



TOWN OF CALEDON
PLANNING
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PLANNING JUSTIFICATION BRIEF

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

Oakbank Estates Inc. c/o Royal Pine Homes

**Part of Lot 13, Concession 7 (ALB) designated as Part 1 on Plan
43R-16003**

14475 Highway 50

August 2026

P-3579

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1.0 INTRODUCTION

KLM Planning Partners Inc. has been retained by Oakbank Estates Inc. c/o Royal Pine Homes (the “**Owner**”), for the development of their lands located at 14475 Highway 50, legally described as Part Lot 13, Concession 7 (ALB) designated as Part 1 on Plan 43R-16003 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 610 metres (2,001.31 feet) on Highway 50 and are approximately 40.68 hectares (100.52 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 2025-0190).

This Planning Justification Brief (“**PJB**”) has been submitted in connection with the application for a Draft Plan of Subdivision (“**Draft Plan**” or “**DPS**”) to create 86 blocks and 567.5 units, which will include single-detached dwelling units, standard townhouse dwelling units, and dual frontage townhouse dwelling units, one (1) Park Block, one (1) Open Space Block, two (2) Natural Heritage System Blocks, two (2) Stormwater Management Blocks, one (1) Elementary School Block, three (3) Future Development Blocks, eight (8) 0.3 metre Reserve Blocks and one (1) 6.0m Walkway Block 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**”), which is subject to an ongoing process to prepare and approve a Secondary Plan that is currently in a draft state. 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 in alignment with the draft 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 south, 14337 Highway 50, owned by Tiffany Rox North Hill Ltd. (“**Tiffany Rox**”). KLM Planning Partners Inc. represents both landowners, and the plans of subdivision for both parcels have been designed with in a coordinated fashion, as though they were a single development, to deliver facilities such as coordinated public roads, parks, schools, and stormwater management ponds. 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 neighbourhood of the Town of Caledon, on the east side of Highway 50, south of Castlederg Side Road. More specifically, the Subject Lands are located at the southeast corner of Highway 50 and the Emil Kolb Parkway, which is planned for extension eastward in the future. The Subject Lands are approximately 40.68 hectares in size with approximately 610 metres of frontage on Highway 50 (see **Figure 1 – Context Map**). The Subject Lands are currently being used for agricultural purposes.

The Subject Lands are predominantly vacant with the exception of an uninhabitable dwelling located along Highway 50. An adjacent parcel not subject to this application interrupts the frontage along the east side of Highway 50, which contains an Esso gas station and automotive repair shop (S & F Automotive and Heavy Truck Centre). The property opposite the Subject Lands on the west side of Highway 50 contains a construction and aggregate operation as well as an associated office building (James Dick Construction). The remaining surrounding land uses include vacant lands planned for development as part of the BNHSP to the north and south, and Greenbelt lands to the east. To the south of the Subject Lands aligning with properties along Columbia Way, is the current *Bolton Urban Area*, which is characterized by medium and low-density residential and commercial and institutional uses, including the Caledon Centre for Recreation and Wellness, the Caledon Seniors Centre, and the Albion-Bolton District Park, all of which are located within 1.5 kilometres from the Subject Lands.

2.2 SURROUNDING LAND USES

The surrounding land uses include the following:

North: Agricultural uses, the future Emil Kolb Parkway extension the boundary of the Bolton North Hill Secondary Plan;

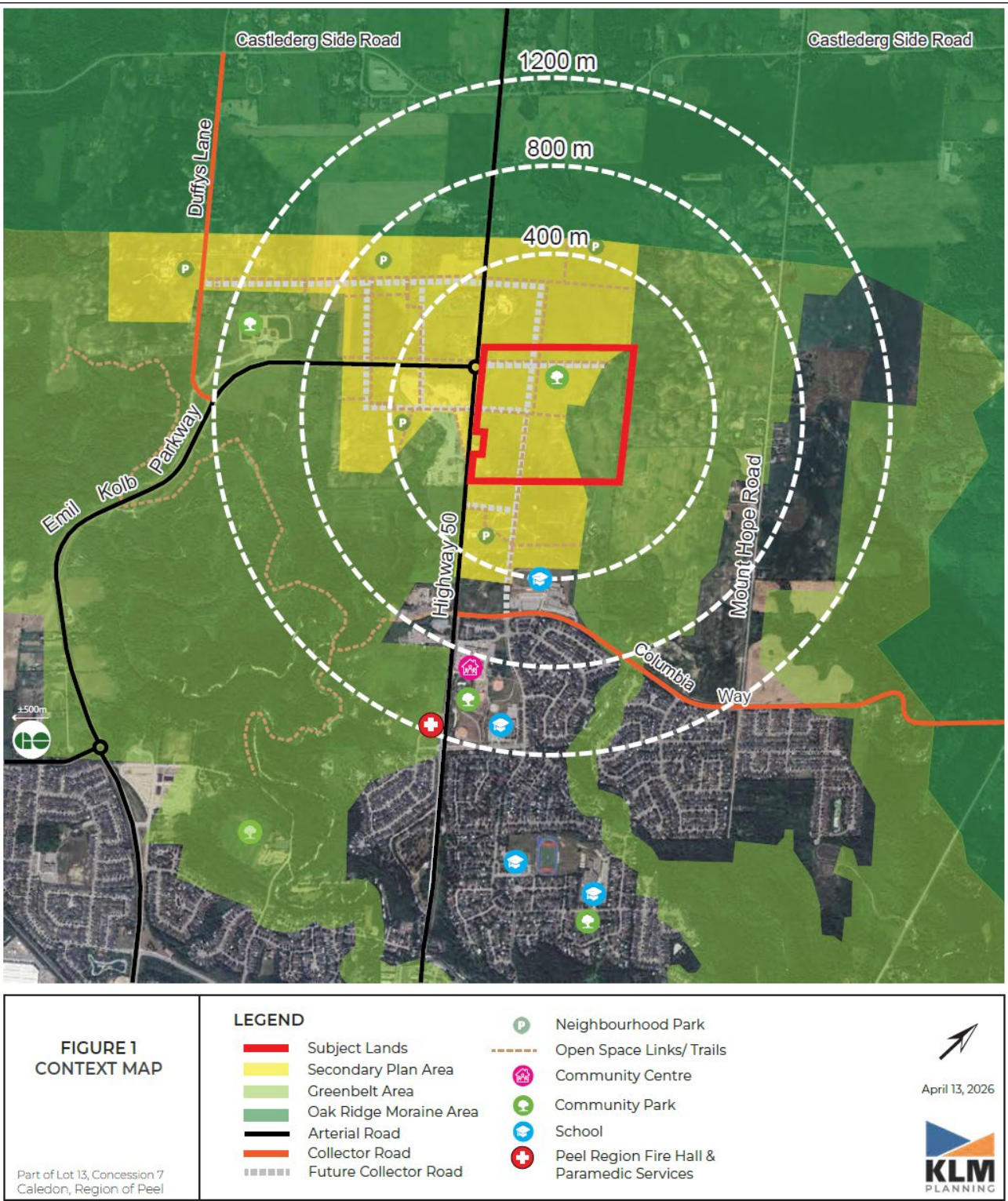
West: Highway 50, Agricultural uses, James Dick Construction and an Esso Gas Station;

South: The Tiffany Rox Draft Plan of Subdivision, Agricultural uses and St. Michael Catholic Secondary School, and low-rise density, recreation and commercial uses beyond;

East: Lands in the Greenbelt Area, Agricultural uses and Mount Hope Road beyond;

It should be noted that the eastern portion of the Subject Lands lies outside of the BNHSP and within the Greenbelt Area. This area comprises the southern and eastern portions of Block 257, together with the entirety of Blocks 260 and 261. As shown on the Draft Plan, these lands are proposed to accommodate parkland, Natural Heritage System and stormwater-management uses.

