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# PLANNING RATIONALE REPORT

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Application for:  
Plan of Subdivision  
Zoning By-law Amendment

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TOWN OF CALEDON  
PLANNING  
RECEIVED  
July 29, 2020

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Castlemore Corp.

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17791 Mount Hope Road  
Town of Caledon  
Region of Peel  
East side of Mount Hope Road  
South of Hwy 9

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Prepared by  
DESIGN PLAN SERVICES INC.  
File 1896  
January 2020

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## **Schedules**

Schedule A Context Map

Schedule B Draft Plan of Subdivision

Schedule C Greenbelt Plan

Schedule D Oak Ridges Moraine Conservation Plan

Schedule E A Place to Grow

Schedule F Peel OP (Map D APPEALED)

Schedule G Peel OP (Map D IN EFFECT)

Schedule H Peel OP (Map D1 APPEALED)

Schedule I Peel OP (Map D1 IN EFFECT)

Schedule J Peel OP (Map D4 APPEALED)

Schedule K Peel OP (Map D4 IN EFFECT)

Schedule L Peel OP (Figure 12)

Schedule M Peel OP (Schedule A)

Schedule N Peel OP (Schedule D2)

Schedule O Town OP (Schedule A)

Schedule P Town OP (Schedule G)

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Schedule R Town OP (Schedule I)

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Schedule U Town ZBL Map

Schedule V Draft ZBA

Schedule W Surveyed Woodland Boundary

## **1. Introduction**

This Planning Justification Report has been prepared in support of development applications under the *Planning Act*, R.S.O. Chapter p.13, as amended, for Draft Plan of Subdivision and Zoning By-Law Amendment for lands in Palgrave located at 17791 Mt Hope Road. These applications, if approved, would result in 29 new residential single detached dwellings. This planning justification report has been prepared in conjunction with the draft plan of subdivision dated September 17th, 2019, drawing 1896-4.

### **1.1 Description of the Subject Lands**

The subject land is located in the northern portion of the Palgrave Estate Residential Community, within the Town of Caledon, in the Regional Municipality of Peel. It is more specifically located on the east side of Mount Hope Road, south of Highway 9.

The legal description of the subject site is part of Lot 28, Concession 8 (former geographic Township of Albion) in the Town of Caledon within the Regional Municipality of Peel. The municipal address is 17791 Mt Hope Road. The subject land is currently vacant.

The land subject to these applications is a total of 41.32 ha in size and is a four sided polygon, with approximately 610.6m of frontage on Mount Hope Road, and a rough depth of 680.7m. A site walk and staking exercise with Nottawasaga Valley Conservation Authority (NVCA) has been conducted on February 28, 2019. During the site walk, significant woodlands have been identified at the North East and South East corner of the subject site. The perimeter of the woodlands have been staked and surveyed (See Schedule "W"). As identified by the NVCA, the woodlands represent the only key natural heritage feature (KNHF) on the subject property and a 30m minimum vegetation protection zone (MVPZ) has been applied to the subject land and results in the developable area on the subject site as shown on Schedule "B". Central treed area (not considered a KNHF) and headwater drainage feature have been identified on the subject property as well. This drainage feature runs from west to east across the entire site.

### **1.2 Description of the Proposal**



The subject land is proposed to create 29 estate residential lots and develop a single detached residential dwelling on each of the lots. Street “A” will provide primary community connectivity to the development. Street “A” will link to Mount Hope Road on the west side of the development. Street “A” is proposed to connect at the east of the site with existing Barbara Place to provide connection to Mt Pleasant Rd to the east of the subject site. Currently, Barbara Place is an unopened road allowance west of McGuire Trail. That unopened road allowance is subject to design and construction by others and is not required for or in conjunction with this proposal. Street “B” and street “C” branch off from Street “A” and provide access to 16 lots. More specifically, there are 13 lots have frontages on Street “A”, 12 lots have frontages Street “B” and 4 lots are fronting onto Street “C”.

Significant woodlands and central treed area identified during the staking exercise with NVCA is proposed be protected and no residential developments are proposed to be within these areas or their associated buffers. Reforestation is proposed to further enhance the natural environmental features found near and on the subject site. More specifically, reforestation is proposed at the central area, areas along the southern and western property boundary, and along the edge of the significant woodlands identified at the north east corner of subject land. The total potential reforestation area is approximately 13.16ha, which is approximately 32% of the entire site.

The density allowance for the subject site is 26 units per 40.5ha (100acres) as described in policy 7.1.6.4 of the Town of Caledon Official Plan. The subject site is approximately 41.32 ha, and the permitted density for the subject site would be 26 units (rounded from  $26units \div 40.5ha \times 41.32ha = 26.5 units$ ). Policy 7.1.9.12 of the Town's Official Plans permits a density bonus of 1 unit over and above the density allotment in Section 7.1.6 will be given for each 4 hectares (9.9 acres) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40 percent of the area of the subdivision plan. The proposed 13.16ha of the reforestation area would allow the subject development to have 3 units (rounded from  $13.16ha \div 4 ha = 3.29units$ ) above the permitted density of 26 units. The total permitted density of the subject development is 29units (26units + 3units), and the

proposed number of units of the subject development is 29 units which meets the Town's Official Plan policies.

### **1.3 Current & Past use**

The subject site is currently and has previously been used for agricultural purposes. There is currently no building located on the subject site. Note, that the proposed estate residential land use is consistent with and implements the Secondary Plan designation on this land. Therefore, the Official Plan (Secondary Plan) contemplates that the estate residential land use is permitted to one day replace the agricultural use on this property.

### **1.4 Surrounding Land Uses**

#### **a) North**

- To the immediate northeast of this property is a significant woodland. Part of this woodland extends into the property at the northeast corner.
- The rest of the land use to the north of the subject site is predominantly estate residential and farm lands.

#### **b) South**

- To the south of the subject site, the predominant land use is estate residential.
- Palgrave Park is located to the south of the subject site.
- The Caledon Equestrian Park is located to the southwest of the subject site

#### **c) East**

- The land east of the subject site is largely made up of significant woodlands and estate residential lands.

#### **d) West**

- The immediate land use to the west of the subject property is estate residential.

## **2. Provincial Legislation and Plans**

### **2.1 Planning Act**

The Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. Section 51 of the Planning Act specifically deals with plan of subdivision approvals and subsection

(24) sets out the criteria when considering a draft plan of subdivision. The proposed development will meet the criteria specifically as follows:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed development is designed and planned to meet all of the provincial interests. The proposed 29 estate residential lots is in an area that already has existing estate residential communities and will not have any negative effect on matters of provincial interests.

- b) whether the proposed subdivision is premature or in the public interest;

A DART meeting was held with the Town of Caledon and the requirements of a complete application submission were identified. This Planning Justification Report is part of the requirements and all the other required studies and reports are submitted in the requested form and format to the Town as part of the application submission. After reviewing all required studies and reports, there are no evidences that would make this development premature. The proposed estate residential development in an area designated for estate residential development is in the public interest.

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The subject site is located within the Palgrave Estate Residential Community designated under the Town's Official Plan (See Schedule "O") where estate residential development is permitted. Please refer to Section 3 and 4 of this report for detailed justification of conformity to both Regional and Town's Official Plan.

- d) the suitability of the land for the purposes for which it is to be subdivided;

The subject land is designated as "Policy Area 3" of the "Palgrave Estate Residential Community" by the Town's Official Plan (see Schedule "P") and estate residential development is permitted.

- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The subject land is well served by municipal and regional roads maintained all year round.

- f) the dimensions and shapes of the proposed lots;

The proposed lots have dimensions and shapes that are similar to existing estate residential lots in the area and all proposed lots meet the minimum size requirement by the Town's Official Plan.

- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Natural Heritage Features have been identified on the subject land, these areas will be protected and restricted from residential developments. The proposal also includes reforestation of the environmental degraded areas to further enhance the overall natural environment on and near the subject site. For further details, please refer to the Natural Heritage Evaluation prepared by Beacon Environmental, dated December 2019.

- h) conservation of natural resources and flood control;

The natural heritage features identified on the subject land will be protected and further enhanced through reforestation. Approximately 13.16ha of land is proposed to be restored.

For further details, please refer to the Natural Heritage Evaluation prepared by Beacon Environmental, dated December 2019.

- i) the adequacy of utilities and municipal services;

The subject development will be serviced by Regional Water System and all proposed lots will be provided with private septic system. For further details, please refer to the Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Ltd, dated October 2019.

- j) the adequacy of school sites;

There are schools available in the area.

- k) the area of land, if any, within the proposed subdivision, exclusive of highways, is to be conveyed or dedicated for public purposes;

No area of the subject land has been requested to be conveyed or dedicated for public purposes.

- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The outcome of the proposed estate residential development is 29 new residential dwellings and new dwellings are typically more energy efficient.

- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006.

The proposed development is not subject to site plan approval at this stage.

## 2.2 Provincial Policy Statement 2014

- n) The Provincial Policy Statement (PPS) 2014 was issued under section 3 of the *Planning Act* R.S.O. Chapter p.13, as amended, and came into effect on April 30, 2014. It replaces the Provincial Policy statement issued March 1, 2005. It was approved by the Lieutenant Governor in Council, Order in Council No 107/2014.
- o) The PPS provides policy direction on matters of provincial interest related to land use planning and development.
- p) The relevant and applicable policies of the PPS 2014 are addressed below.
  - Policy 1.1.1 indicates that Healthy, liveable and safe communities are sustained by:
    - promoting efficient development and land use patterns which sustain the financial wellbeing of the province and municipalities over the long term;
    - accommodate an appropriate range and mix of residential housing types;
    - avoid development patterns that may cause environmental or public health and safety concerns;
    - promote cost effective development and land use patterns to minimize land consumption and servicing costs;
    - promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate;
  - Policy 1.1.5 deals with Rural Lands in Municipalities and states that:
    - On rural lands located in municipalities, permitted uses are :
      - a) the management or use of resources;
      - b) resource-based recreational uses (including recreational dwellings);
      - c) limited residential development;
      - d) home occupations and home industries;
      - e) cemeteries; and

- f) other rural land use.
- Development that is compatible with the rural landscape and can be sustained by rural services should be promoted
- Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

The proposed plan takes advantage of currently under-utilized land within the Palgrave Estate Residential Community in the Town of Caledon. The built form proposed for the site is compatible and similar to the existing housing stock in Palgrave Estate Residential Community and provides desirable, and anticipated residential housing to the community. The Proposed reforestation of woodlands within the subject property will allow for the protection and maintenance of an important natural heritage feature for the present and future residents of the area. The proposed development is consistent with and will implement the policies of the Provincial Policy Statement 2014.

### **2.3 Oak Ridges Moraine Conservation Plan (2017)**

The subject property is located within the area regulated by the Oak Ridges Moraine Conservation Plan. The subject site is identified as being within the Palgrave Estate Residential Community which is a component of the Countryside Area. The Oak Ridges Moraine Conservation Act, 2001 establishes the following objectives for the Oak Ridges Moraine Conservation Plan Area.

#### **2.3.1 Objectives:**

- protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area;
- ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine Area are permitted;

- maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources;
- ensuring that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
- providing for land and resource uses and development that are compatible with the other objectives of the Plan;
- providing for continued development within existing urban settlement areas and recognizing existing rural settlements;
- providing for a continuous recreational trail through the Oak Ridges Moraine Area that is accessible to all including persons with disabilities; and
- providing for other public recreational access to the Oak Ridges Moraine Area; and,
- any other prescribed objectives.

2.3.2 The subject property is designated as "Palgrave Estates Residential Community" within the "Countryside Area".

2.3.3 Residential development is permitted in Countryside Area. Part II Section 14 Subsection (1) of the Plan states that residential development is permitted with respect to land in the Palgrave Estates Residential Community as shown on the land use designation map referred to in section 2, subject to the Town of Caledon Official Plan, as amended from time to time, and to the following provisions of this Plan:

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



2.3.4 Section 16 of the Plan addresses Plans of subdivision, site plan approval and lot creation in Countryside Areas.

- 16.(1) Plans of subdivision with respect to land in Countryside Area shall,
  - (a) provide for large, continuous open space blocks linking key natural heritage features and key hydrologic features to ensure connectivity and to maintain any related ecological functions; and
  - (b) design lots and roads so as to minimize stream crossings and extensions into key natural heritage features.
- (2) with respect to land in Countryside areas, the approval authority shall ensure that a condition requiring the applicant to ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or key hydrologic feature on the lot or lots created is imposed,
  - (c) on every subdivision and site plan approval; and
  - (d) on every consent to the creation of a lot under section 15 or subsection 32(1).

2.3.5 Part III of the Plan addresses the integration of environmental and land use planning in order to maintain, and where possible improve or restore, the ecological integrity of the Plan Area in all its aspects, including as it supports ecosystem resilience.

- 20. Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals among key natural heritage features, key hydrologic features, and adjacent land within Natural Core Areas and Natural Linkage Areas.
- 22. (1) The following are key natural heritage features:
  1. Wetlands
  2. Habitat of endangered and threatened species
  3. Fish habitat
  4. Areas of natural and scientific interest (life science)

5. Significant Valleylands
  6. Significant woodlands
  7. Significant wildlife habitat (including habitat of special concern species)
  8. Sand barrens, savannahs and tallgrass prairies
- 22. (3) An application for development or site alteration with respect to land within the minimum area of influence that relates to a key natural heritage feature, but outside the key natural heritage feature itself and the related minimum vegetation protection zone, shall be accompanied by a natural heritage evaluation under section 23.

Significant woodlands and other natural environmental features have been identified through the site walk conducted with NVCA on February 28, 2019. During the site walk, significant woodlands have been identified at the North East and South East corner of the subject site. The perimeter of the woodlands have been staked and surveyed (See Schedule "W"). As identified by the NVCA, the woodlands represent the only key natural heritage feature (KNHF) on the subject property and a 30m minimum vegetation protection zone (MVPZ) has been applied to outline the developable area on the subject site (See Schedule "B"). Central treed area (not considered a KNHF) and headwater drainage feature have been identified on the subject property as well. It is agreed by the owners of the subject property to protect the significant woodlands, and the proposal has made sure that no residential developments will be located within the protected areas. To further enhance the woodlands and other natural features on the subject land, reforestation is proposed. After reviewing the relevant policies of the Oak Ridges Moraine Conservation Plan, the proposed development has been specifically designed to respect the objectives of the Plan, and conforms with the policies laid out within.

