



TOWN OF CALEDON
PLANNING
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PLANNING JUSTIFICATION BRIEF

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

Tiffany Rox North Hill Ltd.

Part of Lot 12, Concession 7

14337 Highway 50

March 2026

P-3600

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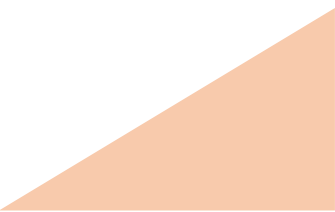
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1.0 INTRODUCTION

KLM Planning Partners Inc. has been retained by Tiffany Rox North Hill Ltd. (the “**Owner**”), for the development of their lands located at 14337 Highway 50, legally described as Part Lot 12, Concession 7 in the Town of Caledon (the “**Town**”), in the Region of Peel (the “**Region**”) (the “**Subject Lands**”).

The Subject Lands have a frontage of approximately 260 metres (853 feet) on Highway 50 and are approximately 19 hectares (46.95 acres) in size.

A Pre-Application Review Committee (“**PARC**”) Request was formally submitted to the Town on October 21, 2025, and a PARC meeting was subsequently held on November 20, 2025, to identify the required submission materials (file #PRE 2025-0188).

This Planning Justification Brief (“**PJB**”) has been submitted in connection with the application for a Draft Plan of Subdivision (“**DPS**”) to create 50 blocks and 315.5 units, which will include single-detached dwelling units, standard townhouse dwelling units, and dual frontage townhouse dwelling units, one (1) Park Block, one (1) Natural Heritage System Block, a portion of a Stormwater Management Block, six (6) Reserve Blocks and two (2) Future Development Blocks on the Subject Lands (the “**Proposed Development**”). The details of the Proposed Development can be found in **Section 3.0** of this Brief.

This PJB is intended to provide an overview of the development proposal as it relates to the applicable Provincial, Regional and Local Land Use planning policies and documents. The brief will also provide an analysis and planning rationale for the Proposed Development, outlining how the proposal represents an appropriate form of development and good land use planning.

This PJB concludes the Proposed Development is consistent with the Provincial Planning Statement 2024 (“**PPS**”), conforms and does not conflict with the

relevant policies of the Peel Region Official Plan 2022 (“**PROP**”), which is now deemed to be an Official Plan of the Town, the Future Caledon Official Plan 2024 (“**FCOP**”), and complies with the Town of Caledon Zoning By-law 2024-52 (the “**Zoning By-law**”).

The Subject Lands are within the boundary of the Bolton North Hill Secondary Plan Area (“**BNHSP**”) and are proposed for residential development. The design of the proposed DPS has been carefully prepared to mirror and reflect the vision, land use designations, and urban structure outlined in the BNHSP. Key elements, including street layout, lot configuration, block patterns, parks, stormwater management ponds, and the interface with the Greenbelt, have been deliberately structured to emulate the BNHSP’s intent, creating a cohesive and compatible addition to the North Hill area.

The DPS discussed herein has been designed in conjunction with the lands to the north, 14475 Highway 50, owned by Royal Pine Homes (“**Royal Pine**”). KLM Planning Partners Inc. represents both landowners, and the plans of subdivision for both parcels have been designed with mutual and reciprocal benefits, to maximize development potential on both properties, through shared facilities, coordinated road networks, and similar lot sizes and unit typologies. The Pre-Application Consultation Requests for both properties were submitted and reviewed at the same time, and it is anticipated that these lands will be developed concurrently.

2.0 SITE AREA AND CONTEXT

2.1 DESCRIPTION OF SUBJECT LANDS

The Subject Lands are located just north of the current Bolton Urban Area, within the Bolton North Hill area of the Town of Caledon, on the east side of Highway 50, north of Columbia Way, and south of the future Emil Kolb Parkway extension. The Subject Lands are approximately 19 hectares in size with approximately 260 metres of frontage on Highway 50 (see **Figure 1 – Context Map**).

The Subject Lands are partially vacant with a nursery/garden center on the southern portion of the lot. The surrounding land uses include vacant lands to the north, a used car dealership and vacant land to the south, and a single-detached house and additional vacant land opposite the Subject Lands on the west side of Highway 50. Further south of the Subject Lands is the current Bolton Urban Area, which is characterized by medium and low-density residential and commercial uses, including the Caledon Centre for Recreation and Wellness, the Caledon Seniors Centre, and the Albion-Bolton District Park, all of which are less than 1 kilometre from the Subject Lands.

2.2 SURROUNDING LAND USES

The surrounding land uses include the following:

North: Vacant lands with agricultural uses, and future Emil Kolb Parkway extension beyond;

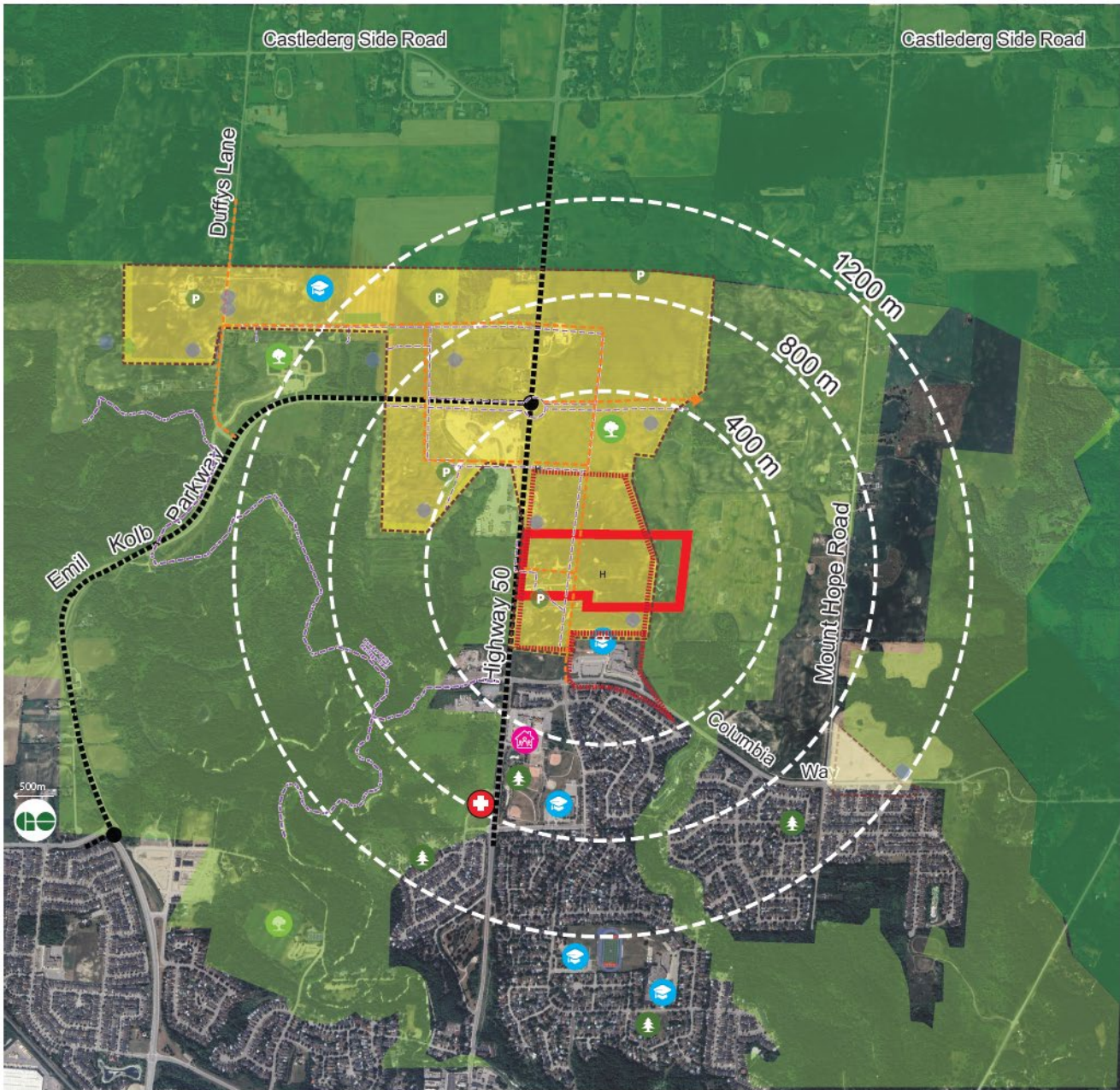
West: Highway 50, Agricultural uses, and Rural Residential uses.

South: Agricultural uses, Bolton Auto Deals dealership and St. Michael Catholic Secondary School, and low-rise density, recreation and commercial uses beyond;

East: Agricultural uses and Mount Hope Road beyond;

It should be noted that a portion of the Subject Lands (Block 215) is located outside of the BNHSP and represents the land holdings within the Greenbelt Area.

FIGURE 1 – CONTEXT MAP



<p>FIGURE 1 CONTEXT MAP</p> <p>Part of Lot 12, Concession 7 Caledon, Region of Peel</p>	<p>LEGEND</p> <table border="0"> <tr> <td> Subject Lands</td> <td> Approved ROPA 30 Expansion Area</td> <td> Future Community Park</td> </tr> <tr> <td> Secondary Plan Area</td> <td> Community Centre</td> <td> Future Neighbourhood Park</td> </tr> <tr> <td> Greenbelt Area</td> <td> Storm Water Pond</td> <td> Existing Parks</td> </tr> <tr> <td> Oak Ridge Moraine Area</td> <td> School</td> <td> Future Caledon GO station</td> </tr> <tr> <td> Arterial Road</td> <td> Peel Region Fire Hall & Paramedic Services</td> <td></td> </tr> <tr> <td> Collector Road</td> <td></td> <td></td> </tr> <tr> <td> Active Transportation-Trail System</td> <td></td> <td></td> </tr> </table>	Subject Lands	Approved ROPA 30 Expansion Area	Future Community Park	Secondary Plan Area	Community Centre	Future Neighbourhood Park	Greenbelt Area	Storm Water Pond	Existing Parks	Oak Ridge Moraine Area	School	Future Caledon GO station	Arterial Road	Peel Region Fire Hall & Paramedic Services		Collector Road			Active Transportation-Trail System			<p></p> <p>March 19, 2026</p> <p></p>
Subject Lands	Approved ROPA 30 Expansion Area	Future Community Park																					
Secondary Plan Area	Community Centre	Future Neighbourhood Park																					
Greenbelt Area	Storm Water Pond	Existing Parks																					
Oak Ridge Moraine Area	School	Future Caledon GO station																					
Arterial Road	Peel Region Fire Hall & Paramedic Services																						
Collector Road																							
Active Transportation-Trail System																							

3.0 PLANNING APPLICATIONS

3.1 DRAFT PLAN OF SUBDIVISION

The DPS proposes the residential development of the Subject Lands with 315.5 residential units consisting of Single-Detached dwelling units, Standard Townhouse dwelling units and Dual Frontage Townhouse dwelling units. The single-detached dwelling units are proposed in two (2) lot sizes, featuring 11 metre and 9.15 metre frontage lots, which will support a range of lot configurations, varied price points, and increased housing diversity. Collectively, these housing typologies will offer a range of housing opportunities to provide families and individuals with options throughout the community. We note that final unit counts associated with the Townhouse Dwelling Units will be subject to final confirmation at the time of Part Lot Control.