FIGURE 1 – CONTEXT MAP



3.0 PLANNING APPLICATIONS

3.1 DRAFT PLAN OF SUBDIVISION

The DPS proposes the residential development of the Subject Lands with 567.5 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 metres and 9.15 metres 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.

The DPS also includes one (1) Park Block with a total area of 3.555 hectares (8.785 acres), one (1) Open Space Block with a total area of 0.036 hectares (0.089 acres), two (2) Natural Heritage System Blocks with a total area of 7.870 hectares (19.447 acres), three (3) Future Development Blocks with a total area of 0.164 hectares (0.405 acres), eight (8) 0.3m Reserve Blocks with a total area of 0.010 hectares (0.025 acres) and one (1) Walkway Block with a total area of 0.017 hectares (0.042 acres).

Additionally, the DPS includes two (2) Stormwater Management Blocks (“**SWM**”) with a combined area of 5.612 hectares (13.868 acres). The SWM Block in the southwest corner (Block 262) is expected to form part of a larger SWM facility, shared with the landowners to the south, through the ultimate build-out of their land holdings in accordance with the BNHSP. One (1) Elementary School Block is also contemplated with a total area of 0.752 hectares (1.858 acres) (Block 263) and will form part of a larger school block to the north through the ultimate build-out of the adjacent plan of subdivision.

The proposed road network is made up of

right of ways having widths of 18.0m, 20.0m and 22.0m, totaling an area of 8.228 hectares (20.332 acres) across the plan. 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 draft BNHSP, as provided for in **Table 2 – Density Calculation – Population**; **Table 3 – Density Calculation – Jobs**, and; **Table 4 – Persons and Jobs Per Hectare Calculation** which summarize the anticipated population and employment yields and resulting density. The calculations apply the relevant persons-per-unit and employment assumptions contained in the Town of Caledon 2024 Development Charges Background Study.

The employment estimate associated with the School Block is based on the population-related employment assumptions prepared in support of the Bolton North Hill Secondary Plan. The *Preliminary Community Services and Facilities Study*, prepared by Arcadis Professional Services (Canada) Inc. for the Bolton North Hill Landowners Group and revised February 27, 2026, attributes approximately 100 school-related jobs to the two elementary school sites proposed within the Secondary Plan Area. The two school sites comprise a combined area of approximately 5.7 hectares. Based on the 0.752-hectare portion of the School Block located within the Subject Lands, approximately 13 school-related jobs have been proportionately attributed to the development.

TABLE 1 – DEVELOPMENT STATISTICS

Use	Number of Blocks	Lot and/or Block Numbers	Number of Residential Units	Hectares	Units per Hectare
Single Detached Dwellings	6	Please refer to DPS	192 units	6.095 ha	31.50
Standard Townhouse Dwellings	42		261.5* units	5.746 ha	45.51
Dual Frontage Townhouse Dwellings	19		114 units	2.595 ha	43.93
Park	1	Block 257		3.555 ha	
Open Space	1	Blocks 258		0.036 ha	
Natural Heritage System	2	Blocks 259 & 260		7.870 ha	
Stormwater Management	2	Blocks 261 & 262		5.612 ha	
Elementary School	1	Block 263		0.752 ha	
0.3m Reserves	8	Blocks 267-274		0.010 ha	
Future Development	3	Blocks 264-266		0.164 ha	
6.0m Walkway	1	275		0.017 ha	
Total	86	Please Refer to DPS	567.5* units	40.680 ha	39.31

* 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	192	3.64	698.88
Townhouse	375.5	3.30	1,239.15
Total	567.5		1,938.03

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

TABLE 3 – DENSITY CALCULATION - JOBS

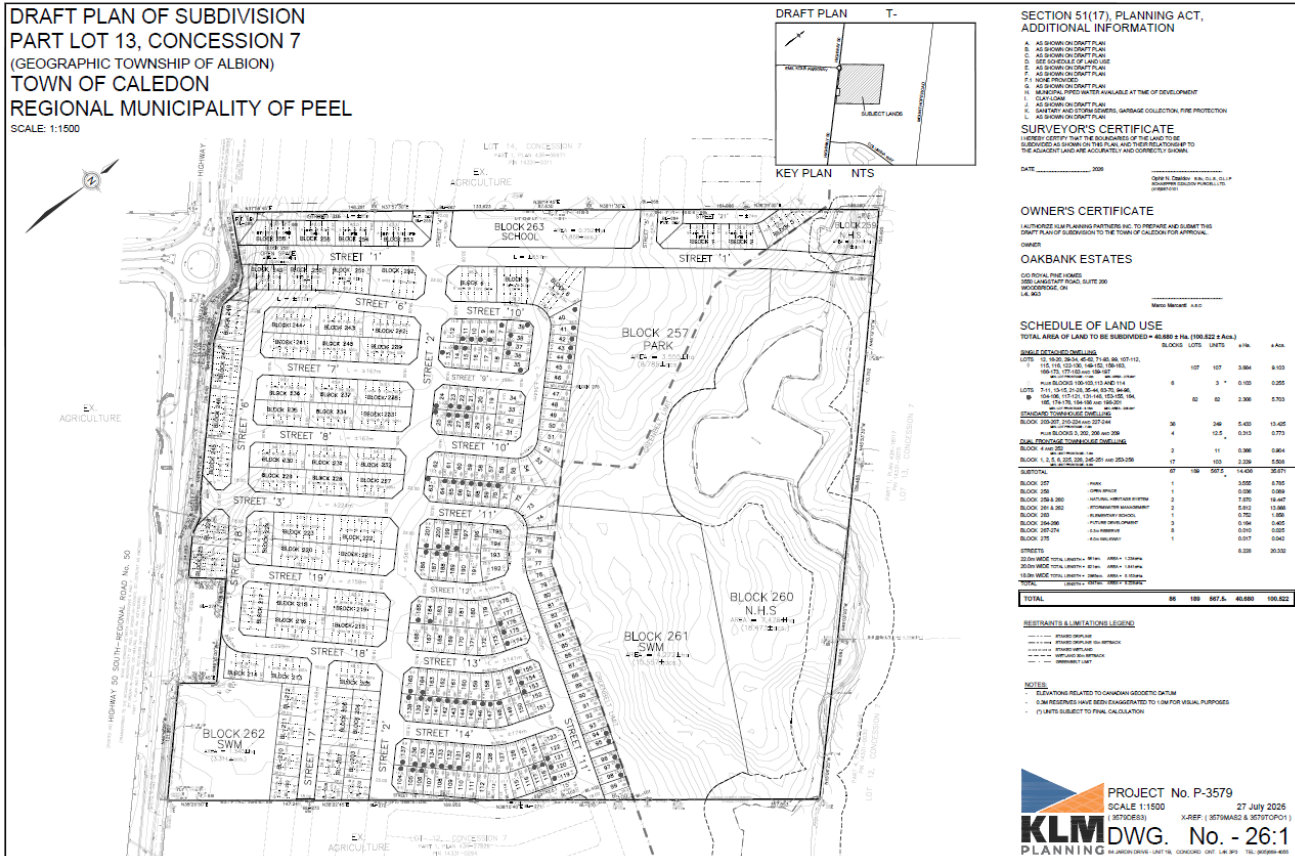
Projected Future Employment	Population	Jobs per Capita*	Employees
School			13
Work From Home	1,938.03	0.097	187.99
Total Employment Generated			201

