

Planning and Development Committee  
Council Chambers, Town Hall  
Public Meeting  
March 7, 2023

TOWN OF CALEDON  
PLANNING  
RECEIVED  
Nov 17, 2023

**Attendees:** Chair de Boer  
Councillor Maskell  
Councillor Napoli  
Councillor Rosa  
Councillor Russo  
Councillor Sheen  
Mayor Groves  
Kathleen Wilson (KW), Resident  
Marshall Olchowy (MO), Resident  
Cheryl Connors (CC), Resident  
Sandra Romero (SR), Resident

**Minutes:**

COMMENT	RESPONSE
Concern expressed about the quantity (3,105 acres) of Environmental Protection Area (EPA) and agricultural lands subject to current development applications to facilitate housing and truck parking developments	The proposed development, as contemplated, is not a component of the Regional or local agricultural land base. Further detail on the ways the proposed development responds to the in-effect policy permissions is provided in the accompanying Planning Justification Report. Furthermore, the proposed development has been planned and designed around the long-term protection and retention of the nearby natural features. As further described in the accompanying Planning Justification Report and Environmental Impact Study, no development is contemplated nor permitted on natural features
Concern expressed about development occurring in currently unserviced areas, considering the Region of Peel Official Plan just added new areas to the Urban Area to accommodate new housing and employment	The proposed development is contemplated on lands that have permissions for a scale of development to occur. Further detail on the ways in which the proposed development conforms to the applicable in-effect Region of Peel Official Plan objectives and policies are outlined in the accompanying Planning Justification Report
Concern expressed about the absence of analysis regarding the Region of Peel Official Plan schedules and policies related to highly	As stated above, further detail on the ways in which the proposed development conforms to the applicable in-effect

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vulnerable aquifer, significant ground water recharge, wellhead protection area, high aquifer vulnerability and Oak Ridges Moraine Conservation Plan areas	Region of Peel Official Plan objectives and policies are outlined in the accompanying Planning Justification Report
Concern expressed with the content and analysis of the Environmental Impact Study	A preliminary Environmental Impact Study was prepared to support the initial submission. A revised and complete Environmental Impact Study has been prepared and is provided in support of the preliminary EIS and current proposed development
Concern expressed that not all animals that are known to be in the surrounding area were inventoried	As further described in the accompanying Environmental Impact Study ('EIS'), an inventory of species was undertaken. The results of this inventory and analysis is presented in the accompanying EIS
Why was the Environmental Impact Study so lightweight and not detailed?	A preliminary Environmental Impact Study was prepared in support of the initial submission. As stated, a revised and complete Environmental Impact Study has been prepared. This final EIS has also been informed by the formal comments received by Town and Agency Staff
Concern expressed regarding the impact of development to surrounding wells	Any potential impact to surrounding wells has been further reviewed and is clarified in the accompanying Functional Servicing and Stormwater Management Report
Concern expressed about locale and preservation of rural character	The proposed development has been planned and designed to integrate with and be complimentary to the established rural neighbourhood character. Further detail regarding the proposed mass, scale and character of the proposed development is provided in the accompanying Architectural Design Guidelines
Concern expressed about light pollution and protection of night sky	Night-sky compliant light features are to be provided. Further detail regarding the placement and design of street lighting and the ways light pollution will be mitigated are provided in the accompanying Photometric Plan, Street Lighting Detail Plan and Architectural Design Guidelines
Concern expressed about the mass and scale of proposed rural estate homes	As stated above, the proposed development has been planned and designed to seamlessly integrate with the established rural neighbourhood character. Further detail regarding the proposed mass, scale and character of the proposed

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	development is provided in the accompanying Architectural Design Guidelines
Concern expressed about architectural features, given the absence of architectural plans	It is acknowledged that the Architectural Design Guidelines were not made publicly available in advance of the first Public Meeting. The Architectural Design Guidelines, which provide further detail regarding the anticipate design of the proposed estate residential homes, has been provided and will be made publicly available
Concern expressed that urban development forms and character are being introduced into this rural landscape	As stated above, the design of the proposed development has been carefully considered. Overall, the proposed development contemplates a development pattern that is permitted by in-effect policy permissions and will be compatible with the pattern of rural estate development occurring in the surrounding area
Concern expressed about Healthy Development Assessment score	As further discussed in the accompanying Functional Servicing and Stormwater Management Report, a series of sustainable development strategies are to be provided. These measures, which are informed by best practices, will enable a development that achieves a satisfactory Healthy Development Assessment score and supports the creation of sustainable development patterns that also support the creation of Palgrave as a complete, healthy community
Concern expressed about the absence of parkland within rural estate developments and opportunities for social interaction	Noted. It is highlighted that given the scale and nature of the proposed development, on-site parkland dedication is not feasible nor is it being requested in this instance. Rather, a cash-in-lieu of parkland payment will be required and will be provided at the appropriate time in the future. Opportunities for social interaction are provided by the development pattern and proximity to nearby open spaces and active transportation networks
Concern expressed about parking standards and transportation impacts	As further described in the accompanying Transportation Impact Study, the proposed parking standard and site circulation patterns were found to be satisfactory. Furthermore, the proposed parking standard conforms to the number of required parking spaces specified by the Town of Caledon Zoning By-law 2006 – 50