#### 2.4 Places to Grow Act, 2005 and Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe, 2019 has been prepared and approved under the places to Grow Act, 2005 to take effect on May 16th, 2019. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2041.

- a) The subject land is located within the designated Greenbelt Area as determined by the Growth Plan 2019 (See Schedule "2" of Growth Plan 2019).
- b) The guiding principles of the growth plan include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize on new economic and employment opportunities as they emerged; supporting a range and mix of housing options; Improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; protect and enhance natural heritage, hydrologic, and landform systems, features and functions; Support and enhance the long-term viability and productivity of agriculture; Conserve and promote cultural heritage resources to support the social, economic and cultural well-being of all communities and integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure to successfully achieve this vision.
- c) Policy 2.2.6 of the Growth Plan addresses 'housing', and includes the following policies:
  - 1. a). i. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities.
  - 2. Municipalities will support the achievement of complete communities by:
    - a) planning to accommodate forecasted growth to the horizon of this Plan;
    - b) planning to achieve the minimum intensification and density targets in this Plan;
    - c) considering the range and mix of housing options and densities of the existing housing stock; and
    - d) planning to diversify their overall housing stock across the municipality
- d) Policy 4.2.4 addresses development in Lands Adjacent to Key Natural Heritage Features, and includes the following policies:
  - 1. Outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:

- a) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
  - b) is established to achieve and be maintained as natural self-sustaining vegetation; and
  - c) for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.
2. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.
  3. Development or site alteration is not permitted in the vegetation protection zone.

The subject site is located within the 'Greenbelt Area' and outside of the designated settlement areas. The built form proposed for the site respects the existing and surrounding housing stock of the Palgrave Estate Residential Community. The proposed development is restricted from the key natural heritage features and the vegetation protection zone. A reforestation plan is proposed which will introduce an additional 13.16ha of woodland to the system. The proposed plan will contribute to a complete community in an environmentally friendly and economically beneficial manner, and will conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

## 2.5 Greenbelt Plan (2017)

The Greenbelt Plan (2017) was approved by the Lieutenant Governor in Council, Order-in-Council No. 1025/2017. The Greenbelt Plan was established under Section 3 of the Greenbelt Act, 2005. The subject site is contained within the area regulated by the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. The subject site is within an area designated as an 'Oak Ridges Moraine Area' by the Greenbelt Plan (see Schedule "C"). A key policy from the Greenbelt Plan regarding settlement areas reads as follows:

- a) 2.1 Lands within the Oak Ridges Moraine Area

The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the protected Countryside policies do not apply, with the exception of section 3.3.

### **3. Region of Peel Official Plan**

- a) The subject site for this proposed development lies within the area designated as 'Palgrave Estate Residential Community' (See Schedule 'G'). The subject site is located within the boundary of Oak Ridges Moraine Conservation Plan Area (ORMCPA), and the land is designated as 'Palgrave Estates Residential Community (Component or Countryside Area)' (See Schedule 'I'). According to the Regional Official Plan, the subject land has been identified to have high aquifer vulnerability (See Schedule 'N'), and the north east corner of the subject land is located within the Core Areas of the Greenlands System (See Schedule 'M').
- b) Section 2.2.9 of the Official Plan provides policies with regards to lands within the Oak Ridges Moraine Conservation Area. The goal of the section is to implement the Provincial Oak Ridges Moraine Conservation Plan to protect the ecological and hydrological features and functions of the Oak Ridges Moraine and the associated benefits to Peel residents. The subject site is located within the Oak Ridges Moraine Conservation Plan Area, and the proposed development meets the goals and intents of the policies outlined in the Regional Official Plan and ORMCP.
- c) Section 2.5 of the Official Plan addresses Restoration of the Natural Environment. The proposed development intends to restore approximately 13.16 ha of degraded natural environment within the subject site. Opportunities to enhance the Greenlands System in Peel by restoring and enhancing degraded components of the ecosystem is encouraged and the following Regional Official Plan policies are applicable:  
  
2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.

2.5.2.3 Encourage and promote jointly with conservation authorities, the area municipalities and other agencies, habitat restoration and enhancement programs through the planning approvals process.

2.5.2.8 Work jointly with the agencies and landowners to implement reforestation programs across the Region with the highest priority on those areas that will enhance the Greenlands System in Peel.

- d) Section 5.4.4 of the Official Plan provides regional policies with regards to lands designated Estate Residential Community. Relevant policies reads as follows:

#### 5.4.4.1 Objectives

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

5.4.4.1.2 To provide estate residential housing lifestyle options in Peel.

#### 5.4.4.2 Policies

It is the policy of Regional Council to:

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

5.4.4.2.3 Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its Official Plan, provided that such development:

- a) is compatible with the rural landscape and surrounding uses;
- b) protects the natural environment;
- c) is a logical extension of an existing estate area and servicing system;
- d) occurs in a phased manner; and

- e) has the necessary water and sewer services, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing.

The subject site is located within the Palgrave Estate Residential Community. The proposed development is compatible with the rural landscape and surrounding uses. The proposal intends to restore the environmentally degraded lands to enhance and protect the natural environment. It is our opinion that the proposed development is a logical extension of the existing estate communities in the area and meets the goals and objectives of the Region of Peel Official Plan. The Functional Servicing and Stormwater Management Report prepared by Masongsong Associates Engineering Ltd states that the subject site can be fully serviced by the regional water distribution system and the sanitary sewage will be provided by private septic system.

#### **4. Town of Caledon Official Plan**

- a) The Town of Caledon official Plan states the principles, goals, objectives, and policies intended to guide future land use, physical development and change throughout the Town. The subject site is designated as "Policy Area 3" of the "Palgrave Estate Residential Community" by the Town's Official Plan (see Schedule "O"). The Official Plan has a direct policy impact on the social, economic, and natural environment within the town of Caledon. Included in the Official Plan are secondary plans that are intended to focus more narrowly on specific areas within the town. The proposed development is on lands that are included in the area covered by the Palgrave Estate Residential Community Plan (See Schedule "P"). Listed below are objectives and policies that the Town has established in order to develop the lands in ways that are sustainable and promote healthy growth throughout the town.

- b) Housing (Section 3.5 of Caledon's Official Plan)

The Town has established policies regarding the need for a diverse range and mix of housing types and tenures within its boundaries. Caledon faces a unique set of challenges due to its mix of rural communities and the ever-growing development

pressure experienced by small communities surrounding the Greater Toronto Area. The policies pertinent to the development proposed here are listed below:

3.5.2.1 – To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives.

3.5.2.2 – to encourage all forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure and community services.

c) Town Structure (Section 4.1 of Caledon's Official Plan)

In order to direct growth to areas that have been identified as targets by the Town's Official Plan, the Town Structure section of the Plan establishes a hierarchy of settlement types. The subject site is within the Palgrave Estate Residential Community (See Schedule "P"). The policies relevant to the proposed development from this section are shown below:

In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development the Town is providing for estate residential development in the Palgrave Estate Residential Community. The Palgrave Estate Residential Community is designated on Schedule A1 Town Structure, and the land use designations within this area are shown on Schedule G, Development Pattern. Development within the Palgrave Estate Residential Community shall be in accordance with Sections 5.3 Rural Estate Residential and 7.1 Palgrave Estate Residential Community of this Plan and subsections thereof.

d) Growth Management (Section 4.2 of Caledon's Official Plan)

Section 4.2.5 of the Official Plan establishes the population allocations for 2021 and 2031 by settlement categories in the Town of Caledon. Table 4.2 of the Official Plan indicates that 5,371 is the population of 2031 that has been assigned to the Palgrave Estate Residential Community.



e) Rural Estate Residential (Section 5.3 of Caledon's Official Plan)

The subject site is designated as "Policy Area 3" of the "Palgrave Estate Residential Community" by the Town's Official Plan. Section 5.3 of the Official Plan intends to provide for future estate residential development within a comprehensive, environmentally responsible policy framework. The policies pertinent to the development proposed here are listed below:

5.3.2.1 - The predominant use of land outlined as Rural Estate Residential Area on Schedule F, is single-family dwellings on large lots. Apartments-in-houses as per Section 3.4.3.6 of this Plan, shall be permitted in Rural Estate Residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Rural Estate Residential. The emphasis is on minimum disturbance of the natural setting and environment offering a distinctly "rural" atmosphere to those people not wishing to live in continuously built up urban areas.

5.3.2.2 In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development, the Palgrave Estate Residential Community has been outlined in Schedule A, Land Use Plan. Development within this Policy Area shall be in accordance with Section 7.1 and Section 7.10 of this Plan and subsection thereof.

5.3.2.6 Lands identified on Schedule F as Rural Estate Residential Areas that are within the ORMCPA or the Greenbelt Protected Countryside designation shall also be subject to the policies of Section 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the policies of the PPS and Provincial Plans.

The proposed development will create 29 estate residential lots that is consistent with the development patterns of the existing estate residential developments within the Palgrave Estate Residential Community. The proposed housing type is single detached residential dwelling which is permitted in Rural Estate Residential area. This development provides

protection and enhancement to the key natural heritage features and other environmental features identified on the subject site.

#### 4.1 Palgrave Estate Residential Community (section 7.1 of Caledon's Official Plan)

- a) The Palgrave Estate Residential Community Secondary Plan is a policy document included as part of the Town's overall Official Plan. Secondary plans focus more sharply on smaller areas within Official Plan boundaries to give detailed policy direction on development, sustainability, urban design, and other land use planning concerns that municipal bodies wish to more clearly define. The proposed development is within the boundary of Policy Area 3 as part of the Palgrave Estate Residential Community (See Schedules "O" and "P"). The policies established in the Secondary Plan to the proposed development are shown below:

7.1.2.1 Estate residential development should be encouraged in appropriate parts of the Palgrave Estate Residential Community.

7.1.2.2 The rural character of the landscape and the community shall be maintained as new development occurs.

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

7.1.2.7 Estate residential development should display a high level of environmental quality and amenity.

7.1.2.10 Innovative environmental planning should be encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community.

7.1.2.12 ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their Minimum Vegetation Protection Zones shall be protected from development and rehabilitated as necessary in an environmentally acceptable manner.

7.1.3.1 Estate residential development will take place by registered plan of subdivision or condominium only.

7.1.3.2 Estate residential plans of subdivision must conform to the Town's Official Plan and the implementing Zoning By-law and the ORMCP.

7.1.3.4 The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated EZ 1 on Schedule I, of the Palgrave Estate Residential Community, will be agriculture and associated residential uses, rural estate residential uses, conservation, open space, non-intensive recreation, intensive recreation, including golf courses residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale institutional uses, and presently licensing extractive industrial uses.

The proposed development is in the appropriate location within the Palgrave Estate Residential Community. The proposal is to create 29 estate residential lots in a similar character as the surrounding estate residential developments. According to Schedule I of the Town's Official Plan, a portion of the subject land is designated EZ 1 and EZ 2, and no residential developments are proposed within the Environmental Zones. The proposal intends to preserve and enhance the environmental characteristics of the Palgrave estate Residential Community by restoring the environmental degraded lands within the subject property. It is our opinion that the proposal meets the above mentioned Palgrave Estate Residential Community policies.

7.1.5.1 Schedule G, Palgrave Estate Residential Community Development Pattern, establishes the following land use areas in the Palgrave Estate Residential Community: Policy Area 1, policy Area 2, Policy Area 3 and Policy Area 4. It also recognizes existing and committed estate residential plans of subdivision and an existing licensing extractive industrial area.

7.1.5.3 Policy Areas 2 and 3 are suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy Area 1.

7.1.5.5 Policy Areas 1, 2 and 3 correspond to the ORMCP Countryside Area designation on Schedule P, and Policy Area 4 corresponds to the ORMCP Natural Core Area and natural Linkage Area designations on Schedule P. Within the ORMCPA, the

boundaries of the Policy Areas 1, 2, 3 and 4, as delineated on Schedule G, have been further defined in accordance with the applicable provisions of the ORMCP. No further amendments to the Policy 1, 2, 3 and 4 on Schedule G will be considered until the time of the ten (10) year review of the ORMCP.

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

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

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

7.1.6.7 Where EZ 1 on an applicant's property are determined to comprise substantially more than 40% of an individual half township lot, the half township lot may be combined with an adjacent contiguous half township lot for purposes of density calculations provided the adjacent half township lot forms part of the applicant's holding on the same plan of subdivision.

7.1.7.2 The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.6 of a hectare (1.5 acres). Where EZ 1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered, subject to the application meeting all other applicable policy.

7.1.7.4 EZ 1 and ponds may be included within a lot but no part of these features may be included in the calculation of net lot area.

7.1.7.6 The minimum net lot area for residential uses will be 0.6 of a hectare (1.5 acres) where part of the lot is in Policy Area 1 and part in Policy Area 2 or 3 except, where a smaller net lot area is being considered in accordance with Section 7.1.7.2.

7.1.7.9 A variety of lot sizes in a plan of subdivision will be encouraged.

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

7.1.8.9 Estate residential plans of subdivision will be required to minimize the amount of stormwater draining from the site and adhere to the zero increase in stormwater run-off principle in a manner acceptable to the Town of Caledon and to the Conservation Authority.

7.1.9.1 Schedule I, Palgrave Estate Residential Community Environmental Zones, establishes the following Environmental Zones based on existing natural features of the area and based on the applicable policies of the Oak Ridges Moraine Conservation Plan:

Environmental Zone 1 (EZ1): EZ 1 includes more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and Environmentally Significant/Sensitive Areas. EZ 1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zones.

Environmental Zone 2 (EZ 2): EZ 2 includes areas of high groundwater table; areas of seasonal flooding; dry swale lowlands and natural depressions which perform natural

run-off, detention and groundwater recharges functions; and, smaller hedgerows and strips of native vegetation.

