

BOLTON SUMMIT DEVELOPMENTS INC.

PLANNING JUSTIFICATION REPORT

13290 NUNNVILLE ROAD, CALEDON

APRIL 28, 2022





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13290 NUNNVILLE ROAD,
CALEDON

BOLTON SUMMIT DEVELOPMENTS INC.

FINAL

PROJECT NO.: 211-09988-01
DATE: APRIL 28, 2022

WSP
100 COMMERCE VALLEY DRIVE WEST
THORNHILL, ONTARIO

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April 28, 2022

Planning and Development Services
Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Subject: 13290 Nunnville Road - Official Plan Amendment (POPA 2022-0003), Zoning By-law Amendment (RZ 2022-0004), Draft Plan of Subdivision (21T-22003C) and Draft Plan of Condominium (21CDM-22003C) Applications – Planning Justification Report

To Whom It May Concern,

WSP Canada Inc. (“WSP”) has been retained to prepare the Planning Justification Report for Bolton Summit Developments Inc. (“the Client”), in support of applications for an Official Plan Amendment (POPA 2022-0003), Zoning By-law Amendment (RZ 2022-0004), Draft Plan of Subdivision (21T-22003C) and Draft Plan of Condominium (21CDM-22003C) to permit the development of the lands municipally known as 13290 Nunnville Road (herein referred to as the “subject site”) in the Town of Caledon.

The applications are to permit the development of (15) 3-storey townhouse dwelling units within three development blocks on an internal private roadway. The proposed development has been identified as a medium density residential development with a total density of 40 units per net hectare.

The following Planning Justification Report will outline the nature of the proposed development and evaluate the proposal in the context of the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the Town of Caledon Official Plan, the Bolton South Hill Secondary Plan and Zoning By-law 2006-50.

We are looking forward to working with staff to expedite the above-noted applications. Please contact the undersigned at 289-982-4013 or Michaela Abatecola at 289-982-4347, should you have any questions regarding these comments or related matters.

Yours sincerely,

Chad B. John Baptiste, MCIP, RPP
Director, Planning – Ontario
Planning, Landscape Architecture, and Urban Design

CBJB/cbjb
Encl.
cc: Bolton Summit Developments Inc.
WSP ref.: 211-09988-01

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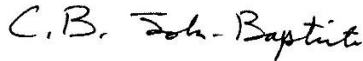


April 28, 2022

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April 28, 2022

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1 INTRODUCTION

WSP Canada Inc. (“WSP”) has been retained by Bolton Summit Developments Inc. (herein referred to as “the Client”) to assist in obtaining the necessary planning approvals to allow for the development of the site municipally addressed as 13290 Nunnville Road in the Town of Caledon (herein referred to as ‘the subject site’). The Client is proposing to develop the subject site to accommodate 15 townhouse dwelling units.

The purpose of this Planning Justification Report is to outline the nature of the proposed development and to evaluate the proposal in the context of the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the Town of Caledon Official Plan, the Bolton South Hill Secondary Plan and Zoning By-law 2006-50.

The following report will demonstrate that the proposed development represents good planning, and accordingly it is our opinion that the Official Plan Amendment and Zoning By-law Amendment are appropriate and desirable, and should be approved.

The report is organized as follows:

Section 2 provides a description of the subject site and surrounding context;

Section 3 provides a detailed description of the proposed development and the required planning approvals;

Section 4 provides the details outlined in the technical studies conducted;

Section 5 outlines the planning framework applicable to the subject site and a planning rationale for the proposed development; and,

Section 6 provides final conclusions.

2 SITE AND SURROUNDING CONTEXT

2.1 SITE DESCRIPTION

The subject site has a total area of approximately 0.86 ha (2.12 ac) and is situated at the end of the cul-de-sac on Nunnville Road, as shown on **Figure 1**. The subject site is located within the Bolton Settlement Area in the Town of Caledon. The Bolton Settlement Area is designated as a “Rural Service Centre” in the Region of Peel Official Plan and the subject site is designated “Low Density Residential” and “Environmental Policy Area” in the Town of Caledon Official Plan. The subject site is zoned “Residential One – Exception 56 (R1-56)” and “Environmental Policy Area One (EPA1)” in the Town of Caledon Zoning By-law.

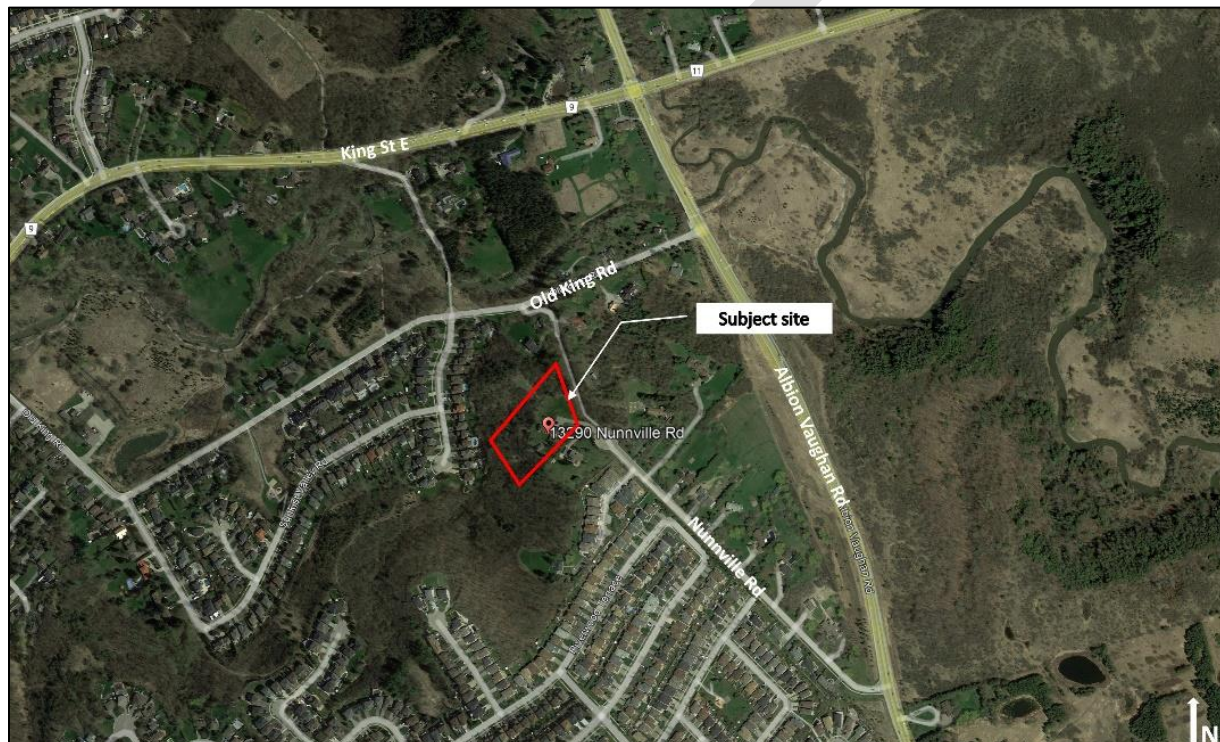


Figure 1: Aerial View of the Subject Site (Source: Google Earth, 2021)

The subject site has direct access and frontage onto Nunnville Road. The subject site consists of a 1-story, single-detached dwelling, a detached shed, and a gazebo. The remainder of the subject site is comprised of woodlands and open space. The northern and western perimeter of the subject site is located within the Toronto and Region Conservation Authority (TRCA) Regulated Area. The subject site is elevated and sits on top of a slope. The ground surface along the north boundary of the subject site descends towards Old King Road, which is densely vegetated.

The woodlands that exist on the subject site and surrounding adjacent areas are designated provincially significant as per the provincial Make a Map tool. However, the Preliminary Environmental Impact Study (EIS) that was completed for the subject site, as discussed further in **Section 4.1** of this report, concluded that these woodlands are primarily dominated by invasive/non-native species and as such, do not generally meet the criteria of provincially significant woodlands set out by the Provincial Policy Statement, 2020.

2.2 SURROUNDING CONTEXT

The subject site is surrounded by low density residential development and woodlands. The surrounding uses are described as follows:

- North: Immediately north of the subject site are woodlands, valley lands and a single-detached dwelling. Old King Road is further north of the subject site.
- East: Immediately east of the subject site is Nunnville Road which terminates at the cul-de-sac and converts from a roadway to a pedestrian trail. East of Nunnville Road are single-detached dwellings and a planned subdivision comprised of 29 single-detached dwellings. Albion Vaughan Road is further east of the planned subdivision.
- South: Immediately south of the subject site is a 2-storey single-detached dwelling (13286 Nunnville Road). South of 13286 Nunnville Road is Bateman Lane where there is a residential condominium development consisting of single-detached residential bungalow dwellings and lofts. Further south is a residential neighbourhood consisting of single-detached dwellings.
- West: Immediately west of the subject site are woodlands and valley lands. Beyond the natural heritage features are single-detached dwellings forming around the cul-de-sac on Deerhollow Court.

2.2.1 TRANSPORTATION

The subject site is served by a network of existing roads. Nunnville Road is a north-south collector road with a two-lane cross-section and a sidewalk on the west side. Nunnville Road extends to Old King Road in the north-south direction by pedestrian trail and intersects with Albion-Vaughan Road by way of a three-way stop-controlled intersection.

Old King Road is an east-west arterial road with a two-lane cross-section and a multi-use trail as noted in the Town of Caledon's Transportation Master Plan (TMP) (2017).

Nunnville Road is only accessible from Albion Vaughan Road to the south, which is a north-south arterial road with a lane to turn right and left onto Nunnville Road. The TMP outlines road network improvements by the year 2031, which includes the widening of Albion Vaughan Road between Mayfield Road and King Street from 2 lanes to 4 lanes.

Transit service is limited in the Town of Caledon and does not exist in proximity to the subject site. Transit service in the Town mainly exists along Highway 50, with the closest municipal bus stop located at Highway 50 and Allan Drive, approximately 1.8 kilometres from the subject site, representing a 20-minute walk. The Town is currently undertaking a Transit Implementation Strategy which will further investigate and document the plan for future public transit in the Town. The Region of Peel Official Plan notes a proposed location for the future GO Rail Station in the Town of Caledon, which is approximately 7 kilometres from the subject site, representing a 9-minute drive, as shown on **Figure 2**. The nearest major GO bus stop is located 1.8 kilometres from the subject site at the intersection of Highway 50 and Allan Drive.

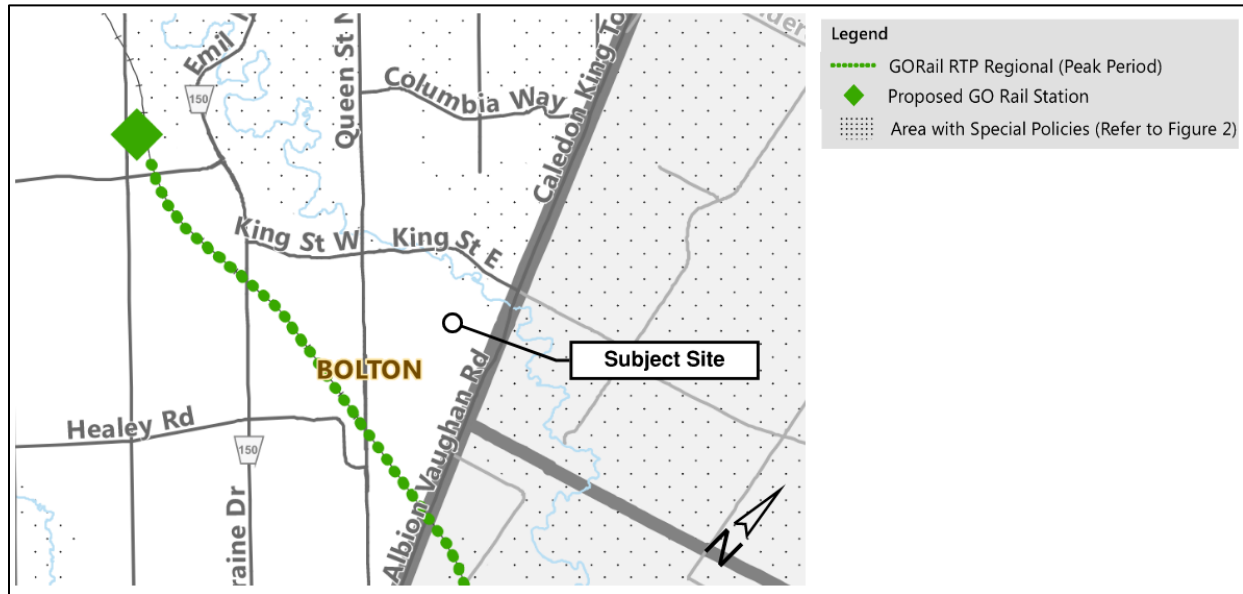


Figure 2: Excerpt from Schedule G – Rapid Transit Corridors (Region of Peel Official Plan)

2.2.2 COMMUNITY AMENITIES AND SERVICES

The summary below provides a list of community facilities, services, and recreation opportunities/centres in close proximity to the subject site. The nearest existing public schools by driving include:

- Allan Drive Middle Public School – 2.2 kilometres southwest
- Holy Family Elementary School – 2.7 kilometres northwest
- Ellwood Memorial Public School – 3.2 kilometres southwest
- Humberview Secondary School – 3.9 kilometres northwest
- St. Michael Secondary School – 6.3 kilometres northwest

The nearest existing neighbourhood parks include:

- Hubert Corless Park is a neighbourhood park within 550 metres or 7-minute walk from the subject site
- Russel & Joan Robertson Park is a neighbourhood park within 700 metres or 9-minute walk from the subject site
- Fountainbridge Community Park is a community park within 1.5 kilometres or 20-minute walk from the subject site

The nearest community centre is the Albion Bolton Community Centre which is located 3.6 kilometres west of the subject site. It provides a variety of amenities, including an arena, auditorium/banquet hall, rentable meeting rooms, a program room, a local library branch, and family resources. One of the nearest neighbourhood commercial plazas is Bolton Square which is located 2.4 kilometres west of the subject site along Highway 50. It provides a variety of commercial facilities including grocery stores, banks, and medical offices.

In summary, the subject site is located within a low-density residential area with access to required facilities, services, and recreational opportunities that contribute to a complete community. As such, the subject site is ideally situated for intensification and located within an area that can accommodate additional residents.

3 DEVELOPMENT PROPOSAL

3.1 PROPOSED DEVELOPMENT

The proposed development includes a total of (15) 3-storey townhouse dwelling units within (3) blocks on an internal private roadway, as shown on **Figure 3**. The existing dwelling and other structures on the subject site will be demolished to accommodate the development.

The proposed development will have a density of 40 units per net hectare based on a developable area of 0.38 ha (0.94 ac). Each unit will have a frontage of 6.1 m (20 ft) and minimum depth of 31 m (101 ft). Approximately 30.5 m² to 45.7 m² of backyard amenity space will be provided for each unit. Units located in the northwest area of the proposed Concept Plan will back onto a natural heritage woodlot.



Figure 3: Proposed Concept Plan (Prepared by WSP, dated April 2022)

Out of the total area of the subject site (0.86 ha/2.10 acres), residential units occupy a total of 0.14 ha (0.35 ac), the landscaped area occupies 0.13 ha (0.32 ac), the natural area, which includes the buffer and woodlot, occupies 0.48 ha (1.17 ac), and the paved area occupies 0.10 ha (0.25 ac).

Vehicular access to the subject site will be through a proposed internal private roadway from Nunnville Road. The width of the internal private roadway will be 6.0 m (20 ft), consistent with Town standards. The roadway will be T-shaped to allow for larger vehicles to maneuver within the site. The design and layout of the roadway will provide a street frontage for all 15 townhouse dwelling units and accommodate parking on-site. Parking on-site is provided in the form of four (4) visitor parking spaces, including one (1) accessible parking space, and each unit will be provided a minimum of two (2) parking spaces.

An internal 1.5 m wide sidewalk will be provided on the south side of the roadway. Street trees and street lighting will be provided in accordance with the Town of Caledon standards to protect pedestrians from the elements and provide visibility at night for casual surveillance.

The proposed development will be serviced by existing and planned infrastructure, as further discussed in **Section 4.2** of this report. A watermain is proposed that will connect to an extension of the existing watermain on Nunnville Road. Sanitary servicing for the proposed development will connect to a future sanitary sewer located on Nunnville Road. Stormwater runoff will flow both uncontrolled to the TRCA regulated lands outlet and flow controlled to an existing storm sewer system located on Nunnville Road.

As demonstrated on **Figure 3**, a 5.0 m (16 ft) setback from the dripline and long-term stable top-of-slope (LTSTOS) are established. The proposed development does not encroach into the recommended 6.0 m setback from LTSTOS, as discussed in **Section 4.3** of this report, thereby protecting the slope from potential conditions which could have an adverse effect on the existing natural conditions of the slope. The amenity area provided for Units 6, and 8 to 12 on the proposed Concept Plan will encroach into the 5.0 m setback from the dripline. The approximate area of the dripline buffer that is being encroached upon by these units is 227 m². Approximately 256 m² of a compensatory buffer is proposed north of Units 2 to 5. The Preliminary EIS states that impacts of the encroachment into the dripline buffer are expected to be minimal due to the species composition of the woodland, which is dominant in invasive/non-native species, and most encroachments will occur within backyards in the proposed Concept Plan. The subject site currently has a manicured lawn encroaching into the buffer, and therefore changes to the landscape will be minimal.

3.2 REQUIRED APPROVALS

It was identified by the Town of Caledon in a Pre-Consultation (DART) meeting (PRE 2021-0162) that an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA), Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Approval will be required to implement the proposed development.

Within the Bolton South Hill Secondary Plan, in the Town of Caledon Official Plan, the subject site is designated “Low Density Residential”. An OPA is required to re-designate the subject site “Medium Density Residential” to permit the proposed density. The “Low Density” Residential designation allows a maximum density of 16 units per net hectare, in which the subject site exceeds by proposing 40 units per net hectare. The OPA can be found in Appendix A.

An amendment to the Town of Caledon Zoning By-Law No. 2006-50 is required to apply an appropriate zoning classification consistent with the vision and policies of the Bolton South Hill Secondary Plan and to address site-specific standards. The ZBLA can be found in Appendix B and seeks to rezone the subject site from “Residential One – Exception 56 (R1-56)” to “Residential Townhouse – Exception XX (RT-XX)”. The ZBLA does not propose to change the “Environmental Policy Area One (EPA1)” zoning that exists on the subject site.

A Draft Plan of Subdivision is required to establish a medium density residential block. The Draft Plan of Subdivision can be found in Appendix C. As the development is proposed to be common element condominium, a Draft Plan of Condominium is required to establish the common elements of the proposed development. The Draft Plan of Condominium can be found in Appendix D. An application for Site Plan Approval is required as the proposed development consists of townhouse dwelling units. This application will be submitted at a later time in the planning approvals process.

4 SUPPORTING STUDIES

4.1 PRELIMINARY ENVIRONMENTAL IMPACT STUDY

GeoProcess Research Associates Inc. (GRA) was retained to complete a Preliminary Environmental Impact Statement (EIS), dated April 21, 2022, to establish the significance and functions of the natural heritage, assess the potential impacts of the proposed development on natural heritage features, and provide mitigation measures to avoid and minimize impacts.

