

PLANNING JUSTIFICATION REPORT

15441 Mount Pleasant Road, Caledon ON



**DESIGN
PLAN
SERVICES**

TOWN
PLANNING
CONSULTANTS

DESIGN PLAN SERVICES INC.

DPS JOB NUMBER : 21303

October 10th, 2024

DESIGN PLAN SERVICES INC.

TOWN PLANNING CONSULTANTS

87 Skyway Avenue
Suite 200
Toronto, Ontario
M9W 6R3
Tel: 416.626.5445

designplan.ca

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 DESCRIPTION OF SUBJECT PROPERTY	3
2.1 Current & Past Uses	4
2.2 Immediate & Surrounding Context	5
3.0 DESCRIPTION OF PROPOSED DEVELOPMENT	6
4.0 POLICY & REGULATORY FRAMEWORK	8
4.1 Planning Act, R.S.O 1990, C.P.13	9
4.2 Provincial Planning Statement, 2024	13
4.3 Oak Ridges Moraine Conservation Plan, 2017	15
4.4 Region of Peel Official Plan, 2022 (Office Consolidation, 2024).....	16
4.5 Town of Caledon Official Plan, 2018 (Office Consolidation, 2024)	22
4.6 Future Caledon Official Plan, 2024	32
4.7 Town of Caledon Zoning By-law 2006-50	32
5.0 PROPOSED DRAFT PLAN OF SUBDIVISION & PROPOSED ZONING BY-LAW AMENDMENT	33
6.0 COMMUNITY ENGAGEMENT PLAN	35
7.0 CONCLUSION	37
8.0 SUPPORTING DOCUMENTATION REVIEWED	39
9.0 SCHEDULES	43

LIST OF FIGURES

FIGURE 1 - SUBJECT PROPERTY

FIGURE 2 - CONTEXT MAP

FIGURE 3 - PHOTO - AT CENTRE OF PROPERTY LOOKING AT ENTRANCE

FIGURE 4 - OAK RIDGES MORaine CONSERVATION PLAN LAND USE DESIGNATIONS

FIGURE 5 - REGION OF PEEL OFFICIAL PLAN SCHEDULE B-3, ORMCPA LAND USE DESIGNATIONS

FIGURE 6 - REGION OF PEEL OFFICIAL PLAN SCHEDULE D-1, RURAL SYSTEM

FIGURE 7 - TOWN OF CALEDON OFFICIAL PLAN SCHEDULE G - PALGRAVE ESTATE RESIDENTIAL COMMUNITY

FIGURE 8 - TOWN OF CALEDON OFFICIAL PLAN SCHEDULE K - ROAD RIGHT-OF-WAY WIDTHS

FIGURE 9 - TOWN OF CALEDON OFFICIAL PLAN SCHEDULE I PALGRAVE ESTATE RESIDENTIAL COMMUNITY ENVIRONMENTAL ZONING

FIGURE 10 - FUTURE CELDON OFFICIAL PLAN SCHEDULE B1 - TOWN STRUCTURE

FIGURE 11 - TOWN OF CALEDON ZONING BY-LAW 2005-50

LIST OF TABLES

TABLE 1 - PROPOSED LOT STATISTICS

TABLE 2 - POPULATION FORECAST

TABLE 3 - PEEL-WIDE NEW HOUSING UNIT TARGETS

TABLE 4 - POPULATION ALLOCATIONS BY SETTLEMENT CATEGORY OR
LAND USE AREA

TABLE 5 - ZONING MATRIX -ZONE STANDARDS - “RR - RURAL
RESIDENTIAL”

LIST OF SCHEDULES

SCHEDULE A - DRAFT PLAN OF SUBDIVISION, PREPARED BY DESIGN PLAN
SERVICES INC., DATED SEPTEMBER 24TH, 2024

EXECUTIVE SUMMARY

This Report has been prepared in support of applications for a Draft Plan of Subdivision and a Zoning By-law Amendment (“ZBLA”) to permit the redevelopment of the Subject Property, located within the Town of Caledon, in the Region of Peel. The proposed ZBLA will be submitted at a later date. The Subject Property consists of one parcel and is municipally known as 15441 Mt. Pleasant Road. The Proposal is to redevelop the Subject Property into five (5) new estate residential lots and will have one access from Mt. Pleasant Road and two internal road connections, known as “Street A” and “Street B” as per the Draft Plan of Subdivision, prepared by Design Plan Services, dated September 24th, 2024.

The proposed development is designed with consideration of the surrounding context, and the existing estate residential neighborhoods within the Palgrave Estate Residential Community (“PERC”). The proposed density and built-form are supported by the policies in the Provincial Planning Statement, 2024, Oak Ridges Moraine Conservation Plan, 2017, the Region of Peel Official Plan, the Town of Caledon Official Plan, as well as the supporting studies included as part of the proposed application. This includes but is not limited to the Natural Heritage Evaluation (“NHE”), Functional Servicing and Stormwater Management Report, Traffic Impact Study and Geotechnical and Slope Stability Assessment.



Figure 1 - Subject Property

Source: DPS

1.0 INTRODUCTION

This Planning Justification Report has been prepared in support of a development application under the Planning Act, R.S.O. Chapter p.13, as amended, for a Draft Plan of Subdivision for the lands in the Town of Caledon, municipally known as 15441 Mt. Pleasant Road (the “Subject Property”). A ZBLA is required for the Proposal and will be submitted at a later date. The application, if approved, would result in five (5) new estate residential lots which will be accessed via proposed municipal roads. The Proposal will be on private septic servicing. A Preliminary Meeting – Regular Pre-Application Review Committee (“PARC”) took place on June 8th, 2023, to determine the required studies and reports to support this application. This Planning Justification Report has been prepared in conjunction with the Draft Plan of Subdivision prepared by Design Plan Services Inc., dated September 24th, 2024, as well as other required supporting documents as per the Pre-Consultation checklist dated June 8th, 2023.

The purpose of this Planning Justification Report is to describe the application and existing context, and to review and evaluate the proposed development against the applicable legislation and policies listed as follows:

- Planning Act, R.S.O. 1990, C. P.13
- Provincial Planning Statement, 2024
- Oak Ridges Moraine Conservation Plan, 2017
- Region of Peel Official Plan, 2022 (Office Consolidation, 2024)
- Town of Caledon Official Plan, 2018 (Office Consolidation, 2024)
- Future Caledon Official Plan, 2024
- Town of Caledon Zoning By-law 2006-50



Figure 2 - Context Map

Source: DPS

2.0 DESCRIPTION OF THE SUBJECT PROPERTY

The Subject Property is located within Ward 4 within the Town of Caledon, in the Region of Peel, Ontario. The Subject Property is generally located south of Old Church Road, north of Castlederg Side Road, east of Highway 50 and west of Mt. Wolfe Road. The legal description of the Subject Property is "Part of Lot 18, Concession 9 Geographic Township of Albion now in the Town of Caledon, Regional Municipality of Peel". As per the Draft Plan of Subdivision prepared by Design Plan Services Inc., dated September 24th, 2024, the total area of the Subject Property is 22.86 hectares. The frontage along Mt. Pleasant Road is 352.43 metres and the Subject Property has an

average depth of 150.24 metres. As per the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, there are natural features on the Subject Property as well as within/located on the proposed lots. However, the Proposal has been designed with consideration of the various natural features on the Subject Property and specifically, in accordance with applicable policies, the proposed structural envelopes are located such that they are entirely outside of any natural features and associated buffers.

2.1 Current & Past Uses

The Subject Property is mostly vacant land with a gravel driveway providing access internally to the Subject Property from Mt. Pleasant Road. As per NHE, prepared by Sumac Environmental Consulting dated September 5th, 2024, the Subject Property has natural features which include both wetlands and woodlands. Further details regarding the natural features can be found within the NHE, prepared by Sumac Environmental Consulting dated September 5th, 2024. Through a staking exercise conducted by Sumac Environmental Consulting and the Toronto Region Conservation Authority on September 14th, 2023, Sumac Environmental Consulting has prepared a TRCA Regulated Lands Map and that is provided in Appendix B of the NHE, which delineates the wetlands and associated wetland buffers on the Subject Property. Through a second staking exercise conducted by Sumac Environmental Consulting and the Town Parks and Natural Heritage Environmental Staff, on September 21st, 2023, Sumac Environmental Consulting has prepared a Woodland Analysis and that is provided in Appendix D of the NHE, which delineates the woodlands and associated woodlands buffers on the Subject Property. According to the Town of Caledon's Heritage Register Map, the Subject Property is not a listed or designated property. As per the Archaeological Report, prepared by AS& G Archaeological

Consulting Inc., dated November 10th, 2023, previous Historical Atlas maps of the County of Peel depicted there were no previous structures within the limits of the property.



Figure 3 - Photo - At Center of Property Looking at Entrance

Source: DPS

2.2 Immediate & Surrounding Context

North

The land immediately north of the Subject Property is 15535 Mt. Pleasant Road. As per the Town of Caledon's Heritage Register, 15535 Mt. Pleasant Road is listed on the Town of Caledon's Heritage Register. As per the Heritage Impact Assessment ("HIA"), prepared by Heritage Downtowns Ltd. dated May 2024, currently no mitigation measures or any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property.

East

The lands east of the Subject Property consist of existing estate residential dwellings in the form of low-rise single-detached dwellings which front onto Mt. Wolfe Road. Further east is undeveloped land.

South

The land immediately south of the Subject Property is 15421 Mt. Pleasant Road. As per Town of Caledon's Heritage Register 15421 Mt. Pleasant Road is designated under Part IV of the Ontario Heritage Act. According to the HIA prepared by Heritage Downtowns Ltd. dated May 2024, currently no mitigation measures or any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property. As the Subject Property is adjacent to 15421 Mt. Pleasant Road (listed), the property will not be directly affected and only minimally indirectly impacted by the proposed development. Further south of the Subject Property are existing estate residential dwellings in the form of low-rise single-detached dwellings.

West

The land immediately west of the Subject Property, on the west side of Mt. Pleasant Road, is a new development which consists of eight (8) estate residential dwellings. These dwellings are single detached and are zoned as "RE-546-ORM", "RE-547-ORM", "RE-546-ORM", "EPA1-ORM-629", and EPA1-ORM-629", as per Schedule 'B' Zone Map S.E.31. As per the Zone Map, a total of 10 lots were approved to front onto Mulloy Court, which has direct access from Mt. Pleasant Road. Further west of the Subject Property is vacant land and existing estate residential dwellings in the form of low-rise single-detached dwellings, which front onto Mt. Hope Road.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development will consist of five (5) estate residential lots. More specifically, a new estate dwelling will be constructed on each proposed lot. Access to the proposed lots is provided via new municipal roads. As per the Draft Plan of Subdivision prepared by Design Plan Services Inc., dated September 24th, 2024, there are a total of two (2) municipal roads (Street A and B) proposed through this application. Street A will provide the primary access point from Mt. Pleasant Road and will generally be aligned with Mulloy Court to the west. Street B will provide an internal road connection which will provide access to three (3) estate residential lots on the north portion of the Subject Property. Streets A and B will provide a 20-metre right-of-way and will have a permanent cul-de-sac to provide vehicular circulation/turnaround within the proposed development. Both lot 1 and lot 5 have a larger gross lot area as these lots will include remaining undevelopable portions of the Subject Property. Refer to Schedule A for additional information noted on the Draft Plan of Subdivision prepared by Design Plan Services Inc.