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<p>Desire was expressed to ensure that developments support healthy infrastructure and complete communities</p>	<p>The ways in which the proposed development supports sustainable development patterns and the creation of Palgrave as a complete community is further described in the accompanying Functional Servicing and Stormwater Management Report and Planning Justification Report</p>
<p>Concern expressed about Bill 23 and the financial requirements to implement infrastructure</p>	<p>Noted. It is understood and acknowledged that Bill 23 resulted in changes to the Development Charges regime. It is highlighted that the applicant will be required to provide the applicable Development Charges at the appropriate time in the future. The payment of these charges will support the required infrastructure networks</p>
<p>Concern expressed about stormwater management strategy and the long-term maintenance of SWM Ponds</p>	<p>As further discussed in the Functional Servicing and Stormwater Management Report, no stormwater management ('SWM') Ponds are contemplated. The Report also further describes the proposed stormwater management strategy, which includes the provision of roadside bio-swales and other means to manage stormwater</p>
<p>Concern expressed about maintenance of the established rural neighbourhood character</p>	<p>As stated above, the design of the proposed development has been carefully considered. Overall, the proposed development contemplates a development pattern and homes with a mass, scale and built features to ensure that the proposal continues to be compatible with established rural neighbourhood character. Further detail on the proposed built forms and built form features are provided in the accompanying Architectural Design Guidelines</p>
<p>Concern expressed about large lots and absence of further detail regarding home sizes and design</p>	<p>As stated above, further detail regarding the proposed homes is provided in the accompanying Architectural Design Guidelines</p>
<p>Will the submission materials be updated?</p>	<p>In response to comments from the community and formal comments received from Town, Regional and Agency Staff, a revised proposal has been prepared. In support of this revised proposal, revised supporting materials have been prepared and are provided</p>
<p>Concern expressed about development occurring in the Oak Ridges Moraine area</p>	<p>It is highlighted that the Oak Ridges Moraine Conservation Plan and the Town of Caledon Official Plan contain existing policy permissions which permit rural estate development to occur, subject to certain policy requirements being satisfied. Further</p>

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	<p>detail on the ways the proposed development conforms to the Oak Ridges Moraine Conservation Plan and Town of Caledon Official Plan development criteria is further described in the accompanying Planning Justification Report</p>
<p>Concern expressed about impact to surrounding lands</p>	<p>The proposed development has been planned and designed to implement an appropriate scale of development on the lands, while also providing for the long-term protection of the natural features. Development of new estate lots is contemplated on a proportion of the Site that is appropriate and screened by the natural features as supported by the Environmental Impact Study. For these reasons, it is our opinion that no adverse impacts to surrounding lands will occur</p>
<p>Clarification requested regarding the differences between Palgrave Estate Residential Community Policy Areas 1, 2, 3 and 4</p>	<p>The Town of Caledon Official Plan, and in particular the Palgrave Estate Residential Community Secondary Plan, contains policy permissions, based on a hierarchy of Policy Areas. Policy Area 1 can be understood as being lands that are most favorable for development and have a permissible density allocated. Policy Area 2 are less desirable than Policy Area 1, but a scale of development is permitted. Policy Area 3 lands are less desirable than Policy 1 and 2 lands, however, a scale of development is permitted. Policy Area 4 lands are understood to predominantly contain natural features and areas; therefore, development is not permitted on Policy Area 4 lands</p>
<p>Have the Policy Area 2 and 3 permissions been considered?</p>	<p>Given the Subject Lands are designated Policy Area 2, 3 and 4, the development permissions of each Policy Area have been considered and have informed the development concept. Specifically, the maximum density and minimum lot size permissions for Policy Area 2 and 3 lands are conformed to. Further detail is provided in the accompanying Planning Justification Report</p>
<p>Concern expressed with how water services are to be provided</p>	<p>The accompanying Functional Servicing and Stormwater Management Report provides further detail on the proposed strategy for servicing the proposed development with municipal water services</p>
<p>Concern expressed with the date of application materials</p>	<p>It is highlighted that at the time of formal application in late June 2022, copies of the required supporting materials were provided to Town Staff. It is further understood that due to local</p>