EZ 1 and EZ 2 shall be zoned in a separate classification in the implementing Zoning By-law which conforms to the provisions of this Plan.

If an area contains both EZ 1 and EZ 2 features, it shall be treated as EZ 1 and subject to all provisions applicable to EZ 1.

7.1.9.2 The general locations of EZ 1 and EZ 2 are shown on Schedule I, however the individual EZ 1 and EZ 2 features are not shown separately on the Schedule. The specific type(s) of individual EZ 1 and EZ 2 features and refinements to their boundaries shall be determined through detailed studies, such as a Natural Heritage Evaluation and/or Hydrological Evaluation, or the requirements of Section 7.1.18 where applicable.

Minor changes and refinements to EZ 1 and EZ 2 shown generally on Schedule I, based on updated information from the Province or as a result of detailed studies, such as those noted above, will not require an amendment to this Plan. However, where the feature is a wetland, an Area of Natural and Scientific Interest and/or significant portions of the habitat of endangered, rare and threatened species, or their related Minimum Vegetation Protection Zones, proposed refinements to the boundary or the extent of the feature requires formal confirmation from the Province or delegated authority prior to any development.

7.1.9.6 Plans of subdivision shall:

Design the layout of roads, lots and structural envelopes to establish large, contiguous open space blocks which provide continuous connections between EZ 1, to the greatest extent practical; and,

Notwithstanding any other provisions of this Plan, within the EZ 1 areas that are subject to the overlay hatch, as depicted on Schedule I, the layout of roads and lots

shall be designed to minimize stream crossings and extensions into Key Natural heritage Features.

7.1.9.10 EZ 1 and EZ 2, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross EZ 2 in accordance with Sections 7.1.9.5 and 7.1.9.40.

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

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

7.1.9.16 Specific lots in the draft plan of subdivision will be designated as environmental bonus lots and the Town will allow these lots to be sold or built upon only when the environmental program objectives have been shown to be achieved to the satisfaction of the Town and the Conservation Authority.

The subject land is 41.32ha in size. Based on the maximum permitted density in Policy Area 3, the maximum number of unit permitted on the subject land is 26 units. The proposal intends to restore approximately 13.16 ha of lands to further protect and enhance the environmental features within the subject site. According to the density bonus calculation provided in policy 7.1.0.12, 3 additional units above the density allotment can be given to the overall development which will allow the development to create 29 lots in total. All proposed lots are larger than 0.6 ha in size. The proposed development will also keep grading to a minimum, generally maintain the existing grade and generally maintain the existing drainage pattern.

This proposal achieves the maximum density permitted and meets the minimum lot size required by the Official Plan, while simultaneously providing protection and enhancement to the natural heritage features near and within the subject site. It is our opinion that the proposed estate residential development conforms to the policies set out in the Palgrave Estate Residential Community Secondary Plan.

## **5. Town of Caledon Zoning by-law 2006-50**

### **5.1 Existing Zoning**

The subject site contains lands currently zoned Rural - Oak Ridges Moraine (A2 - ORM) and Environmental Policy Area 2 Zone - Oak Ridges Moraine (EPA2 - ORM) under the Town of Caledon's Zoning By-law 2006-50, as amended. (See Schedule "U")

### **5.2 Proposed Zoning**

The proposed zoning by-law is included in Schedule "V" of this report and includes standards that would permit the lots proposed on the Draft Plan of Subdivision. The proposed zones will include RE to permit Estate Residential land use and Natural Area to protect the natural heritage feature and reforested areas. Structural envelopes of the proposed lots are provided on the Zone Map included in Schedule "V".

At the time of writing this report, the specific house designs for each of the lot styles are still being developed, and therefore some basic development regulations are proposed in the draft zoning by-law, however, we would suggest that the Town accept some minor changes to the proposed development standards as the specific house designs are progressed closer to the time of passing of the zoning by-law.

## **6. Other supporting Reports and Studies Reviewed**

- a) Functional Servicing and Storm Water Management Report Report (prepared by Masongsong Associates Engineering Limited, dated October 2019)

The report has demonstrated that the subject development can be serviced by existing and proposed servicing infrastructure. The subject site is within Peel Region Pressure District 8A



water distribution system, and the water service of the subject development is proposed to be connected to this system. Septic system will be provided for all lots for sanitary purposes. No quantity control is required for subject site as the proposed development does not significantly change quantitative nature of the existing drainage scheme.

- b) Landform Conservation Assessment (prepared by Crozier Consulting Engineers, dated November 22nd, 2019)

The memo concludes that the proposed residential development aims to minimize disruption to the landform character and natural heritage lands. All key natural heritage features and steeper sloped lands will be protected and preserved, as the development will occur outside the limits of the natural heritage and landform features. Therefore, the subject development meets the requirements outlined in the ORMCP and in the Town of Caledon's Official Plan.

- c) Preliminary Geotechnical Investigation (prepared by SIRATI & PARTNERS CONSULTANTS LIMITED)

Design recommendations have been provided in the report as the result of the investigation.

- d) Hydrogeological Investigation (prepared by SIRATI & PARTNERS CONSULTANTS LIMITED)

The investigation concludes that the proposed development can be supported. Design recommendations have been provided to protect and preserve the SGRAs and HVAs.

- e) Nitrate Impact Assessment (prepared by SIRATI & PARTNERS CONSULTANTS LIMITED)

The assessment concludes that given the site features and site-specific soil and ground water conditions, the impact on the local surface water and/or ground water or use of the water wells due to the proposed development will be minor or negligible.

- f) Stage 1-2 Archaeological Assessment (prepared by Lincoln Environmental Consulting Corp., dated June 2019)

As concluded in the report, no archaeological resources have been identified on the subject property, no further archaeological assessment of the property is required.

- g) Natural Heritage Evaluation (prepared by Beacon Environmental, dated December 2019)

The evaluation has identified natural heritage features on the subject site including significant woodland, central treed area and central drainage feature. The report has stated that the proposed development demonstrates compliance with the relevant policies of the ORMCP, and those particularly pertaining to the Palgrave Estates Residential Community. As the result of the evaluation, a number of mitigation measures have been provided and should be adhered to in order to minimize impacts of the proposed development.

- h) Preliminary Arborist Report (prepared by Beacon Environmental, dated December 2019)

A total of 228 individual trees have been documented and tagged on the subject property, outside and along the edges of the proposed reforestation area. An additional 229 trees were tallied and generally assessed in the area associated with the proposed road connecting to McGuire. Of the 228 trees individually tagged and assessed, a total of 159 are recommended for preservation, and 69 are recommended for removal. Tree protection plan and guidelines have been prepared as part of the report. It is recommended by the report that any trees identified for removal should be replaced at a 2:1 ratio which would result in 138 replacement trees in total.

## **7. Summary & Conclusion**

The proposed development is contemplated by the Policies of the Town of Caledon Official Plan, the Region of Peel Official Plan represents a logical progression of the estate residential development within the Palgrave Estate Residential Community in the Town of Caledon.

While contributing to the overall variety of dwelling types available to the current and future residents of the Town, this development directly assists the Town in achieving a complete community with appropriate density that reflects current policy and plans for the Province.

The development of the subject lands will contribute positively to the lives of residents of the Town by implementing Official Plan policies and goals. The proposed reforestation will further protect and enhance the existing natural heritage system which directly meets the goals and objectives of ORMCP.

Based on all of the information above, and after a review of all the supporting documentation, it is our professional opinion that the submitted applications should be approved to permit estate residential development as proposed. This proposal implements all applicable Provincial, Regional and Town policies, and will have minimal impact on the surrounding land uses. It is our professional opinion that the proposed estate residential development represents an appropriate and desirable use of the subject land in an area that has been designated for estate residential community.



*I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.*

Date: January 16th, 2020

A handwritten signature in blue ink, appearing to read "T.J. Cieciora", written over a horizontal line.

T.J. Cieciora, MSc MCIP RPP

*Planner and Principal*

## **8. Schedules**

Schedule A Context Map

Schedule B Draft Plan of Subdivision

Schedule C Greenbelt Plan

Schedule D Oak Ridges Moraine Conservation Plan

Schedule E A Place to Grow

Schedule F Peel OP (Map D APPEALED)

Schedule G Peel OP (Map D IN EFFECT)

Schedule H Peel OP (Map D1 APPEALED)

Schedule I Peel OP (Map D1 IN EFFECT)

Schedule J Peel OP (Map D4 APPEALED)

Schedule K Peel OP (Map D4 IN EFFECT)

Schedule L Peel OP (Figure 12)

Schedule M Peel OP (Schedule A)

Schedule N Peel OP (Schedule D2)

Schedule O Town OP (Schedule A)

Schedule P Town OP (Schedule G)

Schedule Q Town OP (Schedule H)

Schedule R Town OP (Schedule I)

Schedule S Town OP (Schedule P)

Schedule T Town OP (Schedule S)

