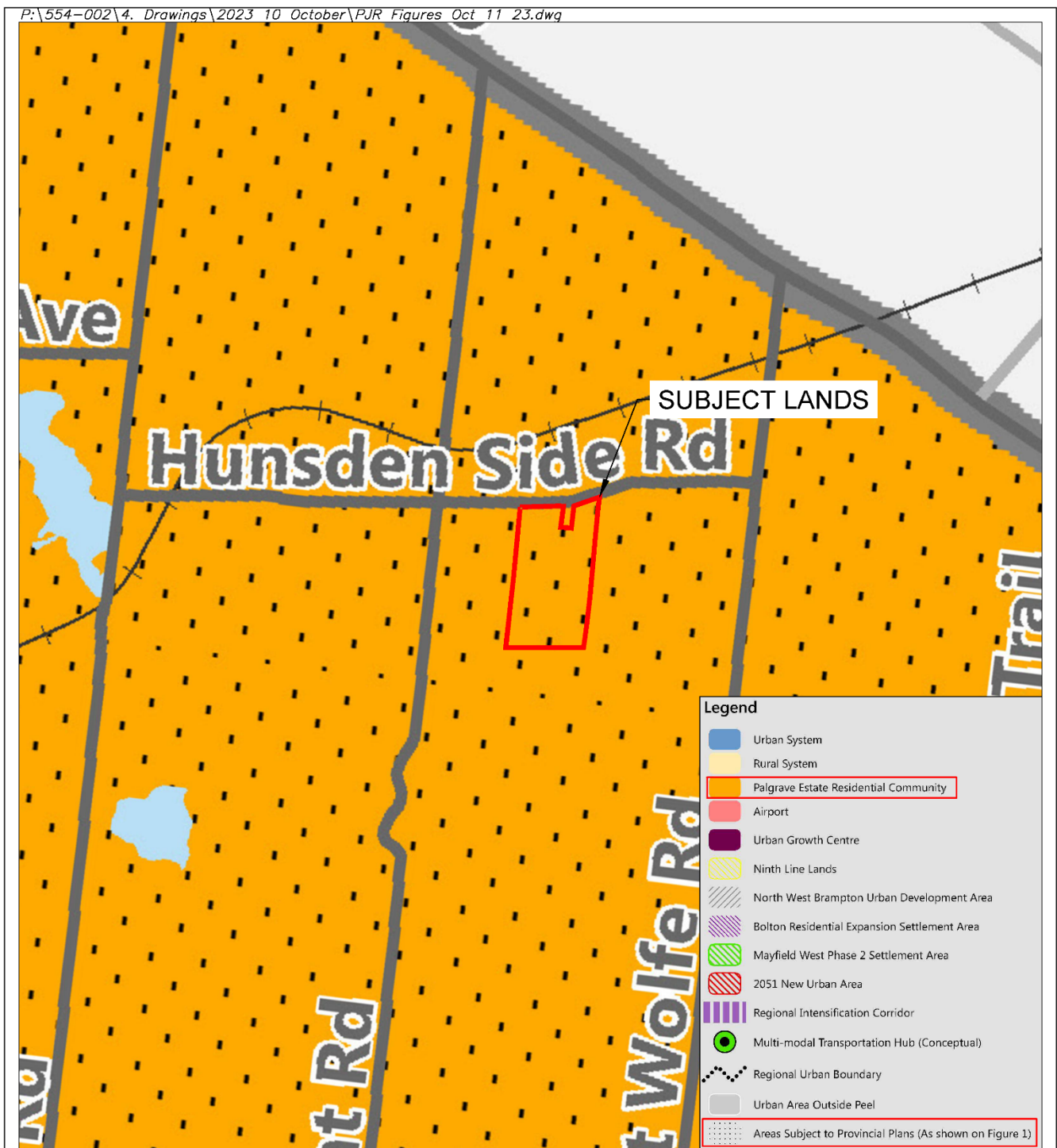


FIGURE 3
REGION OF PEEL OFFICIAL PLAN
SCHEDULE E1 - REGIONAL STRUCTURE

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

LEGEND

Subject Lands



SCALE NTS
OCTOBER 11, 2023

Section 2.11 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.

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

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

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

- 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 B-3, is an additional component of the Countryside Area and residential development is permitted, subject to the Town of Caledon Official Plan, as amended from time to time, and specified provisions of the ORMCP.'

In accordance with Schedule E-1 of the ROP, the Subject Lands are designated 'Palgrave Estates Residential Community' by the ORMCP. As stated above, the Subject Lands are also designated 'Natural Linkage Area' by the ORMCP. As further discussed in Section 5.2 of this Report above, the proposed development is consistent with and conforms to the applicable 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.

Natural and Hydrological Features

'2.11.16. *Define key natural heritage features and hydrologically sensitive features in accordance with Policy 2.11.17 and Policy 2.11.18 of this Plan. Where key natural heritage features and hydrologically sensitive features coincide with components of the Greenlands System, the policies of Section 2.14 of this Plan shall also apply.'*

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

f) significant woodlands;'

'2.11.21. 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 ORMCP (e.g., existing uses and existing lots of record)....'

In accordance with Schedule C-1 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 2.14 of the ROP contains the Regional policy framework for lands within the Greenlands System. In accordance with Schedule C-2 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.

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

a) Core Areas, which are designated and shown generally on Schedule C-2, which are protected, restored and enhanced in this Plan and in the local municipal official plans;'

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

'2.14.15. 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. Therefore, the above-noted Regional policy objectives are satisfied.