*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	1,938.03	201	2139.03
Site Area	28.538		
Total Persons and Jobs Per Hectares			75

FIGURE 2 – DRAFT PLAN OF SUBDIVISION



4.0 SUPPORTING STUDIES

4.1 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report ("**FSR/SWM**") was prepared by Schaeffers Engineering which provides an overview of the servicing and stormwater management plan for the Subject 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 Phase 1 Environmental Site Assessment

A Phase 1 Environmental Assessment ("**Phase 1 ESA**") was prepared by DS Consultants Ltd. to identify the presence or absence of potentially contaminating activities. The Phase 1 ESA concluded that a Phase 2 Environmental Site Assessment would be required to meet the requirements of O.Reg.153/04.

4.3 Phase 2 Environmental Site Assessment

A Phase 2 Environmental Assessment ("**Phase 2 ESA**") was prepared by DS Consultants Ltd. to confirm whether contaminants are present and at what concentration. The Phase 2 ESA did not identify contamination, and concluded that no further investigation is required and that a Record of Site Condition may be filed.

4.4 Geotechnical Report

A Geotechnical Report was prepared by DS Consultants 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.

4.5 Hydrogeological Report

A Hydrogeological Report was prepared by DS Consultants 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 a part of the Hydrogeological Report which provided conservative estimates and excluded the Greenbelt area from the analysis.

4.6 Traffic Impact Study

A Traffic Impact Study ("**TIS**") prepared by Paradigm Transportation Solutions 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.

4.7 Heritage Impact Assessment

A Heritage Impact Assessment ("**HIA**") was prepared by Stantec Consulting Ltd. for the Subject Lands to review any potential adverse impacts on cultural heritage resources for the demolition of the existing residence, which was listed on the Town's heritage registry. It concluded that it did meet one criterion for its historical associated with previous owners,

however, it did not meet two or more criteria of the O. Reg. 9/06, therefore was not considered sufficient CHVI to warrant a Statement of CHVI. Therefore, an impact and mitigation measures were not prepared for the area.

4.8 Natural Heritage Evaluation

A Natural Heritage Evaluation (“**NHE**”) was prepared by Counterpoint, 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, and 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.

The site-specific NHE also assesses the natural heritage features and functions associated with the Subject Lands and evaluates the potential effects of the proposed development. The NHE concludes that the proposed development can proceed in an environmentally appropriate manner, subject to the implementation of its recommendations which will be incorporated into the detailed design of the proposed development.

4.9 Arborist Report and Tree Preservation Plan

An Arborist Report and Tree Preservation Plan was prepared by Strybos Barron King (“**SBK**”) to determine the species, composition, character and health of the existing trees and assess opportunities for preservation in relation to the proposal. The Arborist Report concluded that all trees within the development area will require removal, however all trees within the Natural Heritage System lands and on adjacent properties are to be preserved and protected. The Tree Preservation Plan identifies the trees

to be retained and removed and establishes the tree-protection measures to be implemented during construction. The recommendations of the Arborist Report and Tree Preservation Plan will be implemented through the detailed-design and construction processes

4.10 Noise Report

A Noise Feasibility Study was prepared by Jade Acoustics Inc. in support of the proposed development. The study assesses the existing and anticipated stationary and transportation noise sources that may affect the Subject Lands and evaluates the proposed development against the applicable provincial and municipal noise criteria. The study identifies appropriate noise-control measures to support the development of the Subject Lands for the proposed residential and other noise-sensitive uses. The recommended mitigation measures, warning clauses and detailed-design requirements, as applicable, will be implemented through the subdivision and building-permit processes.

4.11 Stage 1 & 2 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment (“**Assessment**”) was prepared by Archaeological Consultants Canada (“**ACC**”), to assess the Subject Lands for areas of archaeological potential. During the Stage 2 assessment of the site, Euro-Canadian artifacts were recovered, including coarse earthenware, refined earthenware, ironstone, semi-porcelain, and container glass, understood as dating back to the mid 19th to early 20th century. The artifact scatter meets the criteria for requiring Stage 3 assessment listed in MCM’s 2011 Standards and Guidelines for Consultant Archaeologists. The recommendations of the assessment and any applicable Ministry requirements will be addressed prior to soil disturbance within the affected areas.

5.0 PLANNING POLICY ANALYSIS

5.1 PROVINCIAL POLICY

5.1.1 THE PLANNING ACT

The *Planning Act* (the “**Act**”) establishes the legislative framework governing land-use planning in Ontario. Among other matters, the Act identifies the matters of provincial interest to which municipal councils and approval authorities must have regard when carrying out their responsibilities under the Act.

The Act also establishes the relationship between provincial policy and municipal planning decisions. In particular, Section 3(5) requires decisions affecting planning matters to be consistent with applicable provincial policy statements and to conform with, or not conflict with, applicable provincial plans. These requirements provide the basis for evaluating the proposed Draft Plan of Subdivision against the Provincial Planning Statement and the applicable provincial plans.

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 of the Act establishes the statutory framework for the consideration and approval of draft plans of subdivision. As the Regional Municipality of Peel is an upper-tier municipality without planning responsibilities, the Town of Caledon is the approval authority for the proposed Draft Plan of Subdivision pursuant to Section 51(5.1) of the Act.

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

(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

In accordance with this provision, the Draft Plan of Subdivision will be reviewed through the Town's development application process and circulated to the relevant municipal departments, public agencies and other interested bodies for review and comment. Any comments received through this process will be considered and addressed as the Application proceeds.

Through the broader consultation undertaken as part of the BNHSP process, including the public meeting held on September 16, 2025, an emphasis has been placed on meaningful engagement with parties who have an interest in the Secondary Plan Area. Further opportunities for public and stakeholder engagement will be available as the BNHSP and Draft Plan applications proceed through the municipal review and approval processes.

The following section outlines further details about how the Proposed Development addresses the matters under Section 51(24) of the Act, to which regard shall be had when considering a draft plan of subdivision.