As per the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, there are natural features on the Subject Property and within/located on the proposed lots. However, the Proposal has been designed with consideration of the various natural features on the Subject Property and specifically, in accordance with applicable policies, the proposed structural envelopes are located such that they are entirely outside of any natural features and associated

buffers. The proposed 5 estate residential lots will be in keeping with the existing and emerging development trends within the PERC area. As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, as noted within the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code. For additional information, refer to the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024. A future ZBLA application and architectural drawings will be submitted at a later date to facilitate the provisions for the proposed estate residential dwellings and to permit the Proposal from a zoning perspective. The following table provides statistics for each lot.

Lot Number	Lot Area	Structural Envelope	Lot Area Including Environmental Features
Lot 1	0.51 ha	0.51 ha	2.58 ha
Lot 2	0.48 ha	0.48 ha	0.55 ha
Lot 3	0.51 ha	0.51 ha	1.37 ha
Lot 4	0.53 ha	0.53 ha	1.27 ha
Lot 5	0.47 ha	0.47 ha	16.05 ha
Total	2.50 ha	2.50 ha	21.82 ha

Table 1 - Proposed Lot Statistics

Source: DPS

4.0 PLANNING POLICY FRAMEWORK

This section of the Report provides an overview of the policies applicable to the Subject Property and proposed development including the Planning Act; Provincial Planning Statement 2024; Oak Ridges Moraine Conservation Plan, 2017; Region of Peel Official Plan 2022 (Office Consolidation, 2024); Town of Caledon Official Plan, 2018 (Office Consolidation, 2024), Future Caledon Official Plan, 2024 and Town of Caledon Zoning By-law 2006-50.

As per the policy review and analysis provided in the following subsections, the proposed development complies with the Planning Act;

4.1 Planning Act, R.S.O 1990, C. P. 13

The Planning Act is provincial legislation that establishes the overall regulatory framework for land use planning in Ontario. Matters of provincial interest are set out in Section 2 of the Planning Act which the Minister, the council of a municipality, a local board, a planning board and Tribunal, shall have regard to. The following matters of provincial interest are relevant to the proposed development:

- a. the protection of ecological systems, including natural areas, features and functions;
- b. the supply, efficient use and conservation of energy and water;
- c. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- d. the minimization of waste;
- e. the orderly development of safe and healthy communities;
 - i. (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- f. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- g. the adequate provision of a full range of

is consistent with the Provincial Planning Statement, 2024 and conforms to the Oak Ridges Conservation Plan, 2017, Region of Peel Official Plan, 2022 and Town of Caledon Official Plan, 2018. At the time of writing this Planning Justification Report, the Provincial Planning Statement has been released and is anticipated to be in effect on October 20th, 2024. Considering a decision on this application would not likely be made prior to October 20th, we have addressed the new Provincial Planning Statement, 2024.

- housing, including affordable housing;
- h. the protection of the financial and economic well-being of the Province and its municipalities;
- i. the protection of public health and safety;
- j. the appropriate location of growth and development;
- k. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- l. the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Section 3 of the Planning Act states that on matters relating to municipal planning that are of provincial interest, all decisions shall be consistent with the Provincial Planning Statement and shall conform with the provincial plans or shall not conflict with them. The proposed development is planned and designed with consideration of all provincial interests. The location of the Subject Property is appropriate for growth and development as it is within the PERC area, which permits estate developments and contributes to increasing the housing stock within this area.

The proposed development considers the protection of natural features and functions (including wetlands and woodlands). A NHE prepared by Sumac Environmental Consulting dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, the proposed development is supported from a functional servicing and stormwater management perspective.

The Draft Plan of Subdivision is being proposed to create the proposed estate residential development. The following section will address how the proposed Draft Plan of Subdivision will meet the criteria within Section 51 (24) of the Planning Act, which establishes the criteria for considering a Draft Plan of Subdivision as outlined below:

- a. The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
 - Please refer to the foregoing analysis above regarding Section 2 of the Planning Act.
- b. Whether the proposed subdivision is premature or in the public interest;
 - A PARC meeting was held on June 8th, 2023, 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 have been submitted in the requested form and format to the Town as part of the Proposal. All supporting

reports included in this application demonstrate that the Proposal is not premature and that it will be in the public interest. The proposed estate residential development is in an area designated for residential development and will provide additional housing opportunities within the PERC area, which permits estate development in the Town of Caledon. There are no ongoing studies or projects within the Town or Region that would affect the status of this Proposal as a premature application.

- c. Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
 - As per Section 4.4 and 4.5 of this Report, the Proposal conforms with all applicable Official Plans (Region of Peel Official Plan and Town of Caledon's Official Plan). As per the Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024, the proposed site access is expected to form a four-legged intersection as it aligns with Mulloy Court. Therefore, the Proposal will conform with adjacent plans of subdivision.
- d. The suitability of the land for the purposes for which it is to be subdivided;
 - The Subject Property is already designated for residential uses in the Region of Peel Official Plan and Town of Caledon Official Plan. The existing Zoning By-law also contemplates residential development on the Subject Property. Based on the justification included within this Report, the proposed residential use is a suitable use for the land for the purposes for which it is to be subdivided.
- 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 Property will have direct access to Mt. Pleasant Road through the proposed internal roads provided (Street A and Street B). The proposed internal roads are intended to be conveyed to the Town and are proposed with a right-of-way width of 20 metres. As per the Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024, the development is expected to generate 5 two-way (1 inbound and 4 outbound) trips during the weekday A.M. peak hour and 6 two-way (4 inbound and 2 outbound) trips during the weekday P.M. peak hour. Due to the low volume of site generated trips, the proposed development is not expected to affect traffic operations at the downstream intersection of Mulloy Court and Mount Pleasant Road. Therefore, the traffic impacts are projected to be minor. The Traffic Opinion Letter does not raise any concerns associated with the proposed internal roads or the adequacy of the existing road network surrounding the Subject Property. Further, the proposed internal roads have been designed to the Town's design criteria for municipal roads as they are intended to be conveyed to the Town through the Draft Plan of Subdivision application.

f. The dimensions and shapes of the proposed lots;

- The proposed subdivision will establish the creation of new lots. The proposed dimensions and shapes of each proposed lot is consistent with the existing estate residential lots within

the PERC.

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;

- As per the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, there are natural features on the Subject Property and within/located on the proposed lots. However, the proposal has been designed with consideration of the various natural features on the Subject Property and specifically, in accordance with applicable policies, the proposed structural envelopes are located such that they are entirely outside of any natural features and associated buffers.

h. Conservation of natural resources and flood control;

- A NHE prepared by Sumac Environmental Consulting dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated.

i. The adequacy of utilities and municipal services;

- As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A

and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code.

- j. The adequacy of school sites;
 - As per the PARC checklist/comments dated June 8th, 2023, Dufferin-Peel Catholic District School Board (DPCDSB) and Peel Region District School Board (PDSB), did not provide comments/did not raise any concerns or objections at the time of Pre-consultation. As such, it is anticipated that there will be adequacy of school sites to service the proposed development.
- k. The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
 - There are no proposed dedications 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 proposed development seeks to introduce a total of five (5) estate residential lots. The proposal will be

constructed using modern building practices and materials which 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
 - The proposed development is not subject to Site Plan Control.

Summary Opinion:

The proposed development has been planned and designed to have regard for all matters of Provincial interests as set out in Section 2 of the Planning Act. The location of the Subject Property is particularly appropriate for growth and development as it is located within the Town of Caledon's PERC area which permits estate development and currently has existing estate residential development. The proposed development makes efficient use of currently underutilized lands within the PERC area and is supported by the various studies and reports provided with this submission. The Proposal also meets the subdivision criteria set out in Section 51 (24) of the Planning Act and represents good planning.

4.2 Provincial Planning Statement, 2024

The Province of Ontario has recently released the Provincial Planning Statement, which will come into effect on October 20, 2024 (the “PPS, 2024”). The PPS, 2024 consolidates the PPS, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020. The PPS, 2024 directs that all municipalities should support intensification throughout the built-up area, align development with infrastructure to build a strong and competitive economy, foster the long-term viability of rural areas, and protect agricultural lands, the environment, public health and safety.

Similar to the PPS, 2020, the PPS, 2024 sets out high-level policy goals for land-use planning in Ontario. It promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety. The policies applicable to the Proposal are addressed below:

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

The policies in Chapter 2 provide policy direction on managing and directing land use to achieve efficient development and land use patterns. The applicable and relevant policies as it pertains to the Proposal are addressed below:

2.1.6 Planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

The Proposal represents an appropriate use of the Subject Property which will contribute

to housing supply within the PERC area. The Proposal consists of new estate residential lots and dwellings which will fit within the PERC area, within the Town of Caledon.

2.5.1 Healthy, integrated and viable rural areas should be supported by:

- a. building upon rural character, and leveraging rural amenities and assets;
- d. using rural infrastructure and public service facilities efficiently;
- g. conserving biodiversity and considering the ecological benefits provided by nature;

2.6.1 On rural lands located in municipalities, permitted uses are:

- c. residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

2.6.3 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

2.6.4 Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

2.6.5 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The Proposal directly implements the above noted policies of the PPS, 2024. The Proposal will build upon the rural character of the area by maintaining a large portion of the Subject Property in its natural state as the intent is to minimize development

and disturbance on the Subject Property. The Proposal efficiently uses rural infrastructure considering it already has direct access to Mt. Pleasant Road. As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code.

3.6 Sewage, Water, and Stormwater

Section 3.6 sets out policies regarding servicing and stormwater management, and the following policies are relevant to the proposed development:

3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain

is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code.

Summary Opinion:

The proposed development is consistent with the policies of the PPS, 2024. The Subject Property is located within the Town of Caledon and the Proposal is located within the PERC area. As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, the proposed development can be supported from a functional servicing and stormwater management perspective. Further, as per the NHE, prepared by Sumac Environmental Consulting, dated September 5th, 2024, if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. The Proposal represents an opportunity to provide 5 new estate residential lots within the PERC in a manner that is in keeping with the rural and estate residential character of the area. The proposed development is an appropriate form of redevelopment and represents an efficient use of land, resources, and infrastructure. Therefore, the proposed development is consistent with the policies of the Provincial Planning Statement.

4.3 Oak Ridge's Conservation Plan, 2017

The Subject Property is located within the Oak Ridges Moraine Conservation Plan. The Oak Ridges Moraine Conservation Plan is set out in O. Reg. 140/02 under the Oak Ridges Moraine Conservation Act, 2001. The Oak Ridges Moraine Conservation Plan (2017) includes a reproduction of that regulation and Introduction and Implementation sections.