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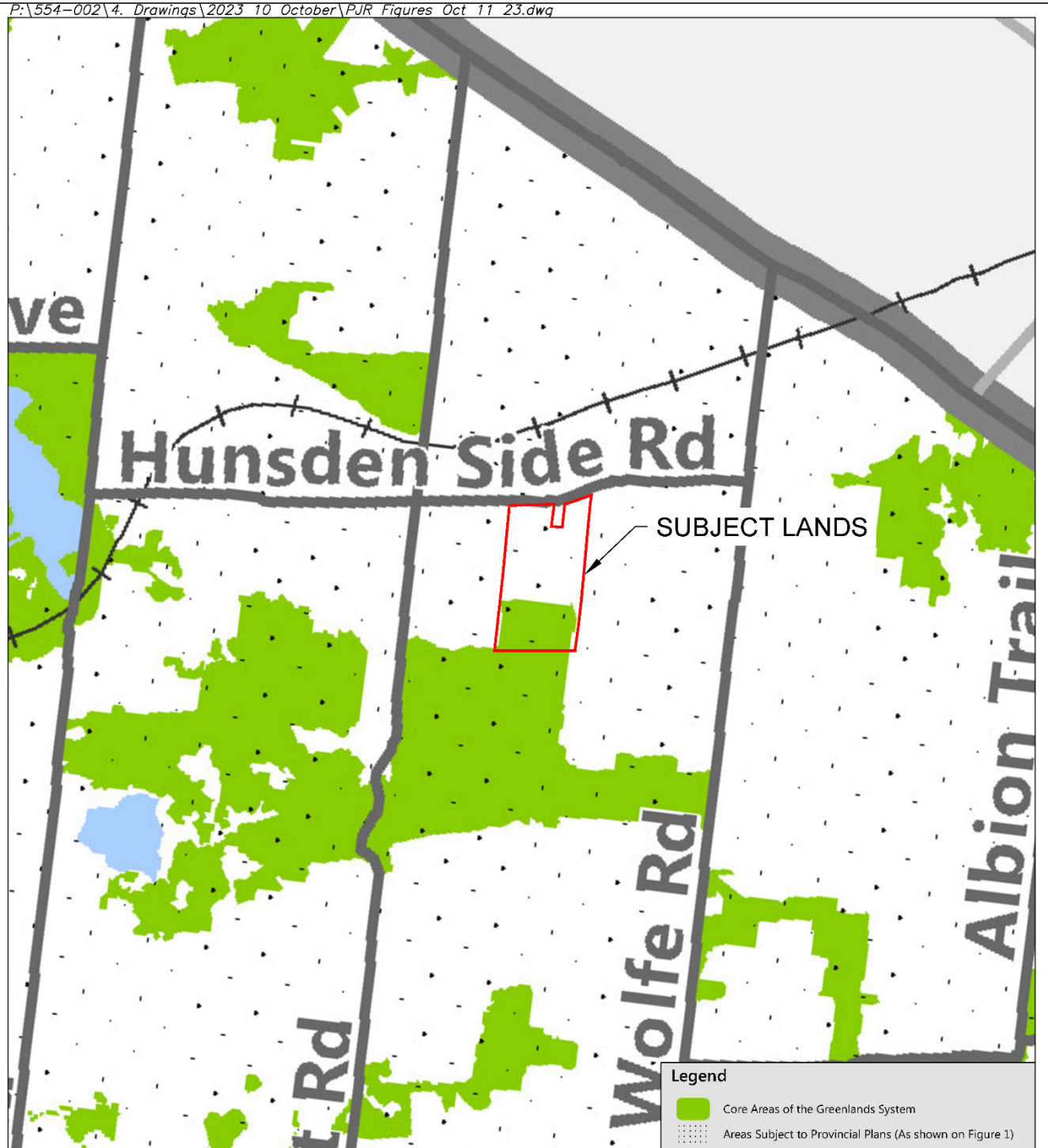



FIGURE 4
REGION OF PEEL OFFICIAL PLAN
SCHEDULE C-2 - CORE AREAS OF THE
GREENLANDS SYSTEM IN PEEL

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

LEGEND

 Subject Lands

Legend

-  Core Areas of the Greenlands System
-  Areas Subject to Provincial Plans (As shown on Figure 1)



SCALE NTS
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Rural System

Section 5.7 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:

'5.7.1. To promote sustainable development and conserve the environmental and resource attributes of the Rural System.'

'5.7.2 To maintain and enhance the integrity and distinctive characteristics of existing communities in the Rural System.'

'5.7.3. To promote healthy and complete rural communities that collectively contain living, working and recreational opportunities, and respect the natural environment and resources.'

'5.7.7. To direct growth in the Rural System to the Palgrave Estate Residential Community and to the Rural Settlement Areas where permitted and appropriate.'

It is Regional policy to:

'5.7.9. Identify the Rural System as including the following components, which are subject to specific policies of this Plan in addition to the general policies applying to the Rural System:

- a) Rural Lands as designated on Schedule D-1;*
- b) The Palgrave Estate Residential Community, designated on Schedules E-1 and D-1;'*

'5.7.10.

Encourage and support planning by the Town of Caledon and City of Brampton for a healthy, integrated and viable Rural System by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on Rural Lands;*
- e) using rural infrastructure and public service facilities efficiently...;'*

'5.7.11.

Direct growth within the Rural System to the Palgrave Estate Residential Community and the Rural Settlement Areas as designated on Schedule D-1, subject to requirements of the Growth Plan, the Niagara Escarpment Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan, and giving consideration to community character, the scale of the development, and the availability of water and sewage services.'

'5.7.15.

Ensure that development within the Rural System is consistent with the objectives and policies in this Plan and the applicable policies in the local municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection 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 13 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 5.7.17 of the ROP contains the Regional policy framework for Palgrave Estate Residential Community lands. The following apply.

It is Regional objectives to:

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

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

It is Regional policy to:

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

'5.7.17.5. Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community ...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.'*

As stated above, 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, provides

for a seamless transition to the surrounding Palgrave community and facilitates cost-effective servicing.

The proposal supports the above-noted housing objectives and policies by introducing 13 new estate residential dwellings of varying size and designs. This will support housing choice for current and future Palgrave community residents.

Housing

Section 5.9 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:

- '5.9.1. To promote the development of compact, complete communities by supporting intensification and higher density forms of housing.'*
- '5.9.2. To achieve Peel-wide new housing unit targets shown in Table 4, which provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice.'*
- '5.9.5. To make housing available for diverse populations, including the provision of accessible housing and appropriate support services.'*

It is Regional policy to:

- '5.9.7. Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.'*

SUMMARY / CONFORMITY STATEMENT

The Region of Peel Official Plan ('ROP') 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 water services and private septic 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 Amendment are in conformity with the applicable objectives and policies of the Region of Peel 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 (referred to as the 'Future 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 August 2023, the Subject Lands are to remain within the Palgrave Estate Residential Community component of the Town.

For the purpose of this Report, the April 2018 Office Consolidation of the OP was reviewed and analyzed. 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 2 of the OP establishes the Town's guiding principles. The following policies apply.

'2.2.1. *Principles*

Within the context described in the introduction it is the intention of the Town to exercise its responsibility for land use regulation, the provision of infrastructure and the delivery of services in a manner consistent with achieving a balance between the following principles:

- a) *That the Town will seek to preserve, protect and enhance natural physical features and biological communities, and cultural heritage resources.*
- b) *That the Town will seek to improve the health and well-being of residents, employees, landowners and businesses by fostering the development of communities where individuals can pursue diverse goals for personal development and where individual needs for employment, learning, culture, recreation, physical and social well being can be satisfied.*
- c) *That the Town will seek to achieve fiscal sustainability by protecting, expanding and diversifying the Town's employment and assessment base and balancing service standards, service demands, and growth in assessment within a regime of local municipal tax rates and user charges that are acceptable to the Town's taxpayers.'*

2.2.2 Strategic Direction

a) Stewardship of Resources

A key strategy of this plan is to protect land resources including landscape features, systems and areas that perform important natural functions or which provide economic and recreational opportunities. Included in this category are natural and cultural heritage resources, recreational lands and agricultural lands."

learning, shopping, culture, recreation and social opportunities.

