



# URBAN DESIGN BRIEF & VISUAL IMPACT ASSESMENT

*Town of Caledon*

Mount Pleasant Road


*August 2020 Revision*



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# EXECUTIVE SUMMARY.



# 01

The proposed residential development is situated approximately 1.1km south of the Highway 9 and Mt. Pleasant Road intersection on Mt. Pleasant Road in Caledon, Ontario. Currently the subject site is used for agricultural purposes and adheres to the existing Town of Caledon Zoning by-law.

Through assessing the site and referencing the design guidelines stipulated by the Town of Caledon, the overall site design is reflective of urban design principles.

The proposal is specifically reflective of the Town of Caledon Comprehensive Town-Wide Design Guidelines and The Town of Caledon Official Plan. The urban design agenda emphasizes protecting and enhancing environmental land in the area and promotes a built form reflecting of the surrounding community.

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## **STREETSCAPING**

The rural character of the community is maintained with houses designed in a traditional style. Appropriate building setbacks are provided in accordance with estate housing standards.

## **ENVIRONMENTAL LAND**

With approximately 2 hectares of land dedicated to environmental protection plus an additional 4 hectares of proposed reforestation, the site is designed to highlight the vegetative quality of the land. Drawing out the existing green aesthetic of the community, the proposed development complements the existing pattern of estate housing and agricultural uses.



# INTRODUCTION.



# 02

## 2.1 PURPOSE OF THE URBAN DESIGN BRIEF

This Urban Design Brief describes how the proposed development at Mt. Pleasant Road appropriately fits within the context of site, situated around a lush, environmentally protected area. The proposed development has the potential to be a green and well-connected neighbourhood with access to recreational routes, greenspace and pleasant streetscapes.

The subject site will consist of eight (8) proposed “Estate Residential Lots” via a Draft Plan of Subdivision application that will conform with all the zone standards for the RE – Estate Residential Zone under the Town of Caledon Zoning By-law. Consulting the architectural and urban design guidelines will help appropriately shape the aesthetic of the neighbourhood while maintaining visual consistency with the existing surrounding communities.

The proposed development also provides 4.0 ha of protected environmental land to be managed and reforested, which is to guide the aesthetic of the landscape in forming appropriate greenspace, recreational space and streetscaping.

## 2.2 SUPPORTING DOCUMENTS

**This Urban Design Brief has been prepared with consideration and reference of the following policy and guideline documents:**

*Town of Caledon Comprehensive Town-Wide Design Guidelines (November 2017)*

*Town of Caledon Official Plan*



# SITE CONTEXT.





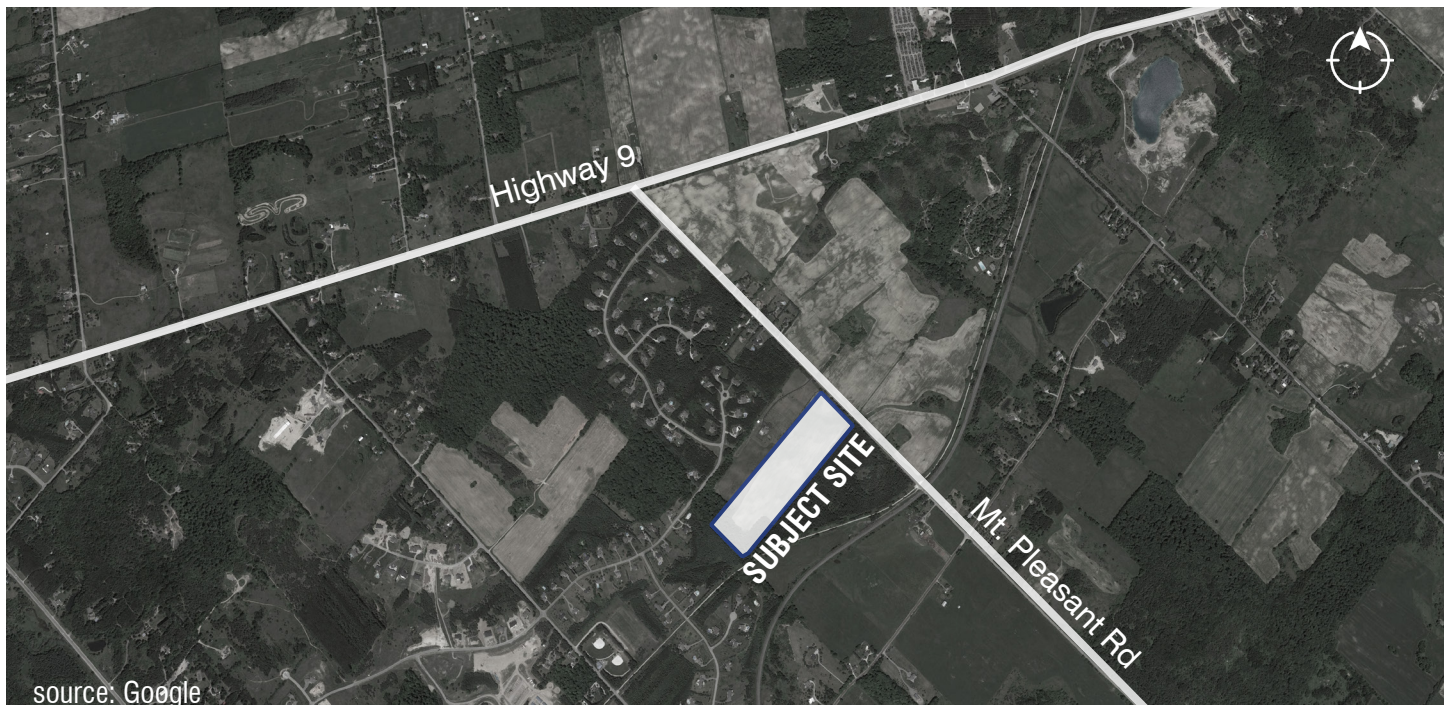
# 03

## 3.1 LOCATION & SITE

The subject site is legally defined as part of Lot 27, Concession 8, Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel. It is located approximately 1.1km south of the Highway 9 and Mt. Pleasant Road intersection.