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, addresses 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: 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>	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 development of the Subject Lands within 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. 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 subject to the recommendations and mitigation measures identified therein 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.
(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 identifies the Subject Lands for future urban development

	<i>subdivision, if any;</i>	following completion of the applicable secondary planning process. 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> , <i>Mixed-Use 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>	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>, <i>Mixed-Use Area</i> and <i>Natural Features and Areas</i> on Schedule C9 – Bolton North Hill Secondary Plan: Land Use. 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). The residential portions of the Subject Lands are designated and zoned to accommodate residential development, while the identified natural heritage lands are designated and zoned for environmental protection. Accordingly, the Subject Lands are suitable for the proposed Draft Plan, subject to the applicable holding provisions and the recommendations of the supporting technical studies.
(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</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 close proximity highway access. The DPS proposes a number of public local and Collector Roads, in accordance

	<i>highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	with the BNHSP, including “Street 2”, which is a north-south Collector Road that traverses the Subject Lands, with a proposed ROW of 22.0m, as envisioned through the BNH Secondary Plan, and which has been coordinated with the landowners to the north and south. “Street 3” is an east-west Collector Road that connects the Subject Lands to Highway 50 and provides a 20.0m ROW which will form a signalized intersection with Highway 50, allowing left-in movements and restricted to right-in/right-out movements, as per the TIS prepared by Paradigm Transportation, dated August 2026. The FSR prepared by Schaeffers, dated August 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.
(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 Blocks 259, 260, and a portion of Block 257 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 Schaeffers demonstrates the existing and planned availability of water, sanitary, and storm services for the Proposed Development in accordance with the applicable municipal and agency requirements.
(j)	<i>the adequacy of school sites;</i>	The BNHSP (Schedule C9) identifies a proposed elementary school site that straddles the northern boundary of the Subject Lands. The proposed DPS includes the approximately 0.752-hectare portion of the school site

		located on the Subject Lands as Block 263, while the balance of the school site is located on the adjoining landowner's property to the north and is anticipated to be provided through the future development of those lands. Notwithstanding, there is an existing school located to the south, St. Michael Catholic Secondary School. It is understood that the subject Draft Plan of Subdivision application will be circulated to the applicable school boards for review and 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 3.5 hectares. This Park Block is located in the east quadrant of the Subject Lands, in accordance with the draft BNHSP. The Park currently includes frontage onto "Street 1" and includes a portion of the Greenbelt area. 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, and through the future Detailed Design processes.

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.*

The proposed Draft Plan is consistent with the housing and *Settlement Area* policies of the PPS by directing residential growth to a planned *New Urban Area* and providing a mix of single-detached and townhouse dwellings at a density that efficiently uses land and planned municipal infrastructure. The proposed park, school block, stormwater-management facilities, pedestrian connections and connected road network will further support the development of a complete community.

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.*

The Draft Plan supports these policies through a compact development pattern, a connected road network, pedestrian connections, planned stormwater-management facilities and the protection of natural heritage lands. These elements support the efficient use of infrastructure, active transportation and increased 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 eastern quadrant

of the Subject Lands, consistent with the BNHSP Schedule-C9. The Park Block is placed to allow for walkability to a park as outlined 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 NHE prepared by Counterpoint and 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.

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 & 2 Archaeological Assessment was prepared by Archaeological Consultants Canada ("ACC"), dated August 7, 2026 which outlined the need for a Stage 3 assessment, which includes hand-excavation and archival research to be conducted within the area identified within the site.

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 GREENBELT PLAN (2017)

A portion of the eastern edge of the Subject Lands, comprising Block 260, Block 261 and part of Block 257, is located within the Natural Heritage System (a component of the Protected Countryside) of the Greenbelt Plan. The goals of the Protected Countryside area is to enhance the urban and rural areas and overall quality of life by promoting agricultural viability and protection, environmental protection, culture, recreation and tourism, settlement areas, infrastructure and natural

resources, and climate change.

Section 3.2.2 outlines policies related to the Natural System of the Protected Countryside area.

3.2.2.3. *New development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that:*

- a) *There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b) *Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- c) *The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- d) *Except for uses described in and governed by the policies of sections 4.1.2 and 4.3.2,*
 - i. *The disturbed area, including any buildings and structures, of the total developable area will not exceed 25 per cent (40 per cent for golf courses); and*
 - ii. *The impervious surface of the total developable area will not exceed 10 per cent; and*
- e) *At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that section 4.3.2 establishes specific standards for the uses described there.*

A Natural Heritage Evaluation was prepared in connection with the Proposed Development which concluded that no negative impacts would occur on the key

natural features. The Proposed Development contemplates a natural heritage block, stormwater management block and a portion of a park block within the Greenbelt Plan area.

Section 3.3.2 outlines the policies related to parkland, open space and trails within the Protected Countryside area of the Greenbelt Plan

3.3.2 *The Province should, in partnership with municipalities, conservation authorities, non-government organizations and other interested parties:*

1. *Encourage the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and to support the connectivity of the Natural Heritage System and the achievement of complete communities in settlement areas across the Greenbelt.*
2. *Encourage the development of a trail plan and a co-ordinated approach to trail planning and development in the Greenbelt to enhance key existing trail networks and to strategically direct more intensive activities away from sensitive landscapes.*
3. *Promote good stewardship practices for public and private lands within the Greenbelt, including clear demarcation of where public access is permitted.*

The Proposed Development incorporates a portion of the park block into the Greenbelt Plan area, which encourages the interconnection between the natural heritage system and the publicly accessible parkland.

Section 4.1.1 speaks to general policies related to non-agricultural uses within the *Protected Countryside Area*. As previously mentioned, a portion of the proposed park and stormwater management pond are within the Greenbelt Area. These uses are referenced in Section 4.2.1 of the Greenbelt Plan, which relates to the general infrastructure policies, as follows:

4.2.1 1. All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
- b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.

2. The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:

- a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System and Water Resource System, traversed and/or occupied by such infrastructure;
- b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and

existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced;

- d) New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative;
- e) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where reasonable, maintain or improve connectivity;

The proposed infrastructure within the Protected Countryside Area will contribute and serve the significant growth and economic development within southern Ontario and provide for appropriate infrastructure connections among urban areas. With the exception of the proposed park and stormwater management blocks described above, the developable portions of the DPS are located outside of the Natural Heritage System, the limits of which were refined through the site-specific NHE prepared in support of the Proposed Development.

Section 4.2.3 provides policies related to stormwater management

4.2.3 In addition to the policies of section 4.2.1, for stormwater management infrastructure in the Protected Countryside the following policies shall apply:

- 1. Planning, design and construction of stormwater management infrastructure shall be carried out in

accordance with the policies in subsection 3.2.7 of the Growth Plan.

2. Municipalities shall assess infrastructure vulnerability within Towns/ Villages in accordance with policy 3.2.1.4 of the Growth Plan.

3. Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. The determination of appropriate vegetation protection zones shall be defined in accordance with sections 3.2.5.4 and 3.2.5.5 of this Plan, which consider the area and nature of the feature being protected and the nature of the proposed stormwater management system.

Within those portions of the Protected Countryside that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario, naturalized stormwater management systems may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from the river or stream, and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature.

4. Applications for development and site alteration in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:

- a) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
- b) 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;
- c) Applicable recommendations,

standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and

- d) Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan.

5. The objectives of a stormwater management plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:

- a) Maintain groundwater quality and flow and stream baseflow;
- b) Protect water quality;
- c) Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
- d) Prevent increases in stream channel erosion;
- e) Prevent any increase in flood risk; and
- f) Protect aquatic species and their habitat.