The DPS also includes one (1) Park Block with a total area of 0.528 hectares (1.31 acres). This Park Block is expected to form part of a larger Public Park, shared with the landowners to the south, through the ultimate build-out of their land holdings in accordance with the BNHSP.

Similarly, the DPS includes one (1) Stormwater Management Block (“**SWM**”) with an area of 0.175 hectares (0.43 acres). This SWM Block is expected to form part of a larger SWM pond, shared with the landowners to the north, through the ultimate build-out of their land holdings in accordance with the BNHSP.

The DPS also includes one (1) Natural Heritage System Block with a total area of 4.937 hectares (12.20 acres), six (6) 0.3m Reserve Blocks with a total area of 0.015 hectares (0.04 acres), and two (2) Future Development Blocks with a total area of 0.022 hectares (0.05 acres). The proposed road network is made up of road widths of

16m, 18m, 20.0m and 22.0m totaling an area of 10.848 hectares (26.81 acres).

Please refer to **Table 1 – Development Statistics**, for a summary of the proposed blocks as illustrated on **Figure 2 - DPS of Subdivision**.

Furthermore, the DPS proposal is designed to support the overall minimum density target of the Secondary Plan Area as outlined in the PROP, FCOP and BNHSP, as outlined in **Table 2 – Density Calculation – Population**; **Table 3 – Density Calculation – Jobs**, and; **Table 4 – Persons and Jobs Per Hectare Calculation**, as per the Town of Caledon 2024 Development Charges Background Study.

TABLE 1 – DEVELOPMENT STATISTICS

Use	Number of Blocks	Lot and/or Block Numbers	Number of Residential Units	Hectares	Units per Hectare
Single Detached Dwellings	11	Please refer to DPS	180 units	5.724 ha	31.45
Standard Townhouse Dwellings	26		129.5* units	2.987 ha	43.35
Dual Frontage Townhouse Dwellings	2		6* units	0.269 ha	22.31
Park	1	Block 214		0.528 ha	
Natural Heritage System	1	Block 215		4.937 ha	
Stormwater Management	1	Block 216		0.175 ha	
0.3m Reserves	6	Blocks 217-222		0.015 ha	
Future Development	2	Blocks 223 & 224		0.022 ha	
Total	50	Please Refer to DPS	315.5* units	14.657 ha	21.53

* Subject to final confirmation at the time of Part Lot Control

TABLE 2 – DENSITY CALCULATION - POPULATION

Residential Unit Type	Number of Units	Persons Per Unit (PPU)*	Population
Single Detached	180	3.64	655.2
Townhouse	135.5	3.30	447.15
Total	315.5		1,102.35

*PPU as per Town of Caledon 2024 Development Charges Background Study

TABLE 3 – DENSITY CALCULATION - JOBS

Projected Future Employment	Population	Jobs per Capita*	Employees
Work From Home	1,102.35	0.097	106.93
Total Employment Generated			106.93

*As per Town of Caledon Growth Management and Phasing Plan

TABLE 4 – PERSONS AND JOBS COMBINED PER HECTARE CALCULATION

	Population	Number of Jobs	Total
Total Persons and Jobs	1,102.35	106.93	1,209.28
Site Area	19.047		
Total Persons and Jobs Per Hectares			63.49

4.0 SUPPORTING STUDIES

4.1 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report (“**FSR/SWM**”) was prepared by DSEL, dated March 2026, which provides an overview of the servicing and stormwater management plan for the Tiffany Rox North Hill Ltd. lands. This report demonstrates the availability of water, wastewater, and storm services for the proposed subdivision in general conformance with the Bolton North Hill Functional Servicing and Stormwater Management report and in accordance with **Town** and **Region Standards**, the requirements of Toronto and Region Conservation Authority, and general industry practice.

4.2 Environmental Site Assessment – Phase 1

A Phase 1 Environmental Assessment (“**ESA**”) was prepared by Paterson, dated January 20, 2026 to research the past and current use of the subject site and neighbouring properties and to identify any environmental concerns with the potential to have impact on the subject property. Based on the age of the subject buildings, a designated substance survey should be carried out ahead of any removal to determine if any hazardous materials are present.

4.3 Geotechnical Report

A Geotechnical Report was prepared by Paterson, dated January 23, 2026 to determine the subsoil and groundwater conditions and provide geotechnical recommendations pertaining to the design of the proposal. The study concluded that a report could be issued upon completion to confirm works have been carried out with the recommendations.

4.4 Hydrogeological Report

A Hydrogeological Report was prepared by Paterson, dated March 11, 2026, to characterize the hydrogeological setting of the site. Additional information regarding the groundwater levels will be available once the ongoing groundwater monitoring program is completed in June 2026. The inclusion of a pre and post-development water budget assessment was apart of the Hydrogeological Report which provided conservative estimates and excluded the Greenbelt area from the analysis.

4.5 Traffic Impact Study

A Traffic Impact Study (“**TIS**”) prepared by Paradigm Transportation Solutions, dated March 2026, to evaluate the transportation-related impacts arising from the development and determine the necessary mitigation measures required. The report concluded that the internal road network proposed is designed in compliance with the Town of Caledon design criteria and applicable industry guidelines and the findings and conclusions in the BNHSP Transportation report prepared by C.F. Crozier & Associates, dated February 2026 remains applicable and appropriate.

4.6 Cultural Heritage Assessment

A Cultural Heritage Assessment was prepared by TMHC, dated February 27, 2026 for the proposed BNHSP area. It concluded that three listed properties (14291 Highway 50, 14685 Highway 50 and 14475 Highway 50) met the criteria on the basis of their potential physical/design value, historical/associative value and contextual value. A further HIA will be required to determine potential impacts on the identified heritage values. This study is currently underway and will be submitted to the Town at a future date.

4.7 Natural Heritage Evaluation

A Natural Heritage Evaluation (“**NHE**”) was prepared for the proposed BNHSP area due to the presence of natural heritage features and the potential impacts by the proposed development. The majority of lands within the Secondary Plan Area consist of agricultural fields and rural properties.

Significant Woodlands, SWH, unevaluated wetlands within the Oak Ridges Moraine and Greenbelt, which will generally be protected from development, with the establishment of vegetation protection zones, along with enhancements through planting of native species within vegetation protection zones. Potential ecological impacts of development may include tree and vegetation removal, vegetation protection zone encroachment, diversion of surface water flows, sedimentation of wetland and forest areas, and loss of potential wildlife habitat. These impacts will be avoided or minimized by implementing the mitigation, restoration, and management measures described in this report. A site specific NHE is currently being prepared and will be submitted to the Town at a future date.

5.0 PLANNING POLICY ANALYSIS

5.1 PROVINCIAL POLICY

5.1.1 THE PLANNING ACT

The purposes of the Planning Act (the “**Act**”) are to promote sustainable development through a land use planning system guided by provincial policy, integrating matters of provincial interest. The Act acknowledges municipal councils' decision-making authority, and aims for fair, open, accessible, and efficient planning processes.

Section 3(5) of the Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”*

Section 51(5.1) of the Act provides that the Town of Caledon is the approval authority for Plan of Subdivision approvals.

Upper-tier municipality without planning responsibilities

(5.1) If land is in a lower-tier municipality that, for municipal purposes, forms part of an upper-tier municipality without planning responsibilities, the lower-tier municipality is the approval authority for the purposes of this section and section 51.1. 2022, c. 21, Sched. 9, s. 17 (2).

Furthermore, Section 51(23) outlines consultation for the approval authority as part of Subdivision Applications:

(23) The approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. 1994, c. 23, s. 30

As part of the BNHSP work, an emphasis has been placed on meaningful engagement with parties whom have an interest in the Secondary Plan Area. A public meeting took place on September 16, 2025, and the process is still ongoing. Further opportunities for stakeholder engagement will be available as the BNHSP is recommended for a decision at future Committee and Council meetings.

Based on our evaluation of the policy, it is our opinion that the Application satisfies the requirements of the Planning Act. The following section outlines further details about how the Proposed Development specifically meets the conditions of Section 51(24) of the Act.

Section 51(24) - *In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to*

	Policy	Evaluation
(a)	<i>The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	The Proposed Development, as discussed herein, has regard for relevant matters of provincial interest, particularly (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, (h) the orderly development of safe and healthy communities, (j) the adequate provision of a full range of housing, (p) the appropriate location of growth and development, (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians, and (r) the promotion of built form that: <ul style="list-style-type: none"> a. is well-designed, b. encourages a sense of place, and c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.
(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	<p>The proposed DPS will facilitate the creation of a complete community with a range of land uses, unit types and sizes. The Proposed Development supports the redevelopment of an underutilized parcel of land within the built boundary of a <i>New Urban Area</i>. The Proposed Development responds to and implements the goals and objectives of the Town of Caledon by accommodating a wide range of ground-related housing types, alongside parks, and stormwater management infrastructure, developed in conjunction with the future development plans to the north and south, which will support the development of a complete community.</p> <p>A series of technical reports have been submitted in connection with the Applications, which have evaluated the Subject Lands with respect to servicing, traffic, archaeological, geotechnical and hydrogeological. These reports have concluded that the development of the Subject Lands is feasible and will not cause negative impacts on adjacent lands. As such, the Proposed Development is not premature and is in the public interest. Further, additional technical reports have been submitted through the Secondary Plan process, which evaluate financial impacts, cultural heritage, commercial impacts, community design guidelines and environmental. These reports support and conclude that development is feasible within the Secondary Plan area.</p>
(c)	<i>whether the plan conforms to the official plan and adjacent plans of</i>	The Subject Lands are currently designated as <i>New Community Area</i> and <i>Natural Features and Areas</i> within the Future Caledon Official Plan (Schedule B4), which permits the Proposed Development of the Subject Lands.