Schedule U Town ZBL Map

Schedule V Draft ZBA

Schedule W Surveyed Woodland Boundary

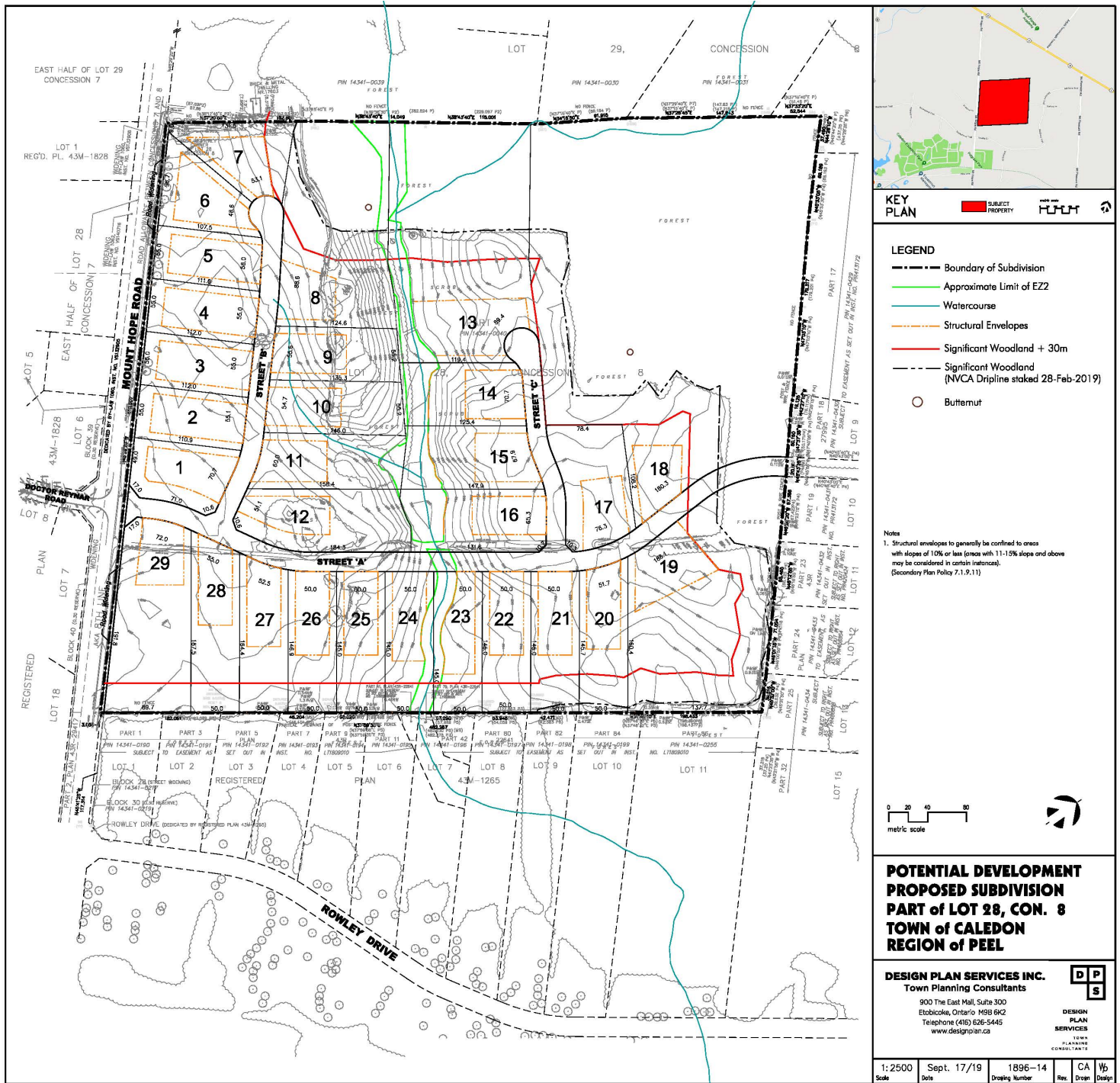


# SCHEDULE A - CONTEXT PLAN

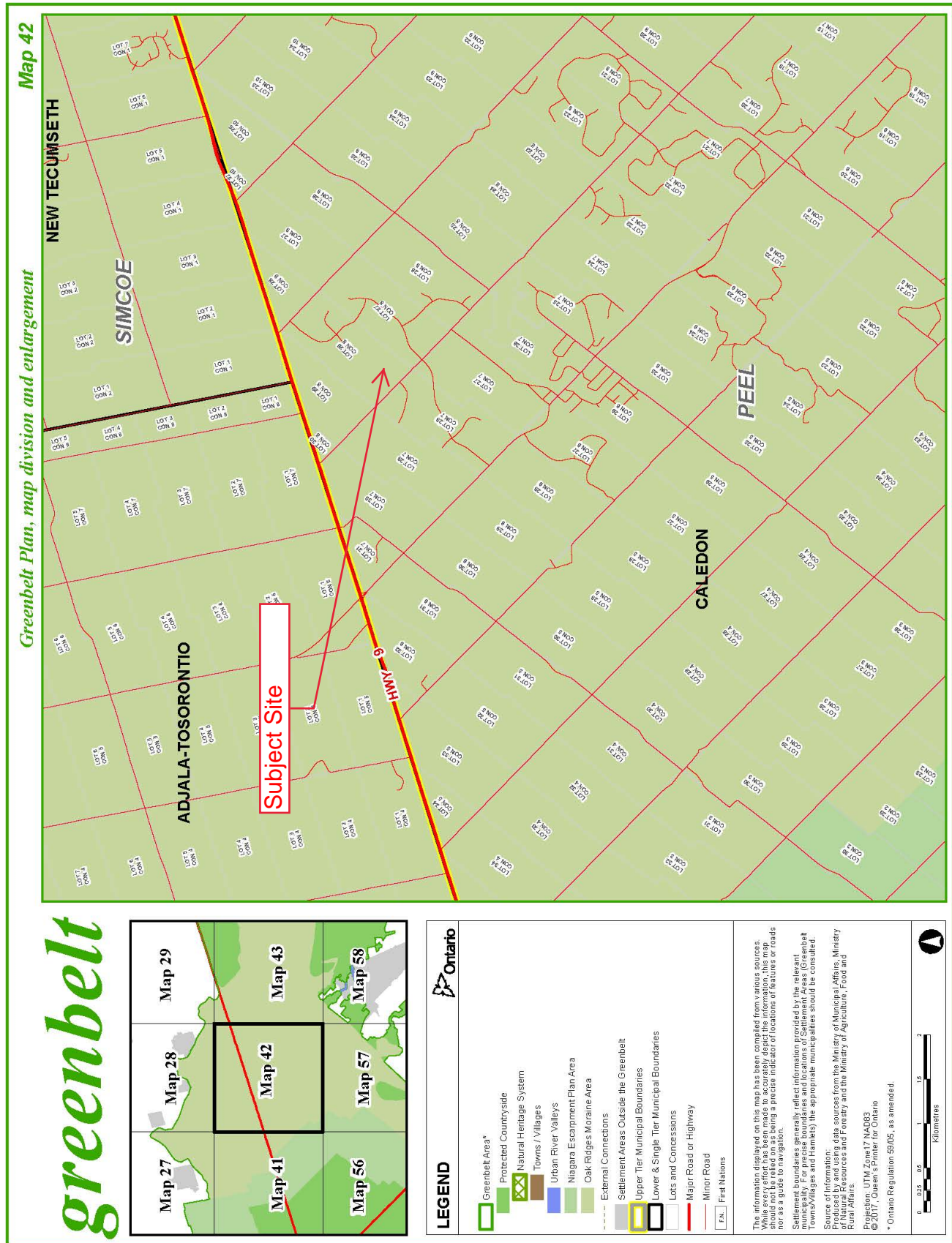




# SCHEDULE B - DRAFT PLAN OF SUBDIVISION

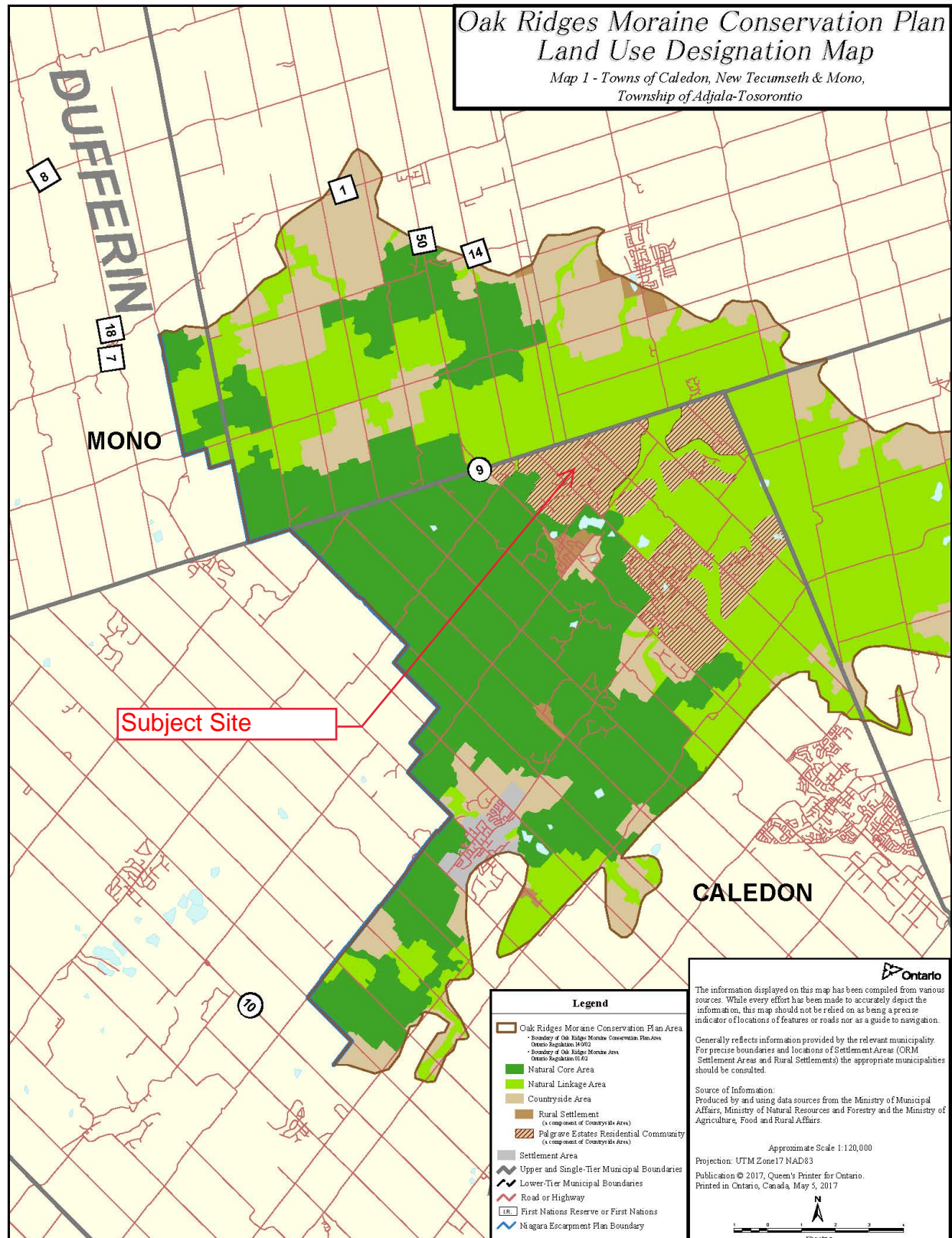


## SCHEDULE C - GREENBELT PLAN





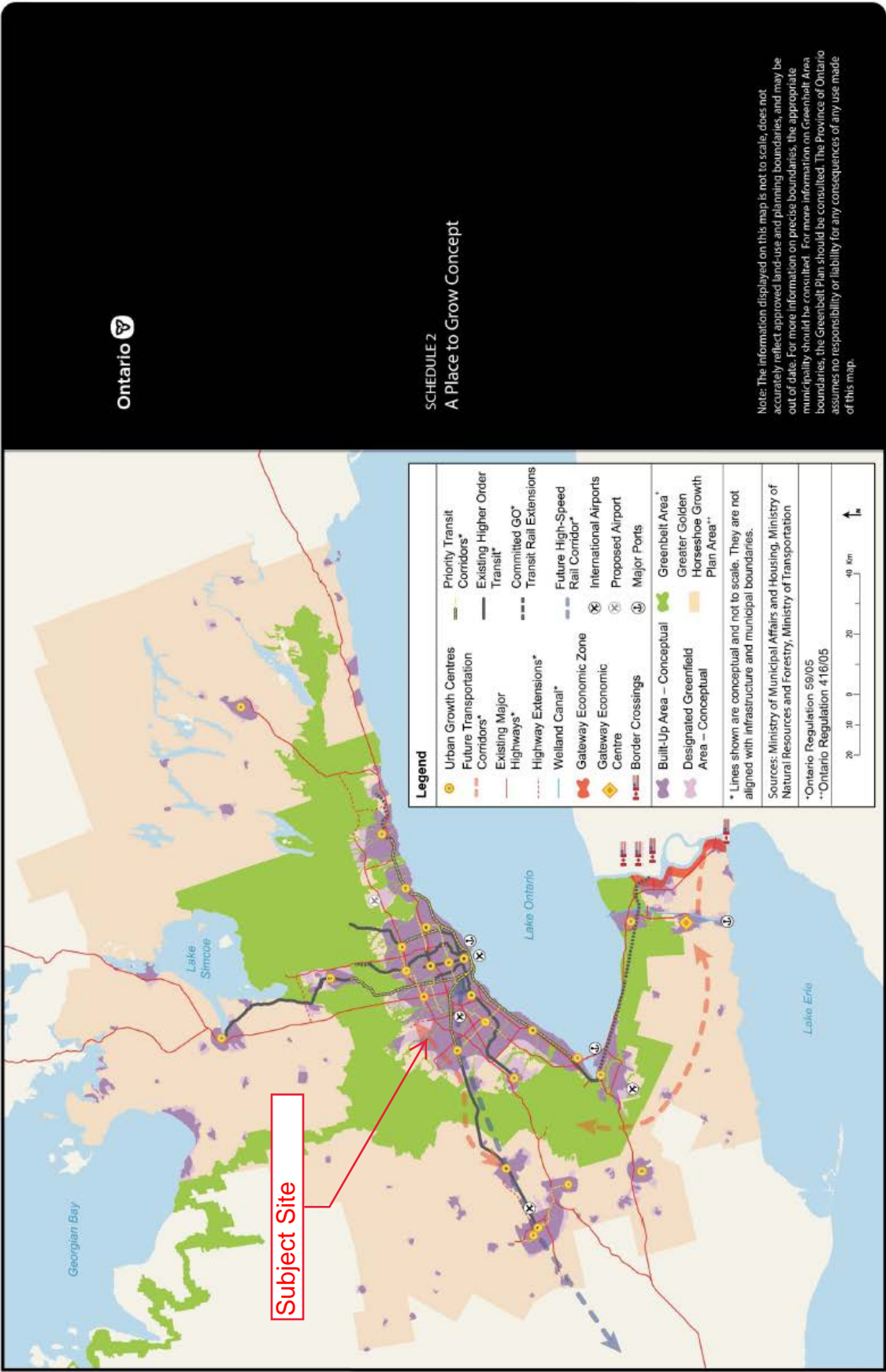
# SCHEDULE D - OAK RIDGES MORaine CONSERVATION PLAN





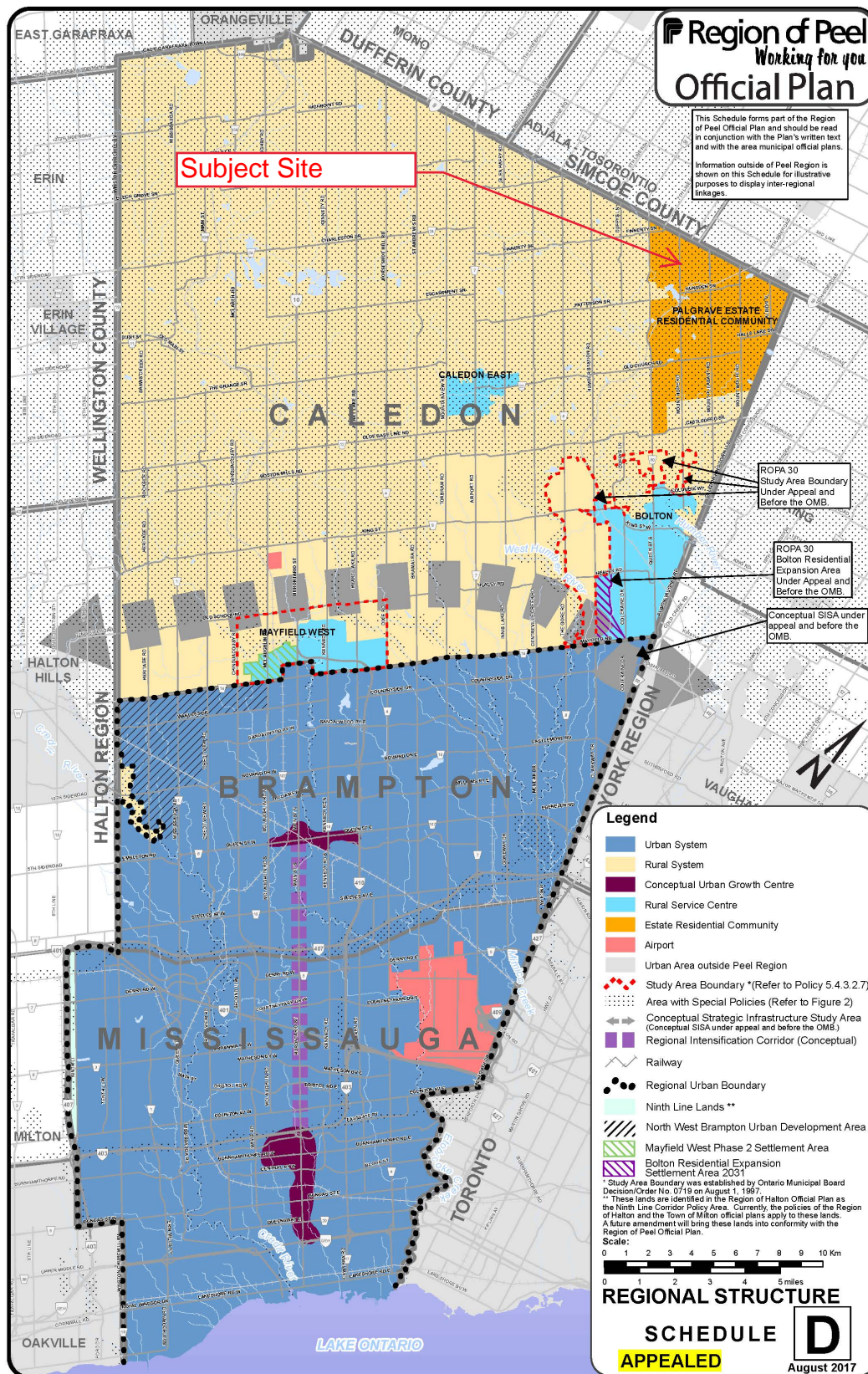
# SCHEDULE E - A PLACE TO GROW

(GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE)