Conclusions and recommendations of the Preliminary EIS are as follows:

- Natural heritage systems associated with the subject site include provincially designated woodland on and adjacent to the subject site and Environmental Policy Area (EPA) that overlaps the site and surrounding adjacent lands. The subject site also contains TRCA Regulated Areas and Crest of Slope.
- The identified woodland does not generally meet the criteria of woodland set out by the PPS. Ecological Land Classification will be completed in the appropriate seasons to further define this feature; however, the feature appears to meet the criteria more so of a Buckthorn Deciduous Shrub Thicket Type (THDM2-6). Due to the invasive nature of this species, ecological function and environmental benefits are limited. The tree inventory completed by Kuntz Forestry Consulting Inc. documented a total of 74 trees located on and within 6 metres of the subject site.
- The subject site contains mature trees that have the potential to host Species at Risk (SAR) bats. A leaf-off snag survey determined one suitable tree for roosting bats on the subject site. Buildings/structures on the site may also support SAR roosting bats. No candidate or confirmed Significant Wildlife Habitat (SWH) was found in the categories of specialized habitat for wildlife, habitat for species of conservation concern (SCC), rare vegetation communities or animal movement corridors.
- Construction activity that includes grading, servicing, and development can cause short-term direct impacts to surrounding habitats and possible local and migrating wildlife. GRA has recommended construction measures to ensure minimal impact to the surrounding landscape, therefore no residual effects are expected.
- The removal of 26 landscaped trees will likely have an impact on breeding bird habitat. Mitigation measures proposed include: avoid clearing vegetation during breeding bird season; conducting tree removal outside of maternal bat roosting windows; and planting native vegetation within the offset areas and in the streetscape.
- It is expected that the proposed encroachments into the dripline buffer will have minimal impacts to the natural heritage systems associated with the subject site due to the species composition of the woodland/thicket, which is dominant in invasive/non-native trees and shrubs, and as most encroachments will occur within backyards in the proposed Concept Plan. The subject site currently has a manicured lawn encroaching into the buffer, and therefore changes to the landscape will be minimal.
- Indirect impacts are expected to be minor as there are no proposed changes to road networks (increase road density or alignments), and a small change to population densities. Indirect impacts include an increase in population density near the EPA and woodland, which could result in pet and wildlife interactions and informal trail use. Impacts are expected to be minimal as the woodland/thicket within the EPA is comprised dominantly of invasive plant species. Large cumulative impacts are not anticipated as a result of the proposed development.
- Mitigations measures are recommended to avoid and minimize impacts on the natural heritage system and reduce the impact of active construction.
- Based on the proposed use, the existing site conditions, and surrounding land uses, the Preliminary EIS finds that with mitigation, the proposed development is unlikely to have significant effects on the surrounding woodland and the ecological system that it supports.

4.2 FUNCTIONAL SERVICING REPORT AND STORMWATER MANAGEMENT REPORT

C.F. Crozier & Associates Inc. (Crozier) was retained to complete a Functional Servicing and Stormwater Management Report, dated April 13, 2022, to determine how the proposed development's functional servicing and stormwater management will integrate with the area's existing water, sanitary and stormwater infrastructure. The report concludes that the proposed development can be serviced for water, sanitary, and stormwater in accordance with the Town of Caledon requirements and standards.

Conclusions and recommendations of the report include:

1. Water demand for the proposed development will be provided using individual 25 mm domestic water services connected to the proposed 150 mm diameter PVC watermain within the private road. The proposed watermain will connect to an extension of the existing 150 mm diameter watermain on Nunnville Road.
2. Two (2) fire hydrants are proposed to provide fire suppression coverage for the development.
3. Sanitary servicing for the proposed development will be provided using a 200 mm diameter sanitary sewer, which connects to the future 250mm diameter sanitary sewer located on Nunnville Road.
4. Stormwater runoff from Catchment UC1 and 202 will flow uncontrolled to the TRCA EPA regulated lands outlet. Stormwater runoff from Catchment 201 will flow controlled to the existing storm sewer system located on Nunnville Road.
5. Stormwater quantity control has been provided using a 200 mm diameter orifice tube and a 97 m long 1200 mm diameter storm sewer superpipe which is sized to contain the attenuated post-development peak flows up to the 100-year storm event.
6. A combination of landscaped areas and a Jellyfish filter will provide an enhanced level of protection (83% TSS removal for total site) for stormwater quality control for Catchment 201.
7. Water balance for the proposed development will be achieved using enhanced topsoil over the landscaped area in Catchment 201, providing 13.5 m³ of storage.
8. Erosion and Sediment Controls will be implemented on-site during construction and will be maintained until the site is stabilized.

4.3 GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ASSESSMENT

Soil Engineers Ltd. was retained to undertake a Geotechnical Investigation and Slope Stability Assessment, dated April 2022, to reveal the subsurface conditions and determine the engineering properties of the disclosed soils to facilitate a slope stability assessment at the site, and for the design and construction of the proposed development.

The investigation revealed that, beneath a veneer of topsoil and a layer of earth fill in places, the site is underlain by a stratum of silty clay till, with deposits of silty clay at various locations and depths. The clay and till are firm to hard in consistency, being generally very stiff. Layers of silt and sandy silt were encountered within the lower zone of the deep borehole. The till within the top 0.8± to 1.0± m from the existing grade has been weathered.

At Boreholes 1, 2 and 4, no groundwater was encountered and the boreholes remained dry and open upon their completion. At Borehole 3, no groundwater was recorded in the open borehole due to the use of water to aid with the drilling operation. Groundwater monitoring wells were installed and levels were recorded at depths of 2.34 to 5.27 m below existing grade on March 17, 2022, in 3 of the wells, while the well at one borehole remained dry. The groundwater is also expected to fluctuate with the seasons.

The investigation concludes that groundwater yield from the till and clay is expected to be slow in rate and limited in quantity, due to their low permeability. The yield, if encountered, from any silt deposit may be moderate to appreciable. Special conditions and recommendations associated with subdivision construction are provided.

A slope stability assessment was conducted to determine the stability of the existing slope, and to establish the Long-Term Stable Top of Slope (LTSTOS) for the proposed development. The assessment concludes that the slope is considered to be geotechnically stable, and the physical top of slope can be considered the stable top of slope. The LTSTOS is established in the assessment report. The report notes that a development setback for man-made and environmental degradation will be required from the LTSTOS. A typical 6.0 m development setback, in accordance with MNR guidelines, was suggested for the development; however, this is subject to the requirements of the TRCA.

4.4 URBAN DESIGN BRIEF

The Urban Design Brief prepared by WSP, dated April 2022, concludes that the proposed development will meet the design objectives and principles envisioned for the subject site. The architectural style of the proposed townhouse dwellings will be of traditional design based on French Chateau and English Tudor influences using high-quality materials that are consistent with the look, feel and character of the existing and surrounding neighbourhood. The townhouse dwellings will contribute to an attractive public realm and promote a safe and sustainable community that connects to the surrounding residential uses and natural features.

The proposed development will introduce an internal private roadway with a pedestrian sidewalk and appropriate street tree planting to create a comfortable and pedestrian-scaled environment. The architectural response to the proposed development will be of high-quality through traditional design that will address a series of elements including public views, building facades, building materials, elevation treatments, and the private realm. The introduction of new townhouse dwellings will contribute to the overall attractiveness and sense of a complete community in the Town of Caledon, specifically in this part of Bolton.

4.5 PRELIMINARY HYDROGEOLOGICAL ASSESSMENT

Soil Engineers Ltd. was retained to prepare a Preliminary Hydrogeological Assessment, dated April 25, 2022, to assess any construction dewatering, and long-term foundation drainage needs that may be required to support the proposed development. The preliminary findings and conclusions are as follows:

1. The preliminary, measured groundwater level elevations ranged from between 261.32 masl and 263.71 masl (i.e., 0.96 to 3.83 mbgl). The preliminary shallow groundwater flow patterns suggests that it flows away from a localized higher groundwater table area, located, approximately beneath the southern portion of the site, where it flows mainly in a northerly direction.
2. The Hazen Equation, calculated hydraulic conductivity (K) estimates indicates that for the silt sub-soil units, is 6.40×10^{-7} m/sec. The K estimates determined from the Hazen method suggests low hydraulic conductivities (K) for the groundwater bearing subsoil layers beneath the subject site.
3. Based on the anticipated low hydraulic conductivity estimates for the silty clay till, silty clay and silt sub-soils, and the measured groundwater elevations, recorded to date, temporary limited groundwater control will be required for earthworks and construction for portions of the site.
4. The basement structures for the proposed residential buildings, with the exception of those constructed within the northern portion of the subject site, are anticipated to be below the shallow groundwater elevations, where it is anticipated that permanent limited foundation drainage will be required after construction for the majority of the proposed town-housing housing basement structures. However, given the low permeability for the subsoils at the founding depths, minimal long-term foundation seepage needs can be anticipated for the completed basements after construction.

5. The timing of construction and earthworks should be considered for summer and fall when the seasonal groundwater table is lower to minimize any construction dewatering needs requirements for the proposed development.
6. Groundwater monitoring at the subject site is ongoing. The report will be updated to reflect additional groundwater level measurement at the site, along with an updated discussion for the dewatering needs assessment.

4.6 TRAFFIC OPERATIONS ASSESSMENT

C.F. Crozier & Associates (Crozier) was retained to prepare a Traffic Operations Assessment, dated April 2022 to evaluate the impacts of the proposed development on the surrounding road network and provide mitigation measures, if required.

The study was completed in accordance with the Terms of Reference and scope of work approved by Town of Caledon staff. A scope of work was sent to Town of Caledon staff on January 21, 2022, and comments were received on February 3, 2022.

The findings and recommendations of the analysis are as follows:

- Under 2022 exiting conditions, the study road network operates under capacity with level of service “D” or better during the A.M. and P.M. peak hours.
- During the A.M. and P.M. peak hours in the future background conditions for horizon year 2027, movements are expected to continue to operate under capacity similarly to the existing traffic conditions.
- The proposed development is expected to generate 7 two-way (2 inbound and 5 outbound) trips during the weekday A.M. peak hour, and 9 two-way (5 inbound and 4 outbound) trips during the weekday P.M. peak hour.
- The proposed development is expected to add negligible amounts of traffic to the surrounding road network and the study intersections are expected to continue to operate under capacity with acceptable delays similar to the existing conditions.
- Sufficient sight lines are available on the cul-de-sac at the site access.
- Based on AutoTURN analysis, waste, emergency and passenger vehicle can maneuver through the site with no encroachments.
- The proposed parking spaces at the development meets the required parking spaces per the Town’s By-law requirements for resident, visitor and accessible parking.
- The analysis undertaken herein was prepared using the most recent Concept Plan. Any minor changes to the plan are not expected to materially affect the conclusions in this report.

In conclusion, the proposed development does not materially impact the local transportation network due to the small amount of site-generated traffic, the site access offers sufficient sight lines, and no issues are identified with maneuverability at the site. The proposed development can be supported from a transportation perspective.

4.7 NOISE FEASIBILITY STUDY

HGC Engineering was retained to conduct a Noise Feasibility Study, dated April 6, 2022. The study evaluates future sound levels and provides noise control measures.

The primary source of noise impacting the subject site is traffic on Albion-Vaughan Road, located approximately 200 metres east. Old King Road is located north of the subject site, but it is not expected to be a significant source of noise. No other sources of stationary noise were identified within 500 metres of the subject site.

Criteria for acceptable sound levels are outlined in the guidelines provided by the Ministry of Environment, Conservation, and Parks (MECP) to develop noise control recommendations.

The sound level predictions indicate that future road traffic sound levels will be within MECP guidelines at the proposed dwellings. The following noise control measures are recommended:

1. There are no specific ventilation requirements or noise warning clauses for the proposed dwellings.
2. Any exterior wall, and double-glazed window construction meeting the minimum requirements of the OBC will provide adequate sound insulation for the proposed dwellings.

4.8 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Soil Engineers Ltd. was retained to carry out a Phase One Environmental Assessment (Phase One ESA), dated April 25 2022, to identify any potential environmental concerns associated with the subject site. The general objectives of a Phase One ESA are:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the subject site;
- To determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA);
- To provide a basis for carrying out any required Phase Two ESA; and
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the subject site, in order to conduct a risk assessment following the completion of a Phase Two ESA, if required

The Phase One ESA concludes that there is low potential for environmental concerns related to the subject site. No further environmental investigation was recommended as the subject site is found to be suitable for the proposed development.

4.9 TREE INVENTORY AND PRESERVATION PLAN REPORT

Kuntz Forestry Consulting Inc. was retained to complete a Tree Inventory and Preservation Plan Report, dated April 6, 2022. The report provides a discussion and analysis of development impacts and tree preservation opportunities relative to the proposed development.

The report concludes that there are a total of 74 trees on and within six (6) metres of the proposed development. The removal of 26 trees is required to accommodate the proposed development. The Town of Caledon requires tree compensation for all tree removal, in which a total of 48 replacement plantings is required as 24 trees proposed for removal are eligible for compensation. The preservation of the remaining 48 trees will be possible with appropriate tree protection measures. The following recommendations were suggested to minimize impacts to trees identified for preservation:

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1 in the Report. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

5 POLICY AND REGULATORY CONTEXT

5.1 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement, 2020 (PPS, 2020) came into effect on May 1, 2020. The PPS, 2020 provides policy direction on matters related to key land use planning issues such as housing, infrastructure, economic development, transportation, and the protection of environmental resources. In accordance with Section 3(5) of the *Planning Act*, all land use decisions are required to be consistent with the PPS.

Section 1.0 of the PPS, 2020 establishes policies associated with efficient land use and development patterns that support healthy, liveable, and safe communities. Section 1.1 outlines policies associated with managing and directing land use patterns. Policies applicable to the subject site and proposed development include the following:

1.1.1 Healthy, liveable and safe communities are sustained by:

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

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;*

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

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

service facilities required to accommodate projected needs. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*
- 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.*

In addition to general growth management policies, Section 1.4 of the PPS, 2020 provides specific policy direction for the development of housing. This includes the following policies applicable to the subject site and proposed development:

- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.**
- 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:
 - e) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
 - f) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;**
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
 - f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.**

Section 1.5 of the PPS promotes spaces and facilities that are safe, meet the needs of pedestrian, foster social interaction and facilitate active transportation and community connectivity. Section 1.6 of the PPS provides policies relating to infrastructure and public service facilities:

- 1.6.1 *Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.*
- 1.6.3 *Before consideration is given to developing new infrastructure and public service facilities:*
 - a) *the use of existing infrastructure and public service facilities should be optimized; and;*
 - b) *opportunities for adaptive re-use should be considered, wherever feasible.*
- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*
- 1.6.6.7 *Planning for stormwater management shall:*
 - a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
 - b) *minimize, or, where possible, prevent increases in contaminant loads;*
 - c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
 - d) *mitigate risks to human health, safety, property and the environment;*
 - e) *maximize the extent and function of vegetative and pervious surfaces; and*
 - f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*
- 1.6.7.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

Section 1.7.1 of the PPS provides policy direction to support long-term economic prosperity which includes encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce. The policies of Section 1.8.1 states that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which promote compact form encourage intensification.

As discussed in **Section 2** of this report, there are natural heritage features within and adjacent to the subject site. These areas are designated “Environmental Policy Area” in the Town of Caledon Official Plan, as further discussed in **Section 5.4** of this report. Therefore, consideration is granted to the natural heritage policies of the PPS, 2020.

Section 2.1 of the PPS, 2020 establishes the following applicable natural heritage policies in order to protect natural features and areas for the long-term:

- 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.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*

- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - d) *significant wildlife habitat;*
 - e) *significant areas of natural and scientific interest; and*
 - f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- 2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 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.*

Further, Section 3.0 of the PPS, 2020 establishes policies to mitigate potential risk to public health and safety or property damage from natural hazards. Protecting public health and safety contributes to long-term prosperity, environmental health, and social wellbeing. Accordingly, the following policies must be considered relative to the subject site and proposed development:

- 3.1.1 *Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:*
- a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - c) *hazardous sites.*
- 3.1.2 *Development and site alteration shall not be permitted within:*
- c) *areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*

SUMMARY

It is our opinion that the proposed development is consistent with the land use planning objectives and policies of the PPS, 2020.

The proposed development is consistent with the policies of Section 1.1 as it will contribute to creating healthy, liveable, and safe communities through the efficient development of a residential use on an infill site which will utilize existing and planned infrastructure. The proposed development is an example of intensification within a settlement area which takes into account the existing building stock and surrounding area. Furthermore, the proposed development is compatible with the surrounding community while providing for a continuous built form.

The proposed development is consistent with the policies of Section 1.1.3 as the subject site is located within the Town of Caledon's settlement area. Further, the proposed development will provide an appropriate increase to the residential density than what currently exists on the subject site through intensification. The proposed development

will make efficient use of planned and existing infrastructure which will assist in sustaining the financial well-being of the Town of Caledon and allow for a cost-effective development which will reduce land consumption and servicing costs.

The proposed development is consistent with the housing policies of Section 1.4. The proposed development contributes to the overall provision of a range and mix of residential options and densities within the Town of Caledon. The proposed development represents an appropriate scale of intensification on the subject site that will accommodate projected growth forecasts. The subject site's location can accommodate growth as it can be serviced by existing and planned infrastructure and is located in the Town's settlement area. Further, the proposed development will provide future residents with more housing options and will also make more economical and efficient use of existing and planned infrastructure and public service facilities.

The proposed development has been designed to be consistent with Section 1.5. The proposed development will support accessibility by providing a sidewalk that meets AODA standards and universal design options to prospective purchasers. The proposed sidewalk and private amenity space areas will also provide opportunities for connectivity, recreation and leisure.

The proposed development is consistent with the policies of Section 1.6. The proposed development will utilize existing and planned infrastructure and public service facilities in an efficient and cost-effective manner to minimize costs and consider the changing climate. The Functional Servicing and Stormwater Management Report prepared by Crozier, concludes that the proposed development can be serviced for water, sanitary and stormwater. Therefore, the subject site is consistent with the policies of Section 1.6 as it will optimize existing and planned municipal services and will provide stormwater management to accommodate the proposed development.

The proposed development is consistent with the policies of Section 1.7.1. The proposed development will support long-term economic prosperity by providing housing supply and options to the community that will meet the needs of current and future residents.

The proposed development is consistent with the policies of Section 1.8.1. The proposed development will provide a compact built form and intensify the subject site which will support energy conservation and efficiency.

The proposed development is consistent with the natural heritage policies of the PPS, 2020. The Preliminary EIS identifies that the subject site contains and is adjacent to natural heritage features due to the presence of designated provincially significant woodland and TRCA Regulated Area and Crest of Slope. However, the woodland feature is primarily dominated by invasive/non-native species and as such, does not meet the criteria of woodland set out by the PPS. In addition, the Preliminary EIS concluded that no candidate or confirmed significant wildlife habitat was found on the subject site in the categories of specialized habitat for wildlife, habitat for species of conservation concern (SCC), rare vegetation communities or animal movement corridors.

Based on these findings, the Preliminary EIS includes mitigation measures and compensation opportunities that will be implemented in the proposed development to minimize impacts and protect the adjacent natural heritage features, such as the inclusion of a 5-metre buffer from the dripline. No development is proposed within the natural heritage features or the proposed 5-metre buffer from the dripline. Amenity areas of Units 6 and 8 to 12 are proposed to encroach into the 5-metre buffer, however the Preliminary EIS states that the impacts of the encroachment are expected to be minimal due to the species composition of the woodland which is dominant in invasive/non-native trees and shrubs. The Preliminary EIS concludes that with mitigation, the proposed development is unlikely to have significant effects on the surrounding woodland and the ecological system that it supports.