The Oak Ridge's Conservation Plan designates the Subject Property as the following:

- The Subject Property is designated as "Countryside Area – Palgrave Estate Residential Community"

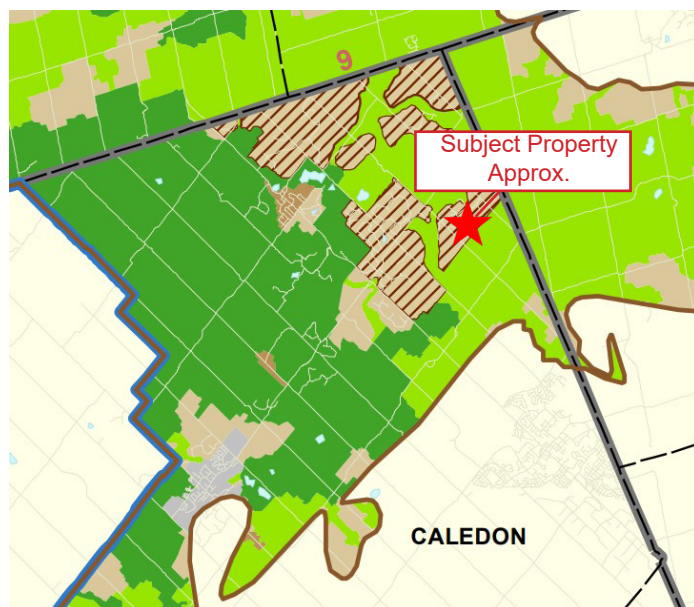


Figure 4 - Oak Ridges Moraine Conservation Plan Land Use Designations

Source: Oak Ridges Moraine Conservation Plan

Part II – Land Use Designations

14. Residential Development in Certain Parts of Countryside Areas

- (1) 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:

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

15. New Lots in Countryside Areas

- (1) New lots may be created in Countryside Areas for the following purposes only, and subject to Parts III and IV:
 2. Residential development permitted under section 14.
 3. Minor infill within Rural Settlements.

Upon reviewing the policies and section noted within Policy 14(1) of the ORMCP, the proposed development will conform to/will not conflict with the policies/Sections noted above. As previously noted, the Subject Property is within the PERC area which permits estate development in the Town of Caledon. The NHE concludes if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted within Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated.

16. Plans of Subdivision, Site Plan Approval and Lot Creation in Countryside Areas

- (1) Plans of subdivision with respect to land in Countryside Areas shall
 - a. provide for large, continuous open space

blocks linking key natural heritage features and key hydrologic features to ensure connectivity and to maintain any related ecological functions; and

- b. design lots and roads so as to minimize stream crossings and extensions into key natural heritage features.

As noted within the NHE, prepared by Sumac Environmental Consulting, dated September 5th, 2024, there are natural features on the Subject Property and within/located on the proposed lots. The Proposal has been designed with consideration of the various natural features on the Subject Property and specifically, in accordance with applicable policies, the proposed structural envelopes are located such that they are entirely outside of any natural features and associated buffers. Further, the NHE provides several mitigation measures, including incorporating a custom box culvert between the noted SAF1-3 and SAS1 community that should be installed under Street 'B' to convey flow and provide a travel corridor for frogs, which will allow existing natural features to be maintained. For additional mitigation measures recommended, refer to the

NHE report.

Summary Opinion:

The Subject Property is located within the Countryside Area as per the ORMCP. Specifically, the Subject Property is located within the PERC area, which permits estate development within the Town of Caledon. As noted within subsection 14(1), residential development is permitted with respect to land in the PERC area subject to the policies identified within the ORMCP. Considering the NHE concludes negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated as long as the mitigation measures are incorporated, the Proposal conforms to the policies within subsection 14(1). Further, the proposed development has been designed in a manner with consideration of the various natural features on the Subject Property, by ensuring appropriate buffers are incorporated to both wetlands and woodlands. Therefore, the proposed development conforms to/does not conflict with the applicable policies of the ORMCP.

4.4 Region of Peel Official Plan, 2022

The Official Plan for the Region of Peel is a document that sets out the long-term policies pertaining to land use planning and growth management across the Region, and constituent municipalities (Mississauga, Brampton, and Caledon.) The Plan outlines strategies for growth and land use development up until the 'Planning Horizon' of 2051.

The Official Plan for the Region of Peel ("ROP") designates the Subject Property as the following:

- The Subject Property is designated as "Palgrave Estate Residential Community" as per Schedule B-3 and D-1;

- The Subject Property is designated as "High Aquifer Vulnerability" as per Schedule B-4;
- The Subject Property is partially designated as "Core Areas of the Greenland's System" as per Schedule C-2;

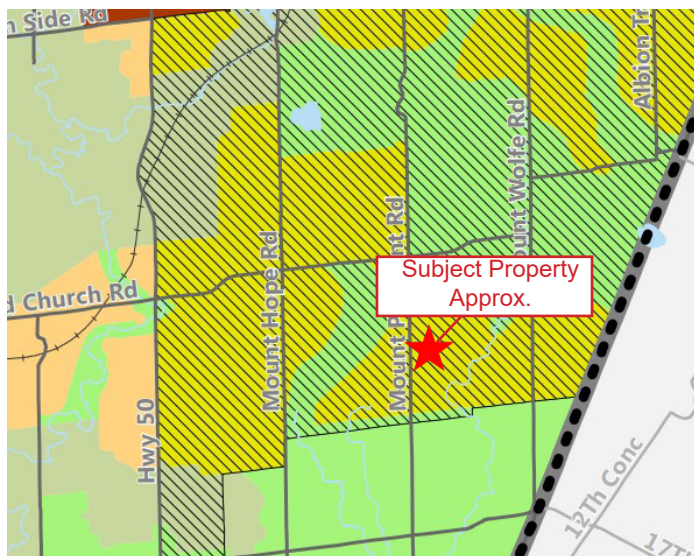


Figure 5 - Region of Peel Official Plan Schedule B-3, ORMCPA Land Use Designations

Source: Region of Peel Official Plan

Chapter 3 – Resources

Chapter 3 addresses the components of the natural environment which are actively utilized in Peel. Within this Chapter, cultural heritage resources are noted. As per the HIA prepared by

Heritage Downtowns Ltd., dated May 2024, no mitigation measures or any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property. As the Subject Property is adjacent to 15421 Mt. Pleasant Road (designated), the property will not be directly affected and will only be minimally indirectly impacted by the proposed development. Mitigation measures have been identified within the submitted HIA.

Chapter 4 – Growth Management Forecasts

Chapter 4 of the ROP sets out the population and employment growth forecasts for the Region until the year 2051. These forecasts can be seen in Table 3 (RW - INSERT TABLE 3 from ROP Below). These population forecasts are the basis for the ROP, particularly with respect to Growth Management. As noted in Table 3, the proposed development will contribute to achieving the proposed population and household targets within the Town of Caledon by introducing 5 new estate residential dwellings.

Municipality	2041			2051		
	Population	Households	Employment	Population	Households	Employment
Brampton	930,000	270,000	315,000	985,000	290,000	355,000
Caledon	200,000	65,000	80,000	300,000	90,000	125,000
Mississauga	920,000	320,000	565,000	995,000	345,000	590,000
Peel	2,050,000	650,000	960,000	2,280,000	730,000	1,070,000

Table 2 - Population Forecast

Source: Region of Peel Official Plan

Chapter 5 – Regional Structure

The ROP divides lands within the Region of Peel into two general designations, although there are additional designations that apply to some areas. These two designations are the Rural System and the Urban System. The Subject Property is located in the “Rural System” as depicted on Schedule D-1 of the ROP.

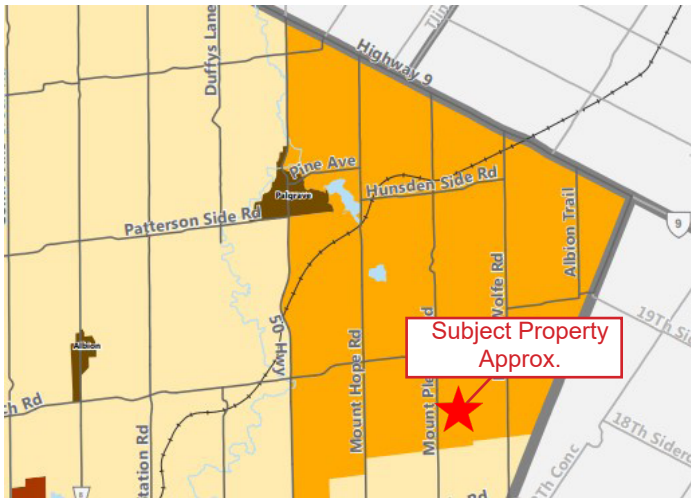


Figure 6 - Region of Peel Official Plan Schedule D-1, Rural System

Source: Region of Peel Official Plan

5.7 - Rural System

As per the ROP, the Rural System in Peel consists of those lands that are outside of the Regional Urban Boundary. The Rural System contains diverse natural and rural landscapes and attractive communities. It includes Rural Lands, Rural Settlement Areas, the Palgrave Estate Residential Community, natural heritage and water resources, and other natural resources.

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

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

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

5.7.4 To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.

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

The NHE, prepared by Sumac Environmental Consulting, dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. Through a review of the mitigation measures noted within the NHE, the intent is to conserve the environmental attributes on the Subject Property. Further, the Proposal to introduce 5 new estate residential dwellings will contribute to growth within the PERC area and will provide the residents of the Region and Town of Caledon an opportunity to have an alternative lifestyle.

The following policies are applicable to the proposed development:

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

b. The Palgrave Estate Residential Community, designated on Schedule Schedules E-1 and D-1.

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

The Subject Property is located within PERC as per Schedules D-1 and E-1. As per policy 5.7.11, growth within the rural system is directed to the PERC. Therefore, the Proposal to introduce 5 new estate residential dwellings conforms to the policies noted above as the ROP permits growth and development within the PERC. Further, the proposed development conforms to the policies of the Oak Ridge Moraine Conservation Plan as per Section 4.3 of this Report. Therefore, the Proposal conforms to the above-noted policies of the ROP.

5.7.17 - Palgrave Estate Residential Community

As per the ROP, estate residences are large lot housing units that generally rely on private septic systems for wastewater disposal. Estate residences constitute a limited portion of the total housing stock in Peel yet add to the variety of housing forms and lifestyle options available to the residents of the Region.

The only estate residential community designated within the ROP is the Palgrave Estate Residential Community within the Rural System. The Palgrave Estate Residential Community and Rural Settlement Area of Palgrave Village generally form the extended Palgrave community. An NHE, prepared by Sumac Environmental Consulting, dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. Based on the conclusion of the NHE and considering the Proposal is to introduce 5 new estate dwellings on the Subject Property, the following objectives have been met by the Proposal:

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

5.7.17.2 To provide estate residential housing lifestyle options in Peel.

The following policies are applicable to the proposed development:

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

5.7.17.4 The boundary for the Palgrave Estate Residential Community is designated in this Plan on Schedules E-1 and D-1. The need to change the boundary will be considered consistent with Policy 5.4.14 of this Plan. Any change to the boundary will require an amendment to this Plan and shall not compromise the ability of the Region to achieve the minimum greenfield density target and intensification targets, and other objectives of this Plan.

5.7.17.5 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 Property is located within the PERC and does not seek to alter the boundary

of the PERC area and therefore conforms to Policy 5.7.17.4. The proposed development is compatible with the rural landscape and seeks to protect the natural environment through appropriate buffers to wetlands and woodlands on the Subject Property. Further, the Proposal of 5 new estate residential dwellings will reflect the surrounding uses as there are existing estate residential developments to the north and west. As per the NHE, prepared by Sumac Environmental Consulting, dated September 5th, 2024, if the proponent adheres to the proposed development plan and followed the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. Further, considering there are existing estate residential dwellings to the north and west, developing 5 new estate residential dwellings on the Subject Property is a logical extension of estate residential development within the PERC. Moreover, as per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code. Based on the justification provided, the proposed development conforms to the Policies identified above.

5.9 - Housing

Section 5.9 of the ROP addresses housing objectives and policies to ensure housing development is aligned with growth trends and contributes to the creation of healthy, mixed-use, transit supportive, and complete communities. It is also recognized by the ROP that meeting the housing needs and goals of all individuals and communities is critical.