# SCHEDULE F - REGION OF PEEL OFFICIAL PLAN

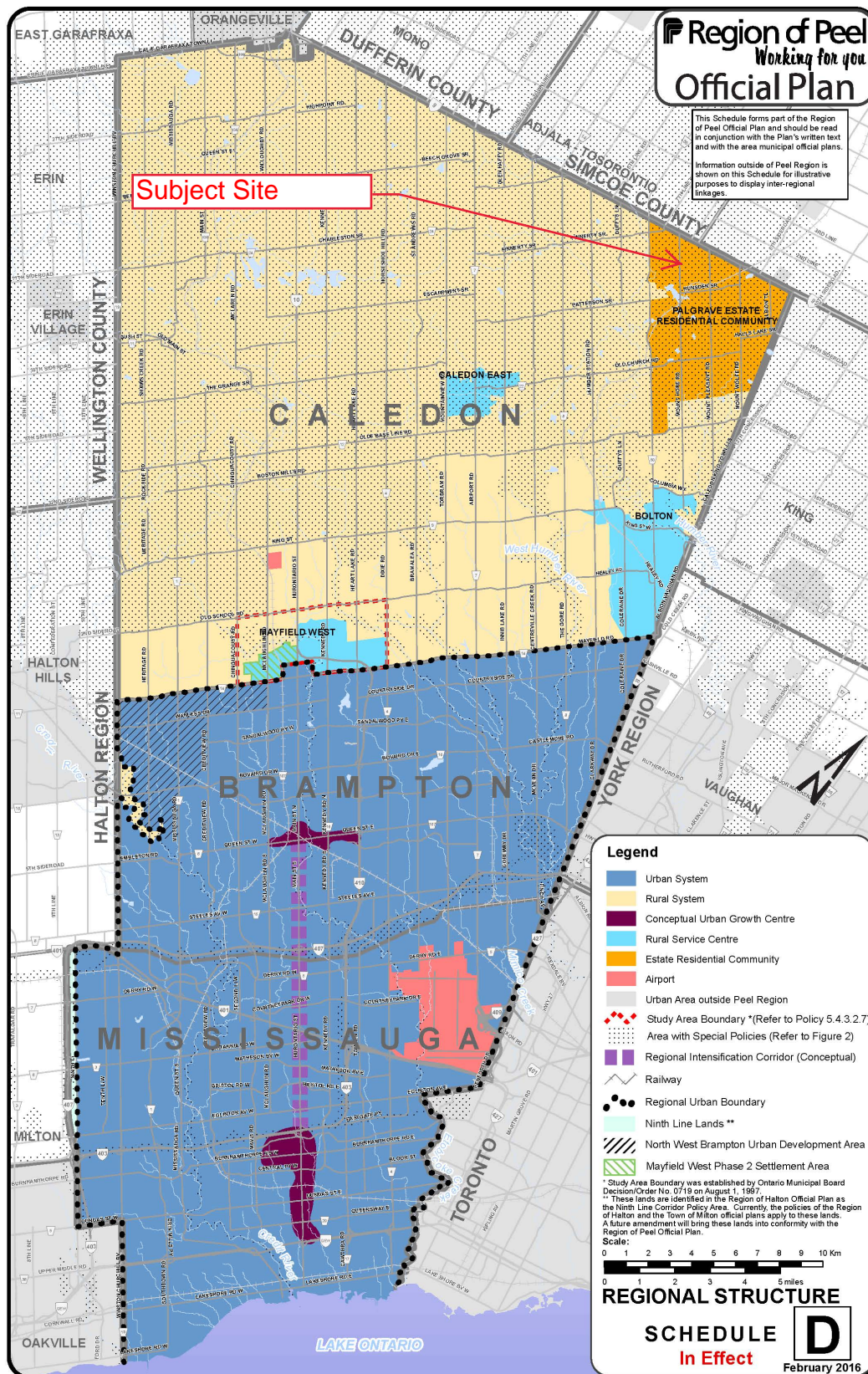
(SCHEDULE D - LAND USE - APPEALED)





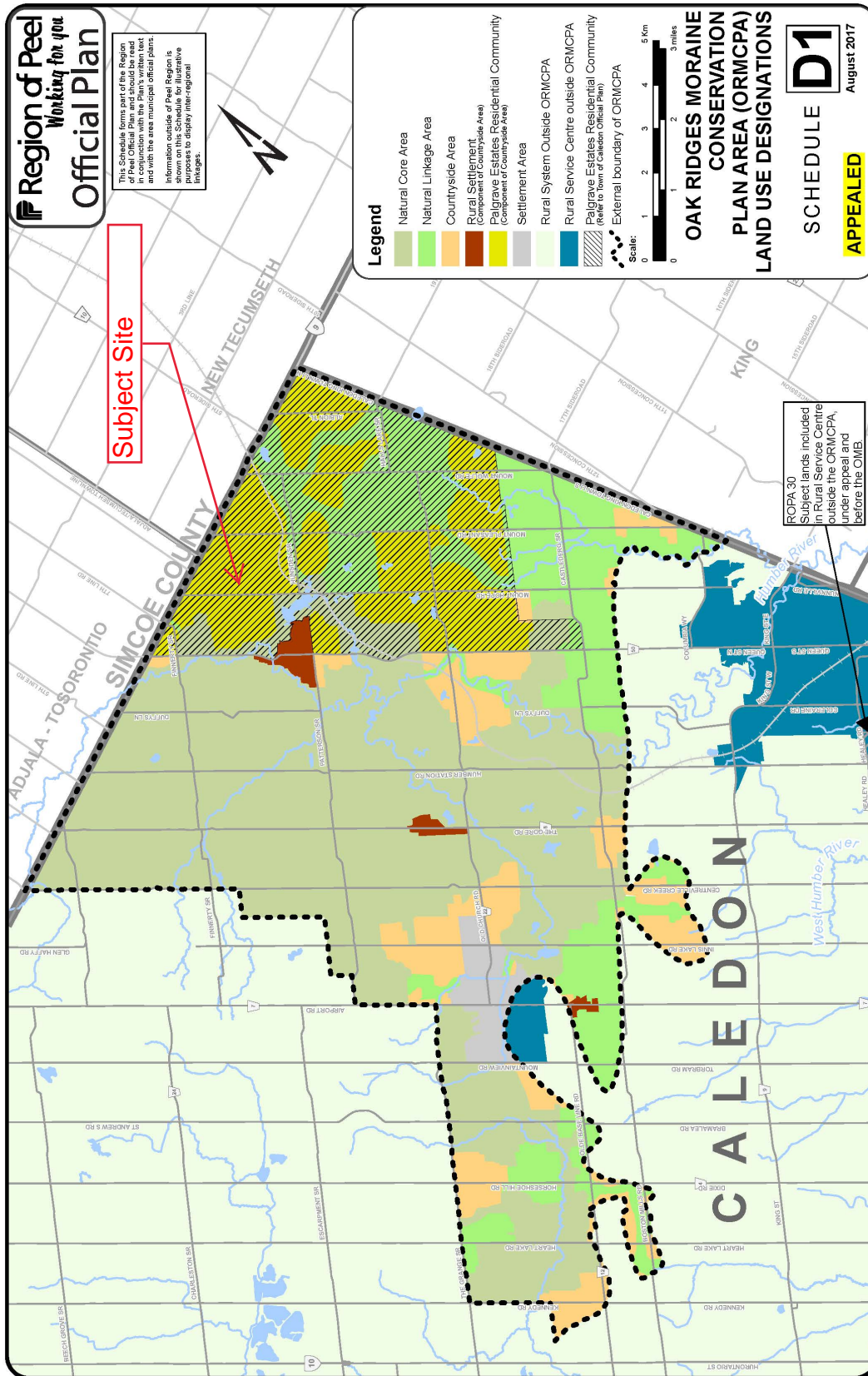
# SCHEDULE G - REGION OF PEEL OFFICIAL PLAN

(SCHEDULE D - LAND USE - IN EFFECT)



# SCHEDULE H - REGION OF PEEL OFFICIAL PLAN

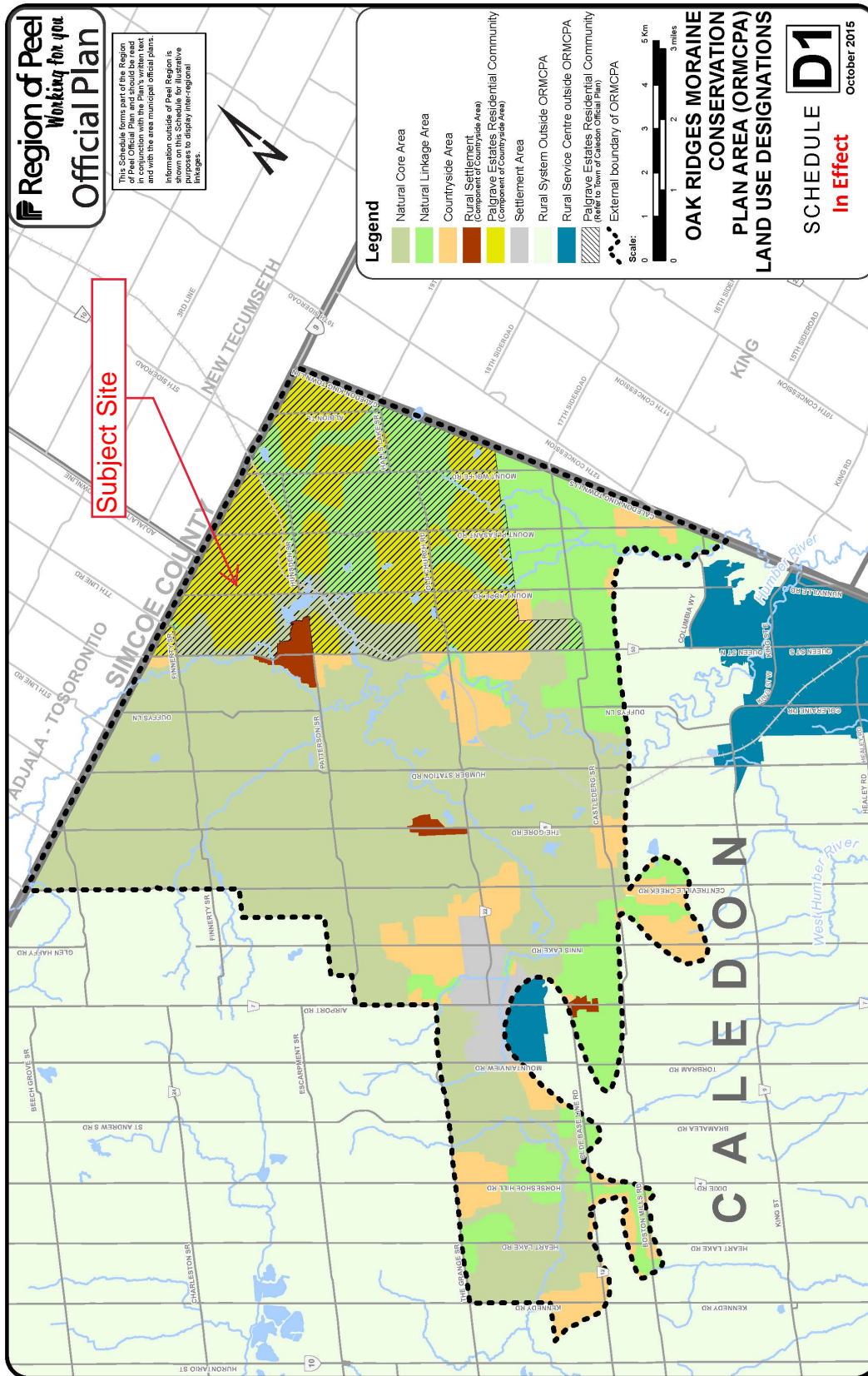
(SCHEDULE D1 - ORMCP LAND USE DESIGNATIONS - APPEALED)





# SCHEDULE I - REGION OF PEEL OFFICIAL PLAN

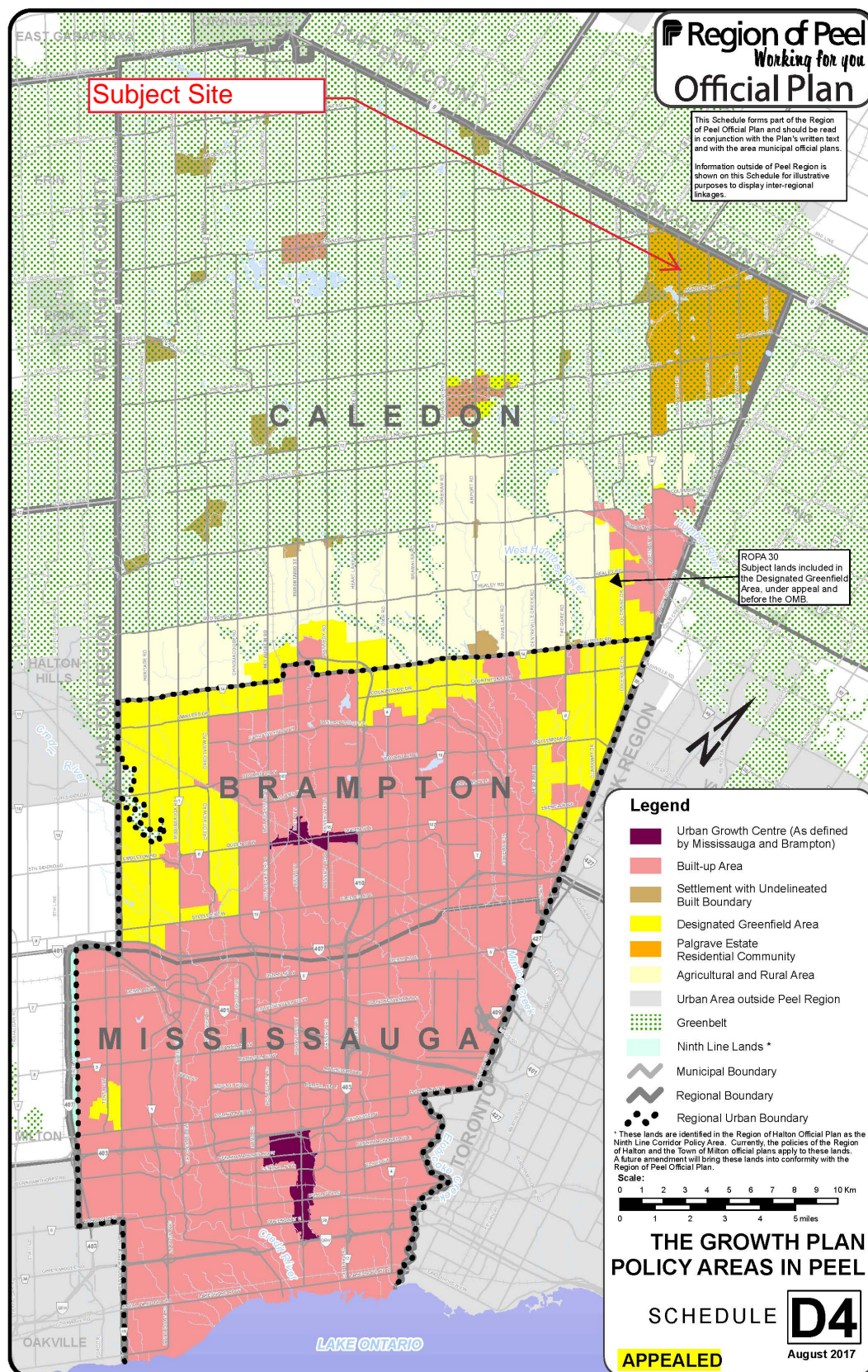
(SCHEDULE D1 - ORMCP LAND USE DESIGNATIONS - IN EFFECT)