The proposed development is consistent with policies of Section 3.0. The north, east and west portions of the subject site descend into a slope which presents erosion hazards. The Geotechnical Report prepared by Soil Engineers Ltd. carried out a slope stability assessment to determine the stability of the existing slope and to establish the LTSTOS for the proposed development. The Report concluded that the slope is considered geotechnically stable and the physical top of slope can be considered the stable top of slope. A development setback of a minimum of 6.0 metres from the LTSTOS has been incorporated into the development proposal which is consistent with the setback recommended by the Ontario Ministry of Natural Resources (MNR) guidelines. As such, the proposed development will be located outside of the erosion hazards located on the subject site and is consistent with the PPS.

5.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation May 2020) (Growth Plan, 2020) contains policies regarding population and employment projections that form the basis for planning for growth in municipalities within the Greater Golden Horseshoe (GGH) area, including the Town of Caledon. The Growth Plan guides decisions on a number of matters including transportation and infrastructure planning, land use-planning, urban form, housing, natural heritage, and resource protection.

Within the Growth Plan, 2020, the subject site is located within the Region of Peel’s “Built-Up Area – Conceptual”, as shown on **Figure 4**. Areas within delineated built boundaries, such as built-up areas, are intended to absorb the majority of growth within the GGH area over the 2051 planning horizon. Within the Region of Peel, 2,280,000 residents and 1,070,000 jobs are forecasted for 2051 horizon (Schedule 3 of the Growth Plan, 2020).

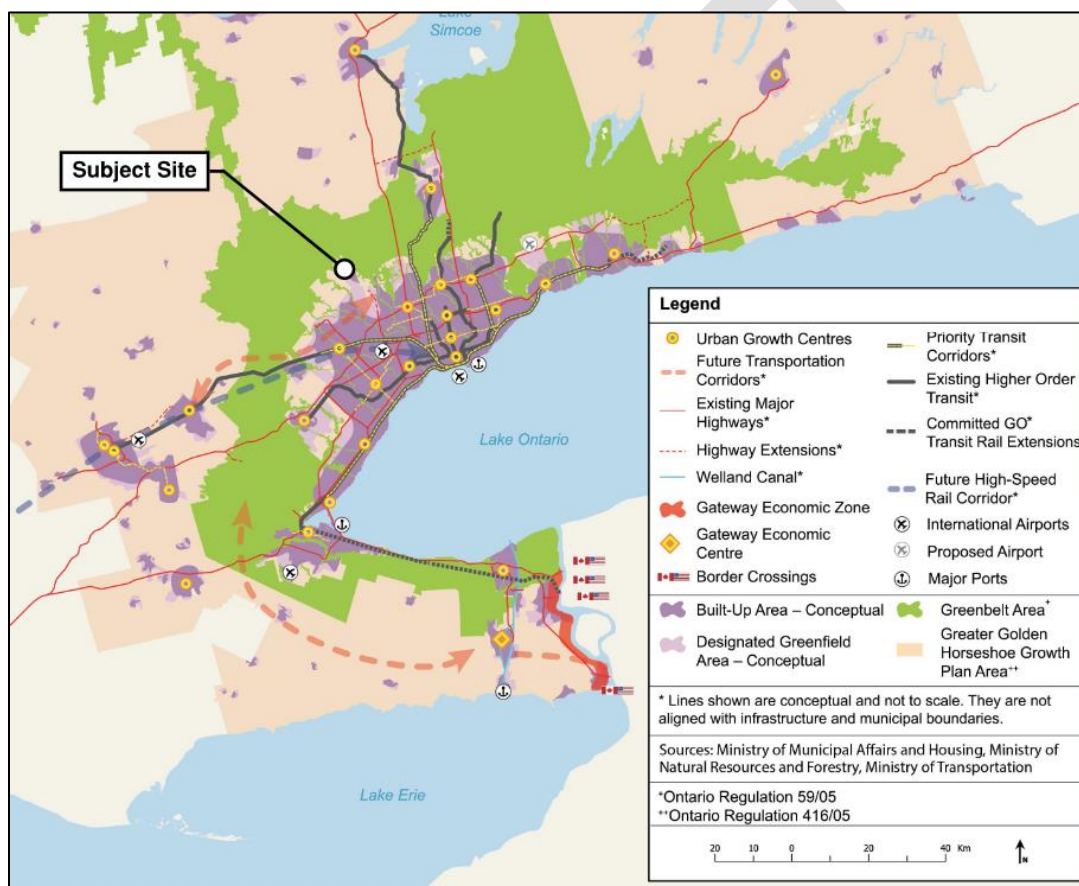


Figure 4: Excerpt from Schedule 2 - A Place to Grow Concept (Growth Plan, 2020)

Section 2.2 of the Growth Plan, 2020, provides policies for where and how to grow. Section 2.2.1 of the Growth Plan, 2020 provides overarching policy direction for managing growth. The vast majority of growth within the GGH area is directed to settlement areas. Applicable policies include:

2.2.1.1 *Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*

2.2.1.2 *Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have 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;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities.*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will be generally directed away from hazardous lands; and*

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, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- f) *provide for a more compact built form and a vibrant public realm, including public open spaces;*

Section 2.2.2 of the Growth Plan provides policy guidance with respect to delineated built-up areas.

2.2.2.1 *By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:*

- a) *A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area;*

2.2.2.2 *Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*

2.2.2.3 *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*

- c) *encourage intensification generally throughout the delineated built-up area;*
- e) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*

Section 2.2.6 of the Growth Plan, 2020, establishes housing policies for the GGH area. These policies support the Growth Plan's overarching Guiding Principles, which support a range and mix of housing options. Housing policies require upper- and single-tier municipalities to support density targets for the GGH area. For example:

- 2.2.6.1 *Upper- and single-tier municipalities, in consultation with lower-tier-municipalities, the Province, and other appropriate stakeholders will:*
- a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other polices of this Plan by:*
 - i. *identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
 - ii. *establishing targets for affordable ownership housing and rental housing;*
 - e) *implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.*
- 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 the Growth Plan;*
 - b) *planning to achieve the minimum intensification and density targets in the Growth 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.*

SUMMARY

The proposed development will conform to the growth management framework provided through the Growth Plan, 2020. The proposed development conforms with Section 2.2.1 and 2.2.2 as it is located within a settlement area that will have access to existing and planned municipal water and wastewater systems. The proposed development supports the achievement of complete communities and intensification throughout the delineated built-up area by supporting a range and mix of housing options and providing compact built form. Specifically, the proposed development will support the Growth Plan, 2020, minimum residential intensification target of 50% for the Region of Peel and other municipalities located within the delineated built-up area. The proposed development will improve social equity by introducing residential dwellings which are more affordable than traditional forms of housing (i.e., single-detached, or semi-detached) in a neighbourhood available for people of all ages, abilities, and incomes. The proposed development will also be located outside of the erosion hazards located on the subject site and setback from the LTSTOS as recommended by the Ontario Ministry of Natural Resources (MNR) guidelines.

The proposed development will conform to the housing policies provided through Section 2.2.6 of the Growth Plan, 2020 by contributing to the Region and the Town's density targets and overall range of housing options. The proposed townhouse dwelling units are appropriate and compatible with the development pattern in the surrounding community, including the future subdivision at 13233 and 13247 Nunnville Road where 29 single-detached dwellings have been approved for development. The proposed development will contribute a built form which supports the urban structure of the settlement area and provides an alternative density in the neighbourhood which increases the supply of residential units. As established, the proposed development will also support the minimum residential development target provided by the Growth Plan, 2020.

In summary, the proposed development supports the development of complete communities. The subject site represents an opportunity to optimize existing and planned infrastructure and resources to meet minimum population and residential growth targets established by the Province, Region, and Town.

5.3 REGION OF PEEL OFFICIAL PLAN (OFFICE CONSOLIDATION, SEPTEMBER 2021)

The Region of Peel Official Plan (Office Consolidation, September 2021) (ROP) guides growth and development in Peel Region (Region) by interpreting and applying the intent of provincial policies within the regional context. Relative to the Town of Caledon and the subject site, the ROP provides a regional strategic framework for the more specific objectives and land use policies of the municipalities situated within Peel Region.

It is noted that the ROP has not yet been updated to conform to the PPS, 2020 or the Growth Plan, 2020. To address this, the Region is currently undertaking a review of the ROP, known as “Peel 2051” (previously known as Peel 2041+) to bring the Official Plan into conformity with provincial policy requirements and the 2051 planning horizon. It is anticipated that the ROP update will be completed in 2022. This section is followed by a discussion reviewing draft policies released by the Region in October 2021 relative to the subject site.

The subject site is located within the Rural System and designated “Rural Service Centre” as per Schedule D – Regional Structure to the ROP. As per Section 5.4.3, the Region has designated three Rural Service Centres in the Town of Caledon to serve as the primary foci for growth within the Rural System. The subject site is located within the Bolton Rural Service Centre. **Figure 5** identifies the location of the subject site within the Rural Service Centre according to the Regional Structure.

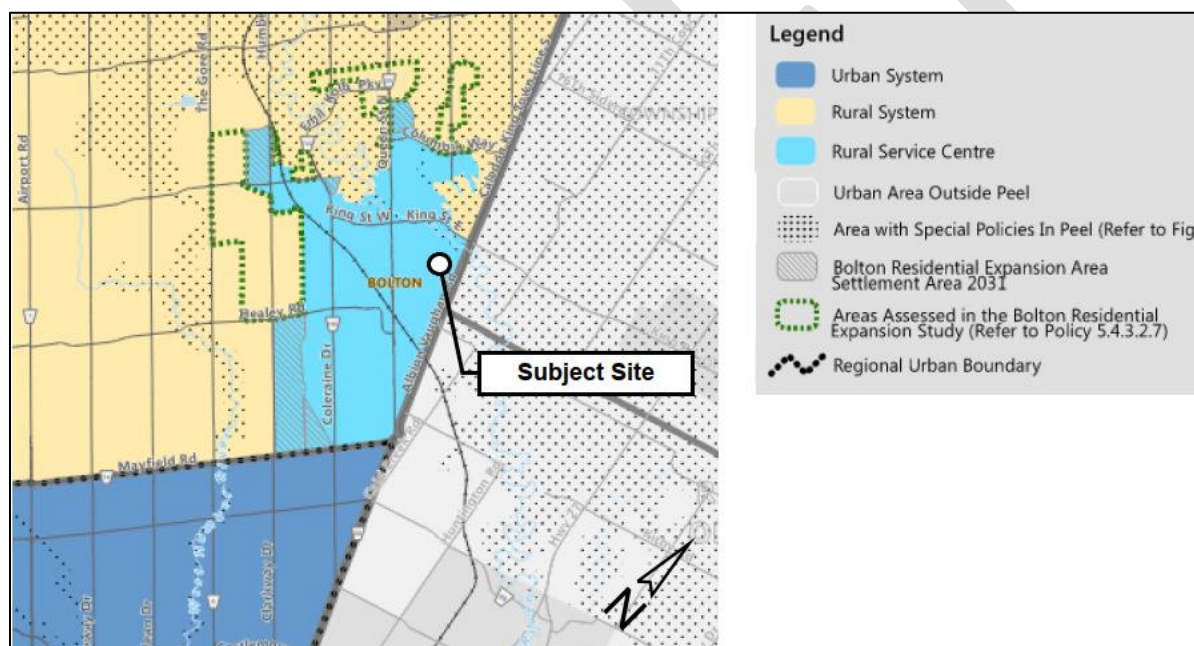


Figure 5: Excerpt from Schedule D – Regional Structure (ROP)

General objectives and policies for the Rural Service Centres are provided through Sections 5.4.3.1 and 5.4.3.2. The following objectives and policies are applicable to the subject site:

- 5.4.3.1.1 *To promote safe and secure communities and improvement in the quality of life through proper design and effective use of the built environment.*
- 5.4.3.1.5 *To establish healthy complete communities that contain, living, working and recreational activities, which respect the natural environment, resources, and characteristics of existing communities and services.*
- 5.4.3.2.1 *Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.*

5.4.3.2.4 Direct the Town of Caledon to include policies for the three Rural Service Centres in its Official Plan, addressing the following:

- a) the intended role, function and distinct character of each Rural Service Centre;
- b) the population and employment forecasts for the year 2031;
- e) the minimization of crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles;

Section 5.5 of the ROP provides growth management policies which seek to contribute to sustainable land development and the achievement of complete communities within the Region of Peel. Further, Section 5.5 contains general growth management policy direction as well as policies specific to intensification. The subject site is located within the Region’s “Built-Up Area” as shown in **Figure 6**, which is to accommodate significant growth for the Region through intensification.

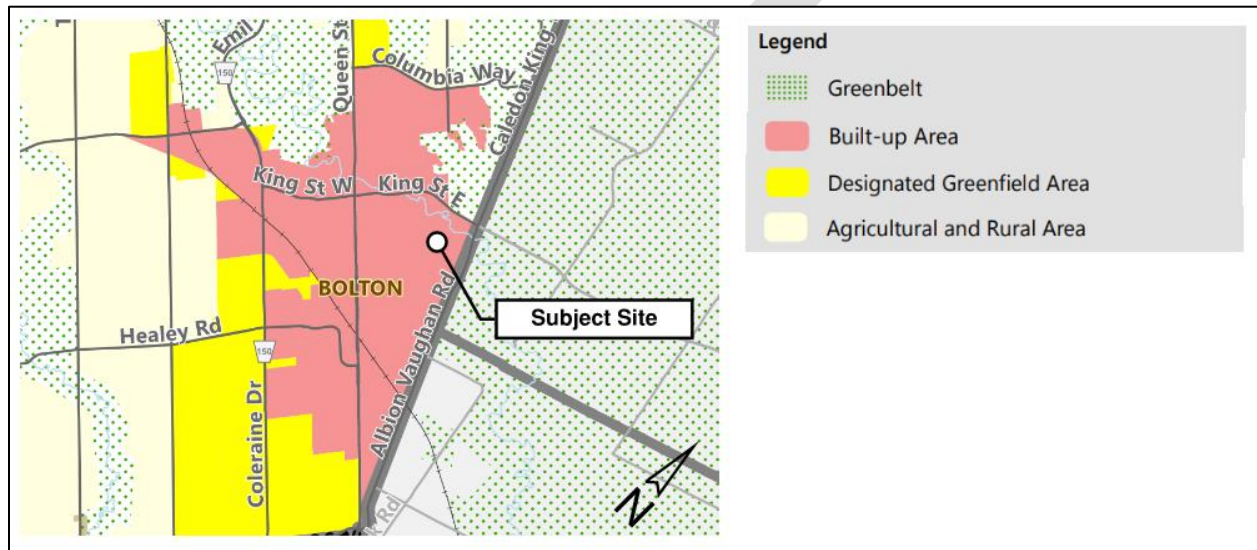


Figure 6: Excerpt from Schedule D4 – The Growth Plan Policy Areas in Peel (ROP)

General objectives provided through ROP Section 5.5.1 include the following:

- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.1.4 To achieve the intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.
- 5.5.1.5 To optimize the use of the existing and planned infrastructure and services.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.

In addition to general objectives, general growth management policies are outlined in Section 5.5.2 and include the following:

- 5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services.

5.5.2.2 *Direct a significant portion of new growth to the built-up areas of the community through intensification.*

5.5.2.4 *Prohibit the establishment of new settlement areas.*

Following the general growth management objectives and policies contained in Section 5.5.1 and Section 5.5.2 above, Section 5.5.3 of the ROP articulates objectives and policies related to intensification in particular and asserts that “this Plan recognizes the importance and advantages of intensification in Peel and implements the intensification policies of the Growth Plan.” Related objectives for intensification include:

5.5.3.1.1 *To achieve compact and efficient urban forms.*

5.5.3.1.2 *To optimize the use of existing infrastructure and services.*

5.5.3.1.3 *To revitalize and/or enhance developed areas.*

5.5.3.1.4 *To intensify development on underutilized lands.*

5.5.3.1.6 *To optimize all intensification opportunities across the Region.*

5.5.3.1.8 *To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.*

Consistent with the above, Section 5.5.3.2 asserts that it is the policy of Regional Council to, among other things:

5.5.3.2.2 *Facilitate and promote intensification.*

5.5.3.2.3 *Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.*

5.5.3.2.4 *Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region’s residential development occurring annually to be located within the built-up area.*

5.5.3.2.5 *Require that by 2026 and for each year thereafter, a minimum of 50 per cent of the Region’s residential development occurring annually will be within the built-up area.*

To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:

Town of Caledon: 1,500 units.

Further to the intensification policies, Section 5.8 of the ROP sets out policies regarding the provision of housing in order to meet the full range of needs for Peel residents. General objectives and policies for housing in Peel Region include:

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

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

5.8.1.3 *To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.*

5.8.1.4 *To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.*

5.8.2.2 *Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:*

a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and

b) cost-effective development standards for new residential development, redevelopment, and intensification

- 5.8.2.3 *Encourage and support the efforts by the area municipalities to plan for range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.*
- 5.8.2.6 *Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.*
- 5.8.2.10 *Encourage the area municipalities to establish minimum new housing unit targets that are affordable in secondary plans where appropriate, to ensure a diverse mix of housing type and tenure.*
- 5.8.2.12 *Collaborate with the area municipalities to implement annual minimum new housing unit targets for Peel as shown in Table 4.*
- 5.8.2.13 *Collaborate with the area municipalities to implement annual minimum new housing unit targets, as suggested in Figure 17 of Appendix – List of Figures.*

Table 1: Table 4 of the ROP – Annual Minimum New Housing Unit Targets in Peel

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

Table 2: Figure 17 of the ROP – Annual Minimum New Housing Unit Targets by Area Municipality

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

In keeping with the above, Policy 5.8.2.6 adds that it is also the policy of Regional Council to “collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.”

Lastly, Chapter 2 of the ROP provides direction for the management of the natural environment. Through Section 2.1.1, the ROP emphasizes that, “the joint efforts with the area municipalities, conservation authorities and other agencies that are required to protect the natural systems in Peel, restore poorly functioning ecosystems, and promote clean air, water and land”. Policy 2.1.3.2 asserts that policies of Regional Council include to “protect, maintain and enhance the quality and integrity of ecosystems, including air, water, land and biota jointly with the area municipalities, conservation authorities and provincial agencies”. Section 2.4 discusses natural hazards which include areas along valleys that are susceptible to erosion and or/unstable slopes. General objectives and policies include the following:

- 2.4.4.1 *To prevent or minimize the risk to human life and property associated with erosion and/or slope instability.*
- 2.4.4.2.3 *Direct the area municipalities, in consultation with the conservation authorities, to prohibit development and site alterations within the erosion hazard limit, unless all of the following have been met:*
- a) the erosion and/or slope instability hazards can safely be addressed;*
 - b) new or existing hazards are not created or aggravated;*

c) no adverse environmental effects will result;

d) vehicles and people have a way of safely entering and exiting the area during times of erosion emergencies; and

e) development and site alterations are carried out in accordance with established standards and procedures.

SUMMARY

It is our opinion that the proposed development will conform to the ROP's objectives and policies through proposing a built form that is compact, complementary to the existing surrounding context, and will contribute to the existing and planned Growth Plan density targets for the Region. The proposed development will introduce a built form and density that will assist in the creation of a complete community by contributing towards housing choice in an area predominantly developed with low density residential uses. Further, existing and planned municipal water and sanitary services are available for the proposed development. Therefore, the proposed development conforms to and will better implement the applicable policies of the ROP, particularly as it relates to efficient growth, intensification and the achievement of complete communities.