	<i>subdivision, if any;</i>	The DPS conforms with the Town of Caledon Official Plan as it introduces residential uses within an identified <i>New Community Area</i> , which will contribute to housing targets of the Town. Furthermore, the BNHSP, which is currently in process with the Town, proposes to designate the Subject Lands as <i>Neighbourhood Area</i> and <i>Natural Features and Areas</i> , which supports the policies of the Future Caledon Official Plan and the Proposed Development.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	<p>The lands are located within the <i>Urban System</i> in the Region of Peel Official Plan and are further designated as <i>New Community Area</i> and <i>Natural Features and Areas</i> within the FCOP. The lands are located within the proposed BNHSP and are proposed to be designated as <i>Neighbourhood Area</i> and <i>Natural Features and Areas</i> on Schedule C9 – Bolton North Hill Secondary Plan: Land Use.</p> <p>Approved Town-Initiated Zoning By-law Amendment (File No. RZ 2024-0010) zones these lands as ‘Residential Multiple – Exception 690 – Holding Provision 41A and Holding Provisions 41B’ (RM-690-41A-H41B), ‘Residential Two Zone – Exception 689 – Holding Provision 41A and Holding Provisions 41B’ (R2-689-H41A-H41B), ‘Environmental Protection Area Two’ (EPA2) and ‘Environmental Protection Area Two – Oak Ridges Moraine’ (EPA2-ORM).</p> <p>The Subject Lands are designated and zoned for residential development and, as such, are suitable for the proposed DPS.</p>
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	No affordable housing units are proposed. The DPS will facilitate the creation of new development blocks that will facilitate the development of low-density housing. Single detached dwelling units, standard townhouse dwelling units and dual frontage townhouse dwelling units are proposed with a range of unit sizes. Opportunities for future additional residential units developed in the single-detached and townhouse dwellings, as well as the Future Development Blocks, may be investigated at a future development stage.
(e)	<i>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;</i>	The proposed DPS is located along Highway 50. Highway 50 is considered a <i>Regional Arterial Road</i> with a right-of-way (“ ROW ”) width of up to 36 metres. The BNHSP incorporates a <i>Collector Road</i> network, which will provide for close proximity highway access. The DPS proposed a number of public local and Collector Roads, in accordance with the BNHSP, including “Street 1”, which is a north-south Collector Road that traverses the Subject Lands, and has been coordinated with the landowners to the north and south to connect to their lands as well. “Street 2” is an east-west Collector Road that connects the Subject Lands to Highway 50 and provides a 20.0m ROW which will form an unsignalized three-legged “T” intersection with Highway 50 with stop-control provided on the ‘Street 2’ approach., as

		<p>per the TIS prepared by Paradigm Transportation, dated March 2026. All of the other local Roads internal to the DPS offer 18.0m ROWs.</p> <p>The FSR prepared by DSEL, dated March 2026 and the aforementioned TIS confirm that there are not any concerns with the proposed road network from a public access and emergency service perspective.</p>
(f)	<i>the dimensions and shapes of the proposed lots;</i>	As shown in Figure 2 – DPS of Subdivision , the proposed DPS lot layout maximizes land use efficiency while incorporating green spaces, sidewalks and protecting the natural heritage system. The proposed lots are designed to accommodate a mix of residential, future development, open space and stormwater management uses, consistent with municipal zoning standards.
(g)	<i>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;</i>	There are no restrictions on the lands to be subdivided.
(h)	<i>conservation of natural resources and flood control;</i>	The Subject Lands include some environmental features associated with the Greenbelt to the east of the Proposed Development, identified as Block 215 on the DPS. These environmental features have been previously evaluated through the BNHSP Natural Heritage Study Report, prepared by Dillon Consulting, and will be further evaluated through a future Natural Heritage Evaluation specific to the Subject Lands.
(i)	<i>the adequacy of utilities and municipal services;</i>	The submitted FSR completed by DSEL demonstrates the existing and planned availability of water, sanitary, and storm services for the proposed development in accordance with the Town of Caledon, Region of Peel and Toronto Region Conservation Authority criteria and in consideration of applicable guideline documents.
(j)	<i>the adequacy of school sites;</i>	The BNHSP (Schedule C9) does not indicate any proposed school blocks on the Subject Lands. Accordingly, the Proposed Development does not propose any school sites. Notwithstanding, there is an existing school located directly to the south, St. Michael Catholic Secondary School, which is located adjacent to the Subject Lands. Additionally, a school is proposed to the north of the Subject Lands, within the BNHSP. Draft plan applications for those lands are forthcoming, it is understood that the application will also be circulated to the school boards for

		consultation.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	The proposed DPS includes one (1) Park Block with a total area of 0.528 hectares. This Park Block is expected to form part of a larger Public Park, shared with the landowners to the south, through the ultimate build-out of their land holdings in accordance with the in process BNHSP. The Park currently includes frontage onto “Street 5” and will also have frontage on a future Public Street to the south, once the lands to the south are developed. The location of the Public Park is consistent with the Secondary Plan Schedule-C9. It is anticipated that the Neighbourhood Park will be conveyed to the Town for public purposes.
(l)	<i>the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	Energy is to be supplied utilizing the extension of existing systems. The location of the Proposed Development encourages the use of active and public transportation, which in return helps reduce the use of fossil fuels and ultimately optimize the efficient use and conservation of energy. Efficient design of the buildings themselves will be further pursued through the future building permit phase of the development.
(m)	<i>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.</i>	Lots and blocks proposed will not be subject to a site plan application, and municipal interests will be captured as part of the DPS application.

5.1.2 PROVINCIAL PLANNING STATEMENT (2024)

The PPS was issued under the authority of Section 3 of the Act and came into effect on October 20, 2024, replacing Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe (2020). The PPS is the guiding document which provides policy direction on matters of provincial interest as they relate to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS promotes the efficient use of land and supports sustainability by promoting strong livable communities while facilitating economic growth.

Section 2.2 of the PPS provides policies related to housing options and densities.

2.2.1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - i. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional*

sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Section 2.3 of the PPS outlines policies as it related to settlement areas.

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
4. *Planning authorities shall establish*

and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.
6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

Section 2.9 of the PPS provides policies for energy conservation, air quality and climate change.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a) support the achievement of compact, transit-supportive, and complete communities;
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
 - c) support energy conservation and efficiency;
 - d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help

reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

Section 3.9 provides for healthy, active and inclusive communities that should be promoted:

3.9.1. Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

As previously stated in this Report, the Proposed Development provides for one (1) Park Block located in the southwest corner of the Subject Lands, consistent with the BNHSP Schedule-C9. The Park Block is placed to allow for walkability to a park within the proposed Architectural Control Guidelines.

Section 4.1 of the PPS outlines policies pertaining to the protection of natural features and areas. The following policies speak to the protection of Natural areas:

4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be*

no negative impacts on the natural features or on their ecological functions.

The EIS submitted in support of the Secondary Plan concludes that impacts will be avoided or minimized by implementing mitigation, restoration and management measures outlined in the report. A further Natural Heritage Evaluation is being prepared in more detail for the Subject Lands and will provide for any additional findings specific to the Proposed Development.

Section 4.6 of the PPS provides policies as it relates to cultural heritage and archaeology.

4.6 Cultural Heritage and Archaeology

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4. Planning authorities are encouraged to develop and implement:

a) archaeological management plans for conserving archaeological resources; and

b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

A Cultural Heritage Assessment was

submitted as part of the BNHSP which found that resources do not exist on the site and that an additional study is taking place to assess the neighbouring listed dwelling to determine if there are any accommodations to be made in future adjacent building design or siting.

A Stage 1 Archaeological Assessment was prepared by Archaeological Consultants Canada (“ACC”), dated March 23, 2026 which outlined the need for a Stage 2 assessment in the form of a pedestrian survey or test pit survey, should be conducted on the identified 16.29 hectares of project area, while the remaining 2.51 hectares exhibits low to no potential for recovery of archaeological resources.

Based on the above and subject to the findings and recommendations of the submitted and forthcoming detailed reports, it is our opinion that the Proposed Development is consistent with the applicable policies of the PPS.

5.2 REGIONAL POLICY

5.2.1 PEEL REGION OFFICIAL PLAN (2022)

The PROP was approved by the Province in 2022, which designated the BNHSP Area to 2051 New Urban Area (see **Figure 4 – PROP Regional Structure Schedule E-1**). In July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement.

The PROP provides a long-term policy framework for decision making. It sets context for more detailed planning by protecting the environment, managing resources and directing growth and sets the basis for providing Regional services in an efficient and effective manner.

Section 4.3 of the RPOP provides objectives and policies as it relates to population and employment forecast. More importantly **Table 3 – Population, Household and Employment Forecasts for Peel** lays out the information for Caledon as the following:

Year	Population	Household	Employment
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2041	200,000	65,000	80,000
2051	300,000	90,000	125,000

As under Section 4.3.18, this table is to be monitored to ensure these targets are met.

4.3.18 Monitor, in cooperation with the local municipalities, residential and employment growth on an annual basis to ensure the intensification, density and housing targets identified in this Plan are met.

Section 5.4 provides policies for Greenfield Density, more specifically:

5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:
 - Town of Caledon: 67.5 residents and jobs combined per hectare.

The current DPS proposal is designed support the overall BNHSP area minimum density target outlined in the PROP, with an estimated 63.49 persons and jobs per hectares, as outlined in **Tables 2 – 4**.

Section 5.6 sets out policies and procedures as it relates to the Urban System.

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

Section 5.3.20.14 outlines policies for the 2051 New Urban Area. The New Urban Area identifies new Designated Greenfield Areas to accommodate growth to 2051. Local municipalities are to delineate the 2051 New Urban Area into their Official Plans. As stated earlier in this report, the Future Caledon Official Plan has been adopted by Town Council and was approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 2025.

Section 5.6.20 outlines policies related to

Designated Greenfield Areas, more specifically Section 5.6.20.14 as it relates to the 2051 New Urban Area.

5.6.20.14.9 Direct the local municipalities to delineate the 2051 New Urban Area in their official plans and provide a policy framework to include the following:

- a) establish an overall community structure for 2051 New Urban Area including identification of Employment Areas;
- b) provide direction to establish the identified land area, population and employment targets to be planned and density for each secondary plan area within their jurisdiction, in conformity with provincial plans and this Plan;
- c) establish staging and sequencing to guide secondary plan area and block planning, to the satisfaction of the Region, and in accordance with Regional requirements including the feasibility of public infrastructure required for the development of the urban expansion area lands;
- d) require development of compact, mixed-use, sustainable, transit-supportive communities including requirements for the provision of transportation, transit and servicing networks; and
- e) plan for the adequate provision of school sites and public service facilities.

5.6.20.14 2051 New Urban Area

The 2051 New Urban Area identifies new Designated Greenfield Areas to accommodate growth to 2051. The 2051 New Urban Area will include “Community Areas” for accommodating approximately 175,000 people and 19,000 supporting jobs as the focus for new residential communities and Employment Areas accommodating approximately 38,000 jobs as the focus for new clusters of business and economic activities. The 2051 New Urban Area is identified as part of the Regional Structure on Schedule E-1 and as Designated Greenfield Areas on Schedule E-3. Development of the 2051 New Urban Area will address the protection of cultural heritage and archaeological resources,

support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form and coordinate the location of retail and Employment Areas to multi-modal transportation options. Local municipalities will implement this direction in their official plans for areas within the 2051 New Urban Area.

Section 5.6.20.14.22 speaks to the Bolton Residential Expansion, Caledon.

5.6.20.14.22 Bolton Residential Expansion, Caledon
The Bolton Residential Expansion Settlement Area will accommodate approximately 11,100 residents and 3,600 jobs and comprises approximately 245 hectares (of developable lands) as identified on Schedule E-1. The following special policies shall apply to the Bolton Residential Expansion Settlement Area. The Bolton Residential Expansion Settlement Area will contribute to the development of the Bolton urban area to be a complete community by planning for an appropriate mix of jobs, employment lands, local services, housing, including affordable housing, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected. The provision of Regional infrastructure will be staged and financed in a manner that is consistent with the financial management and capabilities of the Region. Health considerations will be included in the planning approval process to facilitate physical activity through active transportation to optimize the health promoting potential of the community.

The policies set out within Section 5.6.20.14 guide the local municipalities to permit approval of secondary plans in the '2051 New Urban Areas'.