The following policies are applicable to the proposed development:

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

5.9.13 Collaborate with the local municipalities to provide a range of unit sizes in new multiunit residential developments, including the provision of two or more bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing need as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market studies.

Target Area	Targets
Affordability	That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low income households.
Rental	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

Table 3 - Peel-Wide New Housing Unit Targets

Source: Region of Peel Official Plan

Although the proposed development seeks to introduce 5 new estate residential dwellings within the Region of Peel, the proposed development will contribute to achieving the Regional-wide housing unit targets as it provides a unique housing type and conforms to the policies noted above.

5.10 - Transportation System

The following policies are applicable to this Proposal:

5.10.16. Optimize the use of existing and planned Regional transportation infrastructure, to support growth in a safe and efficient manner, and through compact built form, and encourage the local municipalities to do the same for infrastructure under their jurisdiction.'

The Subject Property is well-served by the existing road network. Further, as per the Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024, the development is expected to generate 5 two-way (1 inbound and 4 outbound) trips during the weekday A.M. peak hour and 6 two-way (4 inbound and 2 outbound) trips during the weekday P.M. peak hour. Due to the low volume of site generated trips, the proposed development is not expected to affect traffic operations at the downstream intersection of Mulloy Court and Mount Pleasant Road. Therefore, the Proposal is supported from a traffic/transportation perspective.

Chapter 6 – Services

Chapter 6 of the ROP deals with services within the Region of Peel.

6.5 Water and Wastewater Services

As per the ROP, the Region is responsible for the supply and distribution of water and the collection and disposal of sanitary sewage. The following policies are applicable to the Proposal:

6.5.4 Provide municipal water services to accommodate growth in the Palgrave Estate Residential Community, the Rural Settlement Areas and the Rural Lands, as appropriate, consistent with the policies of this Plan.

6.5.5 Identify municipal sewage services and municipal water services as the preferred form of servicing in Rural Settlement Areas. Within Rural Settlement Areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code.

Summary Opinion:

The Subject Property is located within the PERC area of the Region of Peel. As previously noted, the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately

mitigated. The proposed development is also supported from a functional servicing and stormwater management perspective as per the submitted Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024. The proposed residential dwellings will contribute to the supply of a variety of housing types while contributing towards a complete community.

The ROP policies and objectives are considered and implemented to ensure the proposed development is contextually appropriate while considering social, economic, and environmental

objectives of the Official Plan. Further, the Proposal is designed in a sensitive manner to limit any potential adverse planning, heritage and environmental impacts on the Subject Property, neighbouring properties/buildings, and adjacent streets.

The proposed development represents appropriate growth on lands within the PERC. Based on the foregoing analysis, the proposed development and overall built-form conforms to the ROP.

4.5 Town of Caledon Official Plan, 2018 (2024 Office Consolidation)

The Official Plan for the Town of Caledon is a document that sets out principles, goals, objectives and policies intended to guide future land use, physical development and change within the Town of Caledon.

The Official Plan for the Town of Caledon designates the Subject Property as the following:

- The Subject Property is designated as “Palgrave Estate Residential Community – Policy Area 2” as per Schedule G;
- The Subject Property is designated as “Palgrave Estate Residential Community” as per Schedule P;
- The Subject Property is designated as “High Aquifer Vulnerability” as per Schedule P-1; and
- The Subject Property is partially designated as “Landform Conservation Area – Category 2” as per Schedule P-2.

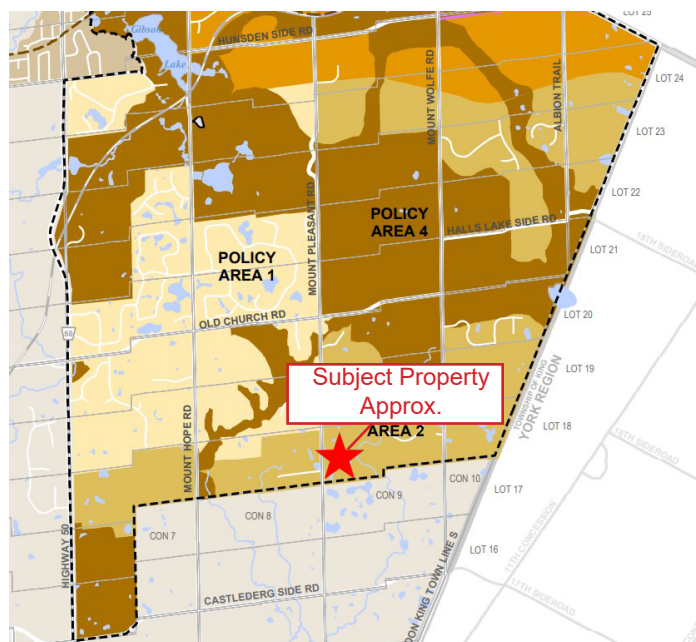


Figure 7 - Town of Caledon Official Plan Schedule G - Palgrave Estate Residential Community

Source: Town of Caledon Official Plan

The Future Caledon Official Plan was adopted at the Council meeting on March 26th, 2024, and is currently being reviewed for approval by the province. Although the Future Caledon Official Plan will replace the majority of the existing Town of Caledon Official Plan, the next phases of the

Official Plan will update policies for the Town's existing Secondary Plans.

3.0 - General Policies

3.5 - Housing

The Town of Caledon recognizes the need to create opportunities for a diverse range and mix of housing types, densities and tenure to provide for the current and future needs of a diverse population. As the proposed development consists of 5 estate residential dwellings on lots with varying lot frontages and lot areas, the Proposal meets the following objectives:

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.

3.5.2.4 To increase the number of existing and new residential dwelling units that incorporate universal design features.

As the proposed development consists of estate dwellings, the policies applicable are identified within Section 5.3 of the Town's Official Plan and are addressed below.

4.0 - Town Structure and Growth Management

4.1 - Town Structure

The key elements of the Town's structure are shown on Schedule A and A1 and include the following:

- Provincial Plan Areas, including the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan Areas (components of the Greenbelt Plan); the Lake Simcoe Protection Plan; the Greenbelt Plan Protected

Countryside area; and the Growth Plan Policy Areas;

- A hierarchy of settlements including: Rural Service Centres, Villages, Hamlets and Industrial/Commercial Centres;
- The Palgrave Estate Residential Community;
- The Prime Agricultural Area and General Agricultural Area;
- The Rural Lands;
- The Natural Systems;
- Major Transit Station Study Areas; and
- Coulterville Special Study Area.

The following policy is applicable to the proposal:

4.1.2 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 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.

As previously noted, the Subject Property is within the PERC area and will introduce estate development which will contribute to a variety of housing types and living styles within the Town of Caledon and will conform to Policy 4.1.2. Further policies applicable to the Proposal will be discussed later within this section.

4.2 - Growth Management

Principles, Strategic Direction and Goals.

4.2.2 Population and Employment Forecasts and Allocations

As per the Town's Official Plan, the Town's total population and employment forecasts and related population allocations within specific settlements or land use areas are based on the Plan's

The following policy is applicable to the Proposal:

4.2.5.2 Population allocations for 2021 have been established as reference numbers in order to measure progress towards the assigned 2031 population allocations.

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

Table 4 - Population Allocations by Settlement Category or Land Use Area

Source: Town of Caledon Official Plan

As per Table 4.4 of the Town of Caledon's Official plan, the projected 2031 population for the PERC is anticipated to be 5,371. Considering the population for 2021 was 4,865, the population is anticipated to be increased by 506 people. As such, introducing 5 estate residential dwellings will contribute to achieving the 2031 population projection.

5.0 Land Use Policies

The policies pertaining to the specific land use designation for the Subject Property are outlined in this Chapter.

5.3 - Rural Estate Residential

The Rural Estate Residential subdivisions are outlined as Rural Estate Residential Areas on Schedule F. In addition, the Town is providing

for future estate residential development within a comprehensive, environmentally responsible policy framework through the establishment of an Estate Residential Community. Although the Subject Property is not designated within Schedule F, the following policies are applicable:

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

5.3.2.3 Rural Estate residential plans of subdivision, other than those shown on Schedule A, Land Use Plan, Schedule F,

Rural Estate Residential Areas, or in the Palgrave Estate Residential Community, will not be permitted.

As noted in the policies above, due to the Town recognizing the demand for rural estate residential development, the PERC is identified to increase the supply of rural estate development. As the Subject Property is located within the PERC and the Proposal is to create 5 new rural estate lots, the Proposal conforms to policies 5.3.2.2 and 5.3.2.3.

5.9 - Transportation

As per Schedule J, Mount Pleasant Road is designated as a Collector Road and has a planned road right-of-way width of 26 metres, as per Schedule K. The proposed development will have two internal roads “Street A” and “Street B”. Both Street A and B will have access to Mt. Pleasant Road.

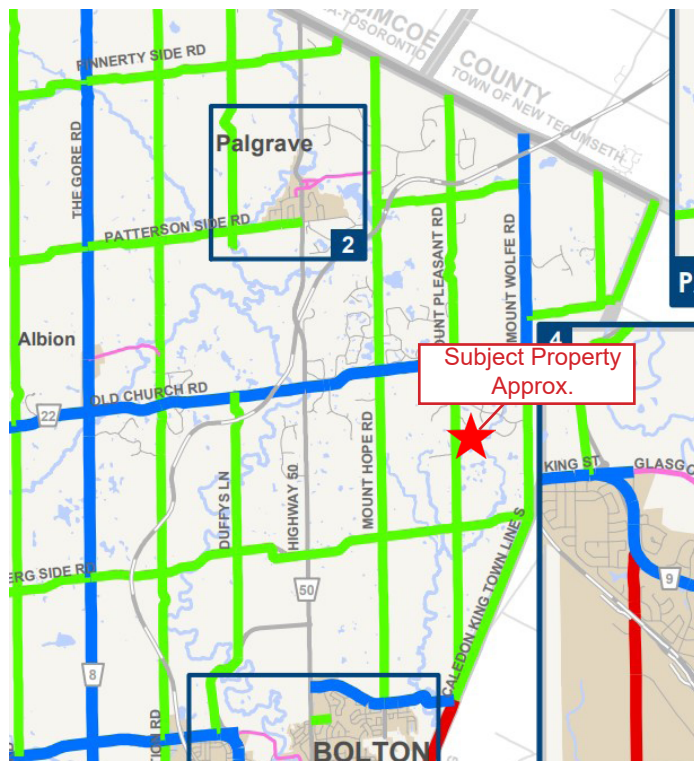


Figure 8 - Town of Caledon Official Plan Schedule K - Road Right-of-Way Widths

Source: Town of Caledon Official Plan

The following policies are applicable to the Proposal:

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

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

5.9.5.2.12 To maintain and protect the traffic capacity of all arterial and collector roadways, the Town will:

- a. Minimize the number and restrict the location of intersections and driveways by:
 - i. controlling driveway access and on-site circulation through the development review process; and
- c. Generally require submission of Traffic Impact studies for development proposals that the Town considers significant traffic generators, or that have proposed locations which contribute traffic to roadways which are experiencing congestion problems.