The proposed development will conform to the ROP's growth management and intensification policies. The existing land use policies and zoning provisions for the subject site limits its ability to accommodate more compact development and higher densities in support of the above Regional growth objectives. The proposed development represents a compact, well designed residential development located in an area that will optimize the use of existing land and existing and planned infrastructure and services.

The proposed development will conform to the Region and Town's housing policies by providing residential intensification on underutilized land. The proposal will introduce residential units which are more affordable than traditional forms of housing (i.e., single-detached, or semi-detached) and will contribute to the overall creation of a range and mix of housing types, densities and sizes to meet the requirements and housing needs of current and future residents in Peel. Universal floor plans will be made optional to purchasers of all lots at the time of sales to accommodate the buyer's needs, aimed to assist seniors, persons with special needs or multi-generational households.

The proposed development will further conform to the policies of Regional Council with respect to the management of the natural environment. The proposed development is located adjacent to woodlands and a significant valley corridor (the Humber River Corridor). No development is proposed within the natural heritage features or the proposed 5-metre buffer from the dripline. Amenity areas of Units 6 and 8 to 12 are proposed to encroach into the 5-metre buffer, however the Preliminary EIS states that the impacts of the encroachment are expected to be minimal due to the species composition of the woodland which is dominant in invasive/non-native trees and shrubs. The Preliminary EIS concludes that with mitigation, the proposed development is unlikely to have significant effects on the surrounding woodland and the ecological system that it supports. The proposed development will also be set back from the LTSTOS as recommended by the Ontario Ministry of Natural Resources (MNR) guidelines.

5.3.1 REGION OF PEEL OFFICIAL PLAN REVIEW AND MUNICIPAL COMPREHENSIVE REVIEW (ONGOING)

On April 14, 2022, Regional Planning Staff brought forward to Council for adoption the new Region of Peel Official Plan (draft ROP). Council deferred the decision, however the draft ROP is anticipated to be adopted before the Provincial conformity deadline of July 1, 2022. While the draft ROP is not yet in effect, for the purposes of this report, preliminary consideration is granted to draft policies in the updated ROP.

As demonstrated through draft ROP Schedule E-1 – Regional Structure shown in **Figure 7**, if approved, the subject site would be located within the Urban System designation. The current Rural Service Centre designation is proposed to be removed and replaced with the Urban System designation in the draft ROP.

Draft policies for the Urban System are provided through Section 5.6 of the draft ROP. Through Section 5.6, the Urban System is described as being composed of a variety of communities that contain diverse living, working and cultural opportunities. Generally, draft policies direct urban development to the Urban System (Policy 5.6.11) in support of the following, as per Policy 5.6.15:

- a) *support the Urban System objectives and policies in this Plan;*
- b) *support pedestrian-friendly and transit-supportive urban development;*
- c) *provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and*
- d) *support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*

The draft ROP provides updated growth management objectives, targets, and policies through Chapter 4. Specifically, Table 3 to the draft ROP contains updated population, household and employment forecasts to the Region to 2051 by the local municipality. Accordingly, the draft ROP projects that Caledon will have a population of approximately 200,000 individuals by 2041 and 300,000 individuals by 2051. In accordance with draft ROP Policy 4.3.12, the Town of Caledon must incorporate the Region’s population and employment forecasts into their Official Plan.

The draft ROP provides direction for intensification opportunities in accordance with the Growth Plan, 2020, through Section 5.4.18. The draft ROP reiterates that the Growth Plan, 2020 requires that a minimum of 50 percent of all residential development occurring annually within the Region must be within the delineated built-up area. This is affirmed through Policy 5.4.18.12 which requires that between 2021 and 2051, a minimum of 55 percent of the Region’s residential development occurring annually is to be located within the delineated built boundary. Policy 5.4.18.13 specifically requires that a minimum of 5 percent of the residential development within the delineated built boundary must occur in the Town of Caledon. In addition, the Town will be required to develop intensification strategies that demonstrate how this target will be achieved (Policy 5.4.18.15).

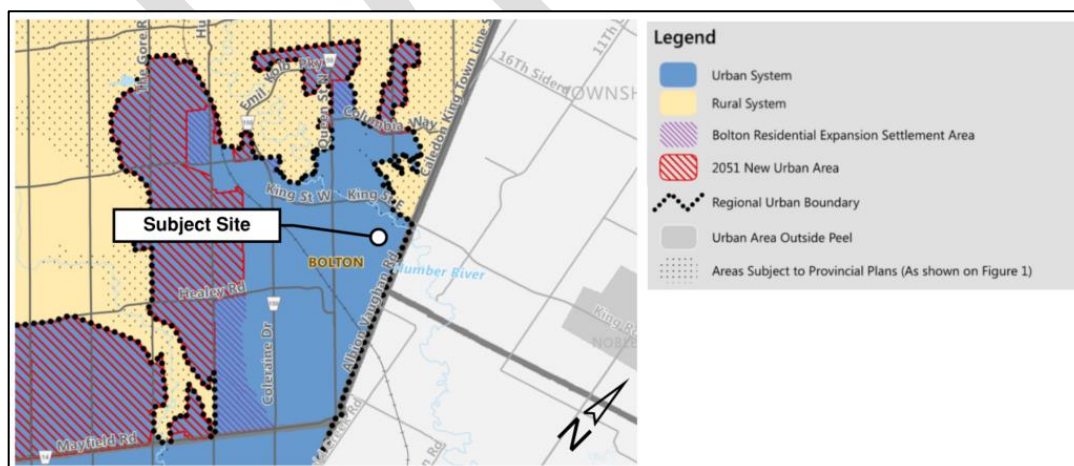


Figure 7: Excerpt from Proposed Schedule E-1 – Regional Structure (Draft ROP, April 2022)

SUMMARY

It is our opinion that the proposed development will conform to the draft ROP policies. While the draft ROP is not yet in effect, it is important to consider the proposed policies as the draft ROP may be in effect prior to the approval of the proposed development. The Region's updated Official Plan will be in conformity with the most recent versions, including amendments, to the PPS and the Growth Plan.

The proposed redesignation of the Bolton Rural Service Centre to the proposed Urban System provides significant justification for the proposed development as the Urban System is established as the foci for majority of new population and employment growth within the Region of Peel. The proposed development will support the Region in achieving the planned population projections to the year 2051 for the Town of Caledon and the Region. In addition, the proposed development conforms with draft ROP policy for intensification. The subject site is located within the Growth Plan's delineated built boundary. Therefore, the proposed development will support the Region and Town in achieving the designated population targets while achieving a compact built form and utilizing existing and planned municipal services.

5.4 TOWN OF CALEDON OFFICIAL PLAN (OFFICE CONSOLIDATION, APRIL 2018)

The Town of Caledon Official Plan (Office Consolidation, April 2018) (COP) is the principal policy document which directs the Town of Caledon's growth and development to the year 2031. The COP provides goals, principles, objectives and policies intended to guide future use and physical development and change within the Town. The COP incorporates the detailed local basis upon which the Town and the Region offer services within the municipality and provides a basis for preparing zoning by-laws to implement the land use policies of the Plan.

For the purposes of the following policy analysis and review, this section is structured according to thematic areas in the COP. A comprehensive review and summary is provided following each subsection.

It is noted that the Town of Caledon is currently in the process of reviewing the COP. As of March 2022, the Town has released a draft of the new Official Plan. It is anticipated that the COP review will be completed in 2022. Although the new Official Plan is not currently in effect, this section is followed by a discussion reviewing draft policies released by the Town in March 2022 relative to the subject site.

5.4.1 GROWTH MANAGEMENT

The COP establishes a hierarchy of settlements to implement the Town's growth management strategy through Section 4.1. This is depicted on Schedule A1 – Town Structure of the Official Plan, as demonstrated in **Figure 8**. Accordingly, the subject site is within lands designated as a "Rural Service Centre", specifically the Bolton Rural Service Centre.

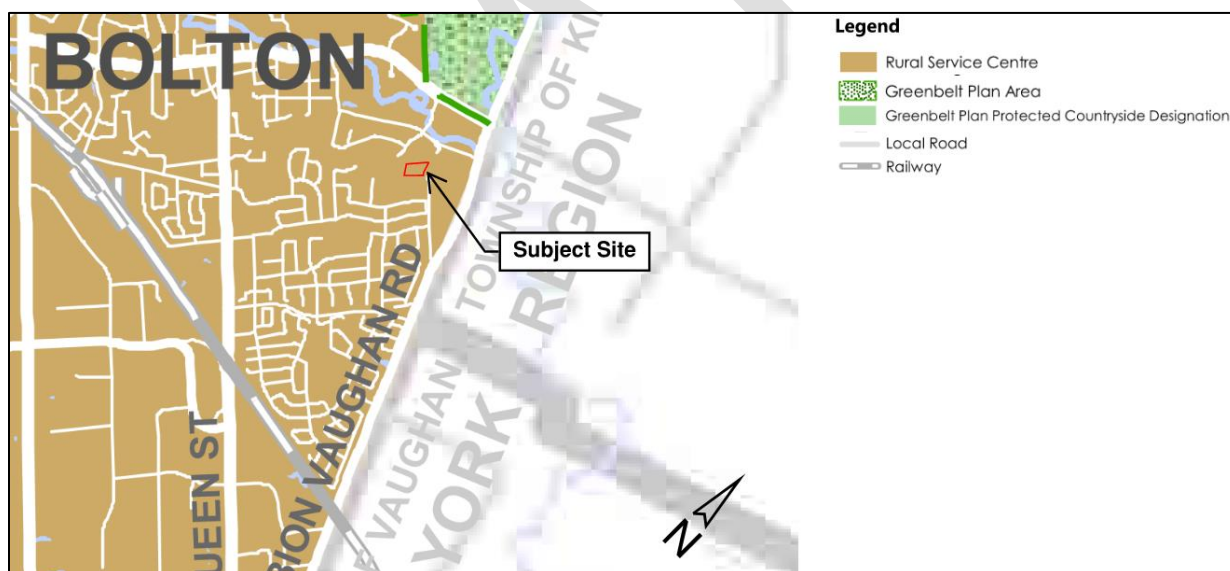


Figure 8: Excerpt from Schedule A1 – Town Structure (Town of Caledon Official Plan)

The subject site is therefore located within an area prioritized for development in accordance with the following policies:

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

- a) *Rural Service Centres – compact, well-integrated rural towns on pull piped water and sewer services.*

Rural Service Centres are designated as the primary growth areas for the planning period. In order to provide services in an efficient manner to the large geographical area that comprises the Town, the Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town.

Given this role, the Rural Service Centres are emerging urban communities within the Town and their character will evolve accordingly.

The Rural Service Centres are Mayfield West, Bolton and Caledon East.

4.1.1.3.3 Development of settlements will take place in accordance with the population allocations and policies of Section 4.2.4 Population and Employment Forecasts, Chapter 5 Land Use Policies and Chapter 7 Secondary Plans and Other Detailed Area Policies

To implement the Town’s settlement hierarchy, Section 4.2.1 introduces growth management and intensification policies that are consistent with the 2006 Growth Plan. The Town is a primarily rural municipality. Therefore, intensification is directed within the built-up area as defined by the Province. Specifically, Section 4.2.1 states that, “opportunities for intensification within the built-up area exist primarily in the Bolton Rural Service Centre [...]”.

Additional policies for intensification that are applicable to the subject site include:

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

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

4.2.1.3.4 To 2031, the minimum amount of residential development allocated within the built-up area shall be 1,500 units.

Sections 4.2.4 to 4.2.6 provide population forecasts and related population allocations within specific settlements and land use areas. This includes the Town of Caledon at large and designated Rural Service Centres. For example, Table 4.2 in the COP (see **Table 3** below) demonstrates that Rural Service Centres will account for 96% of population growth in the Town of Caledon between 2021 and 2031.

Notably, Table 4.3 in the COP (see **Table 4** below) demonstrates that the Bolton Rural Service Centre will account for approximately 58% of the total Rural Service Centres population growth between 2021 and 2031, equivalent to approximately 56% of the growth in the Town of Caledon over the same period.

Table 3: Town of Caledon Official Plan Table 4.2 - Population Allocations by Settlement Category or Land Use Area

Settlement Category or Land Use Area	2021 Population	2031 Population
Rural Service Centres	54,825	75,054
Villages	7,428	7,428
Hamlets	1,343	1,343
Industrial/Commercial Centres	175	175
Palgrave Estate Residential Community	4,865	5,371
Rural Lands and Prime Agricultural Area and General Agricultural Area	18,365	18,629
Total	87,001	108,000

Table 4: Town of Caledon Official Plan Table 4.3 - Population Allocations - Rural Service Centres

Population Allocations	2021 Population	2031 Population
South Albion-Bolton	28,234	39,898
Caledon East	8,412	8,412
Mayfield West	18,179	26,744
Total	54,825	75,054

SUMMARY

The proposed development will conform to the growth management framework established for the Town of Caledon. The subject site is located within a Rural Service Centre (identified as the South Albion-Bolton Rural Service Centre in COP Table 4.3), which is established as the focus of new residential growth for the Town through Section 4.1.1. Further, the proposed development provides an opportunity for intensification within the built-up area, as encouraged through Section 4.2.1. The proposed development reflects a form of intensification that is compatible with the development pattern in the neighbourhood, including the future subdivision at 13247 and 13233 Nunnville Road where 29 single-detached dwellings have been approved for development.

The proposed development will support the Town of Caledon to achieve its population targets for the planning period, as provided through Table 4.3 of the COP. As established, the Town's Rural Service Centres are to account for the greatest proportion of population growth for the Town of Caledon over the COP's planning period. Notably, the subject site is located within the Bolton Rural Service Centre, which is to account for the greatest share of total Rural Service Centre population growth between 2021 and 2031 according to Sections 4.2.4 to 4.2.6 of the COP.

In summary, the proposed development represents an appropriate form of intensification within the built-up area that has regard for the scale and type of housing in the adjacent neighbourhood. The proposed development contributes to the Town achieving their minimum residential development allocation target for the built-up area.

5.4.2 SETTLEMENTS

As established, the COP provides a hierarchy of settlements within the Town to guide growth and development. Through Policy 5.10.3.27.1, the COP permits the creation of Policy Areas within settlement areas to designate lands that may be subject to specific constraints including timing, servicing and other factors. Accordingly, the subject site is situated within settlement lands designated "Rural Service Centre" as shown in **Figure 8**.

Therefore, the overarching settlement policies provided through Section 5.10 apply to the subject site, including policies specific to Rural Service Centres (Section 5.10.4) and the Bolton Rural Service Centre (Section 5.10.4.5).

General policies that apply to all settlement areas within the Town of Caledon are provided in Section 5.10.3. This includes the following:

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

- a) Rural Service Centres - compact, well-integrated, rural towns that provide the widest range of goods and services to residents within the centres, and residents in a larger geographic area of the Town;*

5.10.3.4 Development of settlements will take place in accordance with the population allocations and policies of Chapter 4.

- 5.10.3.5 *Development of settlements will occur in an orderly manner that makes efficient use of services, and discourages scattered or fragmented land development.*
- 5.10.3.6 *Provision of appropriate services, including transportation and municipal water and sanitary sewer infrastructure, fire and police protection, and health services, must be made when releasing land for development.*
- 5.10.3.7 *Development shall conform to any approved settlement Master Drainage Plan, to the satisfaction of the Town and the applicable Conservation Authority.*
- 5.10.3.10 *The land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscape(s) of the community.*
- 5.10.3.12 *Accessibility of all buildings for handicapped persons will be encouraged.*
- 5.10.3.13 *The potential for crime will be minimized through the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.*
- 5.10.3.14 *Residential intensification will generally be permitted in settlements where:*
 - a) *The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community:*
 - f) *The existing and planned services in the community can support the additional households; and,*
 - g) *The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.*
- 5.10.3.19 *Creation of three or more adjacent lots shall generally occur by registered plan of subdivision or registered plan of condominium.*

As established, the COP permits the creation of Policy Areas within settlement areas to designate lands that may be subject to specific constraints. In accordance with Policy 5.10.3.27.7 and Section 5.10.4, Rural Services Centres are a designated Policy Area.

Section 5.10.4.1 reiterates that Rural Service Centres are designated as the primary growth areas and the focus for the majority of new residential and employment growth. Per Policy 5.10.4.5.1, “Bolton is designated as a Rural Service Centre in recognition of its traditional role in servicing the surrounding rural area and smaller settlements, in addition to providing for additional new opportunities relating to service provision, housing mix and employment opportunities in the east part of the Town.”

Policy 5.10.4.5.2.8 establishes context for residential developments proposed in Bolton and elsewhere. This policy indicates that such developments, including residential intensification, will be considered in the context of Policy 5.10.3.27.8 a) and b), which state:

- 5.10.3.27.8 *Within Residential Policy Areas, the predominant use of land shall be for low, medium, and high density residential uses. This residential development shall be permitted in accordance with the following:*
 - a) *Development will provide for a mix of housing types within the Rural Service Centres of Mayfield West and Bolton, based on the following housing types and net densities ranges; where net density is based on the land area proposed to be developed for residential uses, exclusive of public rights-of-way, parks, school sites, Environmental Policy Area, and Open Space Policy Area:*

Density Category	Net Density Range	Housing Types
Low	Up to 30 units / net hectare	Detached Multiples
Medium	30-44 units / net hectare	Detached Multiples

Density Category	Net Density Range	Housing Types
High	45-87 units / net hectare	Multiples Apartments

[...]

b) *The following locational criteria will be applied to low, medium and high density housing development:*

i. *Low Density Housing:*

- *generally located in the interior of neighbourhoods away from arterial roads;*
- *adequately serviced by neighbourhood parks;*
- *accessible to community facilities such as schools and recreational facilities.*

ii. *Medium Density Housing:*

- *generally located on or in close proximity to collectors and arterial roads;*
- *used as a transition between low density and higher density areas;*
- *located close to or adjacent to parks, schools, open spaces, and commercial facilities.*

iii. *High Density Housing:*

- *located either on or in close proximity to arterial or collector roads;*
- *located closer to commercial/institutional uses than lower density housing;*
- *located close to or adjacent to parks and open spaces.*

Policy 5.10.3.27.4 relates to the general policies for the phasing of development in Policy Areas. The policy states that the release of lands for development shall be phased within individual settlements in accordance with the following:

b) *The population allocations for the settlement;*

c) *The progress towards achieving the employment forecasts for the Town;*

d) *The orderly development of the Policy Areas in a manner that optimizes efficient provision of services and avoids fragmented development;*

e) *The availability of services such as water and sewer, road, fire and police protection, schools, and other community services such as recreational facilities; and,*

a) *The phasing policies of Section 6.2.*

Accordingly, Section 6.2 contains the policies for the Planning and Development Review Process. Section 6.2.17 relates to phasing and includes the following policies:

6.2.1.7.1 *The Town may phase the release of lands for development purposes in order to:*

a) *Optimize the costs and benefits of development sequencing alternatives from a municipal and public perspective;*

b) *Safeguard and enhance the financial health of the municipality; and*

c) *Avoid creating levels of demand for essential services that will reduce service levels below acceptable standards relative to the existing and committed capacities of such services.*

6.2.1.7.2 *Criteria have been established for collective use as the basis for selecting those individual properties, subdivisions, or groups of properties or subdivisions, which ought to be given priority with respect to all stages of the development approval process, including Official Plan amendments, Secondary Plan or Community Plan studies, and subdivision and rezoning applications. Development proposals most in compliance with the following criteria will be favoured:*

- a) *Financial*
Improving the overall tax base on a net basis, or avoiding decreasing service standards and the imposition of undue increases in taxation;
- b) *Support to Existing Infrastructure*
Infilling or rounding out of existing communities, making use of existing underutilized facilities, and expediting the completion of partially completed facilities;
- c) *Piped Sewer and Water Services*
The availability and efficiency of piped services from a Town and Region perspective;
- d) *Transportation Services*
The ready and economical provisions of roadway facilities;
- e) *Parkland and Community Services*
The satisfaction of Town and Regional requirements for parkland or community services;
- f) *Consistency with Housing Needs*
Supporting the provision of a housing supply consistent with market demand and with the needs of those who live or work within the Town;
- g) *Environmental Concerns*
The greatest freedom from noise, vibration, air, and water pollution and causing the least adverse impact on the natural environment;
- h) *School Related Concerns*
Maintaining or helping to achieve acceptable levels of school facilities;
- i) *Agricultural Concerns*
Having the least impact on agricultural land, being contiguous to existing development, and not encroaching on large units of underdeveloped agricultural lands;
- j) *Consistency with Official Plan Policies*
Consistency with Official Plan policy, other than the preceding criteria; and
- k) *Application Date*
Among developments which are rated relatively evenly on all other criteria, the earliest application date will be favoured.