The site is approximately 12.3 ha (30 ac) with a frontage of 181 m on to the west side of Mt. Pleasant Road.

The subject site is designated as Policy Area #3 and #4 (Schedule G: Palgrave Estate Residential Community) in the Town of Caledon Official Plan.





## 3.2 SURROUNDING AREA



### North

The lands to the north consist of rural estate residential lots and are zoned RE-209-ORM, A2-ORM and EPA2-ORM.



### South

The lands to the south are zoned A2-ORM and EPA2-ORM are forests and agricultural lands. The Caledon Trailway passes the subject site to the south.





## 3.2 SURROUNDING



### West

The lands to the west are zoned RE-208 and are currently used as estate residential lots and forested areas.



### East

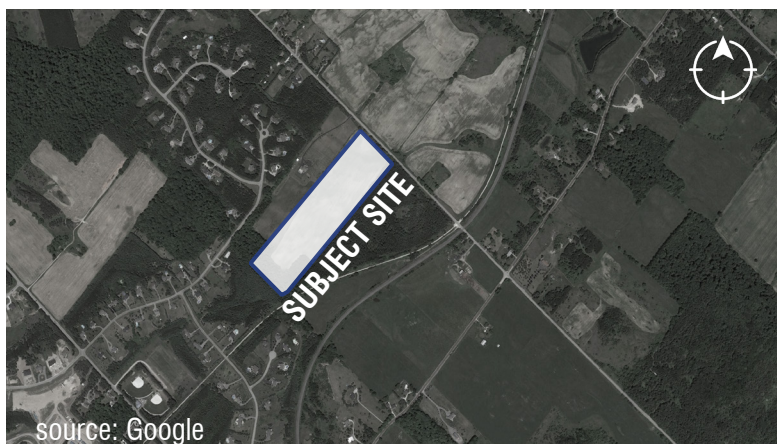
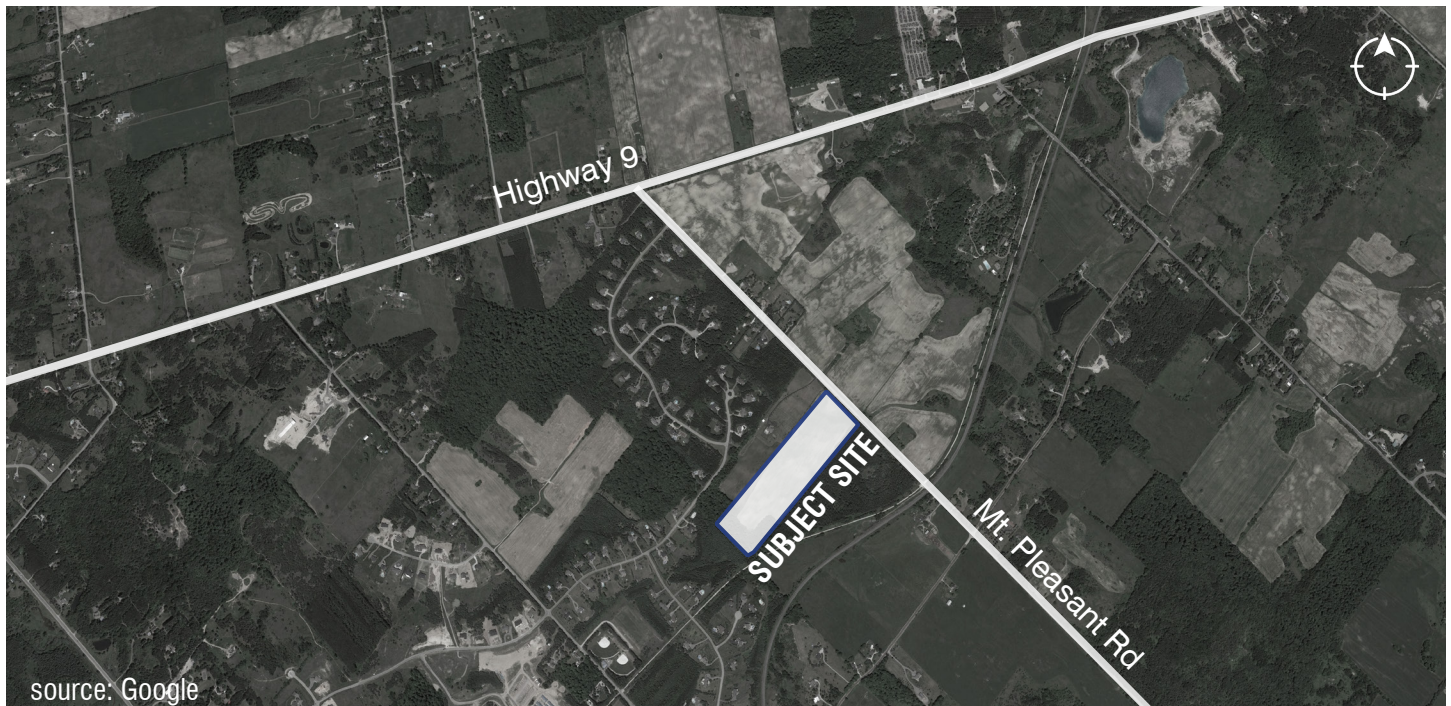
The lands to east across Mt. Pleasant Rd. from the subject site include rural residential lots and future rural estate residential lots. The lands are zoned RE-585, A2-ORM and EPA2-ORM.





### 3.3 EXISTING URBAN PATTERN

The subject site is situated just north of Bolton (Caledon's largest urban centre), east of Orangeville and south of Alliston. The subject site remains primarily rural with active farmed land and rural estate residential lots to the north and west.



The immediate urban pattern adjacent to the subject site consists of mostly local roads connecting to Mt. Pleasant Road with direct access to the existing rural residential lands to the north of the subject site.

Directly across Mt. Pleasant Road, the approved Beaverhall subdivisions consists of rural estate residential lots accessed via local road.