The Proposed Development is designed and planned to achieve the above objectives. The stormwater management block is located outside of the natural features area and the Proposed Development continues to incorporate a natural heritage block, preserving the key natural features within the Protected Countryside area.

Based on the above and as confirmed by to the findings and recommendations of the submitted detailed reports as summarized in Section 4.0 of this PJB, it is our opinion that the Proposed Development is consistent with the applicable policies of the Greenbelt Plan 2017.

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 Town of Caledon became responsible for the interpretation and implementation of the Peel Region Official Plan as it applies to Caledon.

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 2.12 provides policy direction for areas within the Greenbelt Plan.

2.12.8 *Recognize that within the Greenbelt Plan Area all applications, matters or proceedings made under the Ontario Planning and Development Act, the Planning Act, and the Condominium Act, which were commenced on or after December 16, 2004 are required to conform to the provisions of the Greenbelt Plan.*

More specifically, a portion of the lands fall within the *Protected Countryside* designation of the Greenbelt Plan and form part of the *Natural Heritage System*.

2.12.12.1.2 *Prohibit the redesignation of the Prime Agricultural Area for non-agricultural uses except for: a) refinements to the Prime Agricultural Area and Rural Lands designations, subject to the policies of Section 5.3 of the Greenbelt Plan; or b) settlement area boundary expansions subject to the settlement area policies of the Geographic Specific Policies in the Protected Countryside Section of this Plan and Section 3.4 of the Greenbelt Plan.*

2.12.12.2.5 *New multiple units or multiple lots for residential dwellings shall not be permitted in Rural Lands.*

2.12.12.2.8 *Non-agricultural uses may be permitted within Rural Lands in accordance with the General Policies for the Protected Countryside Section of this Plan.*

2.12.13.1 *Natural Heritage System Policies*
The Natural Heritage System of the Greenbelt Plan includes areas of the Protected Countryside with the highest concentration of the most sensitive or significant natural features and functions. This area and its features are to be managed as a connected and integrated natural heritage system that links to natural heritage features and areas outside of the Protected Countryside including the Niagara Escarpment, Oak Ridges Moraine, Lake Ontario and the Region's Greenlands System.

The proposed residential lots and roads are located outside the portion of the Subject Lands within the Greenbelt Plan Area. The lands within the Greenbelt Plan Area comprise portions of the proposed park, Natural Heritage System and stormwater-management blocks. A site-specific Natural Heritage Evaluation ("NHE") has been prepared to assess the applicable natural heritage features and functions, refine the limits of development and identify the mitigation measures required to demonstrate conformity with the applicable Greenbelt Plan and PROP policies.

2.12.13.1.1 *Identify the Natural Heritage System on Schedule B-5 as an overlay designation of the Protected Countryside and direct the Town of Caledon and City of Brampton to identify in their official plan schedules the Natural Heritage System as an overlay designation of the Protected Countryside.*

Section 2.14 provides policies to identify, protect, restore and enhance the Greenlands System.

2.14.10 *Refinements to the boundaries of the Greenlands System shown on Schedule C-1 made in accordance with the policies of*

this Plan and the applicable provincial plans will not require an amendment to this Plan. Local official plans may incorporate refinements to the Greenlands System Core Areas, Natural Areas and Corridors and Potential Natural areas and Corridors in accordance with the interpretation policies of Section 7.3, to reflect existing local natural heritage systems and refinements made through approved development applications.

As outlined in the site-specific NHE prepared in support of the Proposed Development, the natural heritage features and limits of development within the Subject Lands have been assessed based on detailed field investigations and the applicable Provincial, Regional and municipal policies. No residential development is proposed within the identified Natural Heritage System. The affected lands comprise Block 260, Block 261 and a portion of Block 257 and are proposed for Natural Heritage System, stormwater-management and park purposes, respectively. Section 4.3 of the PROP provides objectives and policies relating to population and employment forecasts. **Table 3 – Population, Household and Employment Forecasts for Peel** establishes the following forecasts for Caledon:

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

Policy 4.3.18 requires residential and employment growth to be monitored annually, in cooperation with the local municipalities, to assess achievement of the applicable intensification, density and housing targets.

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.*

The proposed Draft Plan will contribute to the achievement of the population, housing and employment forecasts established by the PROP. The Proposed Development is anticipated to accommodate approximately 567.5 residential unit equivalents, an estimated population of approximately 1,938 residents and approximately 201 jobs.

Section 5.4 provides policies for Greenfield Density, more specifically:

5.4.19.6 *Plan to achieve a minimum greenfield density target of 70 residents and jobs combined per hectare by 2051, to be measured over Peel's Designated Greenfield Area excluding the following:*

a) natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;

b) rights-of-way for:

i) electricity transmission lines;

ii) energy transmission pipelines;

iii) Freeways, as defined by and mapped as part of the Ontario Road Network; and

iv) railways; and

c) Employment Areas (as shown on Schedule E-4); and

d) cemeteries.

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 proposed Draft Plan is anticipated to achieve approximately 75 residents and jobs combined per hectare, calculated based on the portion of the Subject Lands located within the Designated Greenfield Area. The portions of the Subject Lands located within the Greenbelt Plan Area, including the applicable Natural Heritage System and stormwater-management blocks, have been excluded from the density denominator in accordance with policy 5.4.19.6 above and because they are outside the Designated Greenfield Area. Please refer to **Tables 2 – 4** for the full calculation.

The proposed density of approximately 75 residents and jobs combined per hectare exceeds the minimum density target of 67.5 residents and jobs combined per hectare established for Caledon by Policy 5.4.19.7 of the PROP. Although the PROP measures achievement of this target across the broader Designated Greenfield Area rather than on a site-specific basis, the calculation demonstrates that the proposed Draft Plan will contribute positively to, and is planned at a density that exceeds, the applicable Regional target.

The proposed Draft Plan also forms part of the broader BNHSP Area, which includes higher-density residential and mixed-use development intended to complement its lower-density and community-serving components. The Draft Plan supports the achievement of the broader area-wide density target through a compact development pattern comprising a mix of single-detached and townhouse dwellings.

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.*

The developable portion of the Subject Lands is located within the *Urban System*, inside the Regional Urban Boundary, and forms part of the planned *2051 New Urban Area*, as shown on Schedule E-1 – Regional Structure of the PROP. The applicable developable lands are also identified as part of the *Designated Greenfield Area* on Schedule E-3 – The Growth Plan Policy Areas in Peel.

The portions of the Subject Lands located within the Greenbelt Plan Area are outside the *Urban System* and are addressed separately through the applicable Greenbelt Plan and Rural System policies.

The proposed Draft Plan directs residential growth to lands identified for future urban development and provides a coordinated mix of housing, parkland, a school site, stormwater-management facilities, natural heritage protection and municipal roads. Accordingly, the proposal supports the planned development of the Urban System and the efficient use of planned municipal infrastructure and public service facilities.

Section 5.6.20.14 establishes the PROP's policy framework for the *2051 New Urban Area*. The *2051 New Urban Area* comprises new Designated Greenfield Areas intended to accommodate growth to 2051 and is identified on Schedule E-1 – Regional Structure and Schedule E-3 – The Growth Plan Policy Areas in Peel. The broader BNHSP Area includes lands identified as part of the *2051 New Urban Area* and is being comprehensively planned through the BNHSP process.