SUMMARY

The proposed development conforms with the applicable COP settlement policies. The proposed residential development is situated on lands located within a Rural Service Centre. Rural Service Centres are designated through the COP as the primary growth areas and the focus for the majority of new residential development. The proposed development will support the development of the Bolton Rural Service Centre as a compact, well-integrated area.

The proposed development will occur in an orderly manner that makes efficient use of services. As confirmed through the Functional Servicing and Stormwater Management Report prepared by Crozier, the subject site can be serviced for water, sanitary and stormwater. The subject site is located within a neighbourhood with access to facilities, services and recreational opportunities. In accordance with Policy 5.10.3.19, the proposed development will occur by way of a draft plan of subdivision, which can be found in Appendix C.

The proposed development provides a compatible land use pattern and scale of development relative to the surrounding neighbourhood. The subject site is surrounded by low density residential development and woodlands. The surrounding residential uses are comprised of 1-to 2-storey single-detached dwellings. The proposed development will enhance this community and be able to coexist with existing buildings and uses in the vicinity without causing any adverse impacts on surrounding properties. The proposed development will have a similar architectural design to the recently approved subdivision located on the east side of Nunnville Road. The proposed private internal roadway and visitor parking will be of a similar design to the existing condominium development along Bateman Lane. The side-yard to side-yard relationship with the property located at 13286 Nunnville Road and configuration of the private roadway, so that it is located adjacent to the existing dwelling, will allow for adequate separation in order to minimize adverse impacts, such as privacy and shadowing concerns. The north, east and west portions of the subject site are surrounded by woodlands and valley lands. A development setback of 5.0 metres from these features is proposed to minimize adverse impacts to the environmental features.

The proposed development will support pedestrian activity and accessibility. The proposed development will include a sidewalk that will connect the subject site to Nunnville Road and enhance visibility to the surrounding area. The orientation of the proposed dwelling and proposed lighting will allow for maximum observation of public and private areas. The proposed development will support accessibility by providing a sidewalk that meets AODA standards and universal design options to prospective purchasers. This design option meets the intent of the Town's universal design policies by providing new residential units within intensification areas with universal and accessible design features.

The proposed development will support the Town in achieving its population allocations and intensification within the Bolton Rural Service Centre. The proposed development conforms with Policy 5.10.3.4, which requires that the development of settlements take place in accordance with the population allocations and policies of Chapter 4. As discussed through **Section 5.4.1** of this report, COP Chapter 4 designates Rural Service Centres as the primary focus of growth and development. The proposed development will support the Town's population allocations by facilitating intensification and growth within the Bolton Rural Service Centre.

The proposed development supports the locational criteria for medium density housing development. The proposed development qualifies as a medium density development as it provides a total density of 40 units per net hectare. The subject site is located within 500 meters to Albion Vaughan Road and King Street East, which are both identified as arterial roads, and Old King Road and Nunnville Road, which are collector roads according to Schedule J of the Official Plan (see **Figure 9**). The subject site is also located in proximity to parks, schools and commercial facilities.

This policy analysis confirms that the proposed development conforms with the general policies for the phasing of development in Policy Areas. The proposed development is compliant with the criteria provided through Policy 6.2.1.7.2 that will be favoured by the Town including supporting existing and planned infrastructure and the efficient use of piped services, contributing to the provision of housing, and having minimal to no impact on the surrounding environmental uses.

5.4.3 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 reflect the Town's rural-based community as well as the need to transition towards an urban landscape.

Consistent with the COP growth management policies, the Town encourages the creation of diverse housing types and tenures where there is sufficient existing or planned infrastructure through the policies of Section 3.5.

The following policies are applicable to the subject site and proposed development:

- 3.5.3.1 *In conformity with the Strategic Direction of the Plan, the majority of new housing shall be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner.*
- 3.5.3.5.1 *A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.*
- 3.5.3.8.1 *When making planning decisions, the Town will encourage the use of universal design features for new residential development, redevelopment and intensification.*

SUMMARY

The proposed development conforms with the housing policies contained in Section 3.5 of the Official Plan. It will help provide a range and mix of housing types that will utilize existing and planned infrastructure and public facilities. The proposed development will contribute to providing affordable housing to the Town through intensification and subsequently increasing the supply of more housing on the market. The proposed development will support the provision of a diverse range of residential housing types in the Town which will improve the variety of housing options available to existing and future residents and will better accommodate a range of life-stages and housing needs. Universal design features and floor plans will be made optional to purchasers of all lots at the time of sales to accommodate the buyer's needs, aimed to assist seniors, persons with special needs or multi-generational households.

5.4.4 ENVIRONMENTAL POLICY AREA (EPA)

Section 5.7 of the Town of Caledon Official Plan establishes policies with respect to lands designated as Environmental Policy Area (EPA). As shown on **Figure 10**, the subject site includes lands designated "Environmental Policy Area". The proposed development does not encroach into the designated EPA lands. The COP establishes the following policies for designated EPAs:

- 5.7.3.1.1 *New development is prohibited within areas designated EPA on the Land Use Schedules to this Plan, with the exception of the permitted uses as specified in Policy 5.7.3.1.2.*
- 5.7.3.1.2 *The uses permitted in EPA shall be limited to: legally existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and, essential infrastructure. Detailed policies with respect to each of these permitted uses are provided in Sections 5.7.3.2 to 5.7.3.7 inclusive.*
- 5.7.3.1.3 *All lands designated EPA in this Plan shall be zoned in a separate classification in the implementing Zoning By-law which conforms to the provisions of this designation. Where EPA lands occur within the Niagara Escarpment Development Control Area, and are, therefore, not subject to municipal zoning, the Town shall implement the provisions of the EPA designation through the Development Control process, as appropriate. Where lands designated EPA are located within the ORMCPA or the Greenbelt Protected Countryside designation, the implementing Zoning Bylaw shall also implement the requirements of the ORMCP or the Greenbelt Plan, as applicable, as contained in Sections 7.10 and 7.13 respectively. In addition to the uses*

permitted under Section 5.7.3.1.2, Council may decide to recognize other legally existing uses within EPA as permitted uses on a site specific basis.

- 5.7.3.1.4 As more detailed environmental information becomes available, such as information derived from approved studies or site investigations/inspections, minor refinements to the limits of lands designated EPA on the Schedules to this Plan, including minor additions or deletions, may be permitted without an amendment to this Plan, provided such a minor refinement is satisfactory to the Town and other relevant agencies.*
- 5.7.3.1.5 Major modifications to the limits of lands designated EPA on the Schedules to this Plan, including major additions or deletions, shall only occur through an amendment to this Plan.*
- 5.7.3.1.7 The expansion of existing settlement areas to include EPA will generally be discouraged unless it can be demonstrated that such an expansion would adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures*
- 5.7.3.1.8 In order to facilitate environmental conservation and management, the Town generally discourages fragmentation of ownership of EPA lands and shall strive, through the planning process, to ensure that EPA lands are retained in larger privately or publicly owned blocks.*
- 5.7.3.1.9 It is not intended that all EPA lands shall be purchased or otherwise brought into public ownership, nor that all EPA lands shall be open and accessible for public use. However, it may be determined that certain EPA lands should be in public ownership or accessible to the public. In such cases, the Town, or other relevant agencies, shall explore options for bringing these lands into public ownership or providing appropriate public access to these lands.*
- 5.7.3.3.2 New lots which include a portion of EPA, or are adjacent to EPA, may be permitted, subject to the approval requirements recommended by the Town and other relevant agencies. However, in such instances, the applicant will be required to demonstrate, to the approving authority, that the application will adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures, as well as the applicable policies of other relevant agencies. The applicant shall demonstrate this, prior to approval, by carrying out such environmental investigations, up to and including the completion of an Environmental Impact Study and Management Plan, as may be recommended by the Town and other relevant agencies.*
- 5.7.3.7.1 Proposed new development adjacent to EPA will be required to complete an Environmental Impact Study and Management Plan (EIS and MP) to the satisfaction of the Town and other relevant agencies.*

SUMMARY

The proposed development conforms with the intent of the EPA objectives and policies. The proposed development will create new lots that include portions of the EPA designation; however no development is proposed within areas designated EPA. This conforms to COP policy which prohibits new development within areas designated EPA but allows lot to include portions of the EPA designation, subject to municipal approval. The proposed ZBLA, as found in Appendix B, will align with the EPA designation to prohibit development within the area. As detailed in the Preliminary EIS prepared by GRA, the proposed development will incorporate mitigation measures and compensation opportunities to minimize impacts to the natural heritage features, as recommended by the Preliminary EIS, including incorporating a 5-metre buffer from the dripline. The Preliminary EIS concludes that with mitigation, the proposed development is unlikely to have significant effects on the surrounding woodland and the ecological system that it supports.

5.4.5 TRANSPORTATION

The primary road network for the Town's transportation system is established through Schedule J – Long Range Road Network to the COP. The COP recognizes the important relationship between existing and future development and all transportation modes and their elements. Generally, the COP establishes policies to provide for an adequate network of roads, highways, transit, pedestrian, bicycle and rail links between the Town and adjacent municipalities, among other objectives.

As demonstrated on **Figure 9**, the subject site is located on Nunnville Road which is identified as a collector road and in proximity to Albion-Vaughan Road which is identified as a medium capacity arterial road and proposed Bolton Arterial Route (BAR).

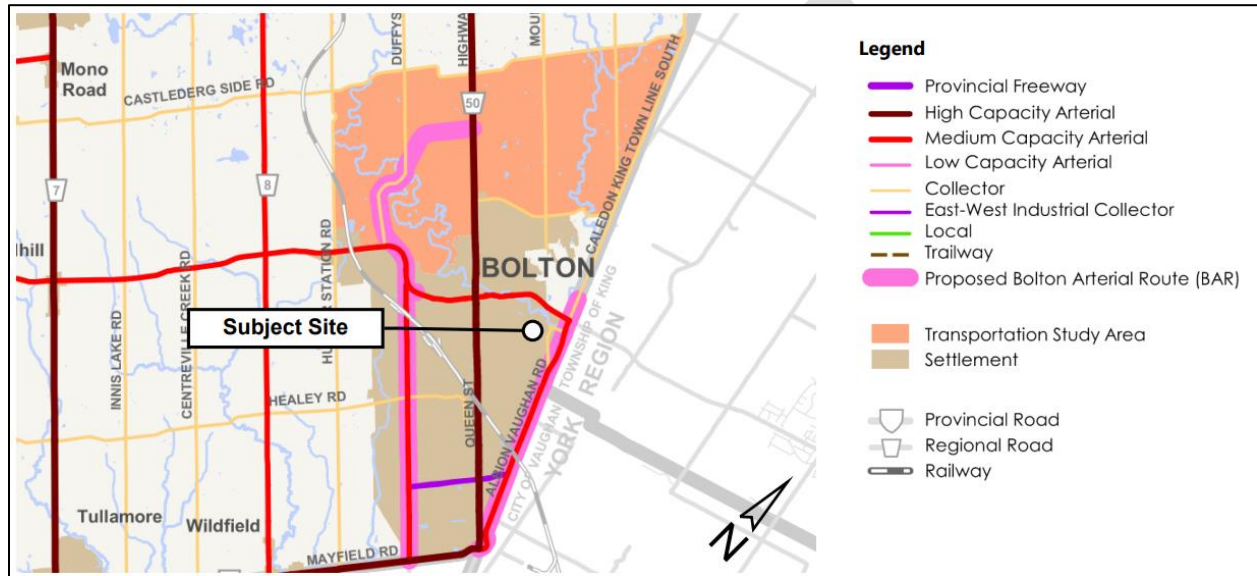


Figure 9: Excerpt from Schedule J – Long Range Road Network (Town of Caledon Official Plan)

The following policies are applicable to the subject site and proposed development:

5.9.4.3 *This Plan recognizes that the primary mode of individual travel during the plan period will be the automobile although the Town shall endeavour to provide for a holistic transportation system comprising all modes and related elements.*

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

a) **COLLECTORS**

- i. *Are roadways under the Town's jurisdiction.*
- ii. *Serve low to moderate volumes of short distance traffic between local and arterial roads.*
- iii. *Provide individual property access with some limitations.*
- iv. *Will generally have a 20 to 26 metre road allowance with 2 to 4 lane capability.*
- v. *On-street parking may be permitted.*

5.9.5.2.10 *The collector and local roads on the Schedules of this Plan are for orientation purposes only and such indications do not constitute designations of such roads in the Official Plan and therefore will not require any amendments in the event that the location of such roads is changed.*

Lastly, the subject site is located within the Bolton South Hill Secondary Plan Area. A comprehensive discussion of the relevant and applicable policies for this Secondary Plan Area is provided in **Section 5.4.6** of this report. However, it is important to note that policies for the Bolton South Hill Residential Area provided through Section 7.2.5 encourages residential development adjacent to collector roads (Policy 7.2.5.1.3).

SUMMARY

The proposed development conforms with the transportation policies of the COP. The subject site is located on a collector road which is identified solely for orientation purposes in the COP. The COP does not contemplate designation of collector roads. However, in alignment with Policy 7.2.5.1.3, the proposed development presents an opportunity for residential development adjacent to collector roads. It should be noted that the proposed development is expected to have a negligible impact on the surrounding road network, as confirmed by the Traffic Impact Study prepared by Crozier.

5.4.6 BOLTON SOUTH HILL SECONDARY PLAN

Through Policy 6.2.4.1, the Official Plan states that, “Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities”. **Figure 10** demonstrates that the subject site is located in the Bolton South Hill Secondary Plan Area and designated “Low Density Residential” as shown on COP Schedule C2 – Bolton South Hill Land Use Plan.

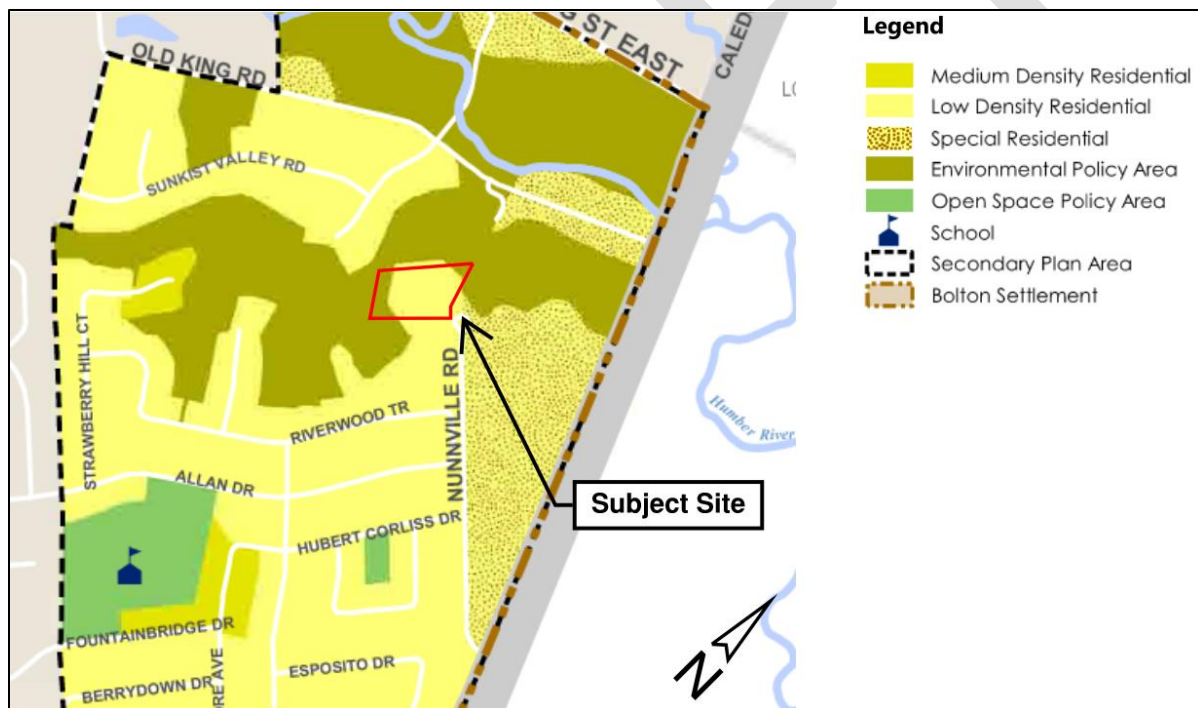


Figure 10: Excerpt from Schedule C-2 – Bolton South Hill Land Use Plan (Town of Caledon Official Plan)

Section 7.2 provides direction for the development of the Bolton South Hill Secondary Area. The goals for the Bolton South Hill Area are described in Section 7.2.2 as follows:

- a) *To create an area that provides for the convenience, efficiency, safety and well-being of the present and future residents in the Bolton South Hill Area. To ensure that plans of subdivision and development proposals are compatible with adjacent land uses.*

- b) *To develop a road system that provides for the efficient and safe movement of people and goods in and out of the Bolton South Hill Area and one that is compatible with the long range transportation plans for the Bolton Settlement Area.*
- c) *To create neighbourhood structure that is linked by pedestrian and transportation systems to the centre of the settlement area, and to the parks, open space, and community facilities of the Bolton Settlement Area.*
- d) *To plan for an area which will provide for housing opportunities which meet the different needs and incomes of people within the context of low density community.*

General applicable policies for the Bolton South Hill Area are outlined in Section 7.2.4 as follows:

- 7.2.4.1 *The Bolton South Hill Area will be primarily a low density residential community with selected multiple housing areas and containing a broad range of neighbourhood uses including 2 school sites, 2 parks. The Land Use Distribution for the Bolton South Hill Area is provided in Table 7.1.*
- 7.2.4.2 *Development shall be fully serviced, except as specifically provided.*
- 7.2.4.5 *In order to provide some medium and high density housing units in a low density community an approximate housing mix of 70% single-family and 30% medium and high density is proposed excluding the Special Residential Areas (Table 7.2).*
- 7.2.4.6 *There are certain sites specifically designated for medium and high density uses. These sites shall be included in calculating the housing mix. Total population for the South Hill Area is anticipated to be approximately 7,379. Approximately 2000 new dwelling units are proposed for the South Hill area excluding the Special Residential Area (Table 7.3).*

The subject site is located within the Low Density Residential designation. Therefore, the proposed development is subject to Bolton South Hill Residential policies provided through Section 7.2.5 and the Low Residential policies through Section 7.2.5.2. It should be noted that the proposed OPA seeks redesignation of the site from Low Density Residential to Medium Density Residential. Therefore, general policies as well as policies for both Low and Medium Density Residential are applicable to the subject site and considered below:

- 7.2.5.1.2 *The policies of Section 5.10 Settlements shall apply. Where there is a conflict between those policies and the policies of this secondary plan, the policies of the secondary plan shall prevail. Development of residential areas shall be based on a net basis where net hectare is defined to be exclusive of public rights-of-way, parks-school sites, environmental policy area and open space policy area.*
- 7.2.5.1.3 *Residential development adjacent to collector roads shall be encouraged to occur in such a manner that fencing and reverse frontages are not required. Preference will be given to developments which use berms and landscaping and service roads adjacent to collector roads.*
- 7.2.5.1.4 *Development shall be primarily by draft plan of subdivision although severances may be permitted on an infilling basis.*
- 7.2.5.1.6 *Development of medium and high density uses shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O. 1990, c. P.13.*
- 7.2.5.2.1 *Density in the Low Residential designation shall not exceed 16 units per net hectare.*
- 7.2.5.4.1 *Lands designated Medium Residential may be developed for medium residential uses with a density range of 16 to 37.1 units per net hectare.*

Further to the general and residential policies for the Bolton South Hill Area, Section 7.2.10 provides policy direction for staging and servicing:

- 7.2.10.1 *No specific phasing policy is proposed, however no final approval will be given to any parcel of land within the Bolton South Hill Area until such time as stormwater, piped water and sanitary sewer (except special residential) facilities necessary to serve the proposed development are available.*

7.2.10.3 *Development shall be in conformity with the master servicing and stormwater management plans prepared for the area; however, additional reports by qualified Engineers addressing storm, sanitary, water, noise attenuation transportation issues and hydro services may be required.*

7.2.10.5 *The final approval of specific development proposals will be based on the following:*

- a) *Orderly provision of services and facilities*
- b) *Sequential development of neighbourhood areas*
- c) *Provision of schools and parks*
- d) *Construction of the collector road system*
- e) *Adequacy of the stormwater management system*

SUMMARY

The proposed development contributes to the goals for the Bolton South Hill Area as described through Section 7.2.2. The proposed development will contribute to the neighbourhood structure as it will facilitate connections to the existing pedestrian and transportation systems and be fully serviced. Additionally, the proposed residential uses will provide for housing opportunities which are compatible with adjacent land uses. Therefore, the proposed development will support the Bolton South Hill Secondary Plan goals.