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	<p>policies and procedures, certain submission items required some information to be redacted before the materials could be shared with the public.</p> <p>In support of the current, revised proposal, revised supporting materials have been prepared. It is anticipated that electronic copies of the supporting materials will be made available to community members at the appropriate time and in advance of the next Public Meeting</p>
<p>Concern expressed regarding whether any information arising from the Palgrave Estate Residential Community review has been incorporated</p>	<p>As specified by Town Planning Staff, the Palgrave Estate Residential Community review remains ongoing. Regard was had for the evolving policy framework specified by this policy review; however, until a Town-initiated Official Plan Amendment is adopted to revise the applicable Official Plan policies, the proposed development must only consider and be evaluated against the in-effect policy framework</p>
<p>Concern expressed about night sky light pollution</p>	<p>As stated above, the proposed development has carefully considered the light standards. Further detail regarding the proposed lighting is provided on the accompanying Photometric Plan, Street Lighting Detail Plan and the Architectural Design Guidelines</p>
<p>Concern expressed about the species inventory presented in the Environmental Impact Study</p>	<p>As stated above, a revised Environmental Impact Study has prepared and is provided in support of the application. The revised EIS includes an inventory and evaluation of species identified on the Site</p>
<p>Clarification requested regarding the purpose of a Natural Linkage Area</p>	<p>As further discussed in the accompanying Planning Justification Report and the Environmental Impact Study, a Natural Linkage Area is to protect natural features and their ecological functions. The proposed development provides for the retention and protection of natural features and their ecological functions</p>
<p>Clarification requested on the status of any peer reviews</p>	<p>As stated during the Public Meeting and clarified by Town Staff in formal submission comments, a selection of submission materials will require a peer review. It is understood and acknowledged that these peer reviews will be at the applicant's expense and will be undertaken at the appropriate time, prior to development approval</p>

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Concern expressed about the occurrence of a second Public Meeting	Noted. As specified by Town Staff, a second Public Meeting will be held at the appropriate time in the future, following the resubmission of application materials
Concern expressed about Public Notice distribution procedures	<p>Town Staff confirmed that Public Notices were distributed in accordance with Planning Act requirements and the Town's circulation processes. Public Notices were mailed to all homeowners within 120 metres of the Subject Lands, a newspaper advertisement was posted, the meeting detail was advertised on the Town's website and the on-site Public Notice Sign was updated.</p> <p>Notice of the second Public Meeting will occur in a similar manner</p>
Concern expressed about mass and scale of recent estate residential developments	The desire for development to be complimentary to and respectful of the established rural character is understood. The ways in which the proposed development has been planned and designed to maintain the established rural character is further described in the accompanying Planning Justification Report and Architectural Design Guidelines
Clarification requested on the purpose of the natural buffer	The purpose of the proposed natural buffer is to maintain the natural features and their ecological functions. No development or pedestrian connections are anticipated to be provided within the natural buffer lands. The buffer areas are to be maintained in a natural state
Clarification requested on the consequence of high aquifer vulnerability areas	High aquifer vulnerability areas indicate lands where an aquifer may be located closer to the surface. The Oak Ridges Moraine Conservation Plan identifies that certain uses are not permitted on lands with high aquifer vulnerability and potential impacts on groundwater. As further described in the accompanying Functional Servicing and Stormwater Management Report, the proposed development has been planned and designed to conform to the criteria for high aquifer vulnerability areas
Clarification requested on timeline of development	Given the current stage of development approvals, the timing of development is flexible. It is noted that the timing of construction will be dependent on the length of the additional development approvals that are required

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<p>Clarification requested regarding whether Regional water supply is available</p>	<p>As stated, the proposed development is to be served by partial services. Specifically, municipal water services and private on-site septic systems are to be provided. The provision of Regional infrastructure will require further evaluation and consideration of the forthcoming changes to Regional service delivery</p>
<p>Can consideration be given to model development standards being enacted? This can include geothermal energy systems, environmental lighting systems, solar paneling</p>	<p>The desire to incorporate alternative development standards has been considered. Overall, the proposed development has incorporated a range of sustainable development strategies, informed by best practices and the advancement of low impact development measures, including roadside stormwater management techniques</p>
<p>Concern expressed about lighting and light pollution</p>	<p>The accompanying Photometric Plan, Street Lighting Plan and Architectural Design Standards provide further detail regarding the location and design of lighting standards</p>