- To *plan and support a transport system that provides for both inter and intra-Town traffic movements*, balances demand with capacity, protects and stewards ecosystems, and protects heritage sites and sensitive human environments.
- To *allow development in a manner that provides the best opportunity to optimize municipal service provision*.

2.2.3 Goals

- To establish a growth pattern for the Town, including rates and location of population and employment growth that *maximizes the overall quality of life for Caledon's residents*.
- To *protect and steward ecosystems* in the Town.
- To conserve and promote cultural heritage resources in recognition of the non-replaceable nature of cultural heritage, as well as the contribution it makes to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community.
- To establish a settlement structure that enhances the existing model of a community of communities, establishes a hierarchy of settlements that *optimizes orderly development* and convenient access to services for residents, *protects and stewards ecosystems*, focuses growth away from sensitive cultural resources and supports municipal fiscal sustainability.
- To provide residents with a quality of community life that provides access to community based services in a manner that best responds to the need for employment,
-

These goals are *to be read in their totality and in conjunction with each other*. In preparing new policy and in reviewing specific proposals, it is the Town of Caledon's *intent to balance all of the goals set out above, taking into account specific circumstances, and natural heritage, cultural heritage, social, community, natural resource and economic factors*."

These Principles, Strategic Direction and particularly the Goals of the Town of Caledon Official Plan support the proposed development since the proposal will protect the natural environment and it will provide residents with a quality of community life that is unique within the defined Palgrave Estate Residential Community settlement area. As noted above, it is acknowledged and expected that the Town will review this development proposal against the Town's Official Plan policies in their totality and by balancing all of the goals set out in the Official Plan, taking into account specific circumstances and factors, as presented throughout this Report. It is throughout this Report where this collective review and planning rationale is presented, which balances all of the Town's Official Plan policy directives, that it is proposed that 13 new estate residential lots are appropriate and, in addition, the existing Wilson dwelling permission is to be maintained, as a separate Block on the Plan of Subdivision.

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.

The Town of Caledon is committed to implementing sustainable development patterns and sustainable urban design in order to create complete, compact and connected communities.

‘3.1.1. *Sustainability, in its broadest sense, refers to the wise use of available resources to meet the needs of the present without compromising the ability of future generations to meet their own needs. Under many policy models, the primary pillars of sustainability are: economic; environmental; and social/cultural. The Town of Caledon prides itself for its tradition of progressive local, community-based land use planning. This tradition has, over the past several decades, resulted in Official Plan policies that embody and embrace many of the principles of sustainability. This includes:*

- *Advanced ecosystem planning and management policies which ensure the continued health and integrity of Caledon’s natural heritage;*
- *Innovative policies fostering a vibrant, economically vital, rural and agricultural community;*
- *Protection and promotion of health and well-being.’*

Caledon’s framework for decision-making in a sustainable context includes coordinated and integrated consideration of land use decisions from an economic, environmental, social and cultural

perspective. Accordingly, *“collectively all of the policies contained in the different sections of this Official Plan reflect Caledon’s ongoing commitment to planning the Town, as a whole, as a sustainable community.”* (Sec. 3.1.1). Specifically, this suggests that the Town should not be looking at any one policy in isolation, when reviewing an application for development within the Town.

Policies related to Caledon’s sustainability principles include the following:

‘3.1.3.2. *The Town will consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan.’*

‘3.1.3.7.1. *Development and redevelopment shall be designed to achieve the Town of Caledon sustainability objectives and policies of this Plan, including the detailed policies of Sections 3.1 and the Community Form and Complete Communities policies contained in Section 4.1.8.*

The Town shall ensure that appropriate design guidelines are developed and implemented to assist in achieving sustainable development patterns and high quality design. Such guidelines may include, but are not necessarily limited to, the following considerations:

- *Integration of natural systems, features and functions into the design of the community in an ecological compatible manner;*
- *Preservation of existing trees and other significant vegetation;*

- *Planting of native species on lands adjacent to the Town's natural heritage system ecosystem components and other appropriate natural system enhancements;*
- *Promotion of active and passive recreation such as walking and cycling in an integrated trail network;*
- *Public views of and, where appropriate, public access to natural features;*
- *Landform conservation;*
- *Appropriate protection and stewardship measures for greenways and/or watercourses;*
- *Design opportunities to introduce links that connect different areas of the Town, parks, walkways and trails, for an integrated community'.*

The principles of sustainability are inherently imbedded in the design and layout of the proposed Draft Plan of Subdivision. The existing natural system consisting of mature woodland communities within the southern and northeastern extents of the Subject Lands are not proposed to be developed and are generally consistent with the Town's Environmental Protection Zone 1 (EZ1) pursuant to Schedule I (Palgrave Estate Residential Community Environmental Zoning). These areas will be protected and enhanced through the design of the subdivision with the implementation of ORMCP Minimum Vegetation Protection Zones (MVPZ) which measure a minimum of 20 metres. The design of the proposed subdivision includes Street 'A' extending south into the lands from Hunsden Sideroad, and a linkage Street 'B' joining to the future Stinson Street to the west. Furthermore, opportunity for a future eastern street linkage is being accommodated within the Plan of Subdivision to facilitate a future street network and servicing linkage opportunities at the request of Staff and to facilitate development opportunities for lands to the east. This design will facilitate the maintenance and

continuity of the integrity of the mature woodlands system within and beyond the Plan limits.

'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.

"3.2.2 Ecosystem Objectives

'3.2.2.1 Ecosystem Integrity Objectives

'3.2.2.1.1 To protect, maintain, and, as appropriate, enhance and restore ecosystem functions and processes vital to the integrity of communities (both natural and cultural)...'

'3.2.2.1.2 To protect, maintain, and, as appropriate, enhance and restore ecosystem attributes and values...

'3.2.2.1.3 To protect, maintain, and, as appropriate, enhance and restore physical and biological systems and features that support ecosystem integrity and associated functions, processes, attributes and values...'

The accompanying Environmental Impact Study ('EIS') has established that development of the proposed subdivision on the Subject Lands can be designed to ensure the protection and maintenance of the natural

heritage system, including the woodlands on site, but outside the limits of development. Further, as the individual Structural Envelopes are designed for each new lot on site, the development will have specific regard for the preservation and enhancement of the ecosystem features and functions on the subject property.

3.2.2.2 Ecosystem Planning Objectives

3.2.2.2.2 To identify, protect, maintain, and, as appropriate, enhance and restore ecosystem forms, functions and integrity within Caledon through the implementation of appropriate designations, policies and programs.

3.2.2.2.5. To recognize that humans are an integral consideration in ecosystem planning, and to develop policies and programs with respect to the on-going human interactions with the natural environment."