Section 5.9 outlines Housing policies, as follows:

5.9.11 *Require a housing assessment for planning applications of approximately 50 units or more. Local municipalities or the Region can require a housing assessment for applications less than 50 units, as appropriate. The housing assessment will be consistent with local and Regional housing objectives and policies and demonstrate contributions towards Peel-wide new housing unit targets shown in Table 4. The housing assessment, while required by local municipal official plan policies, shall be undertaken by a development applicant as directed.*

Through the submission of the BNHSP, a Planning Justification and Housing Assessment was submitted, which evaluated the Secondary Plan Area and proposed development within the context of the PROP. The Subject Lands are located within the Neighbourhood Area designation, which is intended to be developed with a mix of single and semi-detached dwellings equal to the mix of townhouse and multi-unit dwellings, integrated throughout the BHNSP.

Section 6.5 outlines the requirement for full municipal sewage and water services.

6.5.2 *Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the horizon of this Plan. The provision of full municipal sewage and water services in the Urban System will be subject to the Regional financial and physical capabilities.*

The Proposed Development will be serviced by the Peel Region's water and wastewater systems. As confirmed through the FSR, there are existing watermains and sanitary services currently available in the vicinity of the development area. The water and sanitary distribution systems will be sized to meet the requirements. The Regional Official Plan Amendment 30 (ROPA 30) for Peel region was adopted on December 8, 2016, and later approved by the OLT, to accommodate 2031 residential growth in Bolton to be serviced via connections to the south urban area.

Section 6.6 includes policies on Waste Management.

6.6.11 *Require new eligible developments and redevelopments, including intensification, to comply with the Peel Waste Collection Design Standards Manual, unless other requirements are imposed by Regional Council, to ensure safe and efficient waste collection and diversion through consultation with the local municipalities and applicants.*

The Proposed Development will comply with all Regional Waste Collection Design Standards to ensure safe and efficient waste collection.

The PROP lays out policies for Public Consultation and Indigenous Engagement.

7.4.10.2 *Provide opportunities for public engagement and consultation on regional issues to ensure informed, purposeful and meaningful involvement.*

Public Engagement has occurred as part of the BNHSP process, including Indigenous Communities, as outlined in the previous Section, speaking to Section 51(23) of the Planning Act. Through the Secondary Plan work, agencies, communities and persons with interest in the BNHSP Area have been and will continue to be consulted throughout the process to ensure their perspectives are integrated into the BNHSP and the Proposed Development.

The interested Indigenous communities will continue to be involved and consulted through the process of the Proposed Development of the Subject Lands. This approach will continue to be refined based on feedback, coordinating further activities as needed, and documenting engagement efforts comprehensively to meet project requirements.

The PROP outlines the requirement of completing a Healthy Development Assessment under Section 7.

7.5.7 *Require a health assessment, in*

accordance with the Healthy Development Framework, to be completed to the satisfaction of the local municipalities for planning and development proposals, and that results be reported to local council in consultation with the Region.

A Healthy Development Assessment was submitted as part of the BNHSP submission, which demonstrated how the project contributes to a healthy community. The Secondary Plan area is planned as a complete community, accommodating a range of housing options alongside a mix of commercial and community uses. The area is planned as a compact, well-connected community with a high-quality public realm with pedestrian-oriented streetscapes. New schools and parks will serve as integral elements of the plan and have been distributed to ensure walkability. A Healthy Development Assessment Scorecard scored the Secondary Plan area within the Gold level, confirming that the plan is designed accordingly.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable policies of the PROP.

FIGURE 3 – PROP REGIONAL STRUCTURE E-1

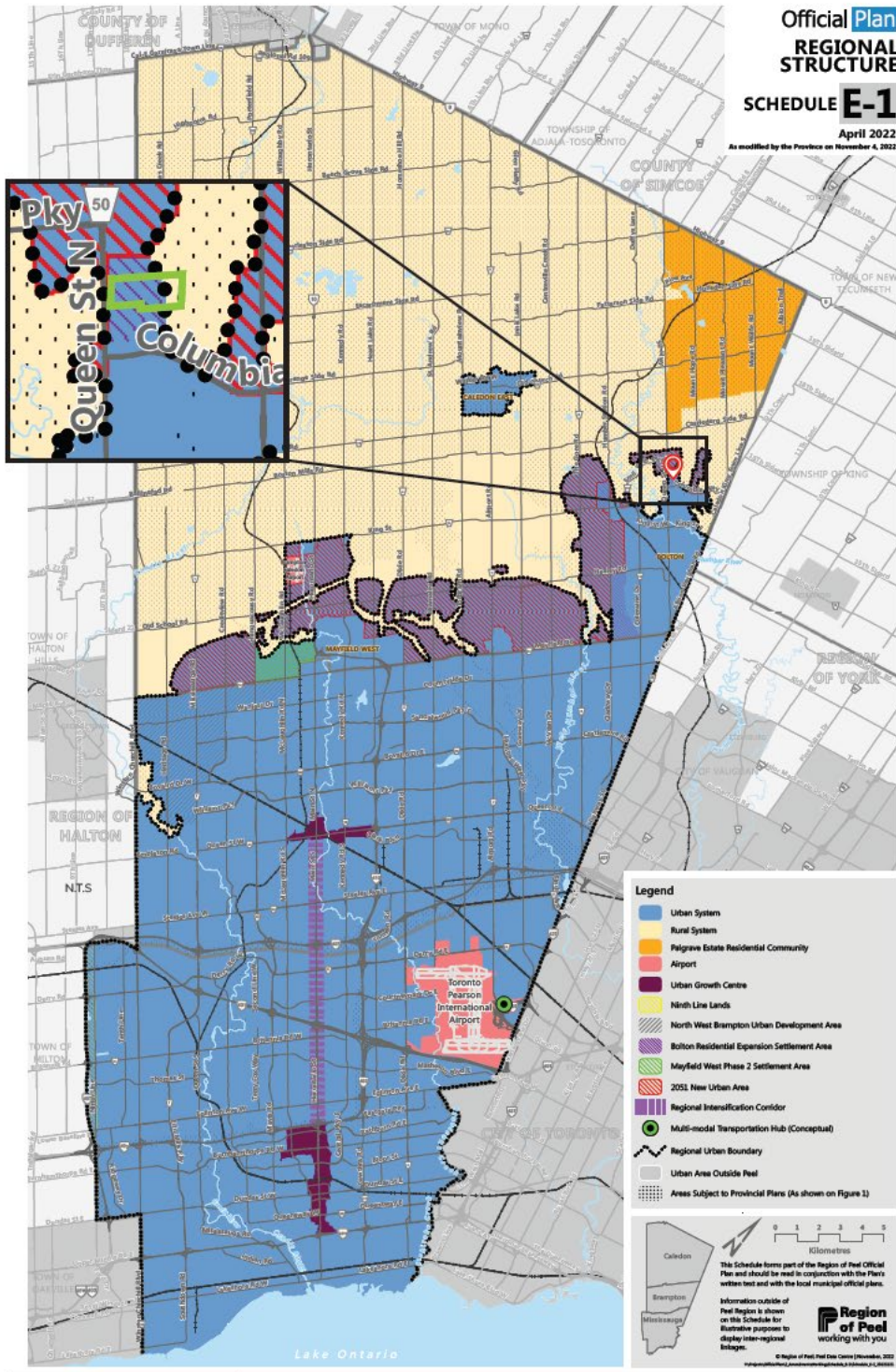


FIGURE 2
SCHEDULE E-1 -
REGIONAL STRUCTURE

Part of Lot 12, Concession 7
Caledon, Region of Peel

LEGEND

Subject Lands

February 26, 2026

5.3 LOCAL POLICY

5.3.1 FUTURE CALEDON OFFICIAL PLAN

The Future Caledon Official Plan was adopted by Town Council in March 2024 and later approved with modifications by the Ministry of Municipal Affairs and Housing on October 22, 2025. The Subject Lands are designated as *New Community Area* in conformity with the Region of PROP. (see **Figure 4 – FCOP Schedule B4 – Land Use Designations**).

The FCOP proposes a mix of land uses, strategically placed to ensure complete communities. The majority of BNHSP area is made up of the *Neighbourhood Area* designation, which accommodates a wide range of low to medium density housing typologies, alongside parks, schools and other institutional uses to support the development of a complete community. Lands designated as *Natural Features and Areas* will be protected and restored where possible.

Section 4.1 of the FCOP outlines the land use framework to direct and manage growth to 2051 based on the following minimum forecasts:

FCOP Table 4-1: Minimum Town of Caledon Population, Household Units, and Population Growth Forecasts

	2021	2041	2051
Population	81,000	200,000	300,000
Household	24,000	65,000	90,000
Employment	32,000	80,000	125,000

Note: Population figures include a census undercount of 3.3 percent. 2021 values are provided for reference and are not a forecast.

4.1.3 Population and employment growth will be:

- a) Focused in:
 - i) the Urban System;

The Subject Lands are within the Urban System of the Town, as identified on Schedule B1 – Town Structure.

The FCOP implements the policies within the PROP, which reinforces the density

targets within the Designated Greenfield Areas under Section 4.3.

4.3.1 *Development within designated greenfield areas, as identified on Schedule B2, Growth Management, will be designed to meet or exceed a density of 67.5 residents and jobs combined per hectare.*

As outlined in **Tables 2 - 4**, the Proposed Development has an estimated 63.49 persons and jobs per hectare, supports the minimum density targets of the Town, as established in the FCOP.

4.4.2 *Development and redevelopment within the Urban System will proceed according to the growth management and phasing policies of the Region of Peel Official Plan, planned servicing and the Town’s Growth Management and Phasing Plan. Development and redevelopment will be staged and coordinated in alignment with the Region of Peel’s Water and Wastewater Master Plan, Transportation Master Plans, and Capital Plans.*

The Proposed Development is designed to integrate into the Regional water and sanitary services that are existing and planned in the area, as outlined in the FSR prepared by DSEL.

5.2.1 *To support built form and land use patterns that use land efficiently, reduce transportation emissions, and enable low carbon energy sources, the Town will:*

- a) support the creation of compact, transit-supportive, and complete communities;
- b) plan for a mix of land uses to provide convenient access, and reduced travel times, between housing, employment and shopping areas, and community amenities and services;
- c) plan to meet or exceed the minimum intensification and density targets set by the Province, the Region of Peel Official Plan and this Plan; and,
- d) plan a convenient mobility network, including transit, cycling and

walking routes, to encourage a higher share of non- auto trips.

The Proposed Development is designed as a compact built-form making the most efficient use of land while integrating within the complete community that is planned through the BNHSP, with a convenient road network that encourages walkability.

6.3.2 *The Town may require a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment prepared by a qualified professional in support of a proposed development, redevelopment, or demolition, including an infrastructure project. New or revised evaluations may be required if new information is discovered, if the scope or design of a development proposal changes significantly, or archaeological resources are identified.*

As part of the BNHSP, a Cultural Heritage Impact Assessment was prepared by TMHC Inc. The report concluded that the Subject Lands do not contain a heritage structure or dwelling; it is adjacent to 14291 Highway 50, which was identified for future evaluation for cultural heritage value. Accordingly, a Scoped HIA is currently being undertaken by TMHC Inc., as requested by the Town, and will be provided for in a subsequent submission.