As per the Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024, the proposed site access is expected to form a four-legged intersection as it aligns with Mulloy Court located on the west side of Mount Pleasant Road. Further, the Traffic Opinion Letter notes the development is expected to generate 5 two-way (1 inbound and 4 outbound) trips during the weekday A.M. peak hour and 6 two-way (4 inbound and 2 outbound) trips during the weekday P.M. peak hour. Due to the low volume of site generated trips, the proposed development

is not expected to affect traffic operations at the downstream intersection of Mulloy Court and Mount Pleasant Road. Based on the above, the proposed development will conform to Policy 5.9.5.2.12 as the proposed traffic impacts are projected to be minor.

7.0 - Secondary Plans and Other Detailed Area Policies

Specific secondary plans and secondary policies for certain geographically contained neighbourhoods or communities are noted within Chapter 7 of the Town of Caledon's Official Plan, which includes policies for the Palgrave Estate Residential Community.

7.1 - Palgrave Estate Residential Community

As described in Section 5.3 of the Town's Official Plan, the Palgrave Estate Residential Community has been established as outlined on Schedules A and G. The following policies are applicable to the Proposal:

7.1.2 - Planning Principles

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

The Subject Property is located within the PERC, specifically within Policy Area 2, where rural estate development is permitted.

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.

7.1.2.9 Applicants for plans of subdivision should be required to devote considerable pre-submission effort to environmental site research and design.

7.1.2.11 The environmental impacts of construction and development should be minimized.

As previously noted, the Subject Property has natural features which include both wetlands and woodlands. Considerable effort has been made to examine the environmental features on the Subject Property prior to this Draft Plan of Subdivision submission. Efforts such as a staking exercises conducted by Sumac Environmental Consulting and the Toronto Region Conservation Authority on September 14th, 2023 which resulted in Sumac Environmental Consulting preparing a TRCA Regulated Lands Map and that is provided in Appendix B of the NHE, which delineates the wetlands and associated wetland buffers on the Subject Property. Through a second staking exercise conducted by Sumac Environmental Consulting and the Town Parks and Natural Heritage Environmental Staff, on September 21st, 2023, Sumac Environmental Consulting has prepared a woodland analysis and that is provided in Appendix D of the NHE, which delineates the woodlands and associated woodlands buffers on the Subject Property. Further, as noted within the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated.

7.1.2.15 In accordance with the heritage conservation policies of the Ministry of Tourism, Culture and Sport and the Town, natural and cultural heritage conservation must be addressed.

According to the Town of Caledon's Heritage Register Map, the Subject Property is not listed nor designated as a property which has historic interest or architectural value. As per the Town of Caledon's Heritage Register, 15535 Mt. Pleasant Road is listed on the Town of Caledon's Heritage Register. and 15421 Mt. Pleasant Road is designated under Part IV of the Ontario Heritage Act. As per the HIA prepared by Heritage Downtowns Ltd. dated May 2024, no mitigation measures or any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property. As the Subject Property is adjacent to 15421 Mt. Pleasant Road (designated) the property will not be directly affected and will only be minimally indirectly impacted by the proposed development.

7.1.3 - General Development Policies

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

The proposed development will take place by registered Plan of Subdivision.

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.

As per Section 4.3, 4.4 and 4.5, the Proposal conforms to the relevant plans.

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 above-noted uses shall only be permitted if they meet all applicable provisions of this Plan.

As previously noted, the Subject Property is within Policy Area 2 within the PERC. Policy 7.1.3.4 permits rural estate residential uses. As such, the Proposal of 5 new rural estate residential lots is a permitted use.

7.14 - Population

7.1.4.1 The Town will monitor population increases in the Palgrave Estate Residential Community having regard to Sections 2 and 4 of the Plan.

As discussed previously, Table 4.4 of the Town of Caledon's Official Plan projects the population for the PERC to be 5,371 by 2031. Considering the population for 2021 within PERC was 4,865, the population is anticipated to be increased by 506 to 2031. The introduction of 5 rural estate residential lots/dwellings will contribute to achieving the 2031 population forecast.

7.1.5 - Development Pattern

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.

Policy Area 2 and 3 are suitable for estate

residential development at a lower density than Policy Area 1. The Subject Property is located within Policy Area 2 and the Proposal will continue an appropriate development pattern within the PERC.

7.1.6 - Density

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

7.1.6.3 The maximum permitted density in Policy Area 2 will be 31 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3.

The total area of the Subject Property is 22.86 hectares. As per the concept plan, prepared by Design Plan Services Inc., September 24th, 2024, the breakdown of the Subject Property is:

- Developable area is 2.90 hectares;
- Non-developable area is 19.96 hectares;
 - EZ1 area is 19.68 hectares; and
 - EZ2 area is 0.32 hectares.

The Subject Property has a gross lot area of 22.86 hectares. As per Policy 7.1.6.3, the maximum density is 1 unit per hectare (rounded from 0.77 units per hectare). Based on the gross lot area of the Subject Property, the Proposal will result in a density of 1 unit per hectare (rounded from 0.22 units per hectare) which is in conformity with the maximum density as set out in policy 7.1.6.3. Although the proposed density calculation is based on the total lot area of the Subject Property, the proposed rural estate dwellings will be located outside of the EZ1 and EZ2 areas.

7.1.7 - Lot Area

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.

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

7.1.7.10 Lot areas and dimensions must reflect the topographic and environmental characteristics of the site in accordance with Section 7.1.9. Lot areas larger than the minimum applicable in a Policy Area will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area.

The proposed 5 rural estate residential dwellings will be situated on lots which range in size (net lot area) from 0.47 hectares to 0.53 hectares. Considering the area of EZ1 comprises a significantly large portion of the Subject Property (19.68 hectares or approximately 86.08% of the total area of the Subject Property), the proposed development should be subject to a minimum net lot area of 0.45 hectares, as noted in Policy 7.1.7.2. Due to the unique characteristics of the Subject Property and present wetlands and woodlands, the Proposal conforms to the policies noted above.

7.1.8 - Servicing

7.8.1 Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the

Ministry of the Environment and Climate Change or its designated agents.

7.1.8.4 Municipal water service will be provided to the Palgrave Estate Residential Community by orderly expansion of the existing Palgrave water supply system.

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

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 (e.g.: post-development flows will be less than pre-development flows).

As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage systems. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code.

7.1.9 - Environmental Policies

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:

- a. Environmental Zone 1 (EZ 1): 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 (Note: these areas were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186). EZ 1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zones.
- b. Environmental Zone 2 (EZ 2): EZ 2 includes areas of high groundwater table (where the water table is usually within 1.5 metres or less of the ground surface); areas of seasonal flooding (not including regulated floodplains); dry swale lowlands and natural depressions which perform natural run-off, detention and groundwater recharge functions; and, smaller hedgerows and strips of native vegetation.
- d. 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.

The Subject Property contains both EZ1 and EZ2 according to Schedule I. Detailed justification is provided below.

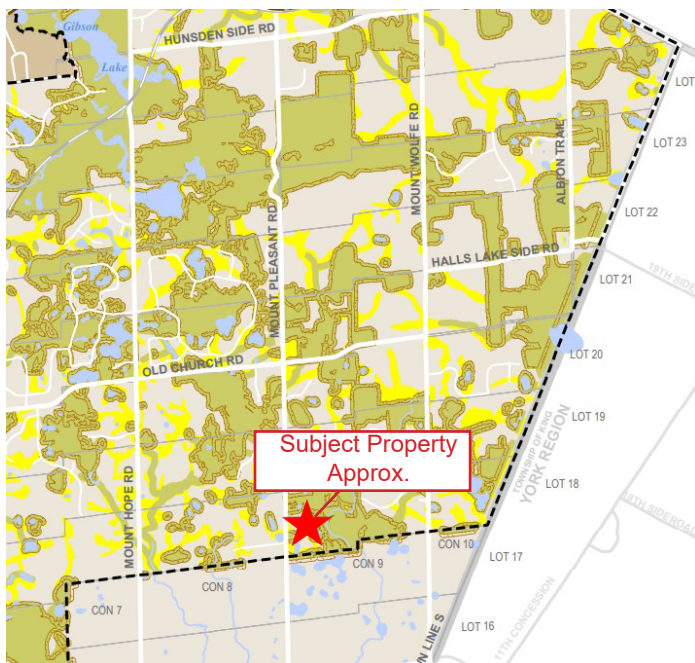


Figure 9 - Town of Caledon Official Plan Schedule I - Palgrave Estate Residential Community Environmental Zoning

Source: Town of Caledon Official Plan

7.1.9.3A Structure Envelope must be shown for each lot on any proposed plan of subdivision. The Structure Envelope shall identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot grading. The proposed house and driveway locations and soil absorption area for sewage disposal shall be shown within the structure envelope.

Structure Envelopes will generally be sized in the range of 0.3 hectare (0.74 acres) to 0.5 hectares (1.24 acres). Structure Envelopes slightly outside this range will be discouraged unless site conditions warrant a minor deviation from this range.

7.1.9.6 Plans of subdivision shall:

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

- b. Notwithstanding any other provisions of this Plan, within the EZ 1 areas that are subject to the overlay hatch, as depicted on Schedule I, the layout of roads and lots shall be designed to minimize stream crossings and extensions into Key Natural Heritage Features.

The Concept Plan, prepared by Design Plan Services Inc., September 24th, 2024, indicates the proposed structural envelopes for each of the 5 lots. The structural envelopes proposed conform to Policy 7.1.9.3 as the structural envelopes are between 0.47 hectares to 0.53 hectares. The proposed Streets A and B are within the 30m wetland EZ1 buffer zone and it is necessary to provide access to lots 1, 2 and 3. Within the NHE, prepare by Sumac Environmental Consulting, dated September 5th, 2024, several mitigation measures, including incorporating a custom box culvert between the noted SAF1-3 and SAS1 community should be installed under Street 'B' to convey flow and provide a travel corridor for frogs. The irregular shapes of each proposed lot takes into consideration the existing natural features present on the Subject Property and incorporates the required setbacks to wetlands and woodlands. Further, the proposed Street A and B were designed with a cul-de-sac to limit the encroachment into any natural features.

7.1.11 - Heritage

7.1.11.4 Estate residential plans of subdivision will be circulated to the Town of Caledon Heritage Committee and the Regional Archaeologist of the Ministry of Tourism, Culture and Sport for their comment prior to approval.

As per the Town of Caledon's Heritage Register, 15535 Mt. Pleasant Road is listed on the Town of Caledon's Heritage Register. As per Town of Caledon's Heritage Register, 15421 Mt. Pleasant Road is designated under Part IV of the Ontario Heritage Act. As per the HIA, prepared by Heritage Downtowns Ltd. dated May 2024, no

mitigation measures or any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property. As the Subject Property is adjacent to 15421 Mt. Pleasant Road (designated) the property will not be directly affected and will only be minimally indirectly impacted by the proposed development. Mitigation measures have been identified within the HIA.

7.1.14 - Transportation

7.1.14.2 Roads will be constructed to current Town of Caledon standards and utilities will be underground unless minor reductions or modifications to municipal road standards are permitted in accordance with Section 7.1.9.42.

7.1.14.5 Internal subdivision roads in estate residential developments must be located and designed to ensure convenient access to a higher level road for all vehicular traffic, including maintenance and emergency vehicles and school buses and in accordance with the environmental policies of Section 7.1.9.

7.1.14.7 Access to individual residential lots in an estate residential development should be from internal subdivision roads.