## 3.4 TRANSPORTATION

The location of the site is primarily accessible through vehicular transport with many essential amenities available in Palgrave, Orangeville and Bolton. These towns and communities are located within a 30-minute drive.

Palgrave is a 10-minute drive from the subject site providing additional amenities.

### Vehicular Accessibility

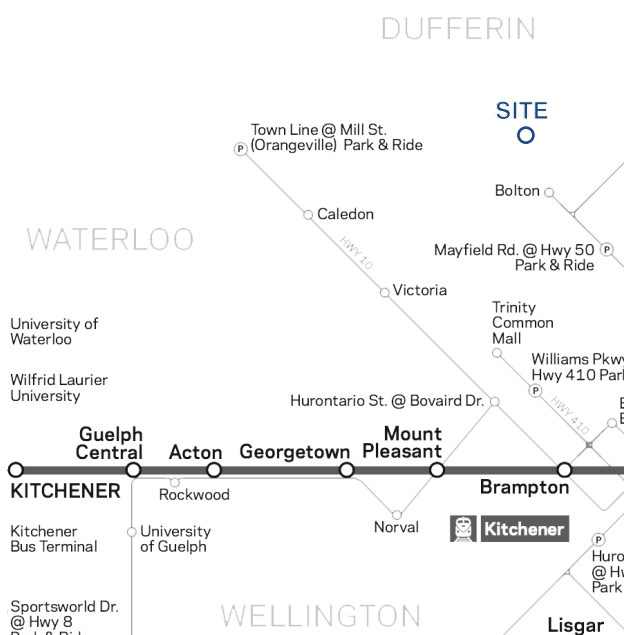
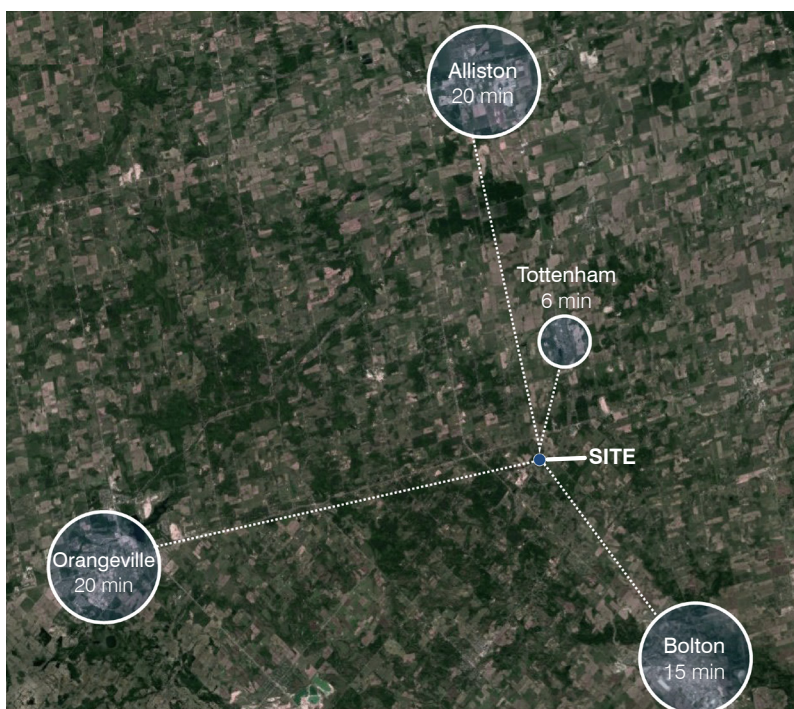
Vehicular accessibility to the subject site is provided through Mt. Pleasant Road, which intersects with Highway 9. From Highway 9, Tottenham is approximately a 6-minute drive from the subject site, providing local shops, gas stations, and restaurants. Bolton is also located a 16-minute drive south of the site. Orangeville is accessible off of Highway 9, at approximately a 20-minute drive from the subject site.

### Public Transit Accessibility

The closest GO train stations are Mount Pleasant, Georgetown and Brampton GO stations approximately a 45-minute drive from the subject site. The closest bus route is the GO 37 Orangeville/Brampton Route which travels between Orangeville and Brampton GO station via Highway 10. The GO 38 Bolton Route travels between Bolton and Malton GO station.

### Walking and Cycling

South of the subject site is the Caledon Trailway, a 35-minute trail that bisects the Town of Caledon and many landscape features. The Caledon Trailway forms part of the TransCanada Trail and Green-belt cycling route.





# **POLICY ENFORCEMENT.**



# 04

## 4.1 CALEDON COMPREHENSIVE TOWN-WIDE GUIDELINES

The following guidelines provide an outline of design initiatives specific to informing the proposal and conceptual design of development for the subject site. The supporting urban design principles have been summarized and outlined below for the subject site proposal and are derived from the *Town of Caledon Comprehensive Town-Wide Design Guidelines*. These guidelines include;

### Architectural Considerations | pp 66 - 67, 180 - 181

- Ensure buildings are setback appropriately from natural systems such as existing trees; provide space for hard and soft landscaping features, and allow the sun to penetrate to the sidewalk;
- Encourage alignment with third party sustainability certification programs, such as but not limited to Leadership in Energy and Environmental Design (LEED), Energy Star or Green Globes;
- Encourage south facing construction to take advantage of passive solar heating, and strategic tree planting on east facing windows to allow for free cooling and shade protection in the summer months;
- Encourage functional architectural elements to mitigate direct sunlight (i.e. sun louvers);
- The rural character of the landscape and community shall be maintained as new development occurs, incorporating traditional styles that are most frequently associated with rural, estate style communities, in accordance with the Town of Caledon Official Plan;
- Estate residential development adjacent to woodlots, wetlands, watercourses or other ecologically significant areas shall incorporate environmental protection measures to ensure these areas are protected from development;
- Provide adequate buffering to minimize the visual impact of estate residential neighbourhoods on the rural countryside;
- Maximize the visual appeal of the natural and rural setting, where possible, and sensitively integrate new development into their natural setting;
- Avoid the use of noise barriers, where possible.
- Place utilities underground where possible, or at flankages; alternatively utility boxes must be screened from all sides to the extent possible in keeping with utility operational access requirements; and,
- Limit garage doors to a maximum of three.