An OPA is required to redesignate the site from Low Density Residential to Medium Density Residential to facilitate the development of 15 townhouse dwelling units with a proposed density of 40 units per net hectare. This density calculation is in conformity with Policy 7.2.5.1.2 wherein net hectare is exclusive of public rights-of-way, parks-school sites, environmental policy areas and open space policy areas. An OPA is required as the proposed development exceeds the permitted density for the Low Density Residential designation of 16 units per net hectare, as stated in Policy 7.2.5.2.1. While the proposed development exceeds the density range allocated for lands designated Medium Density Residential (Policy 7.2.5.4.1 permits a range of 16 to 37.1 units per net hectare), the proposed development conforms with the policies of the Official Plan. The implementation policies for the Bolton Hill Secondary Plan provided through Section 7.2.11 require that the policies are to be read in conjunction with the policies of the COP. **Section 5.4** of this report provides an analysis of the proposed development relative to the COP. As demonstrated, the proposed development conforms with the COP as it promotes residential uses within the built up area in a manner that utilizes existing and planned infrastructure and is compatible with existing land use patterns and the community character. In addition, the proposed density falls within the range for medium density housing for Residential Policy Areas as per Policy 5.10.3.27.8(a) of the COP, as previously discussed in **Section 5.4.2** of this report, permitting a range of 30 to 44 units per net hectare.

Therefore, it is our planning opinion that the requested OPA to redesignate the site to Medium Density Residential is appropriate as it will contribute to the existing community structure while providing housing opportunities within an area designated for growth through the COP. It is noted that the OPA does not propose to change the Environmental Policy Area designation that exists on the subject site.

The proposed development conforms with the general policies established for the Bolton South Hill Area through Section 7.2.4 as well as the servicing and staging studies through Section 7.2.10. The subject site will be fully serviced as confirmed by the Functional Servicing and Stormwater Management Report prepared by Crozier. The proposed development is proposed as one phase with no future expansion proposed to adjacent lands and it is located on an underutilized parcel of land within an area designated for growth. The proposed development will occur in an orderly manner that makes efficient use of existing and proposed servicing. The subject site is located within a neighbourhood with access to facilities, services and recreational opportunities.

5.4.7 TOWN OF CALEDON OFFICIAL PLAN REVIEW (ONGOING)

It is acknowledged that the Town is currently in the process of updating the Official Plan to address gaps and strategies to guide future growth over the next 30 years. It is anticipated that the new Official Plan will be completed in late 2022.

In March 2022, the Town released a draft version of the updated COP (draft COP). While the draft COP is not yet in effect, for the purpose of this report, preliminary consideration is granted to draft policies in the draft COP. The draft COP does not include the Bolton Secondary Plan as it is undergoing a separate review and consultation process.

The subject site is located within the Urban Area boundary and designated Urban Area as per Draft Schedule A1 – Town Structure as shown on **Figure 11**. As per Schedule A4 – Urban Community Context, the subject site continues to be located within the Bolton Secondary Plan Boundary. As stated, objectives and policies for the Bolton Secondary Plan area have not been addressed in the draft COP.

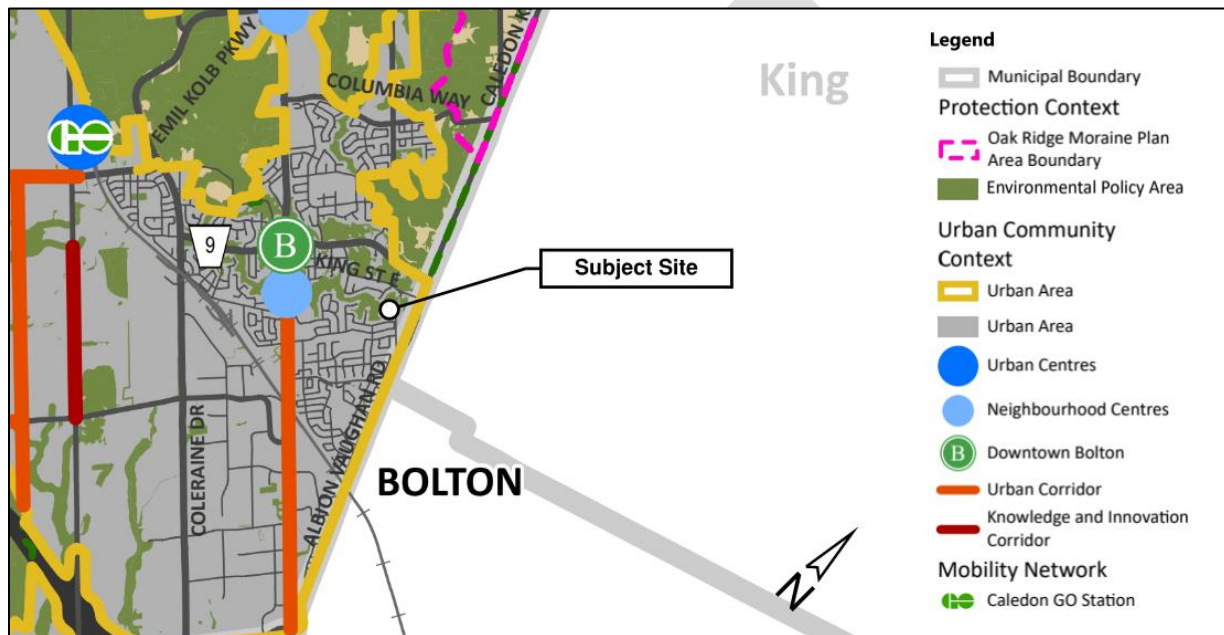


Figure 11: Excerpt from Draft Schedule A1 – Town Structure (Draft COP)

Section 3.1 and 3.2 of the draft COP defines the Town structure and its respective components. Urban Community Context consists of the Town's urban communities that serve as the primary centres of growth in the area and primary hubs for the rural community and surrounding municipalities (3.1.1(c)). Within the Urban Community Context, the subject site is located within the Urban Area, as defined in Policy 3.2.2, which includes new and existing residential, commercial, and institutional areas of Caledon, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home.

Throughout Section 3.8 the draft COP addresses growth management policies and objectives that seek to guide the type and location of new developments that will achieve complete communities within the Town of Caledon. Policies in this Section encourage and support development in Settlement Areas that enable modest intensification, subject to the availability of appropriate infrastructure and the policies of the Plan. Policy 3.8.15 states that the draft COP facilitates and promotes a wide range of forms of intensification, including infill of underutilized lots and redevelopment at higher densities.

Table 1 and 2 in Section 3.8 of the draft COP identifies growth forecasts, projecting a population of approximately 32,470 residents in Bolton by 2051. As per Policies 3.8.20 to 3.8.24, intensification is generally encouraged and supported throughout the Delineated Built-up Area. Lands within the Delineated Built-up Area are to be zoned, and developed in a manner that supports the achievement of complete communities and achieves intensification targets.

By the year 2051, Caledon will achieve a minimum of 5% of all new residential development within the Town's Delineated Built-up Area.

Section 4 of the draft COP provides Town-wide policies including detailed design policies to build healthy and complete communities and policies to encourage opportunities for providing housing options to meet the needs of current and future residents. Section 4.3 provides design policies that new and infill development must conform to, including policies that speak to ensuring compatibility and transition and the provision of architectural treatments to provide overlook and support safety through passive surveillance opportunities. Section 4.8 provides objectives and policies related to housing, including objectives that encourage residential intensification (including redevelopment of existing properties, infill development, etc.) in built-up areas with sufficient municipal services and policies that encourage the development of high-density housing forms, including townhouses, and units in buildings with less than five storeys in all areas of the Town which are outside of strategic growth areas.

Section 4.5 details the general policies and objectives of the Town's mobility plan to ensure that both people and goods can move safely and efficiently. According to Draft Schedule G2 – Bolton Mobility Network, the subject site is located on a Local Road as shown in **Figure 12**. Local roads are intended to serve local traffic only and provide connections to collector roadways while providing direct access to the subject site (Policy 4.5.28)



Figure 12: Excerpt from Draft Schedule G2 – Bolton Mobility Network (Draft COP)

SUMMARY

It is our opinion that the proposed development will conform to the draft COP policies. While the draft COP is not yet in effect, it is important to consider the proposed policies as they may be in effect prior to the approval of the proposed development. The draft COP will conform to the most recent versions, including amendments of the PPS, 2020, the Growth Plan, 2020, and the Region of Peel Official Plan.

The redesignation of the Rural Service Centre to Urban Area within the Urban Community Context affirms justification for the proposed development as the Urban Community Context is defined as the Town's principal centres for growth. This is similar to the intent of the Rural Service Centre, which is the focus of growth for the Town of Caledon in the current COP.

The proposed development will support Bolton's population forecast for 2051 by developing at higher densities and providing new housing opportunities. Furthermore, the proposed development conforms to design policies and guidelines that contribute to placemaking and an attractive built environment while maintaining compatibility with the surrounding built form.

5.5 TOWN OF CALEDON ZONING BY-LAW 2006-50

The Town of Caledon Zoning By-law provides detailed regulations which implement the policies of the COP.

Figure 13 provides an excerpt from the Zoning By-law Map 1C, which identifies the location of the subject site and the applicable Zoning By-law zones. The following zones apply to the subject site, as shown on **Figure 13**:

- **Residential One, Exception 56 (R1-56)**); and,
- **Environmental Policy Area One (EPA1)**.

Generally, the R1 zone permits detached dwellings, private home daycares, home occupations and accessory apartments, whereas the EPA1 zone permits environmental management, forest management, existing farms and non-intensive recreation uses. The R1 zone does not permit townhouse dwellings, as such a zoning by-law amendment (ZBLA) is required to rezone the portion of the subject site zoned R1-56 to the Residential Townhouse (RT) zone with site-specific exceptions to accommodate the proposed development.

The following tables outline the applicable zoning provisions to the RT zone and identify what site-specific exceptions are required to permit the proposed development. **Appendix B** provides the proposed ZBLA.

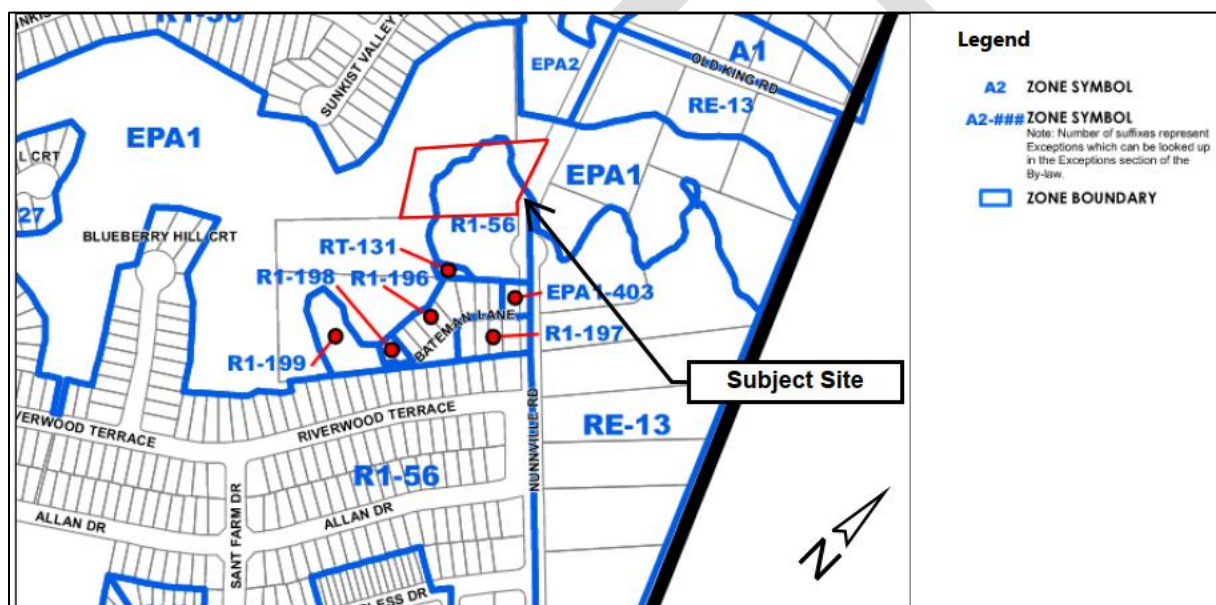


Figure 13: Excerpt from Schedule A – Zone Map C1 (Town of Caledon Zoning By-Law)

Table 5: Town of Caledon Zoning By-law 2006-50 - Definitions (Section 3)

Zoning Definition	RT (Proposed)	RT-XX (Proposed)
	Requirement	Compliance (Yes/No)
Backyard Amenity Area	Means an outdoor area easily accessible from the rear of the building and designed for the enjoyment of the outdoor environment.	For the purposes of the Zoning By-law Amendment, this definition will be amended to include an outdoor area easily accessible from the rear or side of the building. It may also include the area of a rear or side balcony.

Zoning Definition	RT (Proposed)	RT-XX (Proposed)
	Requirement	Compliance (Yes/No)
Street	Means a public thoroughfare under the jurisdiction of either the Corporation, the Region of Peel or the Province of Ontario. This definition shall not include a private lane, a private right-of-way or a private road. Street allowance and “Public Highway” shall have a corresponding meaning	For the purposes of the Zoning By-law Amendment, this definition will be amended to include a private road.

Table 6: Town of Caledon Zoning By-law 2006-50 – RT Provisions (Section 6)

Zoning Provision	RT (Proposed)	RT-XX (Proposed)
	Requirement	Compliance (Yes/No)
Permitted Uses	<ul style="list-style-type: none"> – Daycare, Private Home – Dwelling, Townhouse 	No – The proposed development includes 15 common element townhouse dwelling units. Zoning By-law Amendment requested
Minimum Lot Area	220 m ² per dwelling unit	No – The minimum lot area provided is 195 m ² based on Unit 14. Zoning By-law Amendment requested
Minimum Lot Frontages	<p>Townhouse dwelling on a corner lot = Minimum lot frontage for a townhouse dwelling on corner lot shall be 6 m plus 6 m per dwelling unit</p> <p>Townhouse dwelling on an interior lot or through lot = 6 m per dwelling unit</p>	Yes – The minimum lot frontage is 6.1 m.
Maximum Building Area	30%	No – The maximum building area provided on a lot is 48% based on Unit 14. Zoning By-law Amendment requested
Minimum Backyard Amenity Area	37 m ²	No – The minimum backyard amenity area provided is 30.5 m ² . Zoning By-law Amendment requested
Minimum Front Yard	<p>Front wall of an attached private garage = 6 m</p> <p>Front wall of a main building = 7.5 m</p>	No – The minimum front yard setback to the front wall of the main building provided is 4.5 m based on Unit 15. Zoning By-law Amendment requested

Zoning Provision	RT (Proposed)	RT-XX (Proposed)
	Requirement	Compliance (Yes/No)
Minimum Exterior Side Yard	6 m	No – The minimum exterior side yard provided is 0.75 m based on Unit 6. Zoning By-law Amendment requested
Minimum Rear Yard	7.5 m	Yes – The minimum rear yard is 7.50 m. However an amendment is requested to allow for flexibility. Zoning By-law Amendment requested
Minimum Side Yard (Main Building)	4.5 m ⁽⁴⁾⁽¹¹⁾ (4) Minimum interior side setback for main building shall be 4.5m except that, where the lot abuts a lot containing a townhouse dwelling, the minimum interior side building setback shall be 1.8m. (11) Where a common vertical wall separates two dwelling units, no interior side yard shall be required.	No – The minimum interior side yard provided is 1.71 m based on Unit 12. Zoning By-law Amendment requested
Minimum Landscaping Area	30%	No – The minimum landscaped area provided is 2.7% based on Unit 1. Zoning By-law Amendment requested
Maximum Building Height	10.5 m	No – The building height is 12 m. Zoning By-law Amendment requested
Minimum Driveway Setbacks	From lot line bisecting dual private garage = 0 From other lot lines = 0.5 m	No – Unit 15 does not propose a bisecting dual private garage and does not meet by 0.5m setback from the lot line of Unit 14. Zoning By-law Amendment requested

Table 7: Town of Caledon Zoning By-law, 2006-50 – General Provisions (Section 4)

Zoning Provision	RT (Proposed)	R1-XX (Proposed)
	Requirement	Compliance (Yes/No)
Access regulations Sec. 4.3	4.3.3 The minimum entrance setback shall be 9 metres. 4.3.4 The minimum entrance separation shall be 22.5 metres	For the purposes of the Zoning By-law Amendment, Section 4.3.3 and Section 4.3.4 will not apply to the subject site.