The proposed Draft Plan of Subdivision, prepared by Design Plan Services Inc., dated September 24th, 2024, depicts a 20-metre right-of-way width for both Street A and B, which meets the required right-of-way width of 20m as per the Town of Caledon's Development Standard's Manual. The Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024, notes that the proposed site access is expected to form a four-legged intersection as it aligns with the Mulloy Court located on the west side of Mount Pleasant Road. Further, the Traffic Opinion Letter concludes that the development is expected to generate 5 two-way (1 inbound and 4 outbound) trips during the weekday A.M. peak hour and 6 two-way (4 inbound and 2 outbound) trips during the

weekday P.M. peak hour. Due to the low volume of site generated trips, the proposed development is not expected to affect traffic operations at the downstream intersection of Mulloy Court and Mount Pleasant Road. Therefore, the traffic impacts are projected to be minor. The proposed development has been designed in a manner which provides each residential lot a direct access onto either Street A or B. Based on the above, the proposed development will conform to Policies 7.1.14.2, 7.1.14.5 and 7.1.14.7.

Summary Opinion:

The Subject Property is located within the PERC area within the Town of Caledon and is expected to have a population increase of 506 by 2031. The introduction of 5 rural estate residential lots/dwellings will contribute to achieving the forecasted population growth. The Traffic Opinion Letter, prepared by Crozier, dated June 4th, 2024, notes the traffic impacts are projected to be minor and will conform to the policies noted within this section of the Town of Caledon's Official Plan. Although a large portion of the Subject Property contains EZ1 (86.08% of the total area of the Subject Property), the proposed density and net lot areas conform to the maximum permitted density and minimum required lot area and structural envelope policies. Due to the unique characteristics of the Subject Property and the present wetlands and woodlands, the Proposal conforms to the policies noted above and will provide additional housing stock within the PERC area.

4.6 Future Caledon Official Plan (2024)

The Town of Caledon's new Official Plan was adopted at the March 26th, 2024 Council Meeting and is currently being reviewed for approval by the Province. It should be noted, updated policies for the Town's existing secondary plan areas will be updated at a later date. As such, the policies for Secondary Plan areas, including the PERC area will remain the same, as noted within the currently in-effect Town of Caledon Official Plan.

The new Official Plan for the Town of Caledon designates the Subject Property as the following:

- The Subject Property is designated as "Palgrave Estate Residential Community" as per Schedule B1;

We have reviewed the policies of the Future Caledon Official Plan. Although the PERC area Secondary Plan policies have not been updated, in our review and analysis, the Proposal conforms to the general intent of the Future Caledon Official Plan.

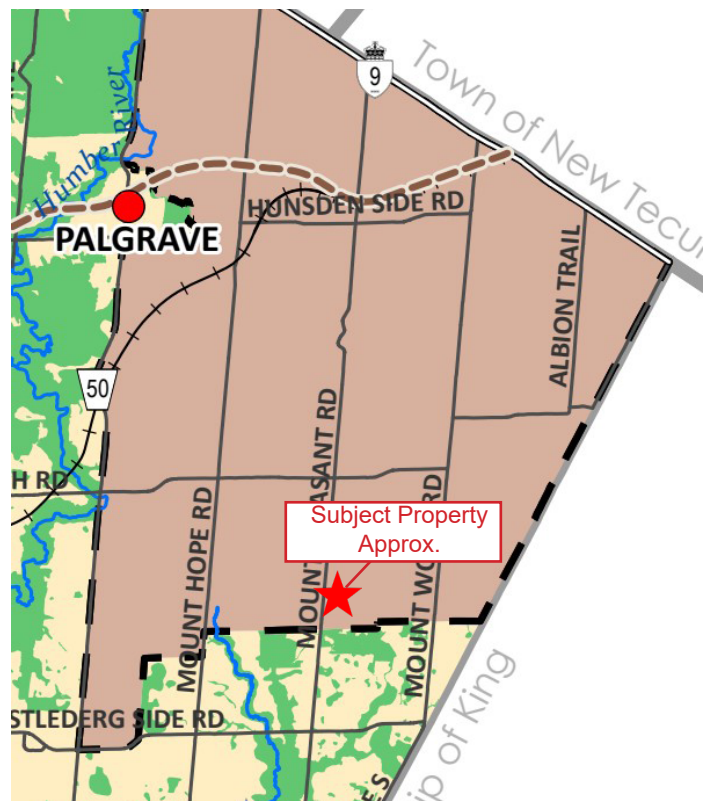


Figure 10 - Future Caledon Official Plan Schedule B1 - Town Structure

Source: Town of Caledon Official Plan

4.7 Town of Caledon Zoning By-law 2005-50

The Subject Property is zoned as "Environmental Policy Area 2 – Oak Ridges Moraine (ORM)", "Estate Residential – ORM", and "Open Space – ORM". A ZBLA application will be required to rezone the Subject Property to establish applicable performance standards to accommodate the proposed development. As noted earlier within this Report, a ZBLA application will be submitted at a later date, which will refine the EZ1 and EZ2 to be consistent with the site-specific NHE for the Subject Property.

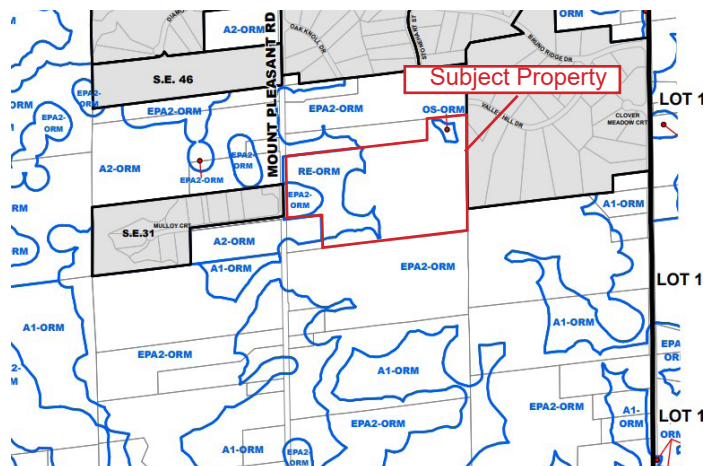


Figure 11 - Town of Caledon Zoning By-law 2005-50

Source: Town of Caledon

5.0 PROPOSED DRAFT PLAN OF SUBDIVISION & ZONING BY- LAW AMENDMENT

Proposed Draft Plan of Subdivision

The proposed development will consist of five (5) estate residential lots. More specifically, a new estate dwelling will be constructed on each proposed lot. Access to the proposed lots is provided via new municipal roads. As per the Draft Plan of Subdivision prepared by Design Plan Services Inc., dated September 24th, 2024, there are a total of two (2) municipal roads (Street A and B) proposed through this application. Street A will provide the primary access point from Mt. Pleasant Road and will generally be aligned with Mulloy Court to the west. Street B will provide an internal road connection which will provide access to three (3) estate residential lots on the north portion of the Subject Property. Streets A and B will provide a 20-metre right-of-way and will have a permanent cul-de-sac to provide vehicular circulation/turnaround within

the proposed development. Both lots 1 and 5 have a larger lot area as these lots will include the remaining portions of the Subject Property which contain a majority of the environmental features on the Subject Property. The proposed 5 Estate residential lots will respect the existing and emerging development trends within the PERC area.

Proposed Zoning By-law Amendment

A future ZBLA application and architectural drawings will be submitted at a later date to facilitate the provisions for the proposed estate residential dwellings. The future ZBLA application will rezone the Subject Property to "Rural Estate Residential" and will refine the EZ1 and EZ2 to be consistent with the site-specific NHE. A preliminary zoning matrix has been provided below:

Standard	Requirement Under RR - Rural Residential Zone	Proposed Standard	Compliance
Lot Area (Minima) Partially Serviced Lot	1,390 m ²	Minimum - 4,700 m ² (excluding environmental features) Minimum – 5,500 m ² (including environmental features)	Complies
Lot Frontages (Minima) Partially Serviced Lot	21m	Minimum - 50.44m	Complies
Building Area (Maximum)	25%	TBD	TBD
Backyard Amenity Area (Minima)	56 m ²	TBD	TBD
Front Yard (Minima)	9 m	TBD	TBD
Exterior Side Yard (Minimum)	9 m	TBD	TBD
Rear Yard (Minimum)	9 m	TBD	TBD
Interior Side Yards (Minima) Main Building on Driveway Side	3 m	TBD	TBD
Building Heights (Maxima)	10.5 m	TBD	TBD
Landscape Area	40%	TBD	TBD
Driveway Setbacks (Minimum)	0.5 m	TBD	TBD

Table 4 - Zoning Matrix - Zone Standards - "RR - Rural Residential

Source: DPS

6.0 COMMUNITY ENGAGEMENT PLAN

The public consultation process for the proposed ZBLA application will follow the Planning Act statutory requirements. As required by the Planning Act, 1990, as amended, prescribed information will be submitted to the Town of Caledon at a later stage. The required public consultation process will include the following:

- Public notice signage located on the Subject Property;
- Notify Town Council and Town Staff that a complete application has been received and the City will advise that the submitted materials are available for review by the public on the 'Current Development Applications' page or in person at the Town of Caledon offices;
- A preliminary report for the consideration of the Planning and Development Committee including a description of the submitted application and the proposed Zoning By-law Amendment;
- A statutory public meeting to be held under section 34(12)(a)(ii) of the Planning Act;
- The applicant and/or their consultants will be available by telephone, e-mail, or in-person, if necessary, to answer any questions, clarify any of the submitted information, or address any issues raised through circulation and review of the application by the Town or the public.

The applicant will hold discussions with Town Staff throughout the processing of the application and should the Local Ward Councilor wish to pursue additional public consultations, the applicant will consider this provided it is carried out in an efficient and timely manner.

7.0 CONCLUSION

Based on the justification provided in the sections above and all relevant legislation, policies, and supporting reports/studies as required, the proposed development and the associated Draft Plan of Subdivision is appropriate. Although the Subject Property has environmental constraints, the NHE prepared by Sumac Environmental Consulting, dated September 5th, 2024, concludes that if the proponent adheres to the proposed development plan and follows the prescribed recommendations as noted in Section 8.2 of the report, negative impacts to the overall form and function of the identified natural heritage on the Subject Property will be appropriately mitigated. Further, as per the Functional Servicing and Stormwater Management Report and Traffic Opinion Letter, prepared by C.F Crozier and Associates Inc., dated July 2024 and June 4th, 2024, respectively, the proposed development can be supported from a functional servicing, stormwater management, and traffic/ transportation perspective.

The Proposal will provide for unique housing options within the Region of Peel and the Town of Caledon, as it is located within the PERC. The proposed development will respect the existing estate residential developments within the PERC, is consistent with the PPS 2024 and conforms to the Oak Ridges Moraine Conservation Plan as well as the Region of Peel and Town of Caledon Official Plans.

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: October 10th, 2024



David Igelman, BURPI., MCIP, RPP
Associate



8.0 SUPPORTING
DOCUMENTATION REVIEWED

Arborist Report, prepared by Sumac Environmental Consulting, dated September 5th, 2024

The Arborist Report concludes 539 inventoried trees are recommended for removal. 420 compensation trees are required to offset for the loss of healthy non-invasive individuals (refer to Section 6.1 of the Arborist Report). All of the trees recommended for preservation are to be protected during the undertaking of the proposed development (refer to Section 6.8 of the Arborist Report). Any excavation occurring in the root zone of a retained tree should be done by hand and exposed roots should be cut cleanly with disinfected blades by a qualified person, where feasible (refer to Section 6.2 of the Arborist Report). Refer to the Arborist Report for additional information/recommendations.