## **Urban and Landscape Design | pp 10-11, 13-14, 86-87**

- Preservation of and enhancements to environmental protection areas, natural heritage, open space and the urban tree canopy to promote ecological integrity and improve biodiversity and wildlife corridors;
- Sensitive development that is resilient to extreme weather events and incorporates green infrastructure and stormwater management practices that effectively reduce stormwater runoff while protecting water quality and associated aquatic habitat (including Low Impact Development techniques);
- Responsible use of resources to promote water, energy and waste conservation and reduce greenhouse gas emissions;
- Form environments that encourage active transportation and provide safe, convenient, appealing and accessible options for all users to walk, cycle and roll;
- Provide sufficient room for on-lot private landscaping, exclusive of setbacks and encroachments;
- Add visual interest to open spaces and blank walls; and,
- Naturalized, drought-tolerant and low maintenance native planting are recommended, where appropriate.



## 4.2 TOWN OF CALEDON OFFICIAL PLAN

The following policies derived from the Town of Caledon Official Plan are intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon. These policies include:

- The rural character of the landscape and the community shall be maintained as new development occurs (7.1.2.2);
- Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors, shall be protected from development (7.1.2.3);
- Estate residential development should display a high level of environmental quality and amenity (7.1.2.7);
- The visual impact of estate residential development should be minimized by measures such as vegetative buffers. Buildings should be of an architectural style harmonious with the natural landscape (7.1.2.8); and,
- Innovative environmental planning should be encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community (7.1.2.10).



# URBAN DESIGN OBJECTIVES.





# 05

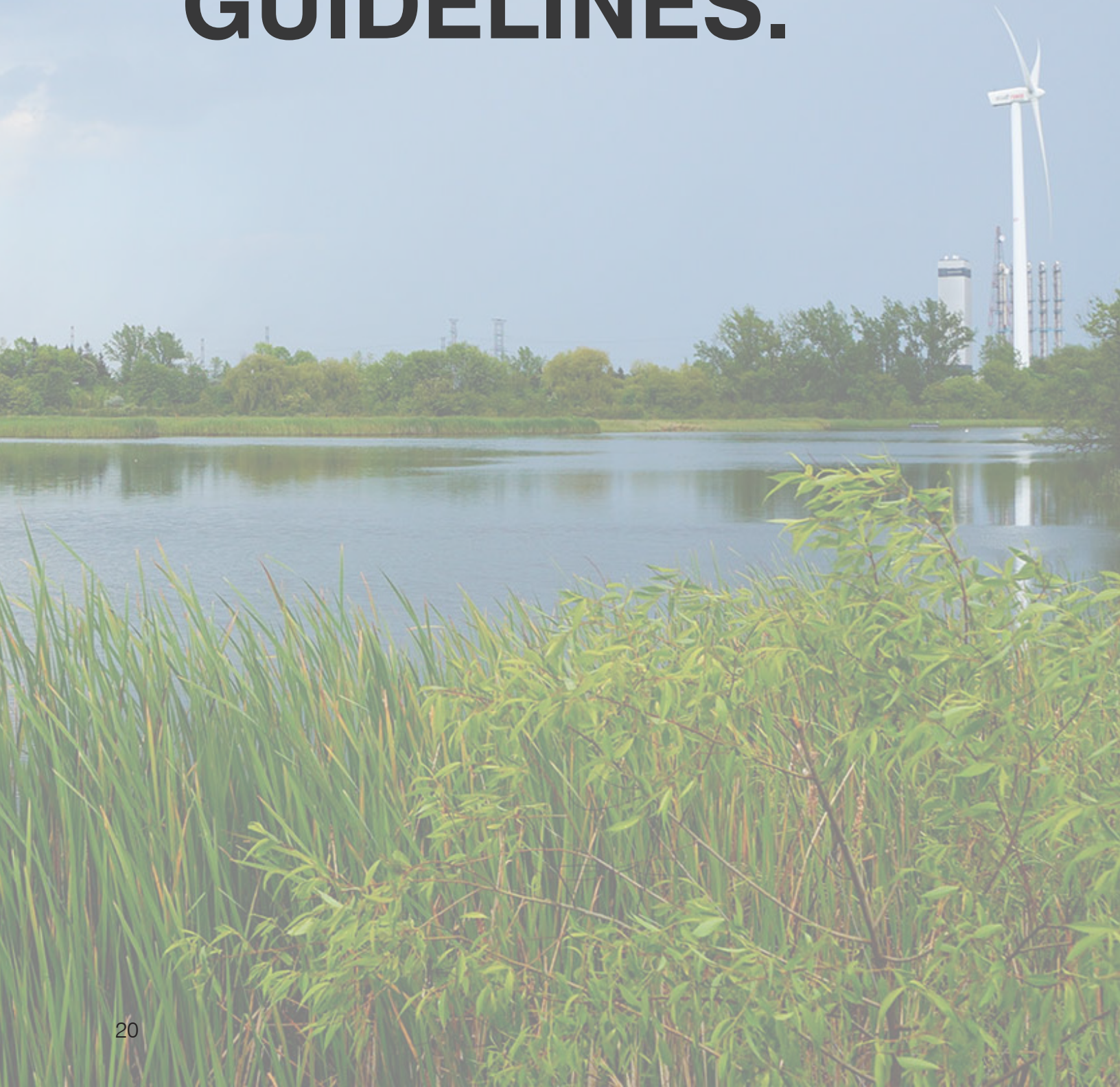
## 5.1 URBAN DESIGN VISION

The proposed development is intended to be an extension of the Palgrave Estate Residential Community. The conceptual design of the subject site is intended to provide estate housing designed in a traditional manner to reflect the rural character of the community. The new subdivision will promote environmental protection of the existing forested areas and offer enhancement through the provision of four (4) hectares of reforested land.

The proposed development introduces bioswales for stormwater management and proposed flood protection features.