7.2.3 *All development in the Urban System will:*

- a) *achieve a high-quality public realm, architectural design, prioritize sustainability and contribute to a high quality of life; and,*
- b) *adhere to the design policies in Part F, Urban System.*

7.2.4 *New communities will:*

- a) *be designed as complete communities through the creation of a framework for a compact design, mix of uses and densities, a fully connected grid network of streets and viable*

options for sustainable transportation modes;

- b) *demonstrate development of an integrated, connected and pedestrian focused public realm, including a variety of features intended to encourage the establishment of community such as gathering areas, enhanced streetscaping at connection nodes and community market areas;*
- c) *align new streets in a grid pattern wherever possible to create pedestrian-scaled development blocks to ensure connectivity and better provide for active transportation;*
- d) *be designed with community amenities such as institutional and community facilities, museums, historic sites, cultural centres, theatres, retail and/or commercial amenities within walking distance.*

The Proposed Development proposes a fully connected street network which links the existing transportation network to the series of new collector and local roads as discussed in the TIS included in this submission package. The DPS proposes the inclusion of one (1) park block, which will allow for public amenity and recreational areas. The plan also delivers the envisioned streetscape design by implementing sitings/setbacks of the zoning by-law, standard ROW cross sections and tree planting details, and is within close proximity to the northern portion of the BNHSP.

7.3.1 *New streets will be designed as complete streets through the coordination of site, building and landscape design on and between individual sites.*

7.3.3 *New streets will be designed to:*

- a) *provide access and municipal street addresses for new developments;*
- b) *extend site lines and view corridors;*
- c) *divide larger sites into smaller blocks;*
- d) *include pedestrian and cyclist amenities to promote active transportation; and,*
- e) *balance the needs and priorities of*

various users and uses within the right-of-way.

7.3.7 *Streetscapes should be designed to be:*

- a) flexible to respond to changing needs, trends and technologies over time; and,*
- b) resilient to predictable future conditions such as extreme weather events and public health requirements.*

7.3.13 *Pedestrian linkages should be incorporated into the design of new development and through large sites to create mid-block connections from internal areas to collector or arterial roads.*

The proposed street network is designed to provide access for vehicular, pedestrian, and active modes of transportation alike utilizing standard ROW cross sections for all proposed streets. throughout the DPS from the existing road network, and to connect to the future development of the BNHSP to the north and south.

7.6.1 *To prioritize spaces that provide a sense of place, foster civic pride, and promote a sense of belonging, new communities will be designed to:*

- a) provide diversity of land uses in the neighbourhood;*
- b) meet daily needs of residents and workers;*
- c) create space for healthy, diverse, and engaging neighbourhoods to thrive;*
- d) signify the importance of nodes, landmarks, routes, edges and open areas of the site and surrounds within a cohesive urban design approach;*
- e) activate public streets and open spaces through coordination of adjacent land uses and design of built form;*
- f) respect and enhance the public realm through building setbacks and boulevard design;*
- g) include rights-of-way as*

complete streets, where possible and in context to the overall streetscape or neighbourhood;

- h) apply urban design best practices and a human-scale to commercial and industrial development; and,*
- i) integrate safety and crime prevention principles.*

7.8.1 *The following section identifies design policies for the built form that is expected to be developed across the Town. The Town-wide Design Guidelines will provide further guidance to supplement the policies in this Plan.*

7.8.2 *Buildings should be oriented to create a strong street presence, with main entrances located to face the streets. Corner buildings should address both streets by providing articulated façades facing each street, and buildings at the end of terminating views or street intersections should have an increased architectural presence and should enhance and create view corridors and vistas.*

7.8.3 *New buildings will be designed and oriented to support a vibrant, active and pedestrian-oriented streetscape.*

7.8.4 *Buildings and public places located at gateways, major vista termini, or along view corridors will be given special design treatment through massing, architectural detailing, materials, building wall articulation, or any combination thereof, as appropriate. Buildings with frontage on arterial roads should have grading and storm servicing directed away from arterial roads towards internal streets.*

The Proposed Development provides for a mix of land uses within the neighbourhood space, contributing to a healthy and engaging community neighbourhood to thrive. The integration of complete streets, variety of lot options and coordination with the neighbouring land owners to the north and the south will all contribute to a complete community within the BNHSP.

7.9.1 *A low-rise building is generally no taller than four storeys in height.*

The Proposed Development is designed to include low-density residential dwelling units, including single-detached and townhouse units, in keeping with Policy 7.9.1.

Section 9 provides policies and guidelines as it relates to housing.

9.2.8 *The Town will require a housing assessment in support of a development application proposing more than 50 dwelling units. The housing assessment will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:*

- a) contributions made to all housing targets identified by the Town and Region;*
- b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of affordable housing;*
- c) identification and conveyance strategy for affordable housing in consultation with the Region of Peel; and,*
- d) where the proposed development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal accessibility objectives.*

9.8.2 *The Town will require a housing assessment in support of a development application proposing more than 50 dwelling units. The housing assessment will be prepared by the applicant as part of a complete application and will demonstrate conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:*

- a) contributions made to all*

housing targets identified by the Town and Region;

- b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of affordable housing;*
- c) identification and conveyance strategy for affordable housing in consultation with the Region of Peel; and,*
- d) where the proposed development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal accessibility objectives.*

11.3.11 *The Town will encourage innovative cross-section designs that incorporate complete street design principles, low-impact development techniques to improve stormwater management, and the potential to accommodate energy infrastructure (e.g., geothermal pipes or district energy).*

11.11.2 *The construction and reconstruction of new streets will apply complete streets design principles to support the integration of transit, pedestrian and bicycle users, and enhanced streetscaping.*

The TIS prepared in support of the subject application, forecasted to operate with movements porting ratios approaching capacity; however, there are typical operations expected at a minor stop-control approach at a major roadway.

12.5.5 *Stormwater management facilities will be integrated into the design of adjacent land use to enhance the visual landscape, be incorporated in the urban structure, be naturalized when next to parks, open space or the Natural Environment System, and support urban design objectives where possible.*

The DPOS provides one (1) Stormwater Management Block, which is a shared stormwater management facility with the lands to the north, designed in conjunction

with the Civil engineering team supporting that landowner. The proposed layout contemplates maximizing residential lotting on both properties while ensuring adequate stormwater management infrastructure, as laid out in the BNHSP and as detailed in the FSR.

Section 12.5 of the FCOP lays out policies as it relates to Stormwater Management, more specifically:

12.5.13 Greenbelt Plan Area

a) *The Town will require a stormwater management plan for applications for development and site alteration in the Protected Countryside of the Greenbelt Plan. These stormwater management plans will meet the objectives of the Greenbelt Plan and demonstrates that:*

i) *planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; an integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;*

ii) *Applicable recommendations, standards or targets within local subwatershed studies, or equivalent studies, and water budgets are complied with;*

iii) *applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the Growth Plan; and,*

iv) *planning, design and construction of stormwater management infrastructure*

be carried out in accordance with the stormwater management policies of this Plan.

b) *In the Greenbelt Plan Area, stormwater management systems will be prohibited in key natural heritage features, key hydrologic features and their vegetation protection zones, in accordance with the Greenbelt Plan, except as permitted by Section 4.2.3.3 of the Greenbelt Plan for those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario.*

c) *In the Greenbelt Plan Area, the planning, design and construction of stormwater management infrastructure will be carried out in accordance with the stormwater management policies of this Plan and applicable Provincial legislation.*

The Proposed DPS is intended to integrate into the Region of Peel's water and wastewater services, as discussed in the FSR included in this submission package. The DPS also includes one (1) Natural Heritage System Block which will ensure quality and quantity of stormwater released is controlled to meet or exceed standards.

13.3.6 *A proposal for new development or site alteration adjacent to a feature in the Natural Features and Areas designation outside of the Greenbelt and Growth Plan Natural Heritage Systems and outside of the Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan areas will require an environmental impact study and/or hydrologic evaluation to determine that there will be no negative impacts on the feature, ecological function and/or hydrologic function in accordance with the adjacent lands distances outlined in Table 13-1 and prepared to the satisfaction of the Town.*

13.5.4 A proposal for new development or site alteration within 120 metres of any key natural heritage feature within the Greenbelt Plan and Growth Plan Natural Heritage Systems or any key hydrologic feature within of the Niagara Escarpment Plan or Oak Ridges Moraine Conservation Plan, or otherwise outside of settlement areas may require an environmental impact study and/or hydrologic evaluation, or equivalent study prepared to the satisfaction of the Town and relevant approval authorities, that identifies a vegetation protection zone, which:

- a) protects the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
- b) is established to achieve and be maintained as natural self-sustaining vegetation; and,
- c) for wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, inland lakes and significant woodlands, is no less than 30 metres measured from the outside boundary of the feature.

The site has been designed to provide protection of the existing Natural Features Areas with the inclusion of one (1) Natural Heritage System Block. As outlined in the supporting NHE included in the BNHSP submission, potential ecological impacts may include tree and vegetation removal, vegetation protection zone encroachment, diversion of surface water flows, sedimentation of wetland and forest areas, and loss of potential wildlife habitat. These impacts will be avoided and/or minimized by implementation of mitigation, restoration and management measures. A more detailed NHE is currently being undertaken for the Proposed Development which will confirm additional mitigation measures and requirements..

14.4.2 Parkland will be planned:

- a) as a focal point for recreational, leisure and social opportunities by being located central to the area or community they service;
- b) in a manner that prioritizes street frontage for visibility from the public realm to promote accessibility and safety, and avoids locations to the rear of adjacent properties and uses;
- c) to be accessible by pedestrian, cyclists, transit and motor vehicles, as appropriate;
- d) to contribute to the Town's interconnected system of open spaces that includes parkland, open space and natural areas; and,
- e) to incorporate climate change adaptation opportunities as appropriate.

One (1) Park block is located in the DPS, which is expected to form part of a larger Public Park, shared with the landowners to the south, through the ultimate build-out of their land holdings in accordance with the BNHSP, as discussed herein, to contributing to the broader planned system and network of parks and open spaces which will form a part of the BNHSP area.

Section 21.3 of the Future Caledon Official Plan provides direction for Secondary Plans.

Section 21.4 of the Future Caledon Official Plan sets out policies as it relates to Tertiary Plans (Community Block Plans).

Tertiary plans pertain to areas within a secondary plan area and establish context for coordinated development that implements the vision and policies of the secondary plan.

A Bolton North Hill Tertiary Plan was submitted as part of the third submission for the BNHSP and is currently being reviewed by the Town. This is in line with and support of the overall land use plan for the Secondary Plan Area.

Section 34.6.2 of the BNHSP sets out the following:

34.6.2 Tertiary Plan(s) a) In accordance with Section 21.4 of the Official Plan, a

tertiary plan may be required to provide further planning and development details within the Neighbourhood Centre designation.