<p>Air Conditioners and Heat Pumps Sec. 4.4</p>	<p>Air Conditioners and Heat Pumps shall be permitted in either a rear or interior side yard provided they are located no closer than 0.6 metres from any lot line or in any exterior side yard provided the minimum exterior side yard requirement is met</p>	<p>Yes – No changes are proposed</p>																								
<p>Permitted Encroachments Sec. 4.26</p>	<p>The following structural projections from a principal building are permitted to encroach into any required yard in accordance with the following provisions:</p> <p>Table 4.2</p> <table border="1" data-bbox="410 625 870 1497"> <thead> <tr> <th data-bbox="410 625 675 869">Permitted Ornamental Structure</th> <th data-bbox="675 625 870 869">Maximum Permitted Distance of Encroachment into a Required Yard</th> </tr> </thead> <tbody> <tr> <td data-bbox="410 869 675 932">Bay windows/Eaves</td> <td data-bbox="675 869 870 932">0.6m</td> </tr> <tr> <td data-bbox="410 932 675 995">Balconies or Decks</td> <td data-bbox="675 932 870 995">2m</td> </tr> <tr> <td data-bbox="410 995 675 1152">Sills, cornices, parapets, pilasters, or other similar ornamental structures</td> <td data-bbox="675 995 870 1152">1m</td> </tr> <tr> <td data-bbox="410 1152 675 1247">Canopies/Porticos/Un covered steps</td> <td data-bbox="675 1152 870 1247">2m</td> </tr> <tr> <td data-bbox="410 1247 675 1310">Chimneys or vents</td> <td data-bbox="675 1247 870 1310">0.6m</td> </tr> <tr> <td data-bbox="410 1310 675 1497">Drop awnings, flag poles, garden trellises, retaining walls or other similar accessory structures</td> <td data-bbox="675 1310 870 1497">Permitted in any required yard.</td> </tr> </tbody> </table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment into a Required Yard	Bay windows/Eaves	0.6m	Balconies or Decks	2m	Sills, cornices, parapets, pilasters, or other similar ornamental structures	1m	Canopies/Porticos/Un covered steps	2m	Chimneys or vents	0.6m	Drop awnings, flag poles, garden trellises, retaining walls or other similar accessory structures	Permitted in any required yard.	<p>No – The following structural projections will be permitted in accordance with the following provisions:</p> <table border="1" data-bbox="933 548 1438 1852"> <thead> <tr> <th data-bbox="933 548 1122 653">Permitted Ornamental Structure</th> <th data-bbox="1122 548 1438 653">Maximum Permitted Distance of Encroachment</th> </tr> </thead> <tbody> <tr> <td data-bbox="933 653 1122 831">a) Bay, Box, Bow Windows with or without Foundations</td> <td data-bbox="1122 653 1438 831">1.0 m into a required front, exterior side or rear yard</td> </tr> <tr> <td data-bbox="933 831 1122 1077">b) Deck \geq 0.75m in Height</td> <td data-bbox="1122 831 1438 1077">3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required rear yard for all dwelling units or into a required interior side yard for Unit 7</td> </tr> <tr> <td data-bbox="933 1077 1122 1255">c) Chimneys or Vents</td> <td data-bbox="1122 1077 1438 1255">0.6 m into any required yard, provided that a minimum setback of 0.6 m is maintained to the lot line</td> </tr> <tr> <td data-bbox="933 1255 1122 1852">d) Eaves, Stills, Cornices, Parapets, or other similar Ornamental Architectural Features</td> <td data-bbox="1122 1255 1438 1852"> 0.45 m extending from: <ol style="list-style-type: none"> i) a main building wall; ii) a bay, box or bow window; or iii) a covered or uncovered porch or balcony, into a required yard, provided that: <ol style="list-style-type: none"> a. A minimum setback of 0.6 m is maintained to a lot line; and b. In the case of eaves, a </td> </tr> </tbody> </table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required front, exterior side or rear yard	b) Deck \geq 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required rear yard for all dwelling units or into a required interior side yard for Unit 7	c) Chimneys or Vents	0.6 m into any required yard, provided that a minimum setback of 0.6 m is maintained to the lot line	d) Eaves, Stills, Cornices, Parapets, or other similar Ornamental Architectural Features	0.45 m extending from: <ol style="list-style-type: none"> i) a main building wall; ii) a bay, box or bow window; or iii) a covered or uncovered porch or balcony, into a required yard, provided that: <ol style="list-style-type: none"> a. A minimum setback of 0.6 m is maintained to a lot line; and b. In the case of eaves, a
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			minimum setback of 0.2 m is maintained to an interior side lot line or rear lot line
Sight Triangles Sec. 4.35	<p>Notwithstanding any other provisions of this By-law, on a corner lot, within the sight triangle, the following provisions shall apply:</p> <p>4.35.1 The distance from the point of intersection of the street lines and forming the sight triangle shall be 9 metres, except where one of the street lines is a Regional Road, where the distance shall be 15 metres.</p> <p>4.35.2 Within any area defined as a sight triangle, the following uses shall be prohibited:</p> <p>a) a building, structure or use which would obstruct the vision of drivers of vehicles;</p> <p>b) a fence, tree, hedge, bush or other vegetation, the top of which exceeds 1 metre in height above the elevation of the street;</p> <p>c) any portion of a parking space;</p> <p>d) a berm or other ground surface which exceeds the elevation of the street by more than 0.5 metres;</p> <p>e) a sign, the body of which is less than 4 metres above the elevation of the street.</p> <p>The provisions of this clause shall not apply at any intersection controlled by traffic signal lights.</p>	For the purposes of the Zoning By-law Amendment, Section 4.35 will not apply to the subject site.	

Table 8: Town of Caledon Zoning By-law, 2006-50 – Parking, Loading and Delivery (Section 5)

Zoning Provision	RT (Proposed)	R1-XX (Proposed)
	Requirement	Compliance (Yes/No)
Residential Parking requirements Sec. 5.2.2	<p>The number of parking spaces required for a residential use shall be calculated in accordance with the standards set out in Table 5.1.</p> <p>Dwelling, Townhouse: 2 parking spaces per dwelling unit + 0.25 parking</p>	Yes – 2 parking spaces will be provided for each dwelling unit and 4 visitor parking spaces will be provided

Zoning Provision	RT (Proposed)	R1-XX (Proposed)
	Requirement	Compliance (Yes/No)
	spaces per unit for visitors on a lot with four or more dwelling units.	
Barrier-Free Parking Sec. 5.2.6	Barrier-free parking spaces shall be provided in accordance with the provisions of the barrier-free access requirements in Town of Caledon By-law 2015-058, as may be amended from time to time.	Yes – Per By-law 2015-058 one accessible parking space is required and is provided within the required 4 visitor parking spaces. The accessible parking space will be 6.0 m in length and 3.4 m in width.
Size of Parking Spaces Sec. 5.2.12	(a) Where parking spaces are provided in a surface parking area, each parking space shall have width of not less than 2.75 metres and length of not less than 6.0 metres, with the exception of a barrier-free parking space which shall have a width and a length which complies with the Town’s barrier-free parking requirements (c) The width and length of a parking space shall be measured exclusive of the width or length of any painted lines marking such parking space	Yes – The parking spaces meet the minimum length and width requirements for parking spaces.
Width of Driveways Accessing Individual Residential Dwellings Sec. 5.2.15	(a) In no case shall the width of an individual driveway accessing a single detached, semidetached, linked or townhouse dwelling exceed the following at its widest point: - For semi-detached, link and townhouse dwellings, a maximum width of 5.2 metres	Yes – The width of each individual driveway does not exceed 5.2 m

SUMMARY

An amendment to the Town of Caledon Zoning By-Law No. 2006-50 is required to apply an appropriate zoning classification consistent with the vision and policies of the Bolton South Hill Secondary Plan and to address site-specific standards. The ZBLA seeks to rezone the subject site from “Residential One – Exception 56 (R1-56)” to “Residential Townhouse – Exception XX (RT-XX)”. The ZBLA does not propose to change the “Environmental Policy Area One (EPA1)” zoning that exists on the subject site. The ZBLA can be found in Appendix B.

The proposed amendment seeks to reduce the lot area requirement, increase the permitted maximum building area and remove the landscaped area requirement. These amendments are required to implement a higher density urban fabric which will assist the Town in meeting its intensification targets and maintain the intent of the Official Plan. The provision of backyard amenity area and setbacks, and the existing natural heritage features on the subject site (55% of site area) supports the removal of the landscaped area requirement.

The required amount of backyard amenity area is also proposed to be reduced to accommodate the required buffers from the LTSTOS and dripline for Units 1 to 12. The requested relief protects the EPA1 zoned lands and maintains the 5-metre buffer between the proposed development and environmental area. By providing a reduced backyard amenity area, the proposed development will maintain conformity with the EPA policies of the COP, which generally prohibit development within these areas while facilitating intensification on an underutilized site.

The amendment seeks to reduce the front yard setback to the main wall of the proposed dwelling units. The proposed reduction will support the Town's urban design principles that encourage dwellings to be sited to maximize observation of public areas. The proposed reduced front yards also facilitate the maintenance of backyard amenity area while protecting the EPA zoned lands. The requested reduced interior side yard and exterior side yard setbacks are also appropriate as adequate separation is provided between buildings. The reduced setbacks are required to allow for intensification of the subject site and will support the Town with the provision of a range and mix of housing that meets the needs of a variety of residents.

An amendment for an increased building height of 12 metres is required to facilitate the development of 3-storey townhouse dwelling units. The subject site is surrounded by woodlands with the exception of the south portion of the subject site. The proposed development will have a side yard-to-side yard relationship with the property located at 13286 Nunnville Road. This yard relationship and the configuration of the private roadway will allow for adequate separation in order to minimize adverse impacts, such as privacy and shadowing concerns. To this end, there is sufficient separation between the proposed townhouse units and the existing adjacent residential unit, which will prevent overlook and ensure appropriate transition to, and privacy for the existing low-density residential area. Therefore, the intent of the height restrictions established in the Zoning By-law will be maintained.

The requested amendment to the permitted encroachments into the required yards will help achieve the Town's urban design principles by creating a distinctive streetscape character, providing for better visibility of the street form within the dwelling and promoting interactive outdoor spaces. The encroachments allow for projections, such as porches and bay windows, that help to provide pedestrian-scaled streetscape interest. The minor projections enhance community and personal safety by providing casual overlook from development to public spaces and by including articulated building entrances along the edges of public spaces.

In summary, the requested amendments to the Zoning By-law maintains the general intent of the RT zone. The proposed development and requested amendments will facilitate increased intensification on an underutilized site located within an area designated for growth in the Town of Caledon. The requested amendments will achieve this intensification opportunity while ensuring that the adjacent environmental area is protected and maintained.

6 CONCLUSION

The proposed development is consistent with the PPS, 2020 and conforms with the policies of the Growth Plan, 2020 the Region of Peel Official Plan, the Town of Caledon Official Plan, and the Bolton South Hill Secondary Plan. The proposed development will achieve sound planning and will contribute to the creation of complete communities through the development of an underutilized parcel of land, based on the following justification:

- The proposed development and supporting OPA and ZBLA are consistent with the policies of the PPS, 2020. The proposed development will facilitate a compact and efficient pattern of development by building on available land within a designated growth area while contributing to the mix of residential housing forms to meet the needs of future residents;
- The proposed development and supporting OPA and ZBLA conform to the policies of the Growth Plan, 2020 as the proposed development is located within a settlement area within the delineated built boundary and leverages existing urban land supply. The proposed development facilitates intensification on an existing underutilized site while providing for population growth that is appropriate within the context of the subject site;
- The proposed development is situated within Bolton, which is one of the three Rural Service Centres designated in the Region of Peel Official Plan as a focus for growth in the Region of Peel. It is also located within a Rural Service Centre as designated by Town of Caledon Official Plan as the primary areas for growth. In particular, the subject site is located in the Bolton Rural Service Centre, which is to account for the largest share of population growth between 2021 and 2031;
- The proposed development and supporting Official Plan Amendment and Zoning By-law Amendment aligns with the overall vision and policy intent of the Bolton South Hill Secondary Plan. The proposed development will provide for housing opportunities while remaining compatible with adjacent land uses;
- The proposed development will utilize existing and planned servicing in an efficient manner. The proposed development is expected to have a negligible impact on the surrounding road network and will facilitate connections to existing pedestrian networks;
- The proposed development will contribute to providing a diverse range of housing types in the Town of Caledon and the Bolton South Hill community which will improve the variety of housing options available to existing and future residents and will better accommodate a range of life-stages and housing needs; and,
- The requested ZBLA is required to meet the intent of the Town of Caledon Official Plan. Allowing for the intensification of the subject site will assist the Town in meeting its intensification targets while diversifying the housing stock. The requested ZBLA achieves the Town of Caledon's urban design principles by promoting a built form that provides a harmonious, attractive, and safe streetscape.

In summary, the proposed OPA and ZBLA are consistent with the PPS, 2020 and conforms to the Growth Plan, 2020 and the Region of Peel Official Plan. The proposed development meets the intent of the Town of Caledon Official Plan and the Bolton South Hill Secondary Plan. The proposed development is reflective of growth trends anticipated in the Bolton Rural Service Centre as established in the Region of Peel Official Plan and Town of Caledon Official Plan, providing both the upper- and lower-tier municipalities with opportunities for intensification. The proposed development is compatible with adjacent residential land uses and ecological features while upholding the Town of Caledon's housing objectives by diversifying the mix of housing types to meet the needs of current and future residents. Overall, the proposed development represents good planning. This opinion is based on the review of the planning policy framework as it applies to the subject site.

APPENDIX

A DRAFT OFFICIAL PLAN AMENDMENT (OPA)

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2022-XXX

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

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

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

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS XXXX DAY OF XXXX, 2022**

Allan Thompson, Mayor

Laura Hall, Acting Clerk

DRAFT

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. XXXX of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. XXX
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “C-2” Bolton South Hill Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area to permit the development of 15 townhouse dwelling units on plan of subdivision subject to a common element condominium. The Amendment also proposes to amend Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, being Section 7.2 of the Town of Caledon Official Plan, to permit a maximum density range of 40 units per net hectare on the subject lands.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule “A”, comprise an area of 0.86 ha. The property is legally described as Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8, and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel and municipally known as 13290 Nunnville Road and is located south of Old King Road on the west side of Nunnville Road in Bolton.

Basis:

The basis for this Amendment is contained in Planning Report (DP XXXX), as adopted by Council on XXXX. The applicant, WSP Canada Inc. on behalf of Bolton Summit Developments Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit the development of 15 townhouse dwelling units.

The subject property is located within the settlement boundary of the Rural Service Centre of Bolton and is designated Low Density Residential and Environmental Policy Area on Schedule “C-2” Bolton South Hill Land Use Plan within the Town of Caledon Official Plan.

Rural Service Centres are designated as primary growth areas with a focus on new residential developments and intensification as described in Section 4.1.1 of the Town of Caledon Official Plan. Policy 5.10.4.5.2.8 indicates that development proposed on undeveloped or underdeveloped lands within Bolton, including residential intensification proposals, will be considered in the context of Policy 5.10.3.27.8 a) and b), which identifies the net density ranges and locational criteria for low, medium and high-density development with corresponding housing types. The proposed Medium Density Residential designation is consistent with current Provincial planning policy that encourages intensification of land uses, efficient development that utilizes existing and proposed services and infrastructure, and compact development within the existing built-up areas.

The proposed development will support the Bolton Rural Service Centre as a compact, well-integrated area by providing new residential units within proximity of community services and facilities. The proposed development is identified as a medium density development providing a total density of 40 units per net hectare, fitting within the density range as per Policy 5.10.3.27.8 a) of the Official Plan. This amendment will support the Town’s goal in achieving its population allocation and intensification within the Bolton Rural Service Centre.

The proposed development will also support the Bolton South Hill Area by providing additional housing opportunities through a development proposal that is compatible with adjacent land uses. The proposed development does not fit within the range provided by Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan. As such, an amendment is proposed to Policy 7.2.5.4.1 to be consistent with the range provided per Policy 5.10.3.27.8 a) of the Official Plan. This amendment will support the Town's goal in achieving growth that is appropriate within the context of the subject lands.

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment applications, including various technical studies in support of the proposed amendment and applications.

DRAFT

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule "C-2" Bolton South Hill Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands municipally known as 13290 Nunnville Road, Bolton from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area in accordance with Schedule "A", attached hereto.
2. The document known as the Bolton South Hill Secondary Plan being Section 7.2 of the Town of Caledon Official Plan, as amended, is hereby further amended by adding Policy 7.2.5.4.4, as follows:
"Notwithstanding Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, lands designated Medium Residential on Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, shall have a maximum density range of 40 units per net hectare."

Implementation and Interpretation






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



Proposed Official Plan Schedule "A"



**13290 Nunnville Road
Bolton (Caledon)**

-  - Site
-  - Low Density Residential
-  - Medium Density Residential
-  - Special Residential
-  - Environmental Policy Area



Checked MA	Drawn PM
Date April 1, 2022	Proj. No.



APPENDIX

B DRAFT ZONING BY-LAW AMENDMENT (ZBLA)

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 of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road for residential and environmental 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:

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards						
[RT]	[XX]	<ul style="list-style-type: none"> - Daycare, Private Home - Dwelling, Townhouse - Dwelling, Common Element Townhouse 	<p>Street For the purpose of this <i>zone</i>, a <i>street</i> shall also include a <i>private road</i>.</p> <p>Backyard Amenity Area For the purpose of this <i>zone</i>, a <i>backyard amenity area</i> means an outdoor area easily accessible from the rear or side of the building and designed for the enjoyment of the outdoor environment. It may also include the area of a rear or side <i>balcony</i>.</p> <p>Access Regulations For the purpose of this <i>zone</i>, Section 4.3.3 and Section 4.3.4 shall not apply.</p> <p>Permitted Encroachments For the purposes of this <i>zone</i>, the following structural projections from a principal <i>building</i> are permitted in accordance with the following provisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Permitted Ornamental Structure</th> <th style="text-align: center;">Maximum Permitted Distance of Encroachment</th> </tr> </thead> <tbody> <tr> <td>a) Bay, Box, Bow Windows with or without Foundations</td> <td>1.0 m into a required <i>front, exterior side</i> or <i>rear yard</i></td> </tr> <tr> <td>b) <i>Deck</i> ≥ 0.75m in Height</td> <td>3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7</td> </tr> </tbody> </table>	Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment	a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>front, exterior side</i> or <i>rear yard</i>	b) <i>Deck</i> ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7
Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment								
a) Bay, Box, Bow Windows with or without Foundations	1.0 m into a required <i>front, exterior side</i> or <i>rear yard</i>								
b) <i>Deck</i> ≥ 0.75m in Height	3.0 m inclusive of any stairs, ramp or barrier-free access feature into a required <i>rear yard</i> for all <i>dwelling units</i> or into a required <i>interior side yard</i> for Unit 7								

Zone Prefix	Exception Number	Permitted Uses	Special Standards	
			c) Chimneys or Vents	0.6 m into any required <i>yard</i> , provided that a minimum <i>setback</i> of 0.6 m is maintained to the <i>lot line</i>
			d) Eaves, Stills, Cornices, Parapets, or other similar Ornamental Architectural Features	0.45 m extending from: i) a <i>main building</i> wall; ii) a bay, box or bow window; or iii) a covered or uncovered <i>porch or balcony</i> , into a required <i>yard</i> , provided that: a. A minimum <i>setback</i> of 0.6 m is maintained to a <i>lot line</i> ; and b. In the case of eaves, a minimum <i>setback</i> of 0.2 m is maintained to an <i>interior side lot line</i> or <i>rear lot line</i>
			Sight Triangles For the purpose of this zone, Section 4.35 shall not apply.	
			Lot Area (minimum)	180.0 m ²
			Building Area (maximum)	55.0%
			Backyard Amenity Area (minimum)	20.0 m ²
			Yard, Front (minimum)	
			(a) Front wall of <i>main building</i>	4.0 m
			Yard, Exterior Side (minimum)	0.5 m
			Yard, Rear (minimum)	5.0 m
			Yard, Interior Side (minimum)	
			(a) <i>Main Building</i>	1.5 m ⁽¹⁾
			Building Heights (maximum)	12.0 m
			Landscape Area (minimum)	nil
			Driveway Setbacks (minimum)	nil
			(1) Where a common vertical wall separates two <i>dwelling units</i> , no <i>interior side yard</i> shall be required	