# DESIGN GUIDELINES.





# 06

## **6.1 COMMUNITY AND THEME/VISION**

The proposed development is intended to be a healthy community ecosystem by promoting exposure to green spaces and a sense of connection to nature. The proposed development will emphasize existing rural character and natural resources to promote the relationship between the proposed built form and the natural vegetation through landscaping.

## **6.2 NATURAL AREAS AND OPEN SPACE**

The proposed development will maintain existing forested areas and enhance natural vegetation with protective buffers. Visually interesting open green spaces will be provided within the regional floodplain and the site reforestation plan.

## **6.3 VIEWS AND VISTAS**

Views and vistas from and to the subject site will be enhanced by the relationship between proposed estate housing and natural vegetation. Visual obstructions will be limited to ensure community safety.

## **6.4 LANDSCAPING**

The proposed development plan is intended to preserve the rural character of the landscape. complement existing vegetation with native plants and provide soft landscape treatments between properties.

## **6.5 SUSTAINABILITY**

The proposed development introduces sustainable design practices such as bioswales for stormwater management and proposed flood protection features.



A photograph of a waterfront park. In the foreground, a curved walkway made of light-colored stone tiles leads towards the water. To the left, a rocky shoreline meets the water. In the middle ground, there are several picnic tables and benches. A tall, slender lamppost stands near the water's edge. The background features a calm lake and a line of trees under a blue sky with scattered clouds.

# **PROPOSED CONCEPTUAL DESIGN.**

# 07

## 7.1 SITE DESIGN

The proposed development will consist of developing the subject site into eight (8) “Estate Residential Lots” via Draft Plan of Subdivision and rezoning applications. Lots will be located on the north and south sides of a public right-of-way that will run westward from Mt. Pleasant Road. The lots range in size between 0.62 ha and 3.97 ha, with minimum lot frontages between 54.5 metres and 193.3 metres. A reduction to the minimum lot size to 0.6 ha is required for lots 2 and 3. The proposed development will conform with all other zone standards for the RE- Estate Residential Zone under the Town of Caledon Zoning By-law.

As per section 7.1.9.12 of the Town of Caledon Official Plan, the proposed plan also provides 4.0 ha of protected environmental land to be managed and reforested in order to achieve additional density of one unit in accordance with the Policy Area 3 density requirements within the Palgrave Estate Residential Community. The proposed Draft Plan of Subdivision provides a net residential density of 26 units per 40.5 ha. A proposed 22-metre-wide right-of-way is also included to accommodate a future connection to the existing McGuire Trail north of the subject site.

### 7.1.1 Streetscape Design

Streetscape design will be inspired by traditional rural developments and consistent with the existing Palgrave Estate Residential Community. Street trees will be planted on both sides of Street ‘A’ between the curbs and bioswale. All plantings will conform with the Nottawasaga Valley Conservation Authority approved species list.

Street ‘A’ will be asphalt paved with concrete curbs and will be shared by vehicles and pedestrians. Streetlights and road signs will feature an upscale design and comply with Town of Caledon standards. Community mailboxes will be located in a well-lit area. The location and design specifications will comply with various requirements in consultation with Canada Post and the Town of Caledon.

### 7.1.2 Landscaping

The proposed individual lot designs will incorporate high quality landscape design standards to maintain the rural character of the landscape and promote visual and physical connections between estate housing and open spaces. Each individual lot will have a landscape plan that features trees, maintained



shrubs and perennials, and a mown lawn within the amenity areas. A variety of native species planting shall be encouraged by the individual lot owner on private property adjacent to the public road. A mix of both deciduous and evergreen trees will be encouraged. Taller meadowland grasses requiring minimal maintenance will be concentrated outside of the amenity areas and between the individual property limits. Trees, shrubs, perennials, and meadowland grasses will be of species approved by Nottawasaga Valley Conservation Authority.

Landscaping within the 4.0 hectares of reforested land shall comply with the approved Forest Management Plan.

The estate houses will be accessed from Street 'A' via private driveways. Typical driveways and parking areas will incorporate the following:

- Variety of surface materials including asphalt, tar and chip, patterned/textured concrete, or unit pavers. Permeable pavers will be used on a site-specific basis evaluation;
- Accommodation for multiple vehicles while maintaining the minimum setbacks to Street 'A'; and,
- Straight or gently curved alignments. Repetition to be avoided where possible.



Landscaping example from Steele Home Ct and Matson Dr (left) and Palmer Cir (right).

### 7.1.3 Fencing

Fences will be used sparingly within the subject site in order to maintain open vistas. Where privacy fences are requested, they will be limited to within the structural envelopes within each individual lot.

Black chain link fencing may also be permitted along the edge of the reforested areas to preserve these areas and to encourage natural vegetative growth.

### 7.1.4 Community Sustainability

The following design practices will be encouraged to improve sustainability within the proposed development:

- Tree-lined streets are proposed with bioswales in the right-of-way. Through the implementation of the proposed infiltration trench storage in the bioswales, the post-development annual infiltration volumes for the site will be greater than the annual pre-development infiltration volume;