The accompanying EIS includes a natural heritage evaluation, and the accompanying Hydrological Assessment includes a hydrogeological evaluation of the proposed development. These reports have established and confirmed the preservation of the identified natural features on site in contiguous blocks with appropriate buffer blocks which may be proposed for dedication to a public agency. The proposed development can be developed on the Subject Lands in accordance with the objectives and policies for these ecosystems. Accordingly, the proposal will provide residents with a unique opportunity to enjoy and respect the natural surroundings and ecological significance of these significant features.

3.2.3.3. Environmental Impact Studies and Management Plans (EIS & MP)

Policies are required to provide consistent direction regarding environmental study requirements. The preparation of Environmental Impact Studies and Management Plans for development adjacent to EPA provides a mechanism for identifying how a proposal satisfies the Town's ecosystem policies and performance measures. Specific policies with respect to EIS and MP requirements are contained in Sections 3.2.4, 3.2.5 and 5.7.3.7. Within the ORMCPA, these EIS & MP requirements shall also address the applicable study requirements as detailed in Section 7.10, and in particular 7.10.5.4...'

The EIS represents an iterative process of data collection, characterization, development design and impact analysis related to the development proposal. Section 3.2.5 of the Official Plan establishes Town-wide environmental performance measures, which is a key element of the Town's Ecosystem Planning Strategy. Performance measures have been established for each component of the Ecosystem Framework, including woodlands, wetlands, ESA's, Escarpment Natural Areas, fisheries, valley and stream corridors, groundwater, soils, and natural slopes. The eastern and southern portions of the Site contain the primary concentration of natural heritage features on site, and these portions of the property will be protected from development and vegetation protection zone buffers will be implemented along the periphery of the woodlot edges. Accordingly, the Town's performance measures related to the conservation and protection of features will be met.

- '3.24.1. All development and uses shall be subject to the ecosystem principle, goal, objectives, planning strategy, policies and performance measures contained in this Plan.'
- '3.24.3. 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.'
- '3.24.7. All development proposals containing Supportive Natural Systems and Natural Linkages may be required to conduct environmental studies/investigations, up to, and including, an EIS...'
- '3.25.3.1. New development within Woodland Core Areas is prohibited in accordance with Section 5.7...'
- '3.25.11.1. 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.

'3.5.1. Housing

The Town recognizes the need to create opportunities for a diverse range and mix of housing types, densities and tenure to provide for the current and future needs of a diverse population. The housing policies that follow reflect the unique nature of the Town of Caledon's rural-based community as well as acknowledge the pressures of a transitioning urban landscape. With changing demographics and an increasingly diverse population, Caledon is seeking unique solutions to address housing needs for all income levels including affordable and special needs housing.

Consistent with the Sustainability and Growth Management policies contained in this Plan, the Town will encourage the creation of diverse housing types and tenures where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services.'

As noted in the above policy, future housing needs in the Town of Caledon need to reflect the unique nature of the Town's rural-based community. The proposed new lots within the proposal are located entirely within Policy Area 3 on site, and there is an existing dwelling within the Policy Area 4 portion of the Subject Lands which is planned to be retained within a Block of the Plan. Therefore, the above-noted Town housing policy objective is met.

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.'

'4.1.1.3.1 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.'

Villages service two primary functions:

- To provide an alternative lifestyle to the Rural Service Centres, Hamlets and the rural area; and*
- To provide local convenience goods and services within the village and to the surrounding area that compliments 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"

'4.1.2. Palgrave Estate Residential Community

In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development the Town is providing for estate residential development in the Palgrave Estate Residential Community.

The 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.

- '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.

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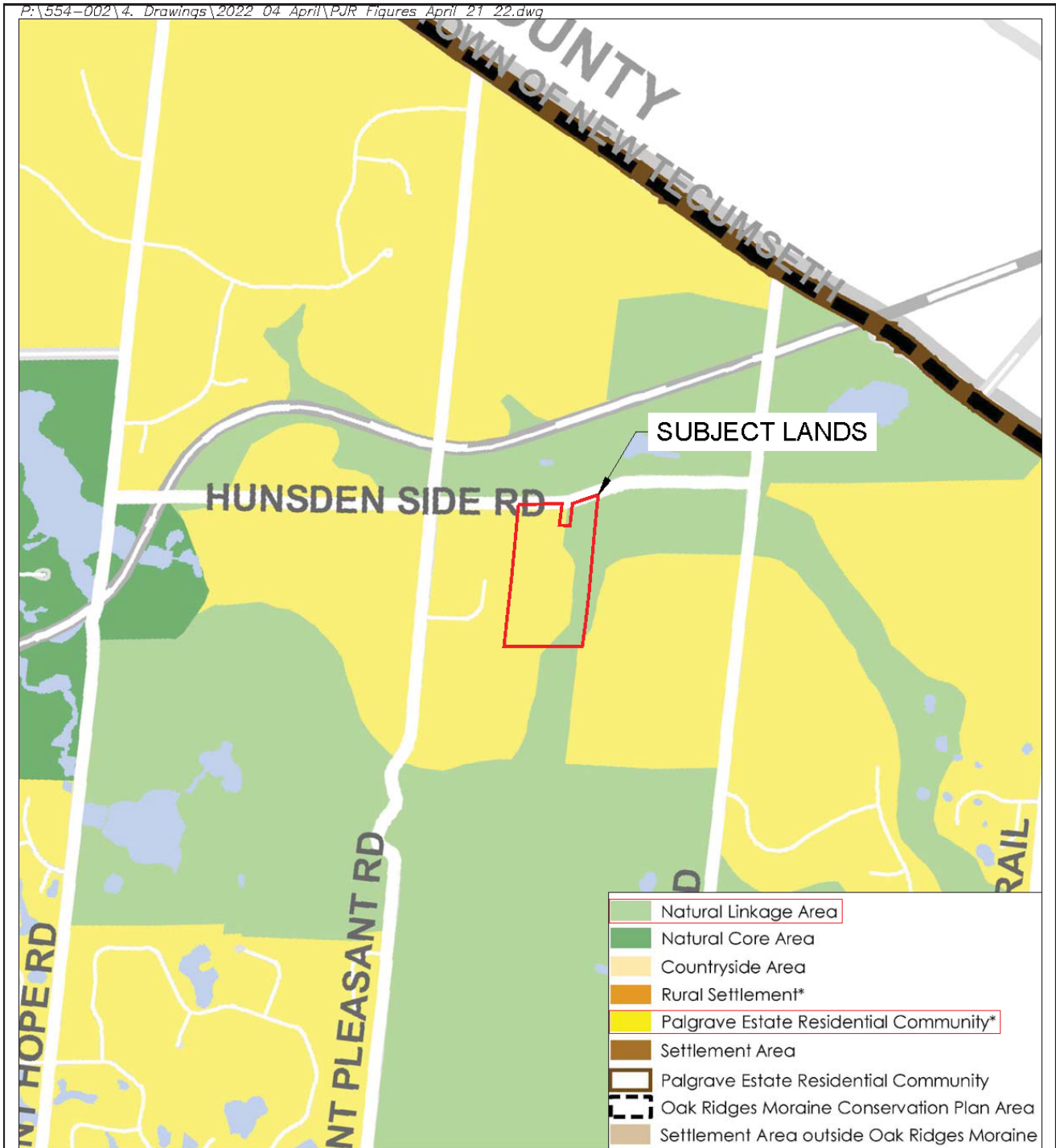