More specifically, Policy 5.6.20.14.9 directs local municipalities to delineate the *2051 New Urban Area* in their official plans and establish a policy framework to guide its development.

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.*

The Draft BNHSP establishes the detailed land-use, population, employment, density, infrastructure and phasing framework required by Policy 5.6.20.14.9 for the applicable portion of the 2051 New Urban Area. The proposed Draft Plan has been prepared concurrently with the Draft BNHSP and is designed to implement its proposed community structure, land-use designations, road network and natural heritage system. Development of the Subject Lands will be coordinated with the provision of the municipal infrastructure and public service facilities required to support the broader Secondary Plan Area.

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 proposed Draft Plan contributes to the planned development of the Bolton Residential Expansion Settlement Area by providing a mix of single-detached and townhouse dwellings, together with parkland, an elementary-school block, stormwater-management facilities and protected natural heritage lands. The proposed road network has also been designed to connect with the planned development of the adjoining lands. These components support the development of a compact and complete community and

contribute to the population, housing and employment objectives established for the broader Settlement Area.

Section 5.7 outlines policies as it relates to the Rural System.

5.7.15 *Ensure that development within the Rural System is consistent with the objectives and policies in this Plan and the applicable policies in the local municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and the Growth Plan.*

More specifically, policy 5.7.19 outlines policies for Rural Lands.

5.7.19.8 *Not permit new multiple lots or units for residential development in Rural Lands except in site-specific locations with approved zoning or designation in the local municipal official plan that permitted this type of development as of June 16, 2006.*

There is no development proposed within the Rural System, shown as Blocks 260, 261 and a portion of Block 257 on the Draft Plan. These Blocks are located outside the Secondary Plan area and will not be developed.

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.

The Proposed Development will provide approximately 567.5 residential unit equivalents comprising single-detached and townhouse dwellings in a range of lot and unit configurations. This housing mix will contribute to the supply of ground-related housing within the Bolton area, while the broader BNHSP Area provides opportunities for additional housing forms, densities and tenures, including semi-detached dwellings, various townhouse forms, multiplex dwellings and other multi-unit housing. Collectively, the proposed Draft Plan and broader BNHSP will contribute to a more diverse housing supply within a compact and complete community.

Section 5.10 outlines policies for Transportation System.

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.*

Through the submission of the BNHSP and A Transportation Assessment was prepared in support of the broader BNHSP, and a site-specific Transportation Impact Study was prepared in support of the proposed Draft Plan. The site-specific study evaluates the proposed road network, access arrangements, anticipated traffic generation and surrounding intersection operations and identifies the transportation improvements and mitigation measures required to support the Proposed Development. The Draft Plan also provides connections to the planned road network on the adjoining lands, supporting the establishment of an integrated transportation network across the broader BNHSP Area.

More specifically, Section 5.10.36 speaks to the Major Road Network.

5.10.36.11 *Protect the designated Regional rights-of-way requirements, as shown on Schedule F-3, to accommodate future road*

improvements consistent with Section 7.10 of this Plan.

Through the draft plan design, regard has been given to the Regional ROW widths. The proposed access and road configuration have been evaluated through the supporting Transportation Impact Study and will be refined through the municipal review and detailed engineering processes.

5.10.36.16 *Ensure residential development adjacent to Regional roads is appropriately mitigated from vehicular noise through appropriate noise mitigation, planning and design, and by ensuring the provision of noise attenuation measures at the time of development.*

The draft plan submission is accompanied by a Noise Study which evaluates potential transportation-noise impacts and identifies the mitigation measures required for the proposed residential development.

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 Region of Peel's municipal water and wastewater systems. As demonstrated through the Functional Servicing Report, municipal servicing infrastructure is available or planned within the vicinity of the Subject Lands, and the proposed water-distribution and sanitary-servicing systems will be designed to satisfy the applicable Regional requirements. The timing and implementation of the required

servicing infrastructure will be coordinated with the Region of Peel and the Town of Caledon through the subdivision approval and detailed-engineering processes.

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 through the broader BNHSP process, including the statutory public meeting and opportunities for agencies, landowners, residents and other interested parties to provide input. Consultation will continue through the review of the Draft BNHSP and the proposed Draft Plan of Subdivision, and comments received will be considered as the applications and supporting materials are refined.

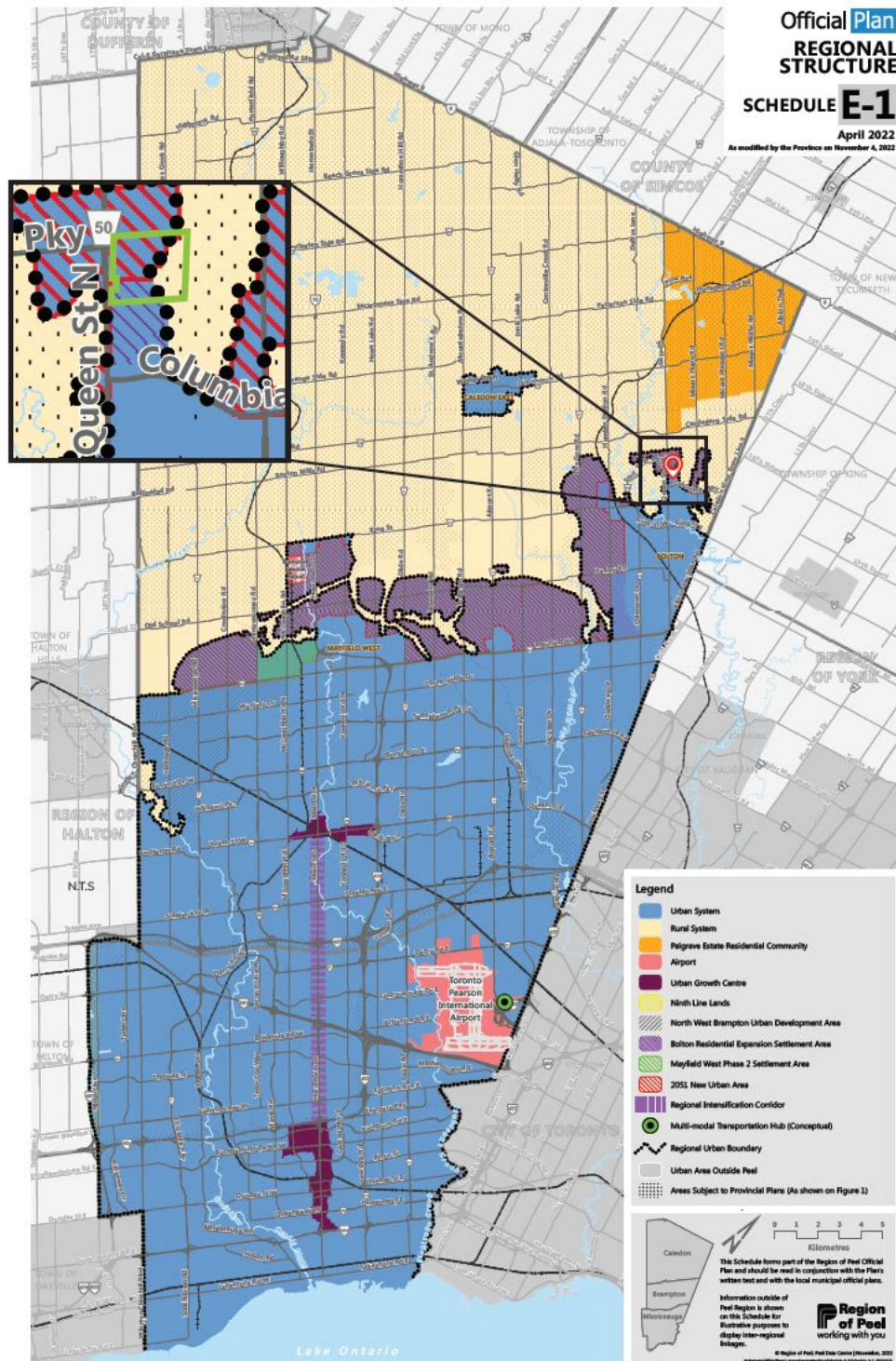
Interested Indigenous communities will continue to be involved and consulted through the process of the Proposed Development of the Subject Lands. This approach will continue to be refined based on feedback, coordinating further activities as needed, and documenting engagement efforts comprehensively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