- Native species to be planted within the reforested areas;
- All new dwellings will comply with the enhanced energy efficiency requirements of the Ontario Building Code. A new set of standards for energy efficiency, Supplementary Standard SB-12, helps stakeholders achieve the required 15% energy efficiency improvement;
- Enhanced efficiency applies to various aspects of the building process including upgraded insulation values, sealing of ducts, improved energy efficient windows and doors;
- All dwelling units will be built with drain water heat recovery units, LED lighting and low expansion foam to all door and window perimeters;
- To minimize household water consumption after completion of the development, low-flush toilets and low-floor showers and faucets shall be installed;
- Energy Star rated appliances such as dishwashers and washing machines will be encouraged.
- All building materials shall be selected that have fewer toxic VOC emissions. These materials may include, low formaldehyde or sealed composite wood products, and low emitting carpeting and flooring;
- All water quality and quantity controls are detailed in the Functional Servicing and Stormwater Report (FSSR);
- The Subject Site shall be protected during all stages of the development through the installation of silt fencing and catch basin buffers as outlined in the FSSR and Erosion and Sediment Control Plans. A controlled construction vehicle access point with mud mats will be maintained until asphalt roads have been constructed. These measures will be inspected and monitored regularly;
- All new homeowners will receive a Homeowner's Manual that provides important information and resources regarding the Tarion warranty and CMHC programs. The Manual will include details on municipal and regional programs in relation to waste collection and recycling, conservation, and active and public transportation opportunities. The Manual will also include website links to various organizations such as Peel Region Homebuilders Association, Ministry of Housing, and Natural Resources Canada. Manufacturer's manuals and warranties will be included in the Homeowner's Manual. These will detail how to use the various system units and appliances, such as furnaces, heat recovery ventilators, and fridges, identify the warranty periods, and provide contact information for the various manufacturers. The Manual will address important home care items such as dust, relative humidity, chemical contaminants (VOC's), mold, and various maintenance guides and checklists; and,
- Educational material will be provided to residents and signs will be placed throughout the development to ensure proper uses of the environmental areas.

## 7.1.5 Building Siting

The design and siting of new dwellings will be done in a manner that minimizes the visual impact of new buildings within the existing landscape. Buildings will be of an architectural style that is harmonious with the natural landscape. This includes locating buildings on the middle to lower slopes to fit into the topography of the lands. Architectural height restrictions may be required in areas of high potential visual impact.

Building setbacks from the street are encouraged to be staggered to avoid repetition. The main facade and garage should also be staggered to provide a variation within each lot.



## 7.1.6 Priority Lots

Dwellings in prominent locations, or “Priority Lots”, should be designed to reflect their high-profile location. At these locations, building components and design should have a higher degree of visibility within the public realm that emphasize their potential role as orienting structures and landmarks within the neighbourhood.

### 7.1.6.1 View Terminus Lots

View Terminus Dwellings play an important role in the streetscape by terminating a long view corridor. Because of their prominence within the subdivision, View Terminus Dwellings should include enhancement features such as:

- Greater front yard setback from adjacent dwellings where lot depth permits;
- Driveways should be on the outside when View Terminus Dwellings are paired together for greater landscaping opportunities; and,
- Architectural treatments that provide greater visual interest for the passing public.

### 7.1.6.2 Corner Lots

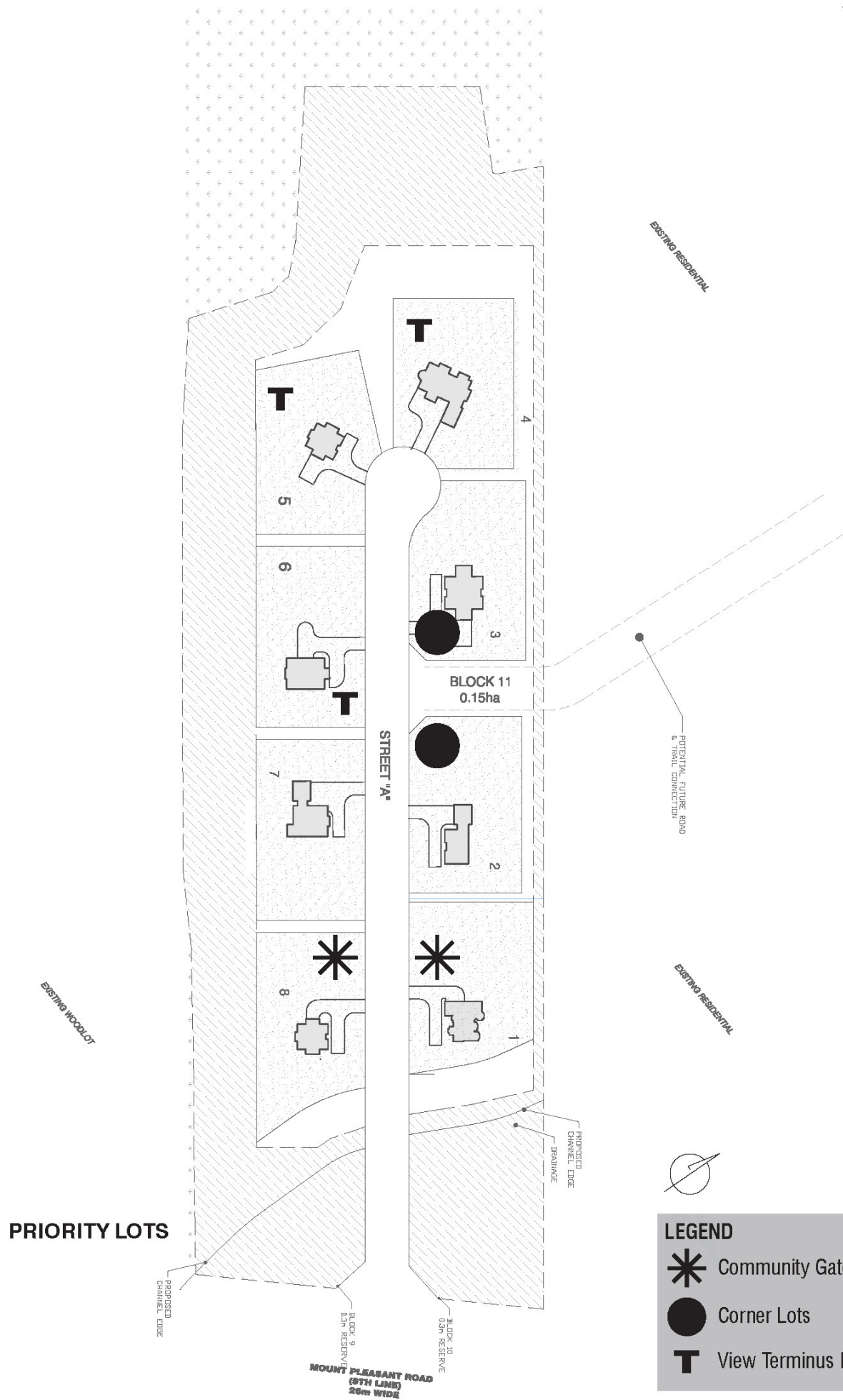
Corner Lot Dwellings shall address both street frontages in a consistent manner and incorporate ground level detailing (porches, windows, entries, etc.) that reinforces the pedestrian scale of the street. The following architectural elements are to be included:

- Both street frontages will be addressed in a consistent manner and incorporate ground level detailing such as porches, windows, and entries;
- The main entrance will face the long side of the lot (side entry) or the day-light triangle (angled entry);
- The main entrance may face the front lot line provided appropriate attention is paid to the design of the flanking wall through the use of bay windows and/or a secondary entrance; and,
- Special attention to the massing, height, articulation, fenestration, material finish and detailing should be provided for all exposed elevations of a Corner Lot Dwelling.