Stage 1 and 2 Archaeological Assessment, prepared by AS & G Archaeological Consulting Inc., dated November 10th, 2023

The Archaeological Assessment concludes that the Stage 1 background study found that the property exhibits potential for the recovery of archaeological resources of cultural heritage value. The Stage 2 property assessment, which consisted of a systematic test pit survey performed at standardized five metre intervals, did not result in the identification of archaeological resources within/on the Subject Property. The report recommends that no further archaeological assessment of the Subject Property is required. Refer to the Archaeological Assessment for additional information/recommendations.

Functional Servicing and Stormwater Management Report, prepared by C.F Crozier & Associates Inc., dated July 2024

The Functional Servicing and Stormwater Management Report concludes the proposed development can be supported from a functional servicing and stormwater management perspective in accordance with the Town of Caledon, Region of Peel, and Toronto and Region Conservation Authority requirements and standards. Refer to the Functional Servicing and

Stormwater Management Report for additional information/recommendations.

Hydrogeological Investigation Report, prepared by C.F Crozier & Associates Inc., dated July 2024

The Hydrogeological Investigation Report concludes the shallow surficial soils are primarily sandy silt atop clayey silt with trace sand and gravel. The Subject Property is situated at the edge of the Oak Ridges Moraine and variable amounts of sand is expected to be encountered across the site. The water bearing unit can be characterized as leaky confined and minor fluctuations in water level can be expected due to seasonal change and precipitation. According to the MECP Source Protection Information Atlas, the Subject Property is atop a highly vulnerable aquifer, however, no significant drinking water threats and source protection policies are identified for the Site Area. In-situ hydraulic conductivity testing was completed at 2 of the 3 onsite wells and a geometric mean of 5.26×10^{-3} m/s was estimated for the shallow soils. This corresponds to an infiltration rate of approximately 75 mm/hr. Note that it is recommended that localized Guelph Permeameter testing be completed prior to implementation of any LID infrastructure to confirm LIDs will function as designed. A site wide water balance was completed for the site. Using 175.64 mm/yr and post development infiltration was determined to be 158.64 mm/yr. Therefore, the infiltration deficit is calculated to be 17.01 mm/yr. Groundwater monitoring is ongoing, note that results and conclusions will be updated following the completion of the monitoring period. Refer to the Hydrogeological Investigation Report for additional information/recommendations.

Natural Heritage Evaluation, prepared by Sumac Environmental Consulting, dated September 5th, 2024

The Natural Heritage Evaluation concludes if the proponent (owner of the Subject Property) adhere to the proposed development plan and follows the prescribed recommendations as noted within Section 8.2 of the report, negative impacts to the overall form and function of the identified

natural heritage on the Subject Property will be appropriately mitigated. The report further notes, that the proposed development as described herein would not contravene applicable environmental policy and regulations as described in Section 2.0 of the report. Refer to the Natural Heritage Evaluation Report for additional information/details and recommendations.

Phase 1 Environmental Site Assessment, prepared by A&A Environmental Consultants Inc., dated April 7th, 2021

The Phase 1 Environmental Site Assessment notes that the topography of the Subject Property is hilly with no ascertainable slope or direction. The Subject Property is recorded as being between approximately 265-270 masl on the topographic map, with the surrounding subject study area sloping from approximately 274 masl to the northwest to 267 masl to the southeast. Surface water drainage on the Subject Property is expected to flow towards both a ditch located along the southern boundary and towards on-site ponds which appear to be connected to tributaries of Cold Creek. Within the greater subject study area, groundwater is inferred to flow east/southeast towards Cold Creek, which meanders around Caledon. The Report concludes no further environmental investigations for the Subject Property are recommended at this time. Refer to the Phase 1 Environmental Site Assessment for additional information.

Geotechnical Investigation and Slope Stability Assessment, prepared by Allrock Consulting Ltd., dated February 14th, 2024

The Geotechnical Investigation and Slope Stability Assessment report notes 10 boreholes were advanced to depths of 8.5 metres to 9.1 metres below existing grade. The report provides recommendation and guidelines for design. Further, the Hazard Lands based on this assessment is not applicable as the slopes are considered globally stable in the long term. It is recommended that the final design drawings be reviewed by the geotechnical engineer to ensure that the guidelines provided in the report have been interpreted as intended.

Heritage Impact Assessment, prepared by Heritage Downtown Ltd., dated May 2024

The Heritage Impact Assessment concludes no mitigation measures nor any recommendations are required to protect any contributing cultural heritage features as none exist on the Subject Property. The Subject Property is flanked by adjacent recognised heritage properties, namely 15421 Mount Pleasant Road (designated) and 15535 Mount Pleasant Road (listed). Neither property will be directly affected and only minimal indirect impacts are anticipated as a result of the proposed development. No archaeological resources or sites were found during the survey and the Archaeological Assessment Report recommends that there are no further concerns from an archaeology perspective. Therefore, the Report recommends that mitigation be focused on the existing vegetation, in the form of tall trees and bushes over six feet to be maintained along the property lines with proposed new plantings to create a visual buffer between the proposed residential buildings and its neighbours. Refer to the Heritage Impact Assessment for additional information/details.

Noise Impact Study, prepared by RWDI, dated April 23rd, 2024

The Noise Impact Study concludes that no noise control measures were deemed necessary. The potential noise impacts from stationary sources of sound were investigated. Based on publicly available information, zoning, and setback distances, no significant stationary sources of noise, with potential to impact the development, were identified within 1 km setback radius. The influence of the development on itself and on its surroundings is expected to be dependent on mechanical equipment associated with the residential units. Based on the results of the analysis including implementation of the recommendations included with this assessment, the proposed development is feasible to meet the applicable sound and vibration criteria. Refer to Noise Impact Study for additional information/details.

Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024

The Traffic Opinion Letter concludes that the proposed development can be supported from a transportation safety and operations perspective. The development is expected to generate 5 two-way (1 inbound and 4 outbound) trips during the weekday A.M. peak hour and 6 two-way (4 inbound and 2 outbound) trips during the weekday P.M. peak hour. Due to the low volume of site generated trips, the proposed development is not expected to affect traffic operations at the downstream intersection of Mulloy Court and Mount Pleasant Road. Therefore, the traffic impacts are projected to be minor. Refer to the Traffic Opinion Letter for additional information/details.

Waste Management Plan, prepared by GHD, dated April 30th, 2024

The Waste Management Plan concludes that by implementing the recommendations set out in the Report, the Region's requirements for a development application as it relates to Waste Management will be satisfied. Refer to the Waste Management Report for additional information/details and recommendations.

9.0 SCHEDULES

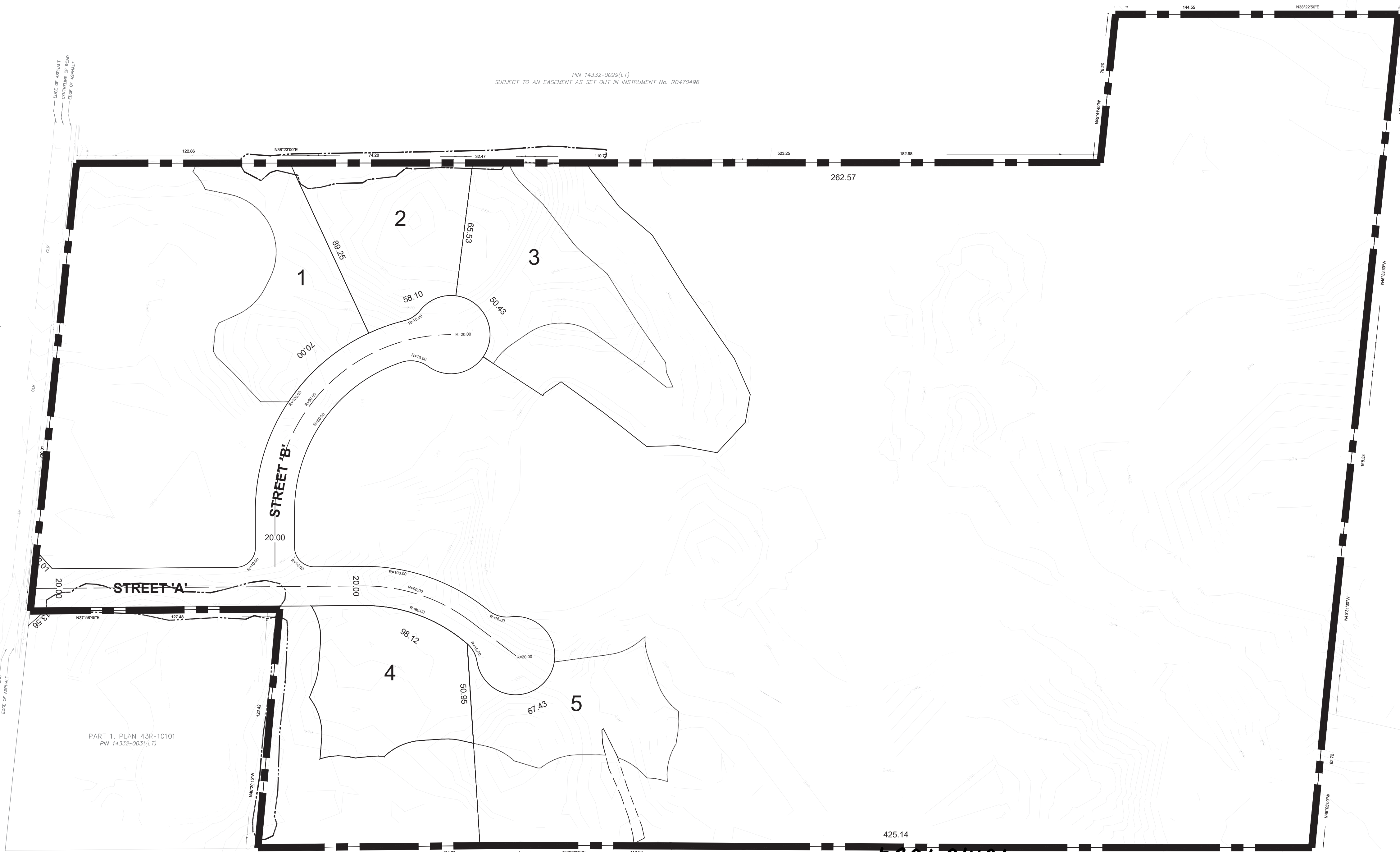
**SCHEDULE A - DRAFT PLAN OF SUBDIVISION,
PREPARED BY DESIGN PLAN SERVICES INC.**



MOUNT PLEASANT RD

KNOWN AS
(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
KNOWN AS
(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)

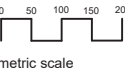
PIN 14332-0049(LT)
PIN 14332-0045(LT)



KEY PLAN



Subject Property



LEGEND

- Subject Boundary
- Lot Line

NOTES

- All measurements are in meters.
- All elevations refer to Geodetic Datum.
- Candidate Environmental Zones 1 & 2 information referenced from Sumac Environmental Consultants Ltd. "Figure 3: Constraints to Develop" Map, Dated 04/06/2022.
- Base Survey information was referenced from Surveyor's Real Property Report - Part 1 - Plan Showing - PART 1 - Plan Showing PART 1 OF LOT 18 CONCESSION 9, Geographic Township of Albion, Town of Caledon - Regional Municipality of Peel from Guido Papa Surveying - A division of J.D. Barnes Limited, Dated April 11, 2022.
- On this plan, the lot area shown excludes any land that falls under the EZ 1 and EZ 2 environmental constraints.