Policy 7.5.7 of the PROP requires the completion of a Healthy Development Assessment:

***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 by the Landowners Group, 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 conforms with the applicable policies of the PROP.

FIGURE 3 – PROP REGIONAL STRUCTURE E-1



5.3 LOCAL POLICY

5.3.1 FUTURE CALEDON OFFICIAL PLAN

The Future Caledon Official Plan (“**FCOP**”) 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, along with the majority of the BNHSP lands, are designated as *Urban Area* and *New Community Area* in conformity with the PROP (see **Figure 4 – FCOP Schedule B1 – Town Structure, and Figure 6– FCOP Schedule B4 – Land Use Designations**).

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 proposed Draft Plan contributes to the Town’s population, household and employment forecasts by accommodating approximately 567.5 residential unit equivalents, an estimated population of approximately 1,938 residents and approximately 201 jobs within the *Urban System*. The proposal therefore directs forecasted growth to an area identified by the FCOP for future urban development.

The FCOP implements the policies of the PROP and establishes density targets for Designated Growth Areas through Section

4.3.

4.3.1 *Development within designated growth areas, as identified on Schedule B2, Growth Management, will be designed to meet or exceed a density of 50 residents and jobs combined per gross hectare.*

As outlined in **Tables 2 - 4**, the Proposed Development will generate an estimated 75 persons and jobs per hectare, exceeding the minimum density target of 50 residents and jobs combined per gross hectare established by Policy 4.3.1 of 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 Schaeffers.

- 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.*

While the proposed Draft Plan predominantly comprises single-detached dwellings, together with several townhouse blocks, it has been planned as an integrated component of the broader BNHSP complete community.

The Proposed Development is anticipated to achieve approximately 75 residents and jobs combined per hectare, exceeding the minimum density target of 50 residents and jobs combined per gross hectare established by the FCOP.

The proposed connected street network, park, elementary-school block and connections to adjoining lands will support walkability and provide access to community amenities and services. The broader BNHSP Area will provide additional higher-density housing forms, mixed-use development and community facilities that complement the proposed development and contribute to a complete community.

Section 6.3 provides policies as it relates to Heritage Conservation and Development.

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 have a vernacular farmhouse consisting of two distinct sections dating to

differing periods., which was identified for future evaluation for cultural heritage value. site-specific Heritage Impact Assessment was subsequently prepared by Stantec Consulting Ltd., dated June 11, 2026. The assessment concluded that the farmhouse did not meet two or more of the criteria under Ontario Regulation 9/06 for designation under the Ontario Heritage Act and that no further impact assessment or mitigation measures were required.

Section 7 of the FCOP, provides policies for design.

Section 7.2 outlines general policies.

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 proposed road and block pattern has been coordinated with the applicable right-of-way cross-sections and the planned community structure of the broader BNHSP Area.

Section 7.3 outlines policies for streetscape and street design.

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 provides connections to the existing transportation system and to the planned development of the adjoining lands to the north and south. The proposed rights-of-way will accommodate vehicular travel, sidewalks, and, where contemplated by the applicable road cross-sections, cycling facilities, street trees and utilities. The connected street and block pattern supports pedestrian movement, provides connections between the proposed residential neighbourhood, park and school block, and provides for the future extension of the broader BNHSP transportation network.

Section 7.6 outlines policies for community focused design.

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.*

The proposed Draft Plan supports community-focused design policies above by providing a connected street and block network, a public park, a potential future elementary-school block and pedestrian connections to the surrounding community. The park and school blocks will function as community focal points, while the range of single-detached and townhouse dwellings will contribute to a varied streetscape and residential neighbourhood. Detailed public-realm, landscaping and streetscape elements will be refined through the subsequent design and approval processes.

Section 7.8 outlines policies regarding built form, massing and scale.

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 Draft Plan establishes a connected street and block pattern that will support a pedestrian-oriented built form and a consistent street edge. Detailed matters relating to building orientation, entrances, corner treatment, setbacks, architectural articulation and the relationship between buildings and public spaces will be addressed through the Architectural Control Guidelines, which are being prepared by the Landowners Group as part of the Secondary Plan process, and subsequent detailed design processes for the Subject Lands.

The Proposed Development has been, and will continue to be coordinated with the adjoining lands to ensure integration of complete streets and to support the creation of a complete community within the BNHSP as required per the above policies.

Section 7.9 provides policies for built form related to building types.

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

The proposed Draft Plan comprises low-rise residential development in the form of single-detached and townhouse dwellings. All proposed dwellings will have a maximum height of four storeys, in conformity 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.

The proposed Draft Plan contributes to housing mix through the provision of single-detached and townhouse dwellings in a range of lot and unit configurations.

Section 11 provides policies and guidelines as it relates to transportation.

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 Transportation Impact Study prepared in support of the DPS evaluated the proposed road network, access arrangements and anticipated intersection operations. The study identifies the

transportation improvements and traffic-control measures required to accommodate the Proposed Development. Its recommendations will be implemented through the future detailed design processes.

Section 12 outlines policies related to infrastructure.

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 two (2) Stormwater Management Blocks, one of which is a shared stormwater management facility with the Tiffany Rox lands to the south. Block 262, located in the southwestern portion of the Subject Lands, is intended to form part of a shared stormwater-management facility with the adjoining lands to the south. Block 261 is located within the eastern portion of the Subject Lands, adjacent to Park Block 257 and Natural Heritage System Block 260. The proposed facilities 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.

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.

b) 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. As previously mentioned, the DPS also includes two (2) storm water

management blocks which will ensure quality and quantity of stormwater released is controlled to meet or exceed standards. Natural Heritage System Blocks 259 and 260 will protect the identified natural heritage features and their ecological functions.

Section 13 outlines policies related to the Natural Environment System.

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.*

More specifically, Section 13.5 relates to the Greenbelt Plan and Growth Plan Natural Heritage Systems and Key Hydraulic Features:

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 Proposed Development has been designed to provide protection of the existing Natural Features Areas with the inclusion of two (2) Natural Heritage System Blocks. 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.