2. Schedule "A", Zone Map 1c of By-law 2006-50, as amended is further amended for Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 13290 Nunnville Road, from Residential One – Exception 56 (R1-56) to Residential

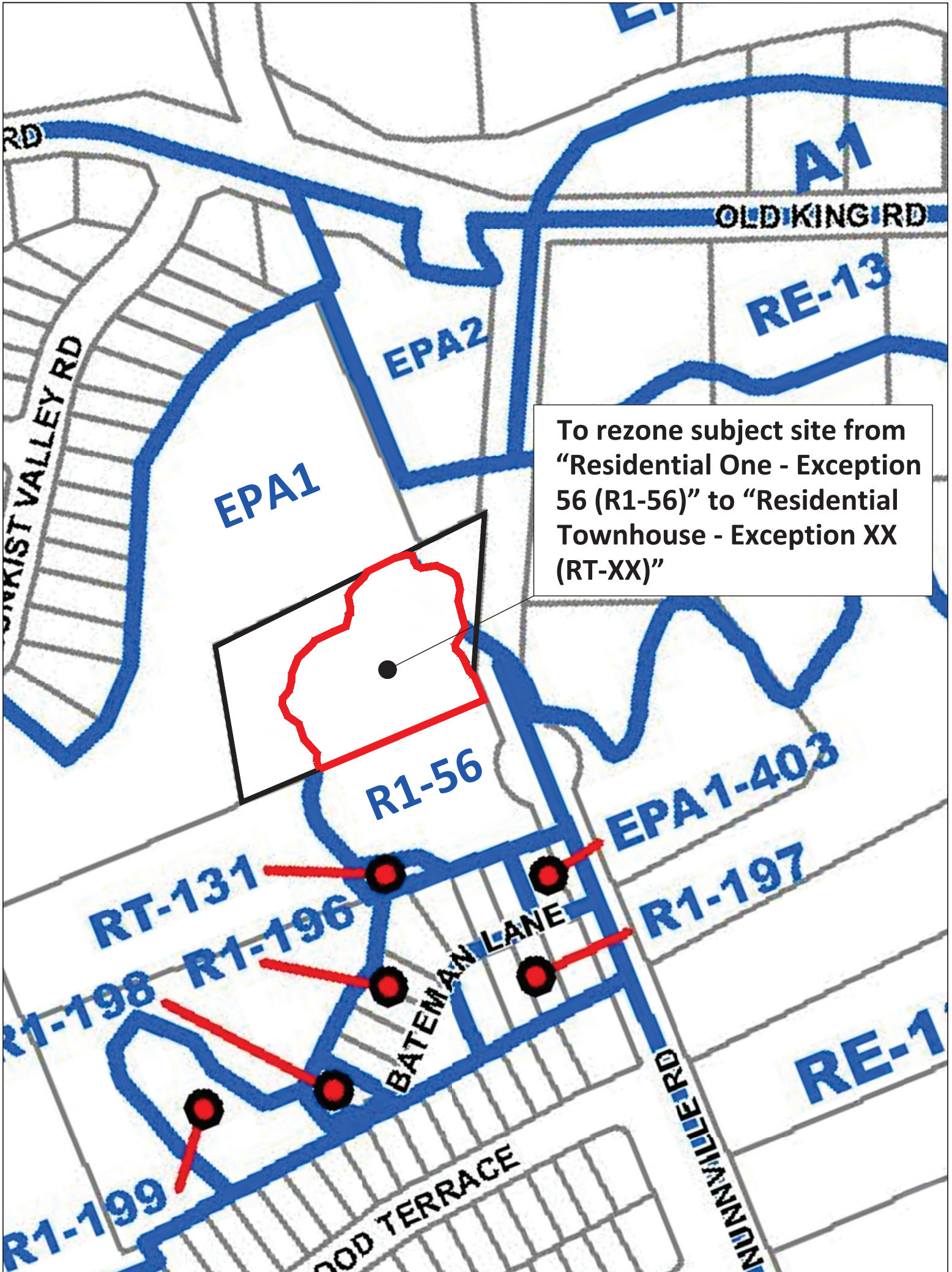
Townhouse – Exception XX (RT-XX) in accordance with Schedule “A” attached hereto.

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

Allan Thompson, Mayor

Laura Hall, Acting Clerk

DRAFT



To rezone subject site from
 "Residential One - Exception
 56 (R1-56)" to "Residential
 Townhouse - Exception XX
 (RT-XX)"

**Proposed Zoning By-law Map 1C -
 "Schedule A"**

13290 Nunnville Road
 Bolton (Caledon)

- Site
- Area to be Rezoned
- Zone Boundary



Checked MA	Drawn PM
Date April 1, 2022	Proj. No.



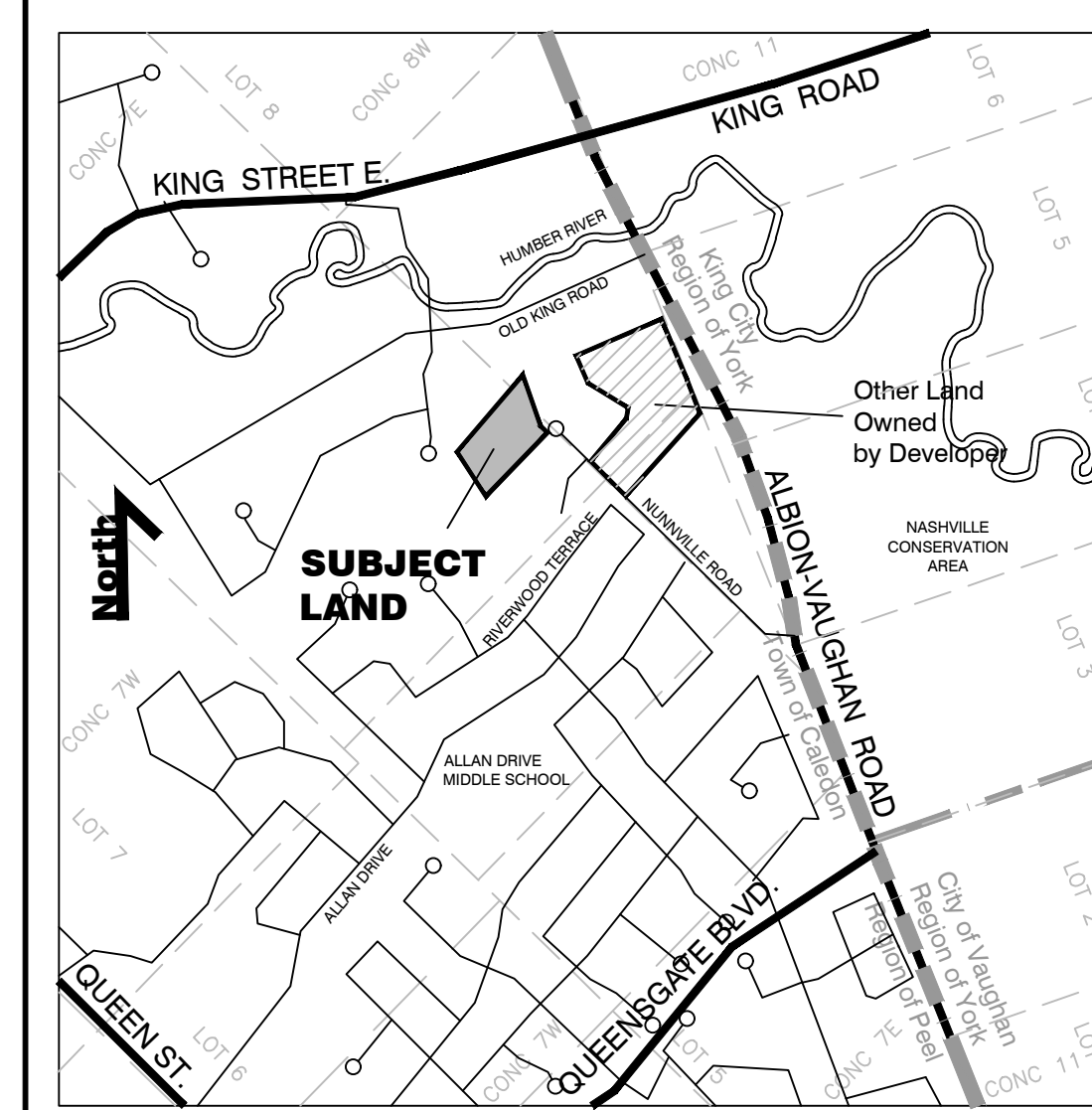
APPENDIX

C DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION

PART OF LOT 33, PLAN ALB-4 AND PART OF LOT 7, CONCESSION 8 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 7 AND 8 (STOPPED-UP AND CLOSED BY BY-LAW No. 75-109, INST. No. VS370320) GEOGRAPHIC TOWNSHIP OF ALBION, TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

April 27, 2022



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN ON DRAFT PLAN
- (b) AS SHOWN ON DRAFT AND KEY PLANS
- (c) NO ADJACENT LANDS OWNED BY THE APPLICANT
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) AS SHOWN ON DRAFT AND KEY PLANS
- (f) AS SHOWN ON DRAFT PLAN
- (g) AS SHOWN ON DRAFT AND KEY PLANS
- (h) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
- (i) SOIL IS SILTY CLAY TILL
- (j) AS SHOWN ON DRAFT PLAN
- (k) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
- (l) SUBJECT TO EASEMENTS AS SHOWN ON THE DRAFT PLAN

SCHEDULE OF LAND USE

LAND USE	Lot/Block Number	Units	Area (ha)	Area (ac)
Medium Density Residential	1	15	0.86	2.1
Total		15	0.86	2.1

OWNER'S AGENT AUTHORIZATION

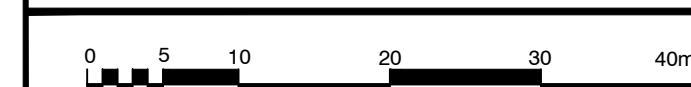
I AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION TO BE SUBMITTED TO THE TOWN OF CALEDON FOR APPROVAL.

Sam Morra _____ April 27, 2022
 Sam Morra, President DATE
 Bolton Summit Developments Inc.

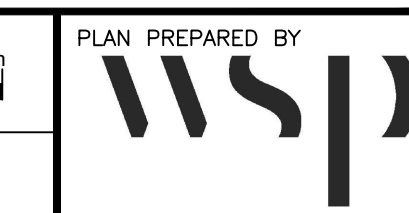
SURVEYOR'S CERTIFICATE

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

Shan Gopiwardena _____ April 27, 2022
 Shan Gopiwardena, B.Eng., O.L.S. DATE
 R-PE Surveying Ltd.



Scale 1 : 250
(24 x 36)



211-09988-01



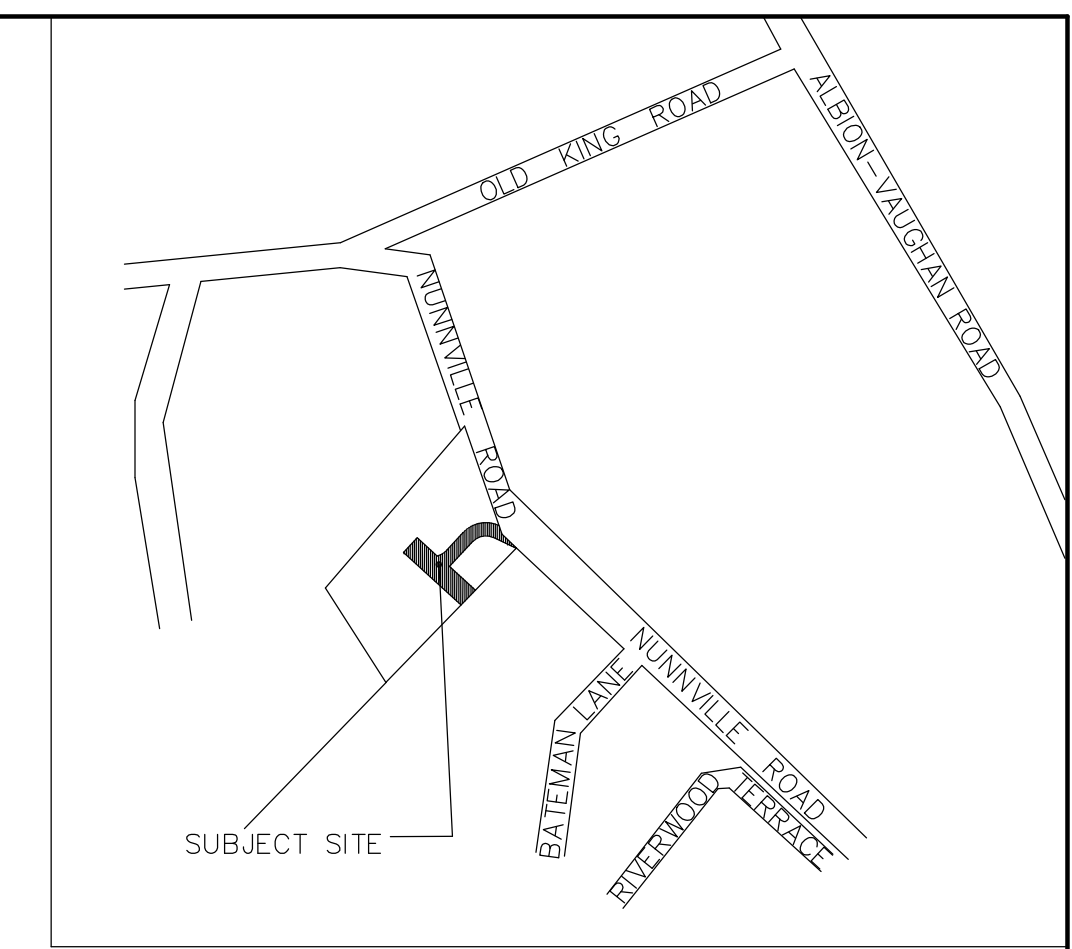
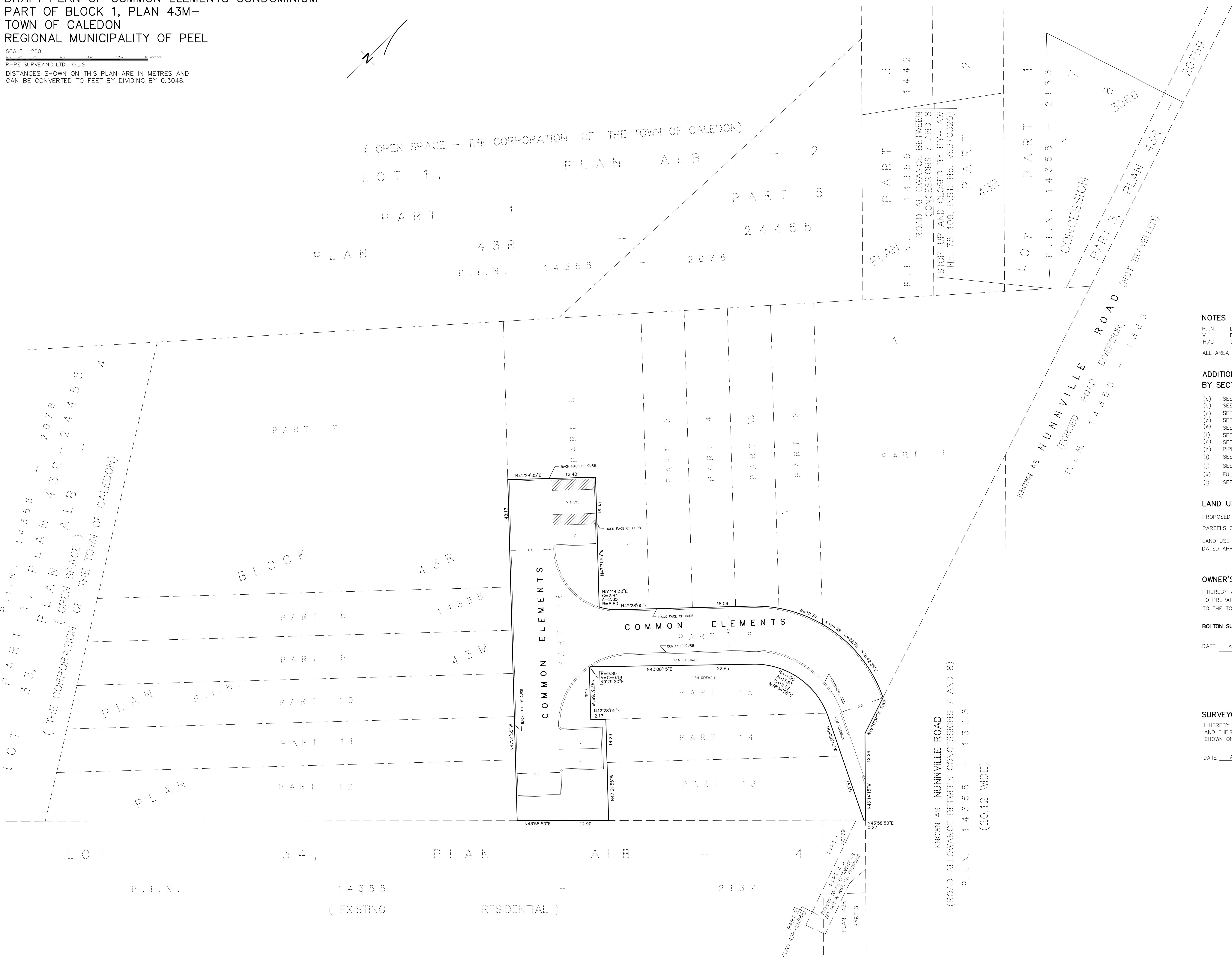
Apr 27, 2022 - 10:28am
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APPENDIX

D DRAFT PLAN OF CONDOMINIUM

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM
PART OF BLOCK 1, PLAN 43M-
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200
R-PE SURVEYING LTD., O.L.S.
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY PLAN (NOT TO SCALE)

NOTES
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
V DENOTES VISITOR PARKING
H/C DENOTES HANDICAP PARKING
ALL AREA MEASUREMENTS ARE COMPUTER GENERATED.

ADDITIONAL INFORMATION AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

- (a) SEE PLAN
- (b) SEE PLAN
- (c) SEE PLAN
- (d) SEE RESIDENTIAL/COMMERCIAL
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN AND KEY PLAN
- (h) PIPED WATER
- (i) SEE SOIL REPORT
- (j) SEE APPROVED SITE AND GRADING PLAN
- (k) FULLY SERVICED
- (l) SEE PLAN

LAND USE
PROPOSED SITE AREA (COMMON ELEMENTS AREA) = 0.099 Ha.
PARCELS OF TIED LAND (POTL): 15 POTLS
LAND USE INFORMATION OBTAINED FROM CONCEPT PLAN PREPARED BY WSP DATED APRIL 4, 2022.

OWNER'S AGENT AUTHORIZATION
I HEREBY AUTHORIZE R-PE SURVEYING LTD., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM TO THE TOWN OF CALEDON FOR APPROVAL.

BOLTON SUMMIT DEVELOPMENTS INC.
DATE APRIL 26th, 2022

[Signature]
SAM MORRA
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE APRIL 26th, 2022

[Signature]
S. GONKWARDENA
ONTARIO LAND SURVEYOR