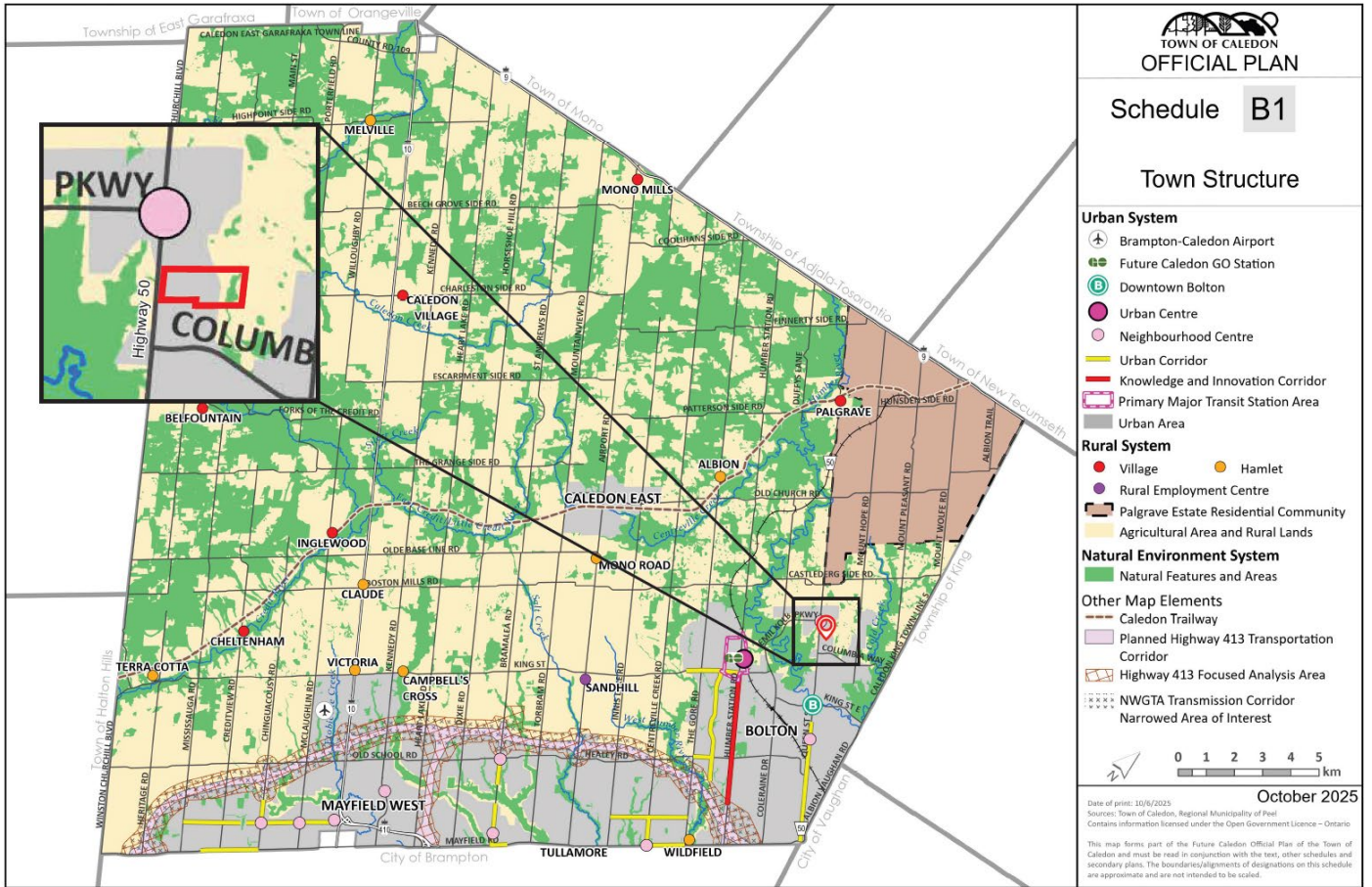
Section 22.2 of the FCOP provides policies as it relates to *New Community Area Designation*.

The New Community Area designation will be applied pending the preparation and adoption of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of this Plan. The New Community Areas designation identifies lands to be developed as future residential/mixed-use communities. As secondary planning is completed for each secondary plan area, new land use designations and policies, as set out later in this chapter and in Part D, will replace the New Community Area designation.

Through the continued process of the BNHSP and the in force zoning that it will reflect, both of which will be implemented through draft plans such as this.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable policies of the FCOP.

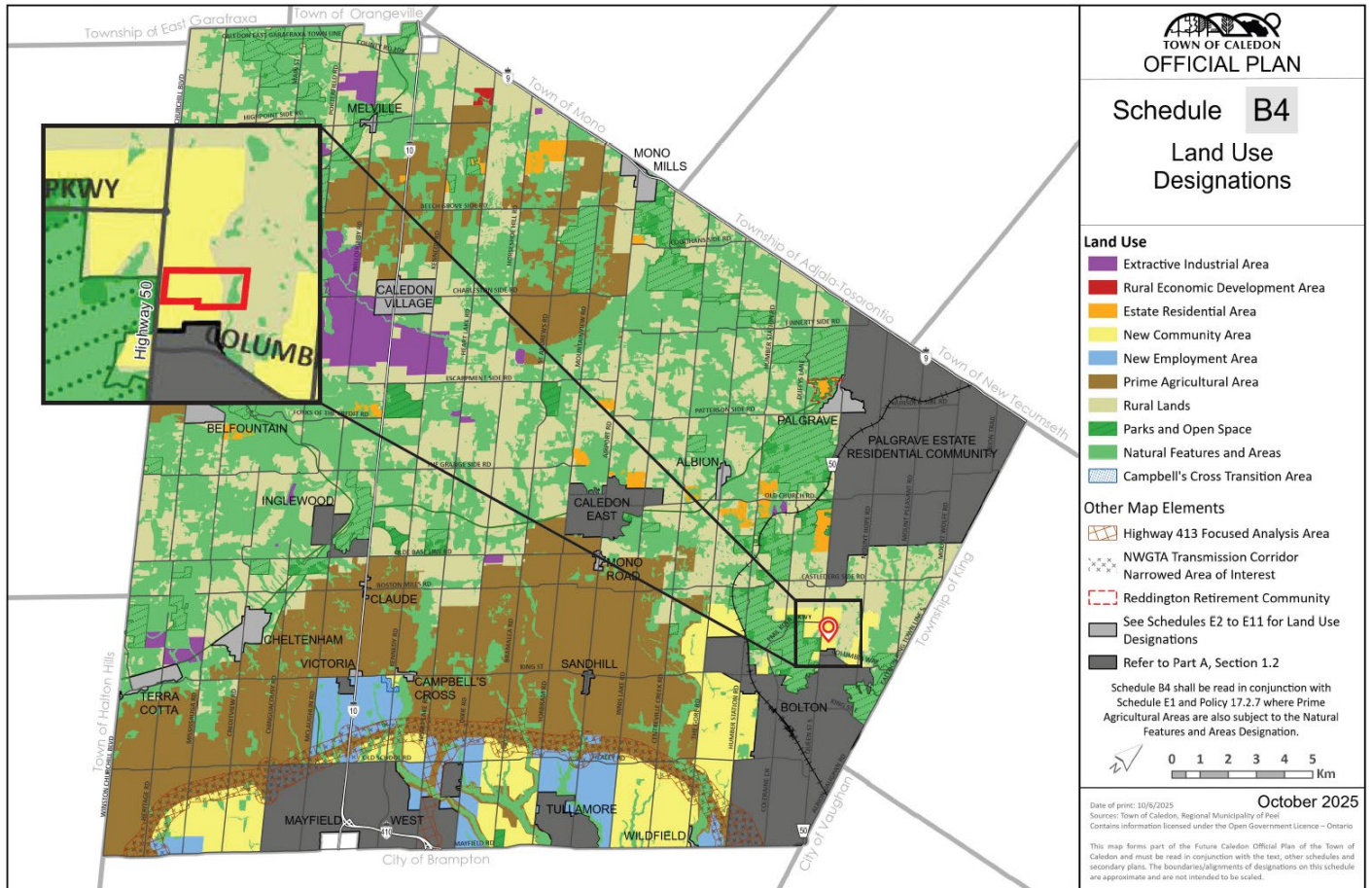
FIGURE 4 – FCOP SCHEDULE B1: TOWN STRUCTURE



**FIGURE 3
SCHEDULE B-1 -
TOWN STRUCTURE**

 Subject Lands Part of Lot 12, Concession 7 Caledon, Region of Peel

FIGURE 5 – FCOP SCHEDULE A4: LAND USE DESIGNATIONS



TOWN OF CALEDON
OFFICIAL PLAN

Schedule **B4**
Land Use Designations

Land Use

- Extractive Industrial Area
- Rural Economic Development Area
- Estate Residential Area
- New Community Area
- New Employment Area
- Prime Agricultural Area
- Rural Lands
- Parks and Open Space
- Natural Features and Areas
- Campbell's Cross Transition Area

Other Map Elements

- Highway 413 Focused Analysis Area
- NWGTA Transmission Corridor
- Narrowed Area of Interest
- Reddington Retirement Community
- See Schedules E2 to E11 for Land Use Designations
- Refer to Part A, Section 1.2

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October 2025

Sources: Town of Caledon, Regional Municipality of Peel
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This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.