FIGURE 5
OAK RIDGES MORaine CONSERVATION PLAN LAND USE DESIGNATION MAP

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

LEGEND

 Subject Lands


Scale NTS
April 21, 2022

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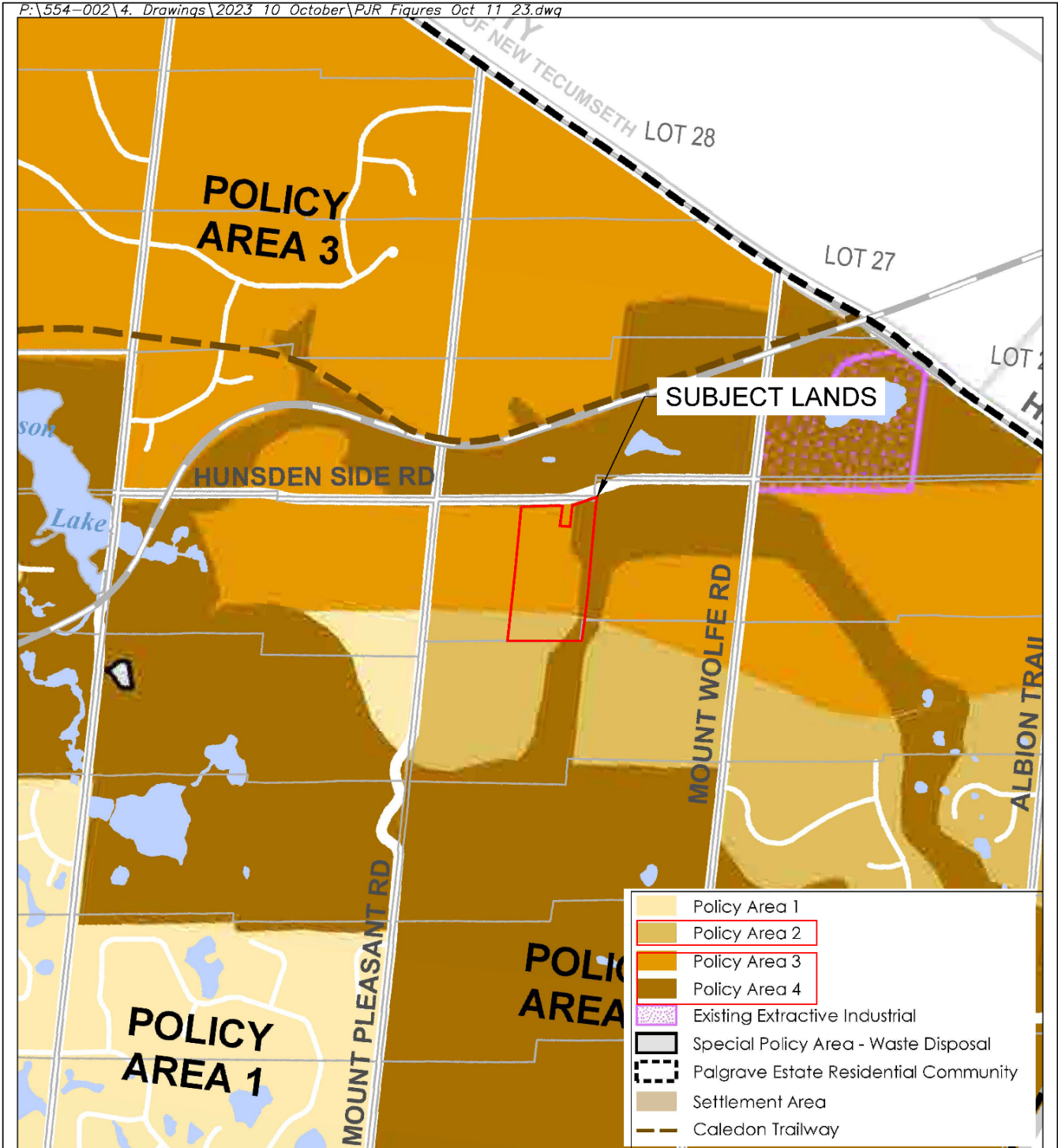


FIGURE 6
TOWN OF CALEDON OFFICIAL PLAN
SCHEDULE G - PALGRAVE ESTATE RESIDENTIAL
COMMUNITY

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

LEGEND

Subject Lands



SCALE NTS
OCTOBER 11, 2023


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

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

LEGEND

 Subject Lands



SCALE NTS
OCTOBER 11, 2023

'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 on the previous page), 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 on the previous page).

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.

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

'7.1.6.3 The maximum permitted density 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.'

'7.1.6.5 Lands in Policy Area 4 will not be counted in the calculation of maximum number of units permitted.

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

'7.1.6.9. If an applicant's holding is in more than one Policy Area, then the maximum number of permitted units for the area of the holding in each Policy Area will be determined by carrying out the calculation described in Sections 7.1.6.6 or 7.1.6.7, whichever is applicable, as if the entire area of the developer's holding were in each respective Policy Area and then multiplying by the fraction of the total area of the holding in each respective Policy Area. The total is the number of units permitted. These units must be distributed on the basis of the portion of land in each Policy Area.

'7.1.6.11. The maximum number of units calculated according to these density policies will only be permitted if the plan of subdivision complies with all other policies of this plan. The number of lots in any proposed plan of subdivision will be reduced if necessary to comply with other policies of this plan.

In accordance with Schedule G, the Subject Lands are permitted to have development on those segments within the Policy Areas 2 and 3, in varying densities. As confirmed by Town Staff, the portion of the Subject Lands within Policy Area 2 is 3.54 ha (8.75 acres) and the portion of the Subject Lands within Policy Area 3 is 12.95 ha (31.99 acres). Using these confirmed areas, and the above noted density calculations for each respective Policy Area, the number of units permitted pursuant to the density calculation for Policy Area 2 is 2.71 units, and the number of units permitted pursuant to the density calculation for Policy Area 3 is 8.31 units. Added together, this equates to 11.02 units, which, if rounded down pursuant to Policy 7.1.6.1, equals permission for 11 units pursuant to the density policies noted above.

As well, given the presence of natural areas on the Site and the collective area attributed to these natural areas on-site, the Owner is eligible for the provision of two (2) bonus lots. When considered collectively, the OP permits a density of thirteen (13) total lots on the Site, excluding retention of the existing Wilson dwelling. As demonstrated on the accompanying Draft Plan of Subdivision, the proposed development will provide for a total of 13 new lots, which is within the permitted density range.

'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.'