# SCHEDULE J - REGION OF PEEL OFFICIAL PLAN

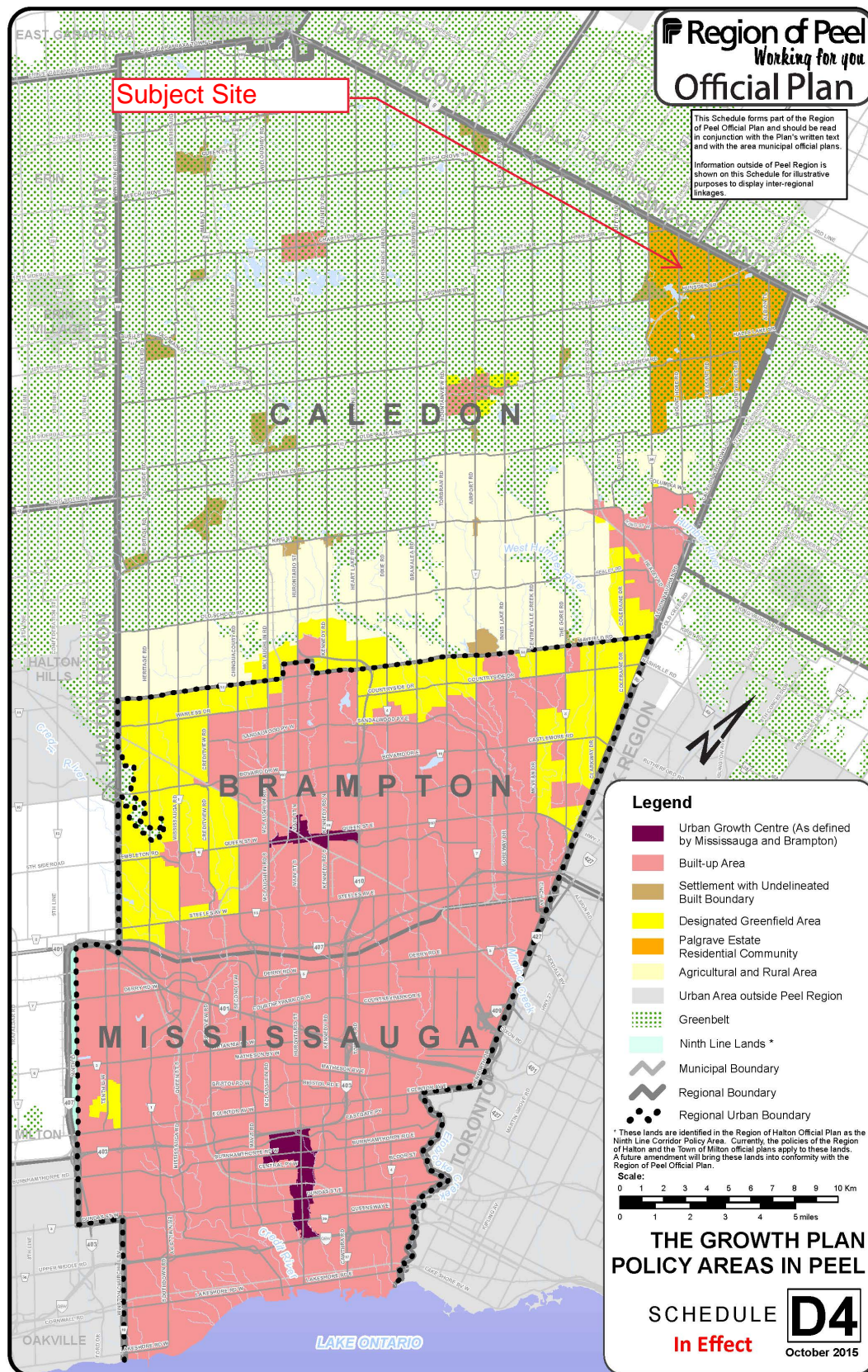
(SCHEDULE D4 - GROWTH PLAN POLICY AREAS - APPEALED)





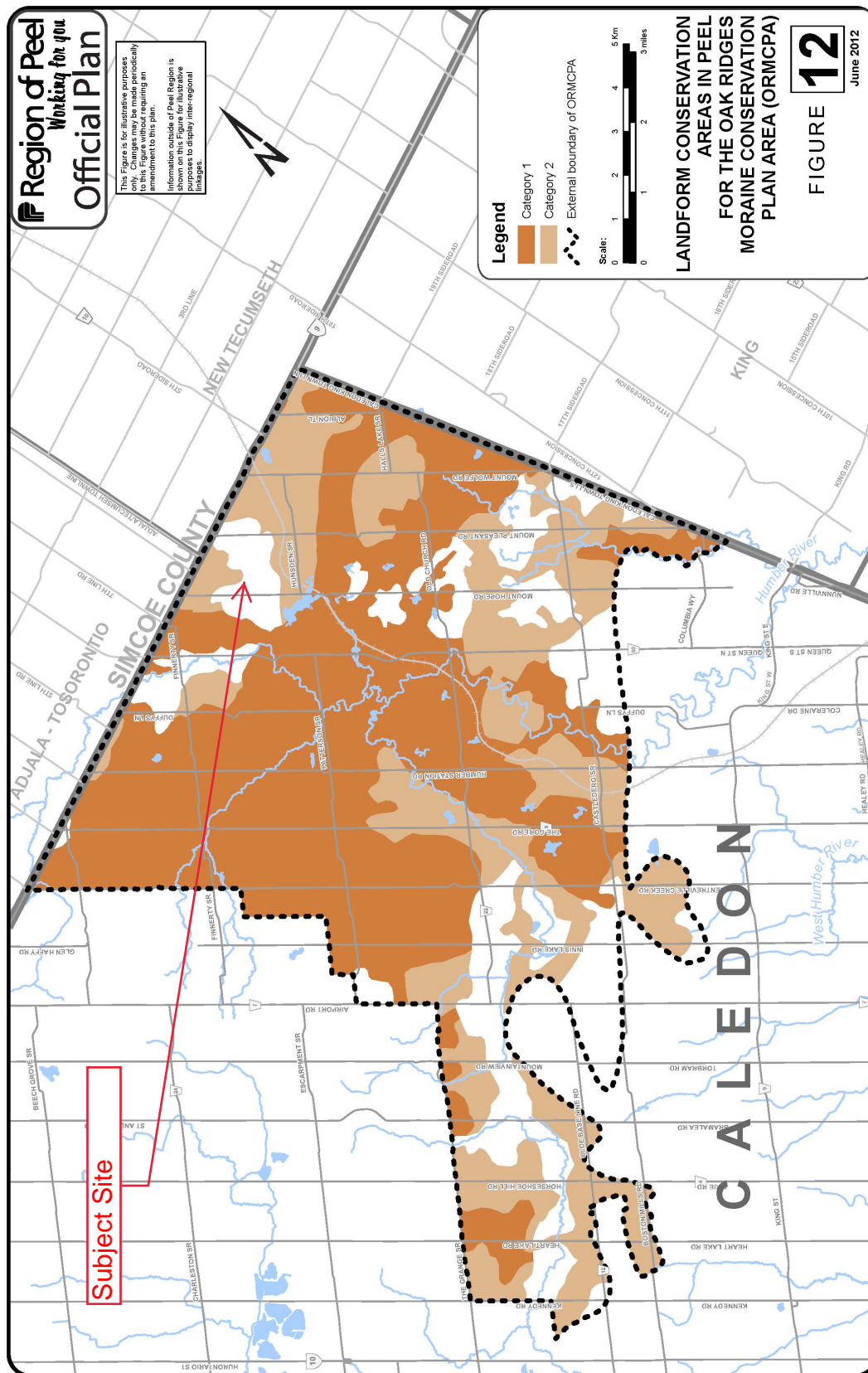
# SCHEDULE K - REGION OF PEEL OFFICIAL PLAN

(SCHEDULE D4 - GROWTH PLAN POLICY AREAS - IN EFFECT)



# SCHEDULE L - REGION OF PEEL OFFICIAL PLAN

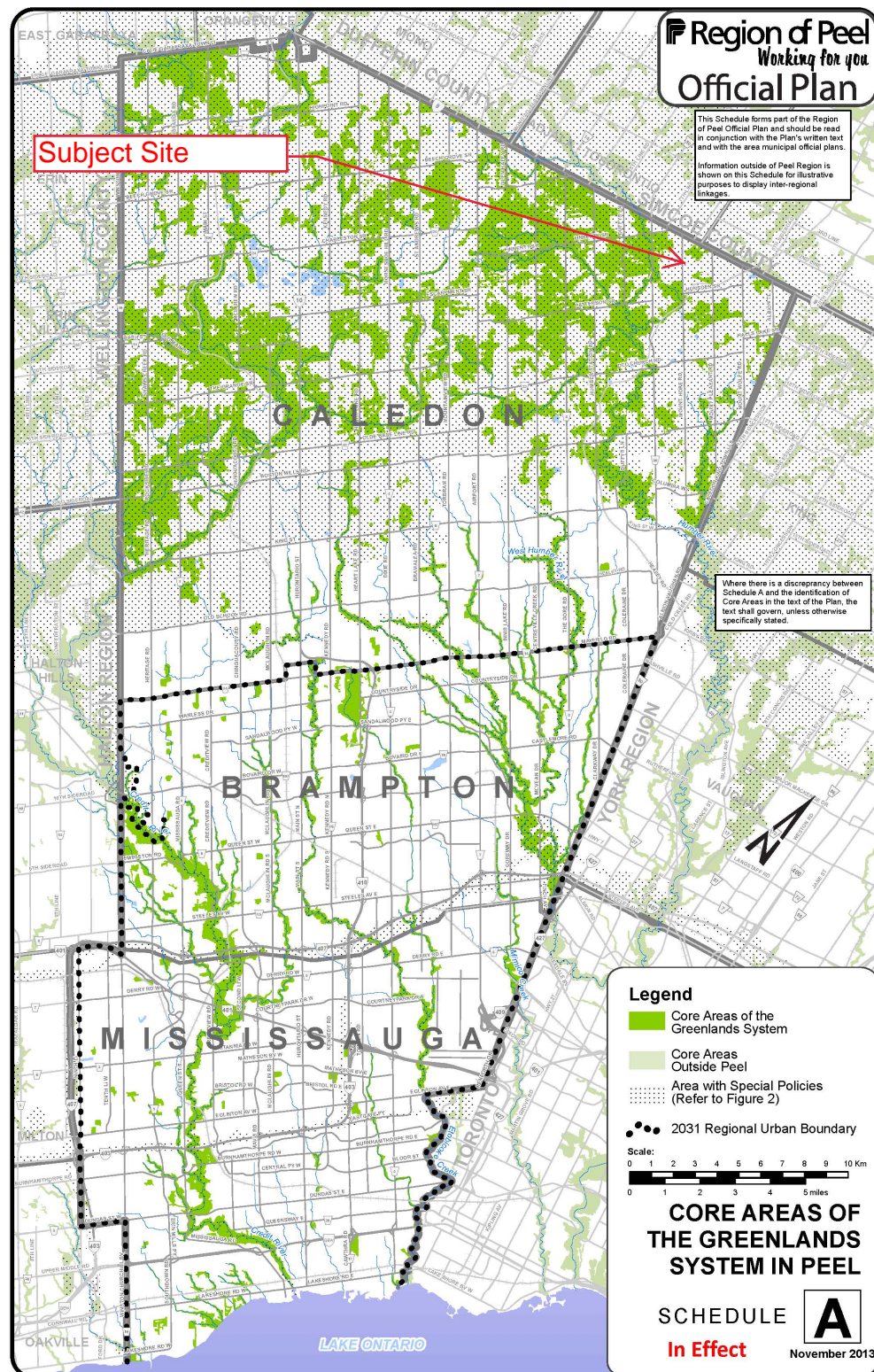
(FIGURE 12 - ORMCP LANDFORM CONSERVATION AREAS)