FIGURE 4
SCHEDULE B-4 -
LAND USE DESIGNATIONS



Subject Lands

Part of Lot 12, Concession 7
Caledon, Region of Peel

February 26, 2026



FIGURE 6 – FCOP SCHEDULE C1: TOWN-WIDE TRANSPORTATION NETWORK

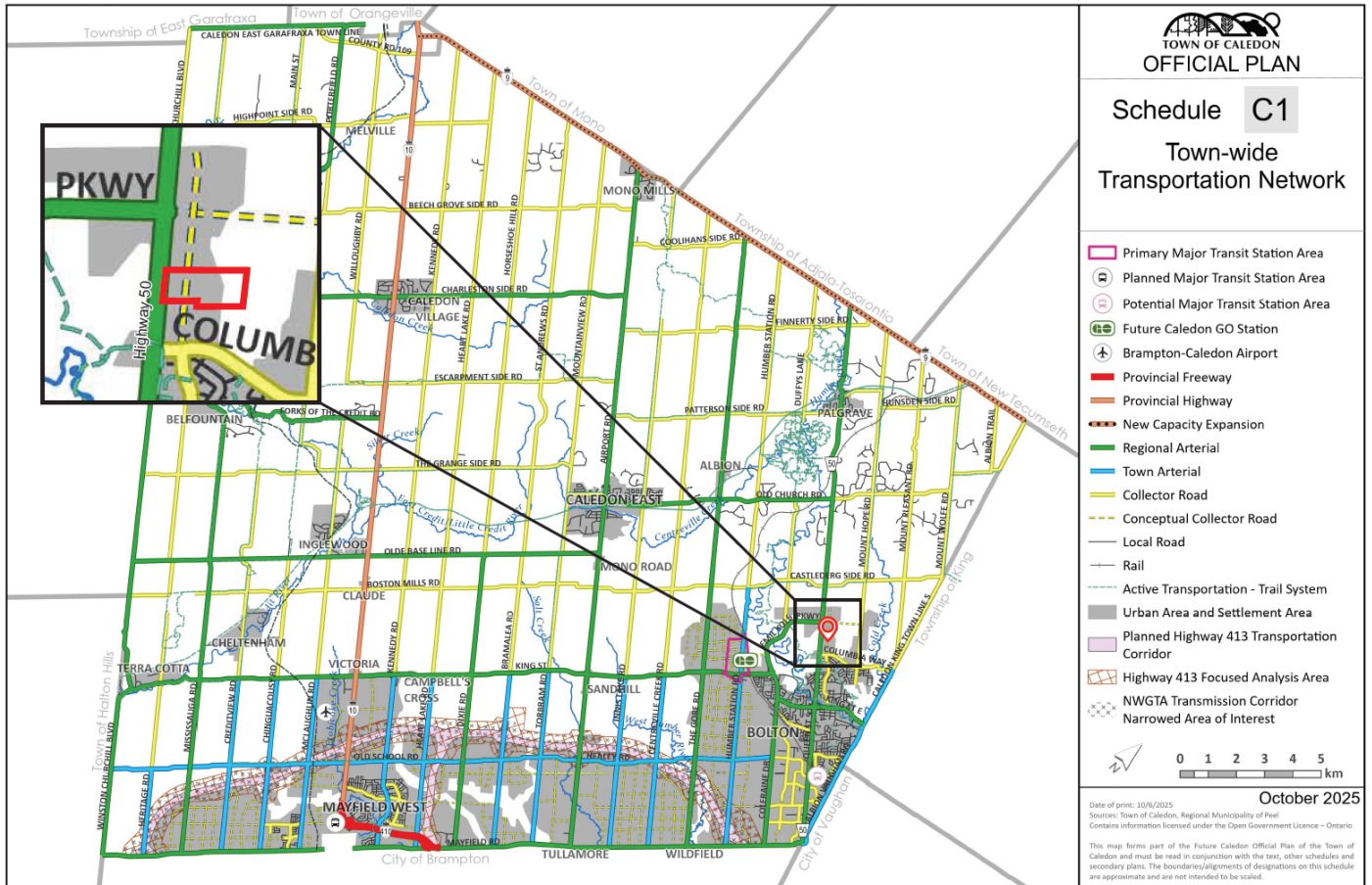


FIGURE 5
SCHEDULE C-1 -
TOWN WIDE
TRANSPORTATION NETWORK

Subject Lands Part of Lot 12, Concession 7 Caledon, Region of Peel

February 26, 2026

5.3.2 DRAFT BOLTON NORTH HILL SECONDARY PLAN

The BNHSP is currently in the process of being finalized which will help govern the development and redevelopment of the lands north of Columbia way, and extends north beyond Emil Kolb Parkway Extensions, along Highway 50.

The BNHSP is part of the Future Caledon's *New Community Area*. Notwithstanding the fact that the Secondary Plan is not yet approved, the Proposed Development has been designed in accordance with the Land Use Plan (Schedule C9), and is being proposed in conjunction with the finalization of the BNHSP.

Bolton North Hill is designed to be integrated into the Bolton Rural Service Centre through a cohesive public road network, a mix and range of housing types, commercial retail uses for everyday residents' needs and new community infrastructure, inclusive of parks and schools; all of which will assist in establishing a complete community. The Secondary Plan area is expected to generate approximately 4,129 new residential units by 2051. This will include a mix of housing unit types, sizes and tenures to support the housing needs that respond to the evolving needs of the Town. These typologies are strategically laid out within the Secondary Plan Area. (see **Figure 8 BNHSP Schedule-C-9**).

The BNHSP establishes a growth management strategy for the area, which was configured to ensure that the development within the area occurs in an orderly, timely and cost-effective manner. To ensure it conforms with the Town's growth management objectives, the Secondary Plan Area has been planned to achieve the population and employment targets shown in **Table 1** below, and development shall occur in a manner consistent with those minimum targets.

Table 1 - Bolton North Hill Projected Population and Jobs

Population	13,565 people
Jobs	245 jobs
Combined Total	13,810 people & jobs
Land Area Hectares	167 Hectares
Combined Jobs/Persons per Hectare	82.6 persons per hectare

*All projections are considered approximate

Considering the above, and as shown in **Tables 2 through 4** within **Section 3.1**, the Proposed Development will allow for an **estimated 63.49 persons and jobs per hectare**.

In the Draft BNHSP, the Subject Lands are designated as *Neighbourhood Area* and *Natural Features and Areas*. The DPS provides for a neighbourhood park and stormwater pond, with collector roads to align with the BNHSP land use schedule. Larger community parks, schools, mixed-use areas and additional stormwater ponds will be provided for in the overall BNHSP area to provide for a complete community.

Based on the above, it is our opinion that the Proposed Development is consistent with the applicable draft policies of the BNHSP.

FIGURE 7 – BOLTON NORTH HILL SECONDARY PLAN SCHEDULE

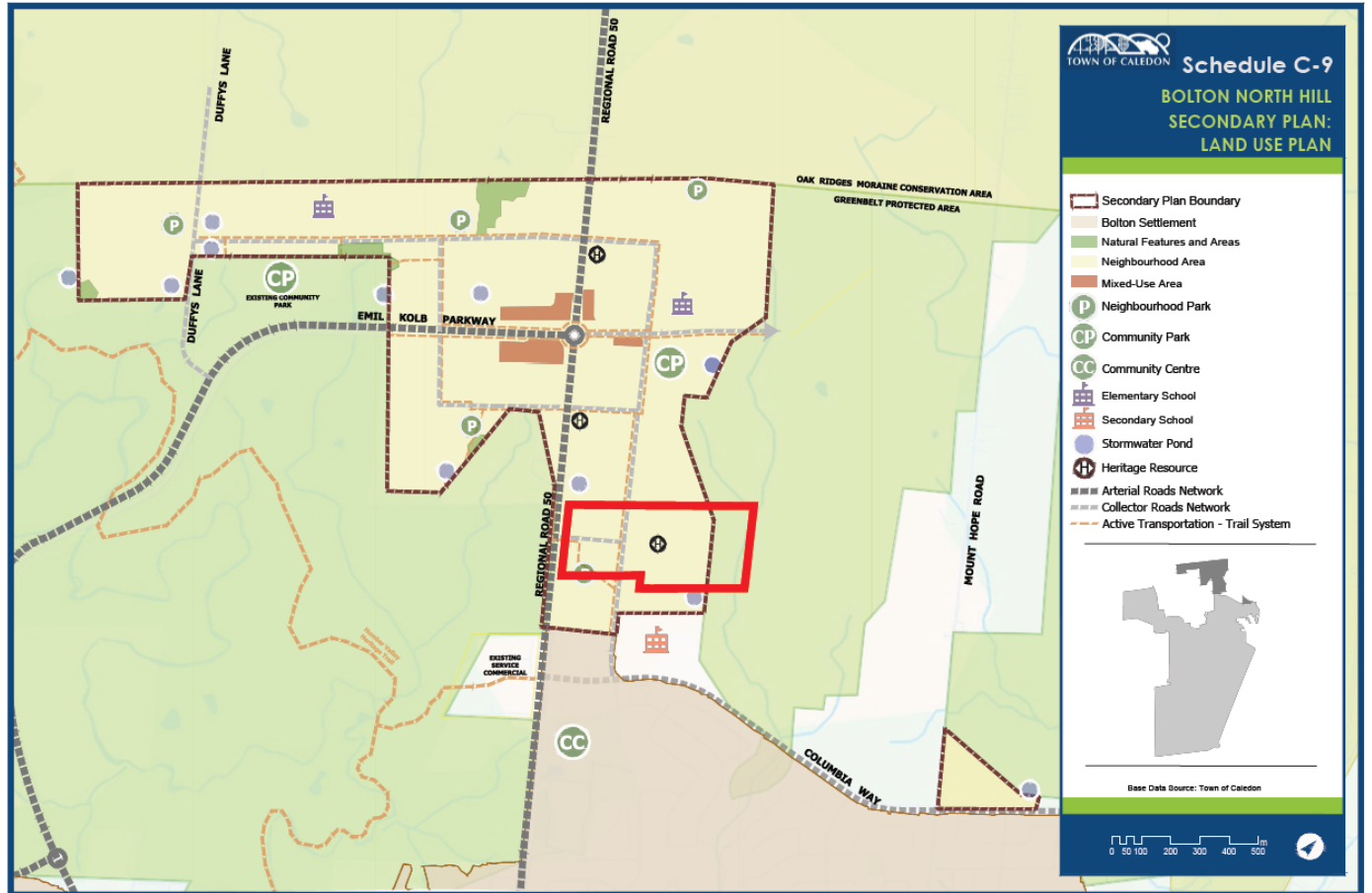


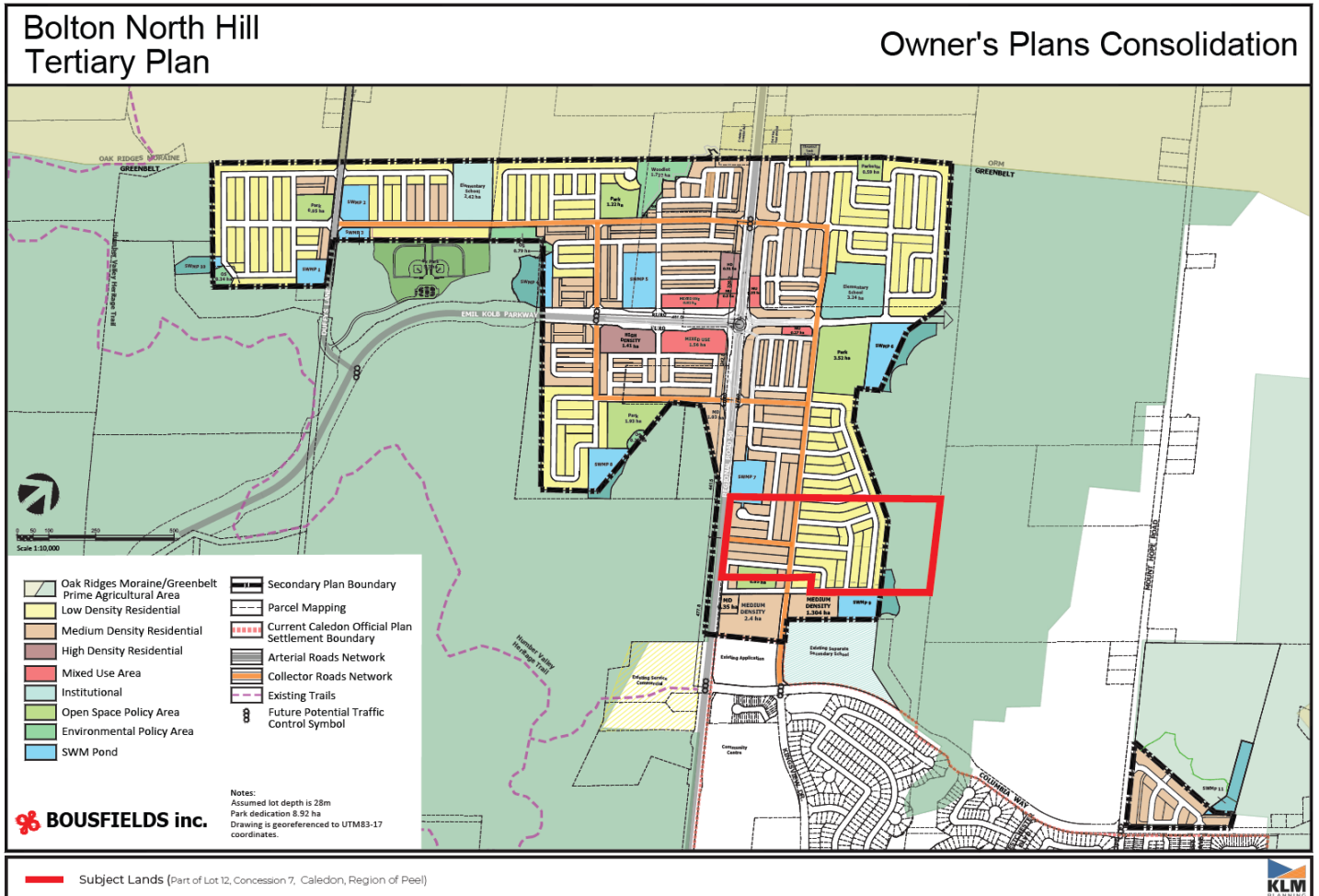
FIGURE 6
 SCHEDULE C-9 -
 BOLTON NORTH HILL
 SECONDARY PLAN - LAND USE