'7.1.7.3. Lands within Policy Area 4 shall not be included in new lots except where such a lot contains an existing dwelling that is being included in the plan of subdivision or plan of condominium or where lots are created in accordance with the applicable provisions of Section 7.10.6.1 and shall be retained as contiguous open space blocks, either in public or private ownership.'

'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 12.66 hectares (31.29 acres) or 62.2% 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. The proposed Draft Plan will achieve the policy directives set out in the Caledon Official Plan. More specifically, the Draft Plan proposes a minimum of 0.48 hectare (1.2 acre) lots with individual septic tanks on each lot. Furthermore, the new estate residential lots together achieve an average lot area of 0.59 (1.46 acres). As such, the proposed Draft Plan will meet the large lot, large dwelling, rural based estate housing niche in Caledon.

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

'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.'

'7.1.8.5. Water services will be made available by the applicant to the lot boundaries of existing adjacent and nearby rural residences as development proceeds.'

As further described in the accompanying FS – SWM Report, there is sufficient capacity in the municipal water and proposed private 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.

The FS-SWM Report also assesses anticipated water demand for the proposed development with reference to the Region of Peel 2020 Water Master Plan and the Region of Peel Public Works Design Criteria Manual – Sanitary Sewer (dated March 2017). It is noted that a looped watermain is proposed to service the development and it is to be located within the new municipal road right-of-way and will connect to the existing watermain along Stinson Street, southwest of the site. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. It is also important to note that in order to allow for future development opportunities to the east consistent with the Official Plan vision, an Open Space Block is shown on the Draft Plan to facilitate the future servicing (and potentially a street) to extend eastward to facilitate possible future development opportunities to the east. It is noted that without providing this connection opportunity, any future development to the east would be frustrated and may not have an opportunity to proceed.

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

'7.1.8.10. Wherever possible the 100 year design storm water runoff will be detained and recharged to the groundwater aquifers or slowly released from the site in an environmentally acceptable manner.'

The accompanying FS -SWM Report discusses the stormwater management program for the proposed development. The amount of stormwater drainage from the Site will be minimized. The Report notes that all storm events from the developable portion of the site will be conveyed to proposed roadside bioswales for quantity and quality control. Finally, the Report also notes that efforts have been made to preserve and maintain the rural character of the property and, accordingly, passive stormwater management practices have been incorporated throughout the design.

'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. As requested by Staff, a structural envelope is shown on Block 14 around the existing Wilson lot. Notwithstanding, the Draft Plan conforms to the above-noted policy objectives.

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

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

The proposed development contemplates the provision of two (2) bonus lots. As demonstrated on the accompanying Draft Plan and in accordance with the above-noted policy objectives, the proposal is eligible to include up to two (2) bonus lots given that approximately 10.28 hectares (25.40 acres) or 50.45% of the site area will be protected from development for the long term. These two (2) bonus lots are in addition to or, in other words, are above and beyond the 11 estate lots permitted by the in-effect density policy provisions. The two bonus lots have been depicted on the Draft Plan as Lots 12 and 13.

As demonstrated on the Draft Plan, the bonus lots are delineated and the proposed development will provide for the creation of 13 (e.g., 11 as-of-right permitted lots and 2 bonus lots) estate residential lots on the developable area of the Subject Lands. Overall, the proposed development presents the achievement and exceedance of many of the Town's Official Plan objectives and policies related to protection of the natural heritage features, meeting and exceeding the minimum lot sizes on site, incorporation of vegetative protection buffer areas, including providing opportunity for a critical future eastward road and servicing connection through the Open Space Block, and creating a sustainable, ecologically protected development concept for these lands.

The ways in which the proposed development provides for a sustainable, ecologically protected development is further outlined and justified in the accompanying Arborist Report and EIS.

'7.1.9.37. Grading in estate residential developments will be limited to structure envelopes in accordance with Section 7.1.9.3, streets and immediately contiguous areas related to street construction, grading associated with approved noise attenuation measures and necessary stormwater management works in consultation with the Toronto and Region Conservation Authority and the Ministry of Natural Resources and Forestry and Town of Caledon.'

As further discussed in the accompanying FS – SWM Report and as further illustrated on the accompanying Civil Plans, the proposed development contemplates grading occurring within the defined Structural Envelopes of the proposed estate lots. However, some external grading (along lot lines) will be necessary to ensure that stormwater runoff from multiple lots is adequately conveyed to a proper outlet. As such, grading occurring outside of the proposed Structure Envelope for a lot will be limited to lands adjacent to the proposed roadway network, within immediately contiguous areas related to street construction. Or necessary stormwater management works. As such, the proposed development conforms to the above-noted policy objective.

'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.

It is important to emphasize the fact that the Wilson dwelling has legally existed on site since approximately the 1970s and that there are policy directives allowing for existing uses to remain on properties, and policy directives emphasizing that nothing contained in the ORMCP or local Official Plan shall prevent the use of any land, building or structure for a purpose that would otherwise be prohibited by policies in both Plans, if the land, building or structure was lawfully used for that purpose prior to the establishment of the ORMCP in 2002. Similar to the ORMCP, the Town of Caledon Official Plan has policy directives in this regard, as follows:

'7.10.3.8.1. Nothing in Section 7.10 applies to prevent the use of any land, building or structure within the ORMCPA, for a purpose prohibited by Section 7.10, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or the erection or use for a purpose prohibited

by this Plan of a building or structure for which a permit has been issued under subsection 8(2) of the Building Code Act, 1992 on or before November 15, 2001 if,

- i) The permit has not been revoked under subsection 8(10) of the Building Code Act, 1992; and,*
- ii) The building or structure when erected is used and continues to be used for the purpose for which it was erected.'*

Importantly, the Wilson dwelling has existed and has continued as a residential use since approximately the 1970s and, accordingly, it is a permitted use pursuant to the above noted policy.

Furthermore, the accompanying Draft Plan proposes the delineation of a separate Block around the existing Wilson dwelling, to separate it from the resultant NHS Block and to facilitate conveyance of the NHS lands to a public body, like the Town or Conservation Authority.

Review of Caledon's Official Plan policy directives for lot creation in the ORMCP reveals the following (similar policy as to that found in the ORMCP):

'7.10.6.1 Lot creation

'7.10.6.1.1. Notwithstanding any other provision of this Plan, with respect to Oak Ridges Moraine Natural Core Areas, Natural Linkage Areas and Countryside Areas, not including Rural Settlements and the Palgrave Estate Residential Community, a lot may be created only in the following circumstances, and only if all other applicable provisions of this Plan have been satisfied:

- e) Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation; ...'*

Accordingly, there is planning rationale to support the proposed delineation of a Block around the Wilson dwelling, to separate it from the NHS Block to facilitate to potential conveyance of the NHS Block to a public body. Allowing for the existing Wilson dwelling to remain, and delineating a Block around it, and locating the proposed 13 lots within Policy Area 3 meets the intent and purpose of the Official Plan in the context of allowing an existing use to remain and providing for new estate residential development in the Palgrave Estate Residential Community. As well, the proposed development has been assessed in the context of the Official Plan policies to ensure that the overall environmental quality and rural landscape of the Palgrave Estate Residential Community is protected and maintained.