### 7.1.6.3 Community Gateway Lots

Lots 1 and 8 are located at the entrance to Street ‘A’ from Mt. Pleasant Road and play an important role in expressing the image, character and quality of the community to residents, visitors and passersby. A high degree of architectural design quality will be expected for all elevations of Community Gateway Dwellings. In addition to the design characteristics stated for single-detached dwellings, the following shall apply:

- Distinctive architectural elements such as turrets, tower features, projecting bays, masonry chimneys, precast detailing, shutters and gables shall be employed where architecturally appropriate;
- Special attention to the exterior colour package is required with the use of upgraded materials being strongly encouraged; and,
- The dwelling design, materials and colours should be coordinated with the community gateway entry feature, if applicable.





## 7.2 BUILDING DESIGN

The proposed building designs are inspired by traditional Canadian estate housing to preserve the character of the overall community. Each house will have a unique architectural style and character to ensure variety in the streetscape while providing each home with a unique identity. The buildings will be integrated into the existing terrain with minimal disturbance to the existing topography to provide a harmonious balance between natural and built environments, as well as to preserve the unique character of the setting. Utility features such as garages will be positioned in order that their visual impact is diminished when viewed from the street.

The facades of the buildings will incorporate high quality natural materials such as stone, brick, and sawn wood, in keeping with the stature of prestigious estate properties. Building facades will range from Georgian to Ranch and Ontario Heritage style architecture with each individual façade using materials appropriate to the style it is constructed in and ranging from a combination of cut stone and brick to brick finish with accent precast window sills, bands etc.

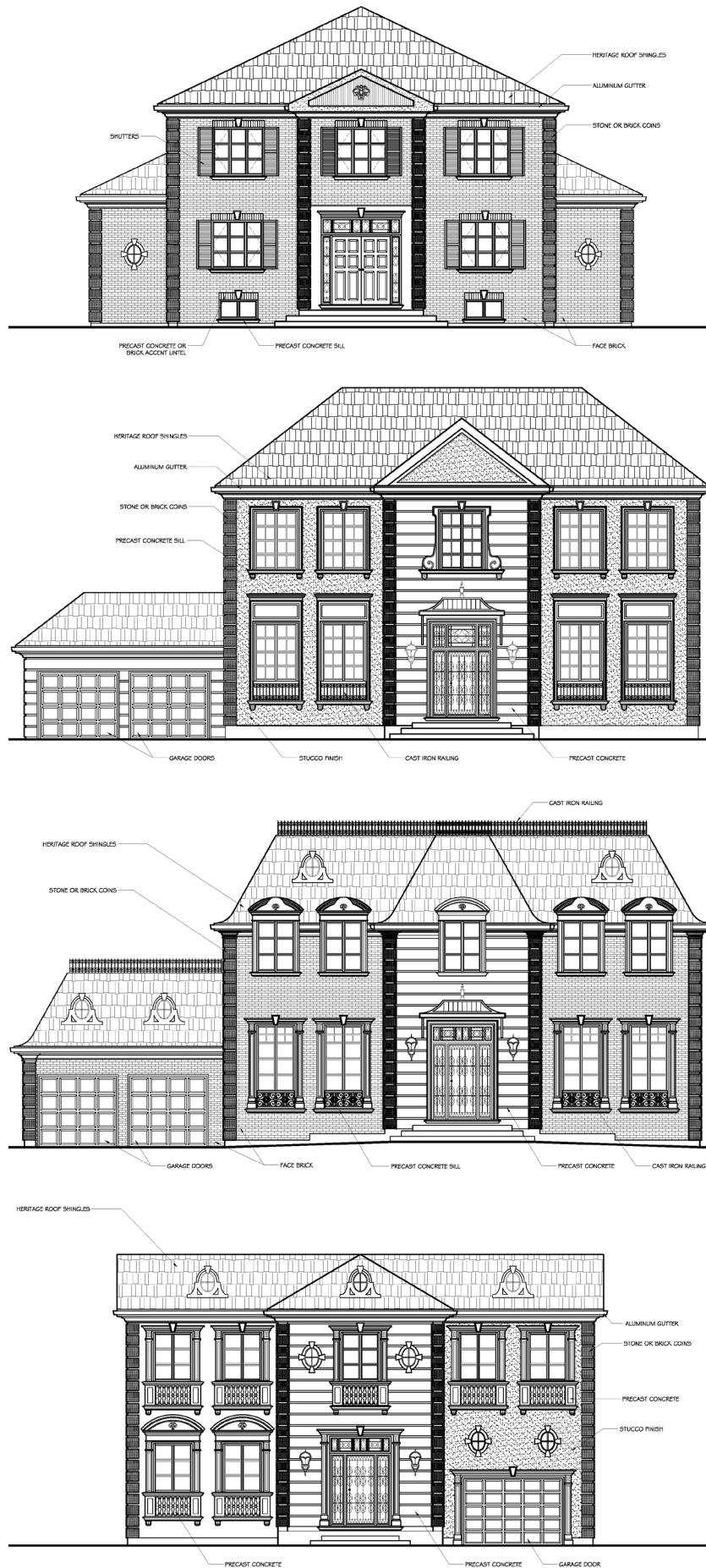
The unique terrain present at this site will enhance the streetscape as part or all the basement areas of the building at least on one side will become exposed and act as a walk-out.