Subject Lands Part of Lot 12, Concession 7
 Caledon, Region of Peel

March 23, 2026



FIGURE 8 – BOLTON NORTH HILL TERTIARY PLAN



5.3.3 TOWN OF CALEDON ZONING BY-LAW 2024-52

In March 2024, twelve (12) Zoning By-law Amendments for various land parcels throughout Caledon's *New Urban Area*, which included the BNHSP, were approved. At that time, the purpose of the Zoning By-law Amendment was to rezone land for residential and mixed-use development, with continued protection for environmental areas.

The Town-Initiated Zoning By-law Amendment (By-law 2024-052) for the BNHSP came into force and effect on June 25, 2024, and applies to the entirety of the Subject Lands, with the exception of Block 215, which represents the land holdings within the Greenbelt Area, which are not subject to the BNHSP.

Zoning By-law 2024-52 ("**By-law 2024-52**") is a town-initiated amendment (File RZ 2024-0010) to Comprehensive Zoning By-law 2006-50, which was intended to rezone lands within the BNHSP to facilitate increased residential development. By-law 2024-52 rezoned the Subject Lands from *Agricultural Zone (A1)*, *Agricultural Zone – Exception 370 (A1-370)* and *Agricultural Zone – Exception 371 (A1-371)* to *Residential Two-689 (R2-689-H41A-H41B)* ("**R2**"), and *Multiple Residential-690 (RM-690-H41A-H41B)* ("**RM**") (the "**Zone Categories**"). The RM-690 zone category generally applies to the western half of the Subject lands located along Highway 50, and the R2 zone category was applied to the eastern portion of the Subject lands, adjacent to the greenbelt limit. The portion of the Subject Lands within the Greenbelt remains zoned *Environmental Protection Area 2 (EPA2)* and *Environmental Protection Area 2 – Oak Ridges Moraine (EPA2-ORM)* zones under the Town of Caledon Zoning By-law.

Both zone categories are intended for a range of ground-related residential uses, from single detached dwellings to townhouse dwellings. The 'Multiple Residential-690' zone also allows apartment buildings. (see **Figure 10 – Caledon Zoning By- Law 2024-52 Schedule A**).

The Zoning By-law outlines holding provisions applicable to these zone categories to ensure the Town is fully satisfied prior to approval. These include the following:

- Approval of the BNHSP
- Approval of Draft Plan of Subdivision has been issued. Through the Draft Plan of Subdivision approval process, the applicant shall submit an Environmental Impact Study to the satisfaction of the Town, which determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan.
- Written confirmation from the Regional Municipality of Peel that a development agreement has been executed to implement the required water and sanitary services, and
- The submission of an Environmental Impact Study to the satisfaction of the Town, which determines the extent of the Natural Environment System to confirm the limits and extent of the Environmental Policy Area 1 (EPA 1) zone as described in the note on Schedule "A" to this By-law.

The Proposed Development aligns with the zoning standards as outlined in the Zoning By-law 2024-52.

For both zone categories, the minimum required setbacks for single and semi-detached dwellings are as follows:

Front: 2.5m to the main wall of the building, 5.75m to the garage

Rear: 6.0m

Interior Side: 0.6m one side, 1.2m the other

For both zone categories, the minimum required setbacks for traditional townhouses are as follows:

Front: 2.5m to the main wall of the building, 5.75m to the garage

Rear: 4.7m

Interior Side: 1.2m

For both zone categories, the minimum required setbacks for back-to-back townhouses are as follows:

Front: 2.5m to the main wall of the building,
5.75m to the garage
Interior Side: 1.2m

For both zone categories, the minimum required setbacks for stacked townhouses are as follows:

Front: 2.5m
Rear: 2.4m, 0.5m to the lane
Interior Side: 0.9m

It is anticipated that this DPS Application satisfies the Town of Caledon and that the lot sizes and all other performance standards will be met appropriately..

Zoning Tables

Single Detached Dwellings

	Required	Proposed	Difference
Lot Area (Minimum)	N/A	298.5m ²	-
Minimum Lot Frontage (dwelling, detached)	8m	11m	+3.0m

Standard Townhouse Dwellings

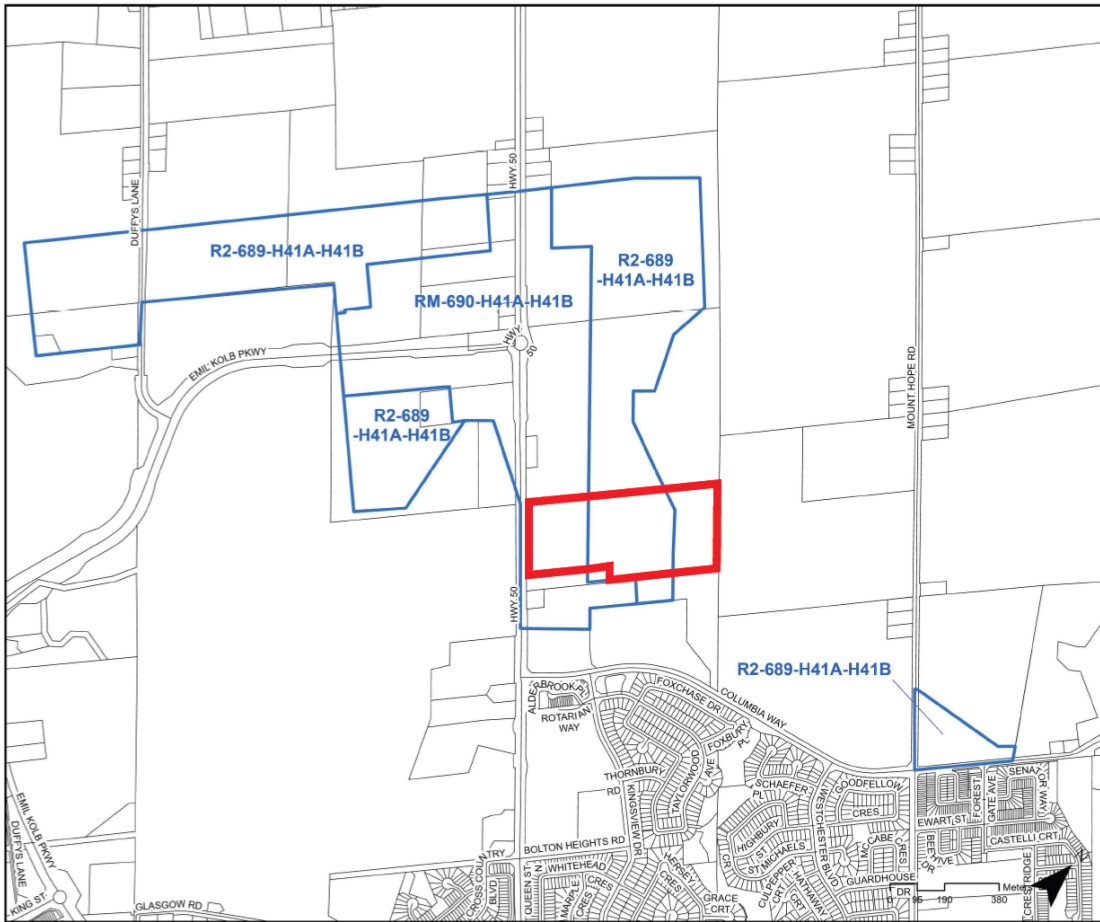
	Required	Proposed	Difference
Lot Area (Minimum)	N/A	-	-
Minimum Lot Frontage (Interior Lot)	4.5m	7.0m	+2.5m
Minimum Lot Frontage (End Lot or Corner Lot)	5.5m	7.0m	+1.5m

Dual Frontage Townhouse Dwellings

	Required	Proposed	Difference
Lot Area (Minimum)	N/A	-	-
Minimum Lot Frontage (Interior Lot)	4.5m	7.0m	+2.5m
Minimum Lot Frontage (End Lot or Corner Lot)	5.5m	7.0m	+1.5m

*Note: All other Zoning Standards will be met within Zoning By-law 2024-60.

FIGURE 9 – CALEDON ZONING BY-LAW 2024-52 SCHEDULE A



**Schedule A
By-law 2024-52**

Part of Lots 11, 12, 13 & 14
Concessions 5, 6, 7 & 8
(Geographic Township of Albion)
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned to the zones identified on this Schedule

Key Map

Subject Lands

Date: June 18, 2024

File: ZB 2024-0010

FIGURE 7
SCHEDULE A -
TOWN OF CALEDON ZONING
BY-LAW 2024-052

— Subject Lands Part of Lot 12, Concession 7
Caledon, Region of Peel

6.0 CONCLUSION

The proposed DPS Application satisfies the requirements of the Planning Act, is consistent with the relevant policies of the PPS, conforms to and does not conflict with the relevant policies of the PROP, the FCOP, the proposed BNHSP and the Town of Caledon Zoning By-law 2006-50.

Ultimately, the Proposed Development of the Subject Lands is permitted under the current and proposed designations and zoning and will contribute to the population growth and economic development of both the Region and Town.

It has been demonstrated that the proposed residential use on the Subject Lands is appropriate in the context of the current Provincial, Regional and Local policy framework for the Subject Lands.

On this basis, it is our opinion that the Proposed Development represents an appropriate and compatible form of development in the context of the surrounding land use and governing policy framework, and therefore the proposal represents good land use planning.

Sincerely,

KLM Planning Partners Inc.



Marshall Smith BES, PMP, MCIP, RPP
Partner



Alyssa Woods MScPI

Senior Planner



Jaclyn Cook

Intermediate Planner

- CC. Brett Saitowitz, Tiffany Park Homes
William Lewis, Roxborough Development
Eric Silverberg, Roxborough Development
Sal Crimi, S.C. Land Management Corporation