AREA TABLE

Estate Residential	Lot 1	2.58 ha
Estate Residential	Lot 2	0.55 ha
Estate Residential	Lot 3	1.37 ha
Estate Residential	Lot 4	1.27 ha
Estate Residential	Lot 5	16.05 ha
R.O.W.		1.04 ha
TOTAL		22.86 ha

UNIT COUNT

Estate Residential Lots 1-5 5

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Valerio G. Papa O.L.S. Signature
Guido Papa Surveying

10 Day

10 Month

2024 Year

ROAD LENGTH

Street A - B 427.91 m

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- D. Residential single-family, townhouses, open space, buffer and road widening
- H. Piped water to be provided
- K. Sanitary and storm sewers to be provided

OWNERS AUTHORIZATION

We, 2818963 Ontario Inc. representing the registered owner of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

psangwan 2818963 Ontario Inc. - Owner Signature

10 Day

10 Month

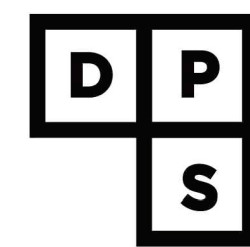
2024 Year

Metric Scale 0 25 50 75 100



PART 1 OF LOT 18 CONCESSION 9
GEOGRPAHC TOWNSHIP OF ALBION NOW IN THE
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

DESIGN PLAN SERVICES INC.
Town Planning Consultants



87 Skyway Avenue, Suite 200
Toronto, ON M9W 6R3
Telephone: 416.626.5445
www.designplan.ca

1:1200 Scale

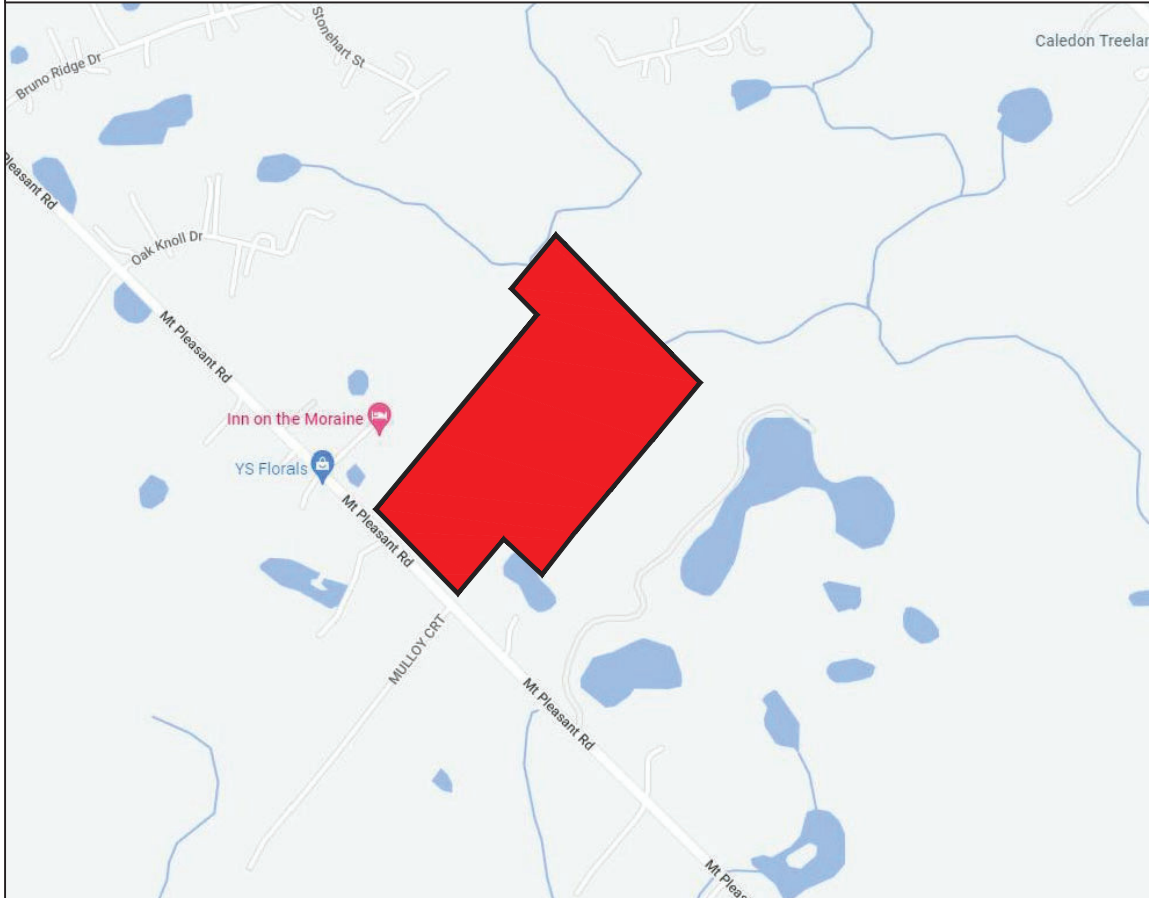
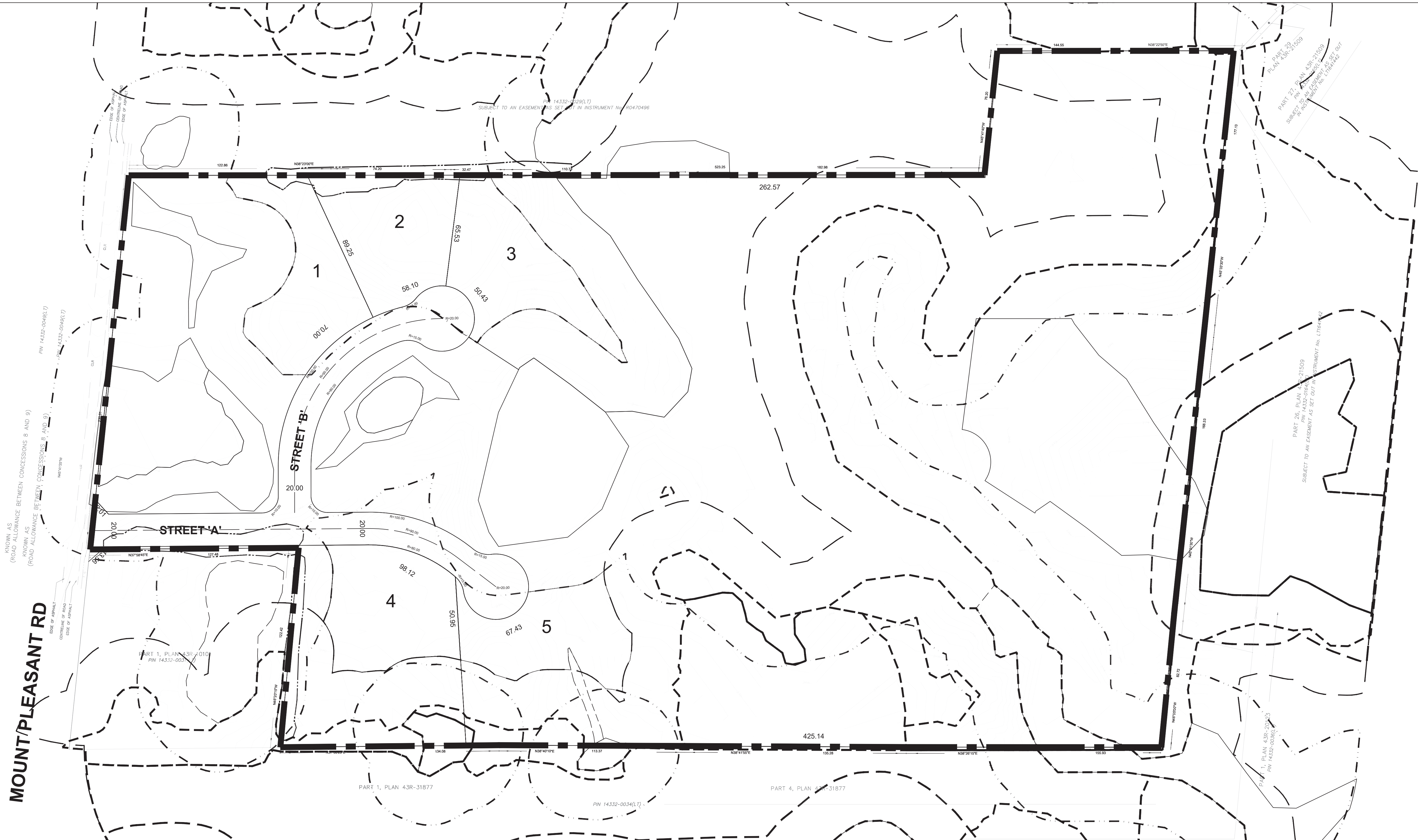
Sept. 24, 2024 Date

21303-19A.1 Drawing Number

Rev.

Drawn

JD Design



LEGEND

- Subject Boundary
- Lot Line
- Dry Swale
- Hedge Row
- Wetland
- Wetland Buffer
- Woodland
- Woodland Buffer

NOTES

- All measurements are in meters.
- All elevations refer to Geodetic Datum.
- Candidate Environmental Zones 1 & 2 information referenced from Sumac Environmental Consultants Ltd. "Figure 3: Constraints to Develop" Map, Dated 04/06/2022.
- Base Survey information was referenced from Surveyor's Real Property Report - Part 1 - Plan Showing - PART 1 - Plan Showing PART 1 OF LOT 18 CONCESSION 9, Geographic Township of Albion, Town of Caledon - Regional Municipality of Peel from Guidio Papa Surveying - A division of J.D. Barnes Limited, Dated April 11, 2022.
- On this plan, the lot area shown excludes any land that falls under the EZ 1 and EZ 2 environmental constraints.

AREA TABLE

Estate Residential	Lot 1	2.58 ha
Estate Residential	Lot 2	0.55 ha
Estate Residential	Lot 3	1.37 ha
Estate Residential	Lot 4	1.27 ha
Estate Residential	Lot 5	16.05 ha
R.O.W.		1.04 ha
TOTAL		22.86 ha

UNIT COUNT

Estate Residential Lots 1-5 5

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Valerio G. Papa O.L.S. Signature
Guidio Papa Surveying

10
Day

10
Month

2024
Year

ROAD LENGTH

Street A - B 427.91 m

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- D. Residential single-family, townhouses, open space, buffer and road widening
- H. Piped water to be provided
- K. Sanitary and storm sewers to be provided

OWNERS AUTHORIZATION

We, 2818963 Ontario Inc. representing the registered owner of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

Psangwan
2818963 Ontario Inc. Owner Signature

10
Day

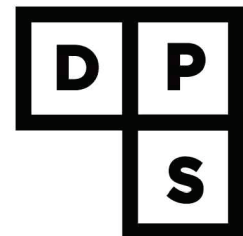
10
Month

2024
Year



**PART 1 OF LOT 18
CONCESSION 9**
GEOGRPAHC TOWNSHIP OF ALBION NOW IN THE
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

DESIGN PLAN SERVICES INC.
Town Planning Consultants



87 Skyway Avenue, Suite 200
Toronto, ON M9W 6R3
Telephone: 416.626.5445
www.designplan.ca

1:1200
Scale

Sept. 24, 2024
Date

21303-19A.2
Drawing Number

Rev. Drawn Design

JD