### 7.2.1 Building Massing

The massing of the built form contributes to the community visual identity and to the streetscape attractiveness. Horizontal and vertical projections will be applied as integral parts of the building design and proportional to the built form massing. Projections such as entrance porches, bay windows, dormers and terraces will be complementary to the architectural style of the building. Main entrance will be designed to highlight its visual importance to the building facade and to the streetscape to support a pedestrian-friendly environment. The size of porches and porticos will be proportional to building scale and consistent with its architectural style. Building massing will be designed to integrate with the natural landscape and promote visual and physical connections between indoor and outdoor.

### 7.2.2 Elevations and Facades

Attractive streetscapes also rely on the design of building facades exposed to the public realm to promote a community with a positive and pedestrian-friendly identity. Building elevations will avoid large blank facades by incorporating a variety of architectural features with adequate massing, proportion, and scale. Each dwelling will be encouraged to have its unique visual identity consistent with the intended architectural style and in harmony with other dwellings within the development. Architectural styles will be complementary but have its own elevation treatment such as different materials, colours, and architectural elements. The design of attached street-facing garage should be incorporated to the building massing and recessed from the main front wall to minimize visual impact on the streetscape. Large windows and door openings will be encouraged specially on publicly exposed elevations.



Sample Building Elevations. source: MMH Architects Inc.



## 7.2.3 Roofs

A variety of distinctive roof forms will help to support the community visual identity through an arrangement of slopes, articulation, texture and colour. Diverse roofscape consistent with the building massing and architectural style will be encouraged. The second storey will be either total or partially incorporated into the roofscape to minimize building height. Where possible, upgraded roofing materials such as cedar shingles or shakes, standing seam metal, copper, heavy shadow asphalt and synthetic slate will be encouraged.

## 7.2.4 Exterior Material

Exterior building materials and cladding will incorporate a higher standard of quality reflective of the estate housing while also complementing the surrounding natural environment. Permitted cladding materials include brick, stone, stucco, and sawn-wood. Combination of these materials may be permitted with attention paid to the transitions.

Buildings' exterior colour pallet will be coordinated to promote visual harmony and consistency within the streetscape. Dominant material colours options will be encouraged to accentuate main architectural elements such as the main entrance. Exterior materials and colour schemes will be also consistent with the building architectural style.

## 7.2.5 Garages

Each dwelling will have a two- or three-car garage. It is important that the visual impact of the garage from the street is minimized. The following general design criteria for the treatment of attached garages shall apply:

- Attached garages should not dominate the massing of the street-facing dwelling facade. In general, the massing of the garage should be minimized by:
  1. Giving the habitable portion of the dwelling a larger and more dominant mass;
  2. Integrating the massing of the garage into the main massing of the dwelling;
  3. Positioning the main front wall and porch face closer to the street; and,
  4. Limiting the projection of the garage;
- Design quality, colour, and material will be complementary to the main dwelling; and,
- Garage designs should vary between lots.

## 7.2.6 Architectural Detailing

The main entrance to each dwelling is a focal point that should be designed to provide prominence from the public realm. It should be directly visible from the street with its design and detailing consistent with the architectural style of the dwelling. A cover porch, portico, veranda or canopy should be provided. Additional door glazing and windows are encouraged to allow natural light at the entry

Stairs accessing the main entrance should be minimized to allow for greater accessibility for pedestrians. When required, stairs should be designed as an integral component of the dwelling's façade.

Front porches, porticos, verandas, and canopies allow for a comfortable interface between the dwelling and the streetscape offering interactions with the public while also providing additional outdoor, weather-protected amenity space. Porches should 2.5m - 4.0m in depth to facilitate comfortable seating. The size of the porch/ portico and its components (columns, piers, brackets or moldings) should be proportional to the scale of the dwelling and consistent with the character of the house. Wrap-around porches are encouraged for corner lot dwellings where appropriate to the architectural style.

Windows allow daylight into the interiors and should be incorporated into the design of the facades. Windows are prominent features that should be consistent with the architectural style of the dwelling. Windows establish a visual connection between the exterior and interior domains of the site and contribute to the streetscape. The placement and size of windows shall take advantage of the views and vistas of the natural surroundings. High quality window styles are required. Window sills and lintels shall be designed for consistency with the architectural style of the dwelling. The colour of the window frames must be compatible with the colour scheme of the dwelling.

## **7.2.7 Architectural Review**

Preliminary model designs will be reviewed by a Control Architect prior to the submission of individual Site Plan applications. The designs will clearly depict various elements including entry conditions, building elevations, fenestration, and building materials and colours.

Submissions for preliminary review and approval should include:

- Site Plans & Floor Plans
- Exterior Elevations & Details
- Typical Streetscape Elevations
- Landscaping
- Materials & Colours

Preliminary approval must be given by the Control Architect prior to sales commencing. The Control Architect will ensure conformity with these Guidelines and confirm the design demonstrates sufficient design quality, variety and the use of appropriate exterior materials. The Control Architect is to review proposed model designs with all relevant Staff prior to giving final approval. The Applicant shall submit Working Drawings to the Control Architect for final review and approval prior to submission of a Building Permit application. Satisfactory Working Drawing submissions will be stamped for Final Approval by the Control Architect, who will notify the Town of Caledon in writing, when the Applicant's Working Drawings have been finally approved.

The Applicant shall submit Site Plan and streetscape drawings to the Control Architect for review and approval. Satisfactory Site Plan and Streetscape Drawing submissions will be stamped for Final Approval by the Control Architect. The Control Architect will keep a copy on file and will notify the Town of Caledon when the Applicant's Site Plan and streetscape drawings have been finally approved.



# CONCLUSION.



# 08

## 8. CONCLUSION

The proposed development conforms with the Town of Caledon Comprehensive Town-Wide Design Guidelines and the Town of Caledon Official Plan. The proposed development will respect and enhance natural resources by reforestation, stormwater management and flood prevention strategies. The proposed design will visually and physically connect estate housing to open spaces and maintain the rural character of the landscape and the community.



# APPENDICES.