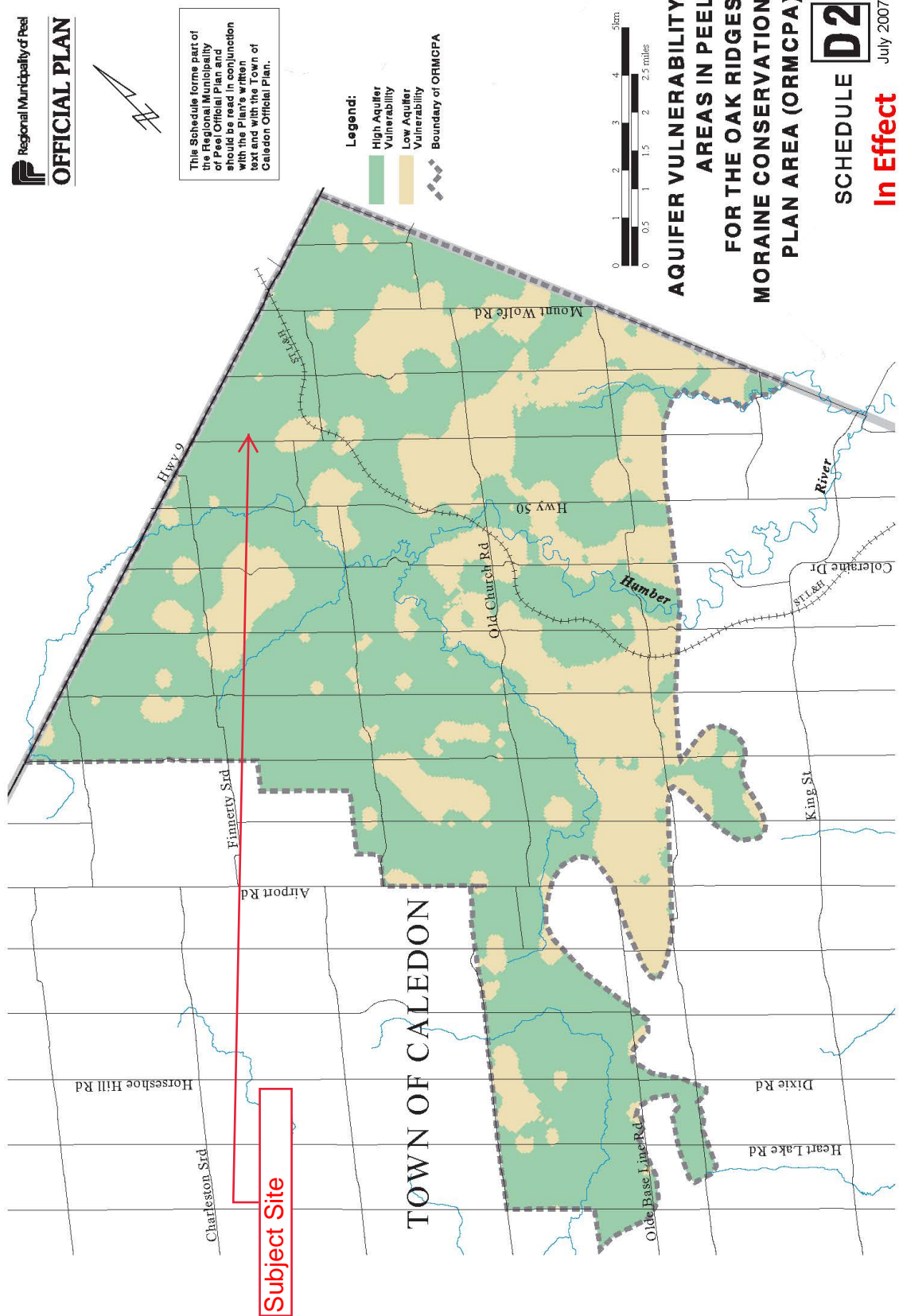
# SCHEDULE M - REGION OF PEEL OFFICIAL PLAN

(SCHEDULE A - CORE AREAS OF THE GREENLANDS SYSTEM IN PEEL)



# SCHEDULE N - REGION OF PEEL OFFICIAL PLAN

(SCHEDULE D2 -





(SCHEDULE A - LAND USE)



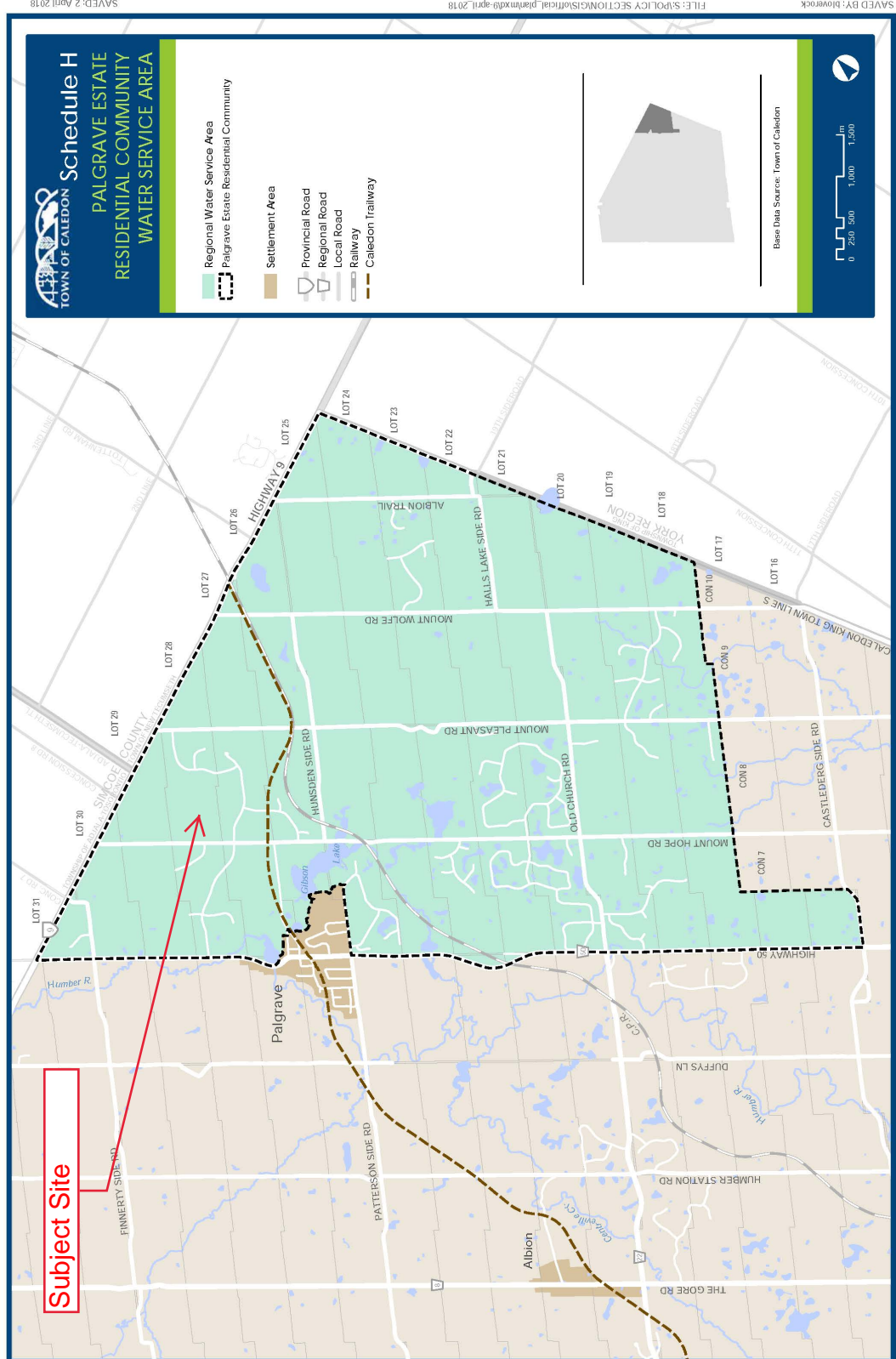
(SCHEDULE G - PALGRAVE POLICY AREAS)





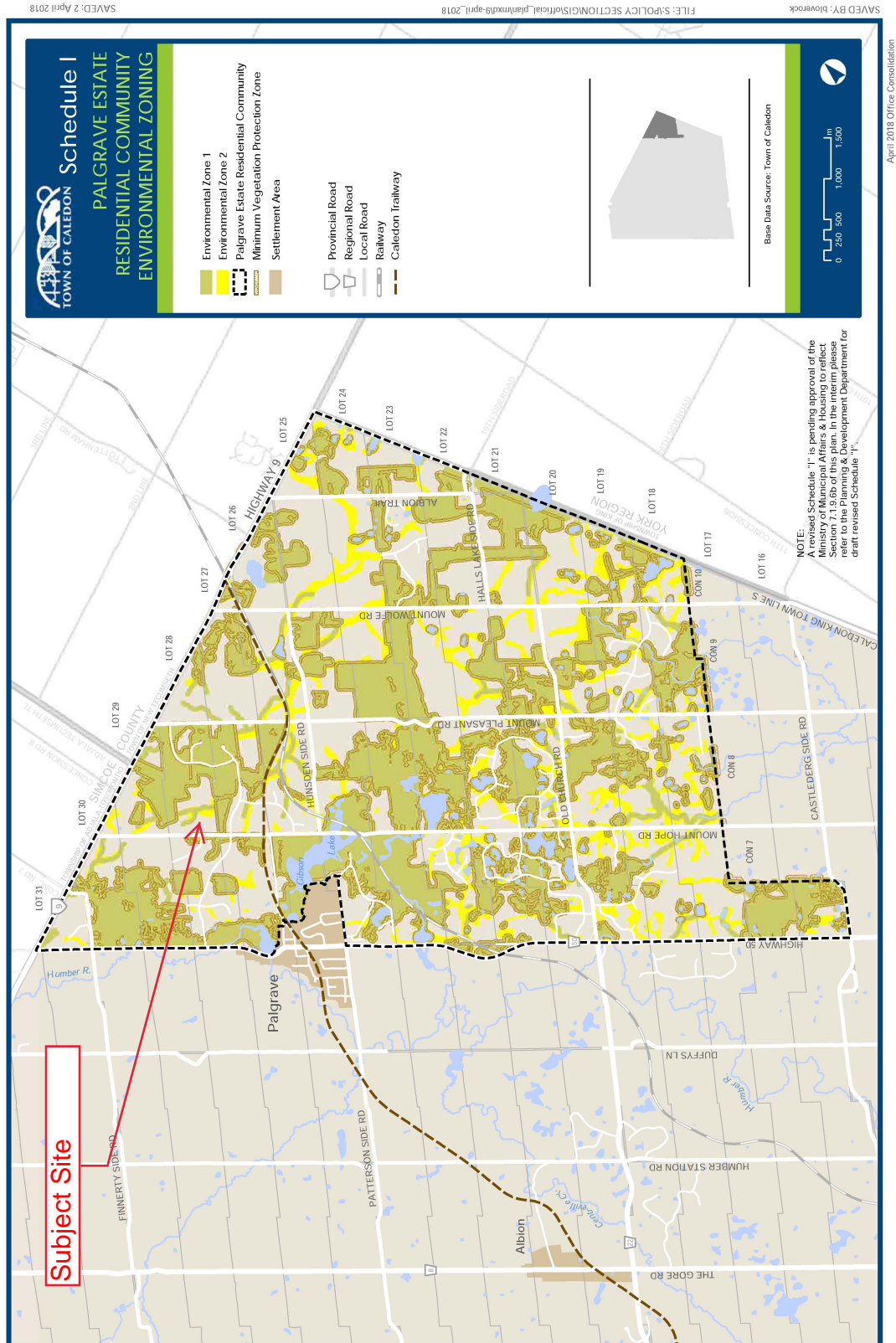
# SCHEDULE Q - TOWN OF CALEDON OFFICIAL PLAN

(SCHEDULE H - PALGRAVE WATER SERVICE AREA)



# SCHEDULE R - TOWN OF CALEDON OFFICIAL PLAN

(SCHEDULE I - PALGRAVE ENVIRONMENTAL ZONING)



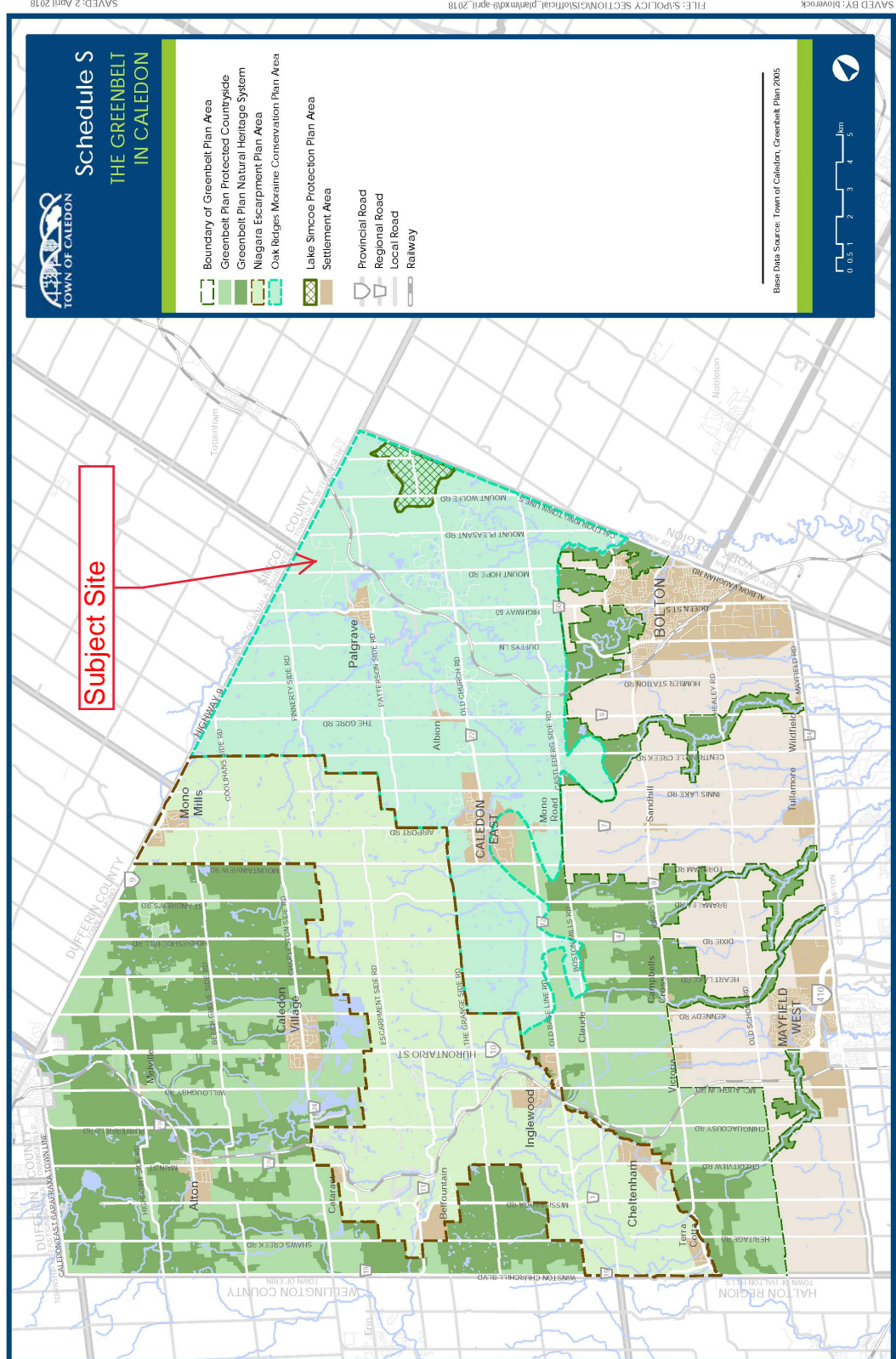
(SCHEDULE P - ORMCP LAND USE DESIGNATIONS)