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 private services, enabling a cost-effective and logical extension of estate residential development. Based on the above, it is our opinion that the proposed development, accompanying Draft Plan and corresponding Amendment serve to implement the applicable objectives and policies for lands within the Palgrave Estates Residential Community within the Town of Caledon Official Plan.

5.6 / FUTURE CALEDON OFFICIAL PLAN, 2023

As stated above, the Town of Caledon is currently completing an Official Plan Review exercise. This Official Plan Review exercise will culminate in Town Council adoption of a new Official Plan, referred to as the Future Caledon Official Plan. The Future Caledon Official Plan will result in modified policy permissions for lands across the Town and is to be informed by the recently adopted Region of Peel Official Plan, 2022, ongoing initiatives being completed by Town Staff and other matters.

In August 2023, a draft Future Caledon Official Plan was released for public comment. We have reviewed this draft and highlight that the Subject Lands are identified as retaining their current designations. Furthermore, the draft Future Caledon Official Plan does not contemplate modifications to the Palgrave Estate Residential Community Secondary Plan. Should modifications be desirable, modifications may occur via Town-initiated Official Plan Amendment(s) in the future. When considered collectively, the draft Future Caledon Official Plan is understood to represent the evolving local policy framework.

In our opinion, the proposal as contemplated has appropriate regard for the evolving policy framework. Furthermore, the in-effect Official Plan policies evaluated in **Section 5.5** of this Report remain applicable. It, therefore, remains our opinion that the proposed development, as contemplated, serves to implement the applicable objectives and policies for lands within the Palgrave Estates Residential Community area of the Town.

5.7 / ZONING

The Town of Caledon Zoning By-law 2006 – 50 ('By-law 2006 – 50') currently 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** on the next page). 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)' and to ' with site-specific provisions and site-specific Structural Envelopes.

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', 'OS-ORM' and 'EPA2-ORM';
- To permit site-specific building envelope standards; and,
- To permit site-specific Structural Envelopes.

Table 3 on the right 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 Building Envelope Standards</i>	To implement the desired built forms, while maintaining appropriate compatibility and transition to the surrounding Palgrave community and balance of the Subject Lands. Additionally, the requested building envelope standards will facilitate sufficiently sized and appropriately located Structural Envelopes to be provided on each of the proposed estate lots
<i>Modified Structural Envelope</i>	To implement the desired built form, while maintaining appropriate compatibility and transition to the surrounding community