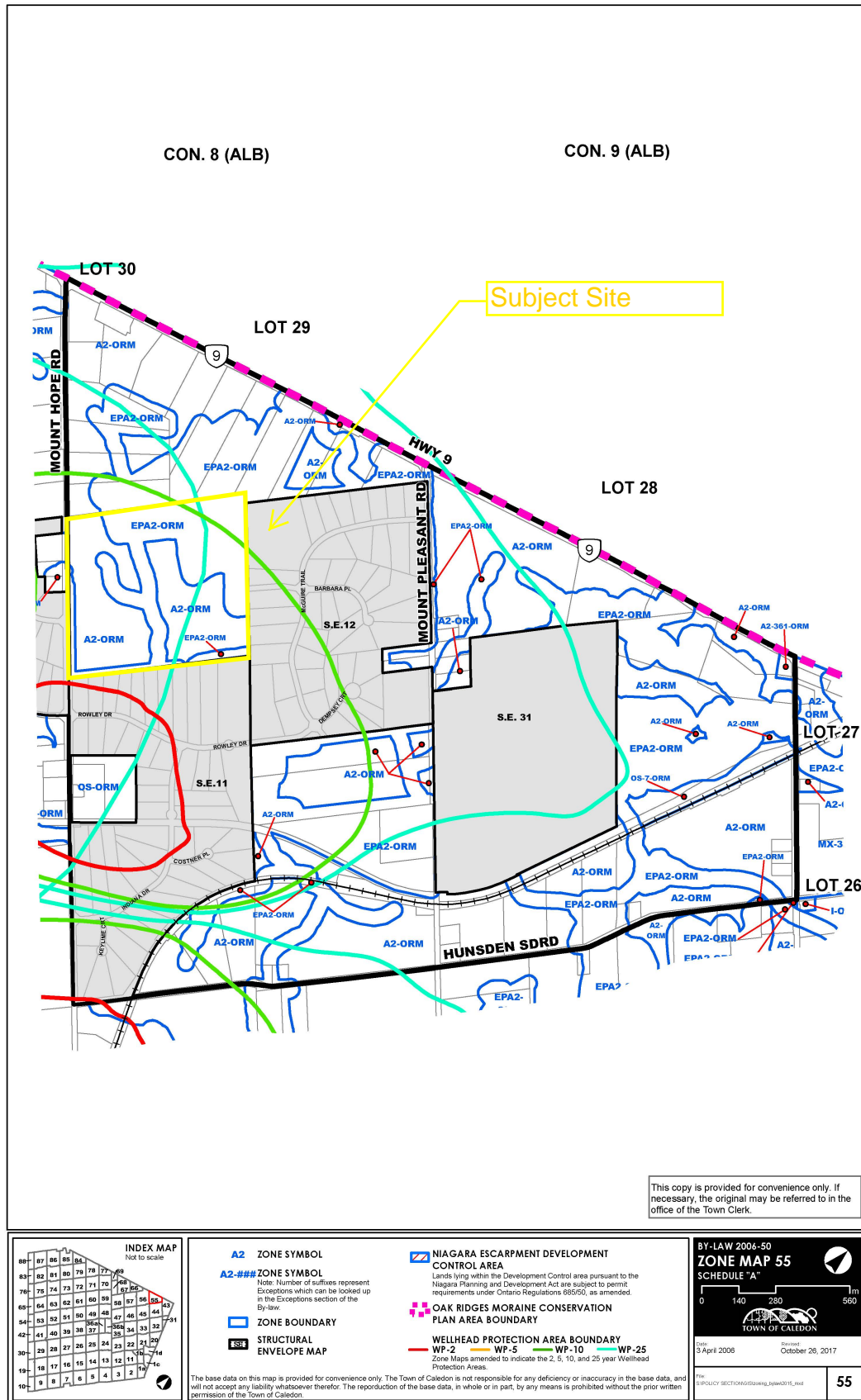
# SCHEDULE T - TOWN OF CALEDON OFFICIAL PLAN

(SCHEDULE S - GREENBELT LAND USE DESIGNATIONS)





(ZONE MAP 55)



# SCHEDULE V - DRAFT ZONING BY-LAW AMENDMENT

## THE CORPORATION OF THE TOWN OF CALEDON BY-LAW NO. 20xx-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to **Part of Lot 28, Concession 8 (Albion)**,  
Town of Caledon, Regional Municipality of Peel,  
municipally known as **17781 Mount Hope 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 28, Concession 8 (Albion)**, Town of Caledon, Regional Municipality of Peel, for **estate residential** purposes.

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

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XX	<ul style="list-style-type: none"><li>- Dwelling, Detached</li><li>- Home Occupation</li><li>- Natural Area</li></ul>	<p><b>Building and Structure Location</b></p> <p>In addition to complying with the applicable yard, all buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools, tennis courts, septic tanks and septic tile fields shall only be located within the structure envelopes shown on Zone Map SE XX</p> <p><b>Natural Area Restrictions</b></p> <p>Shown as "Natural Area" on Zone Map SE XX, no person shall alter the surface of the land; or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the forest management/reforestation plan, or alter, disturb, destroy or remove any wildlife habitat, whether in use or not, unless deemed hazardous to human health or safety.</p>

2. Schedule "A", Zone Map 55 of By-law 2006-50, as amended is further amended for Part of Lot 28, Concession 8, Town of Caledon, Regional Municipality of Peel, from Rural - Oak Ridges Moraine (A2-ORM) to Estate Residential (RE-XX) in accordance with Schedule "A" attached hereto.

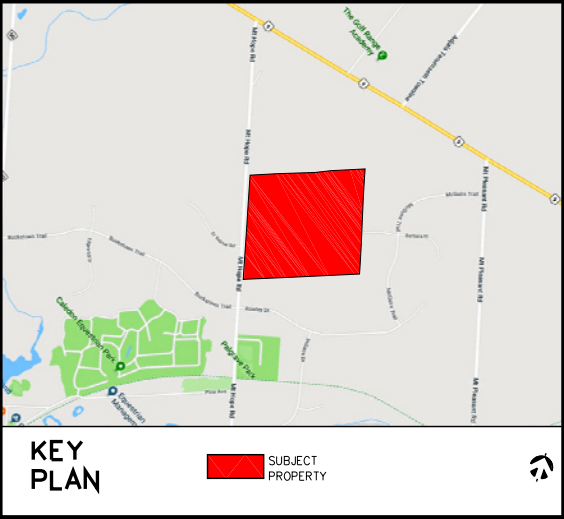
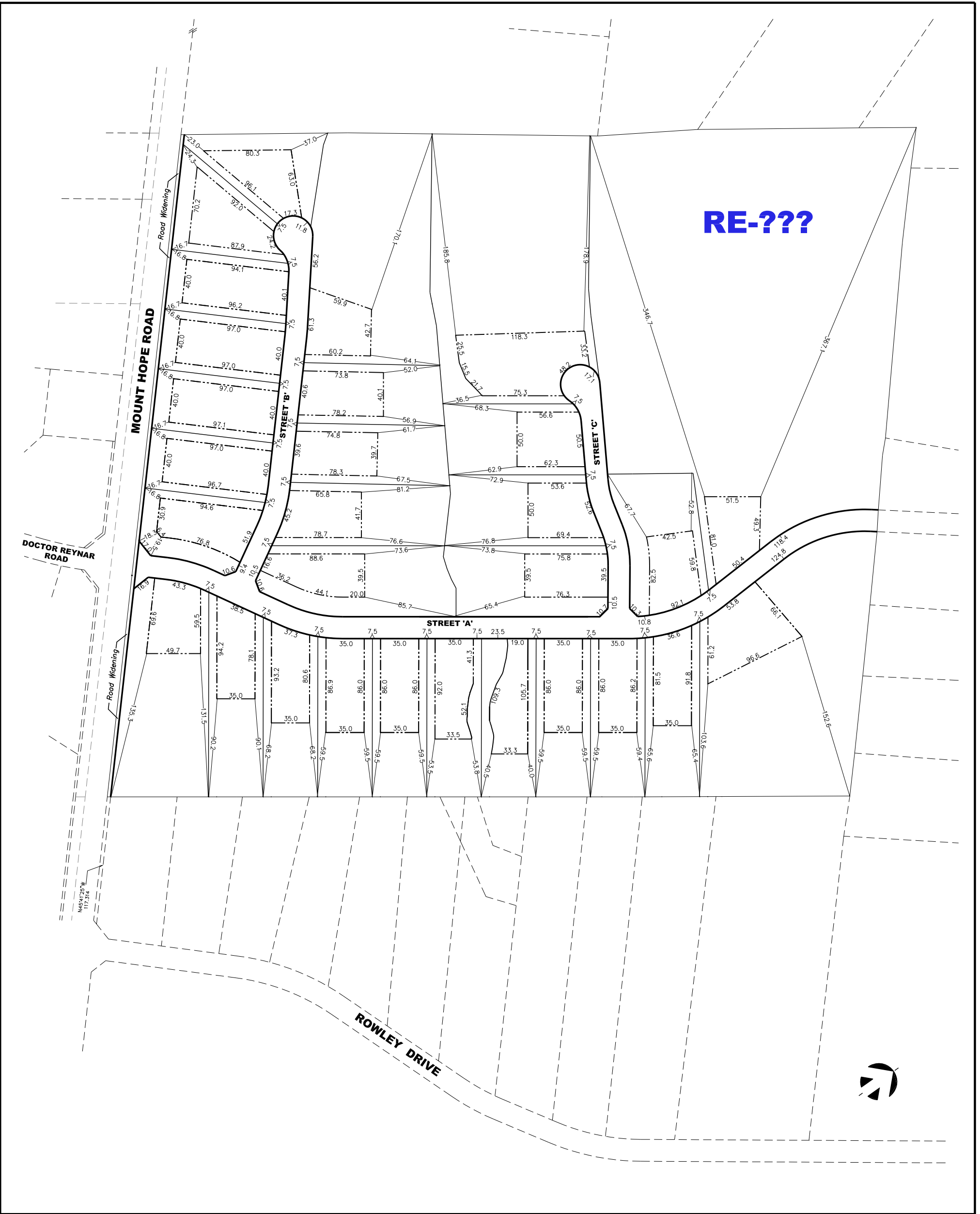
Read three times and finally  
passed in open Council on the  
XX day of XXXXXX, 20XX.

---

Allan Thompson, Mayor

---

Carey Herd, Clerk



<b>LEGEND</b>	
	Zone Boundary
	Structural Envelopes
	<b>RE-???</b> Zone Symbol

PART of LOT 28, CON. 8	
TOWN of CALEDON	
REGION of PEEL	
<b>ZONE MAP S.E.??</b>	
<b>Schedule "A"</b>	
<b>By-law 2006-50</b>	

SCHEDULE W - SURVEYED WOODLAND BOUNDARY

SKETCH SHOWING NVCA STAKED LIMIT  
FOR SITE DEVELOPMENT PURPOSES OF

**PART OF LOT 28  
CONCESSION 8**

GEOGRAPHIC TOWNSHIP OF ALBION  
NOW IN THE

**TOWN OF CALEDON**  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 1500



GUIDO PAPA SURVEYING  
A DIVISION OF J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**CAUTION**

THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE  
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM  
OFFICE RECORDS, NAMELY JOB REF. NO. 18-18-975-00 AND IS  
SUBJECT TO LEGAL SEARCH AND FINAL SURVEY.

THIS SKETCH IS NOT TO BE USED FOR MORTGAGE PURPOSES.

THIS SKETCH IS PROTECTED BY COPYRIGHT ©

**CAUTION**

THIS SKETCH IS DRAWN IN UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17,  
NAD83 (CSRS) (2010.0).

DISTANCES SHOWN HEREON ARE GROUND AND CAN BE CONVERTED TO GRID  
BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999667.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	593 270.38	4 869 055.19
ORP (B)	593 679.93	4 869 590.26
ORP (C)	594 125.17	4 869 165.28

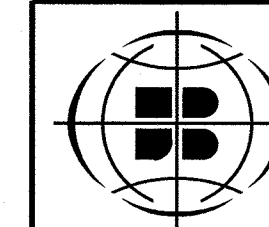
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND**

● DENOTES WOOD STAKE  
DPL DENOTES DRIP LINE  
NVCA DENOTES NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

DATE: MARCH 6, 2019

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GIS

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