P:\554-002\4. Drawings\2023 10 October\PJR Figures Oct 11 23.dwg

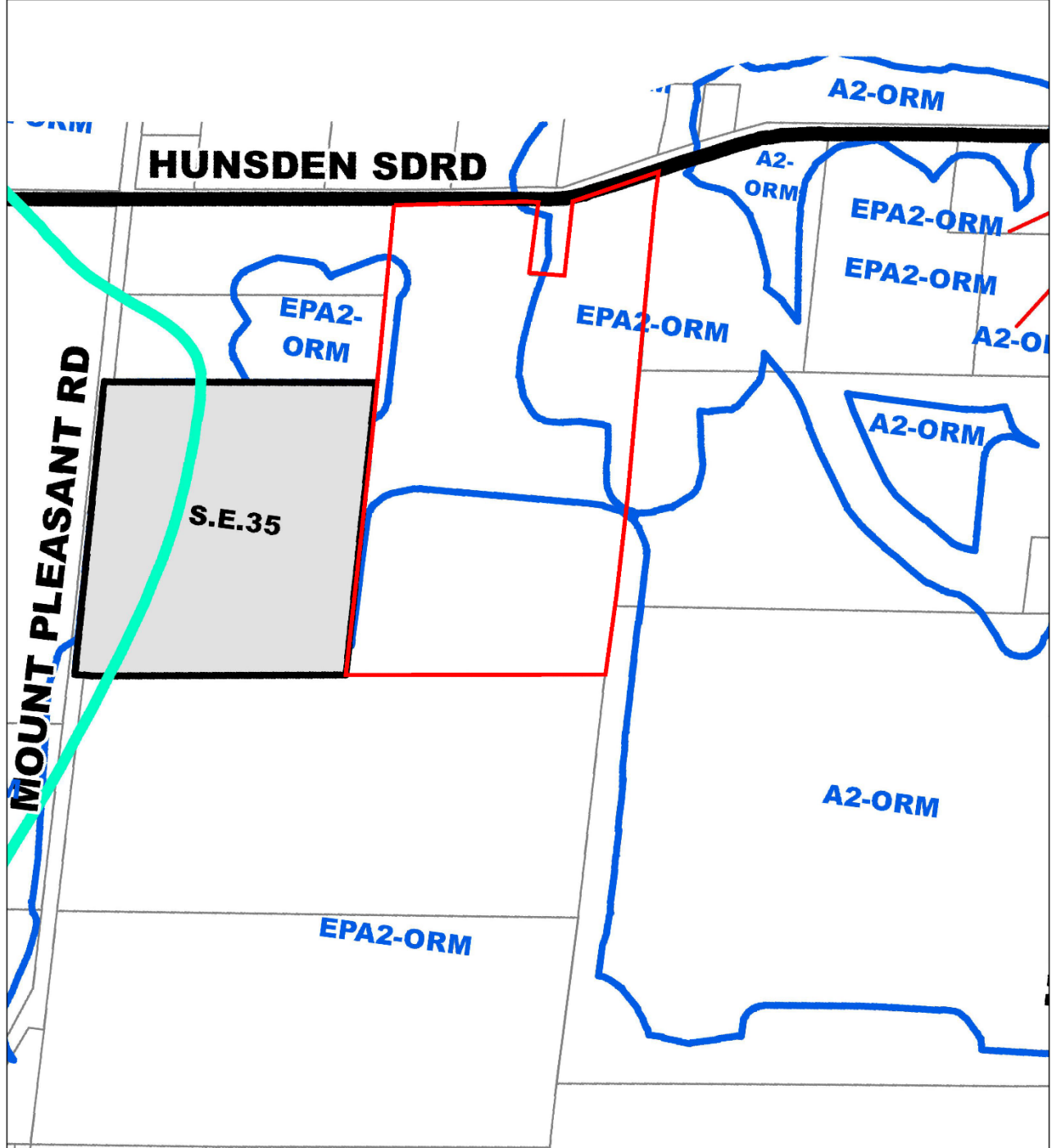



FIGURE 8
TOWN OF CALEDON ZONING BY-LAW 2006 - 50

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

LEGEND

 Subject Lands



SCALE NTS
OCTOBER 11, 2023

6 / SUMMARY & CONCLUSIONS

As outlined above, together with the supporting studies, the proposed development, associated Draft Plan of Subdivision ('Draft Plan') 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 and Amendment represent appropriate development on the Subject Lands;
2. The proposal provides an appropriately designed development for the Palgrave Estate Residential Community that will support the provision of new housing options and the achievement of a complete community;
3. The proposed Draft Plan and 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 proposed residential subdivision will provide residents with a unique opportunity to enjoy and respect the natural surroundings and ecological significance of surrounding significant features within the Palgrave Community.
7. Natural areas, natural buffer and open spaces occupy approximately 10.41 hectares (25.72 acres) or approximately 50.7% of the site area.
8. The EZ 1 on site represents approximately 12.66 hectares (31.29 acres) or 62.2% of the Subject Lands. This represents a substantial portion of the Site and, accordingly, a minimum lot area of 0.487 hectares (1.20 acres) has been considered in the Draft Plan;
9. Based on the areas within Policy Area 2 and Policy Area 3, and based on Town density policy directives, permission for 11 units is achieved for the Subject Lands, pursuant to the density policies alone.
10. In recognition that more than 10 hectares (26 acres) will be protected from development for the long term in Natural Heritage System ('NHS'), buffer and open space blocks, the Site is eligible to receive at least two (2) bonus lots above and beyond the 11 lots permitted pursuant to the above noted density policy directives. This equates to 13 lots;
11. The corresponding Draft Plan will meet the large lot, large dwelling, rural based estate housing niche in Caledon. The average lot size proposed among the 13 new estate lots is approximately 0.59 hectares (1.46 acres);

- 12. The lands containing the existing Wilson dwelling and existing related out-buildings are proposed to retain the existing restrictive 'EPA2-ORM' zoning within a Block to ensure the existing mature woodlands and natural features in this vicinity are protected while the existing residential dwelling, a permitted use, can continue in perpetuity;
- 13. The proposal conforms to the policy directions of the Region of Peel Official Plan;;
- 14. 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;
- 15. The proposal can be adequately serviced by municipal services and private sanitary services;
- 16. 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,
- 17. The proposal is in keeping with the character and planned context of the Palgrave Estate 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;
- 18. The proposal provides housing choice for Palgrave residents during a time where there is an established, recognized, and active Provincial housing crisis; and,

- 19. The proposal will include an emphasis on a high standard of community design which is recognized to be essential as the Town continues to plan for and promote development and redevelopment opportunities that incorporate the principles of sustainability.

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. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9
(Albion),

Town of Caledon, Regional Municipality of Peel,
municipally known as 10249 Hunsden Sideroad.

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 Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, for estate residential purposes.

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

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	[YY]	<ul style="list-style-type: none"> - Apartment, Accessory - Bed and Breakfast Establishments - Day Care, Private Home - Dwelling, Detached - Home Occupation 	<p>Lot Areas (Minima) – 0.48 ha; Building Area (Maximum) – 10% Front Yard (Minima) (a) Lot 8 – 10.0 m; (b) Lot 9 – 16.0 m; (c) For the purposes of zoning, the front lot line shall be the lot line adjacent to Street ‘A’ or Street ‘B’ Interior Side Yard (Minima) (a) Lot 8 – 4.7 m; Driveway Setbacks (Minimum) – 2.0 m Parking Space Setback – 3.0 m Maximum Driveway Width – 13.0 m</p> <p>Building and Structure Locations In addition to complying with the applicable setbacks, all buildings and structures, accessory buildings and structures, driveways, parking area, swimming pools and septic tile fields shall only be located within the structural envelopes as identified on Zone Map S.E. XX</p> <p>Natural Area Within any area shown as “Natural Area” on Zone Map S.E. XX, no buildings or structure including accessory buildings and swimming pools shall be permitted. No person shall alter, destroy, disturb or remove any vegetation within the 10 m natural area without the approval of the Town unless deemed hazardous to human health or safety.</p>

- Schedule “A”, Zone Map [map number] of By-law 2006-50, as amended is further amended for Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel, from Rural – Oak Ridges Moraine (A2-ORM) to Rural Estate – Exception (RE-YY) and from Environmental Policy Area 2 Zone – Oak Ridges Moraine (EPA2-ORM) to Open Space – Oak Ridges Moraine (OS-ORM) in accordance with Schedule “A” attached hereto.

3. Schedule "B" S.E. Map [map number] attached hereto, is hereby added to Schedule "B", Structure Envelope (SE) Maps of By-law 2006-50, as amended, for the lands legally described as Part Lot 25, Concession 9 (Albion) and Part Lot 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel.

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

Annette Groves, Mayor

X, Clerk

DRAFT

Schedule 'A' By-law 2023-XXX

Part of Lots 25 and 26, Concession 9 (Albion), Part of Road Allowance between Parts 25 and 26, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel

Legend

- Zone Boundary
- Lot Number

Subject property to be rezoned

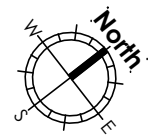
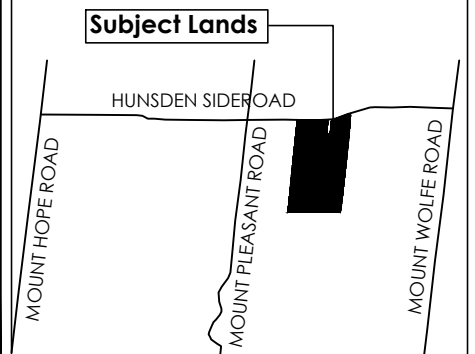
from

Rural - Oak Ridges Moraine (A2-ORM), and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM)

to

Estate Residential (RE-YYY), Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM), and Open Space - Oak Ridges Moraine (OS-ORM)

Key Map







Drawn By: Mackitecture Inc.
 Date: 2023-10-18
 File: ZBL 2023-10-26.DWG
 Scale: 1:4000

Schedule 'B' Zone Map S.E.##

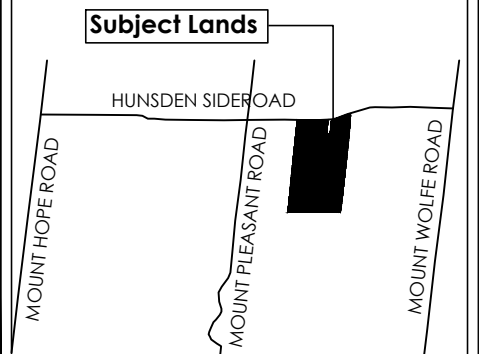
Part of Lots 25 and 26, Concession 9 (Albion), Part of Road Allowance between Parts 25 and 26, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel

Legend

-  Structural Envelope
-  Natural Area
-  Zone Boundary
-  Lot Number



Key Map



Drawn By: Mackitecture Inc.
Date: 2023-10-18
File: ZBL 2023-10-26.DWG
Scale: 1:4000