Section 14 outlines policies for Parks and Open Space.

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 inter-connected system of open spaces that includes parkland, open space and natural areas; and,*
- e) *to incorporate climate change adaptation opportunities as appropriate.*

One (1) large public Park block is proposed as part of the DPS, with an area of approximately 3.555 hectares. The park is located within the eastern portion of the Subject Lands and has frontage on Street 1, providing visibility and accessibility from the proposed public street network. The park will contribute to the broader planned system and network of parks and open spaces which will form a part of the BNHSP area.

Section 17 outlines policies related to Agricultural Area and Rural Lands. More specifically, policies 17.10.2 related to the Rural Land designation. As previously outlined, no residential development is proposed within the Greenbelt Plan area, as shown on the Draft Plan labelled Blocks 260, 261 and a portion of Block 257.

Section 21 of the FCOP provides policies for planning The Urban System. More specifically, Section 21.3 provides direction for Secondary Plans.

21.3.1 *Development will only be permitted within the designated growth area where an approved secondary plan is in place and, where required, tertiary plan has been prepared to the satisfaction of the Town. A complete application will be required to include written confirmation to this effect.*

The BNHSP is currently under review with the Town. The proposed Draft Plan has been prepared concurrently with those processes and is designed to implement their proposed land-use, road, block and infrastructure frameworks. In accordance with Policy 21.3.1, approval of the Draft Plan will be coordinated with the approval of the BNHSP.

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

21.4 *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, which applies to the Subject Lands, and the majority of the BNHSP lands:

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.

The proposed BNHSP will replace the current *New Community Area* designation with more detailed land-use designations and policies. The Draft Plan has been designed to implement that proposed framework and may proceed to approval alongside the Secondary Plan and Tertiary Plan.

The Northwest corner of the Subject Lands, at the intersection of Highway 50 and the Emil Kolb Parkway Extension is

designated Neighbourhood Centre (**Figure 4 – FCOP Schedule B1 – Town Structure**). Section 22.4 of the FCOP outlines policies related to *Neighbourhood Centre Designation*.

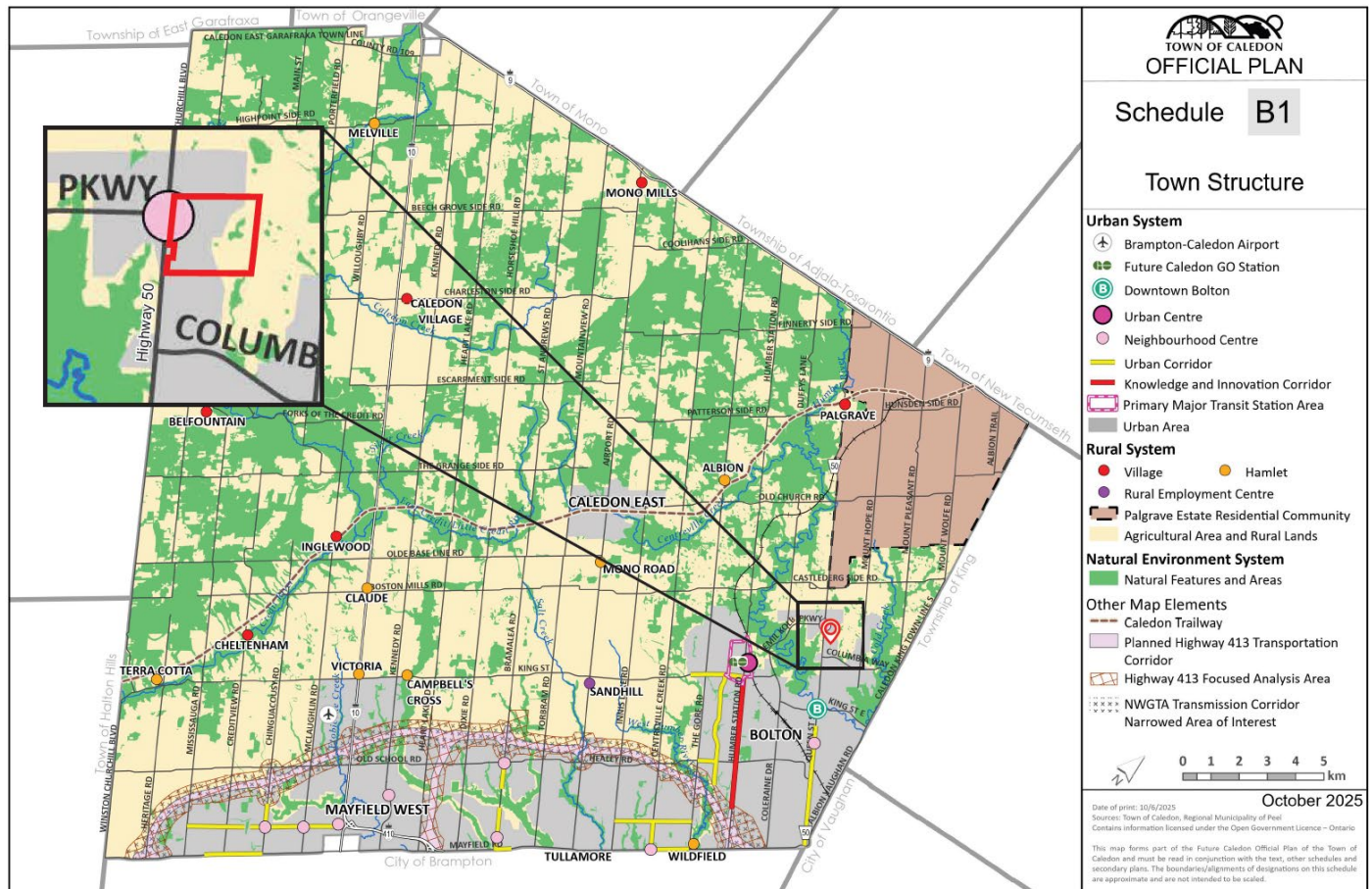
Neighbourhood Centres are to be planned as vibrant focal points for the surrounding neighbourhood offering a range of goods and services to the neighbourhood for resident and worker daily needs within easy walking or cycling distance. Development within Neighbourhood Centres will take the form of mid-rise mixed-use buildings that can incorporate a mix of residential, commercial, office and service uses. They will be designed with an emphasis on quality pedestrian streetscapes and will be highly connected to transit and cycling infrastructure.

The Proposed Development is consistent with the vision for *Neighbourhood Centres*, which are intended to evolve as vibrant focal points serving the surrounding community. While the Draft Plan proposes townhouse dwellings rather than a mixed-use buildings, it will contribute to the establishment of a complete and active community by introducing an appropriate form of residential intensification that supports the long-term viability of the centre. The Proposed Development will help increase the local population base needed to sustain a range of goods, services and community amenities over time. The DPS does not preclude the development of mixed-use or non-residential uses on adjacent or nearby lands within the *Neighbourhood Centre*, where additional opportunities remain to achieve the broader policy objectives.

As such, the Proposed Development represents an appropriate and compatible component of the planned *Neighbourhood Centre* and supports its continues evolution as a vibrant community hub.

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**



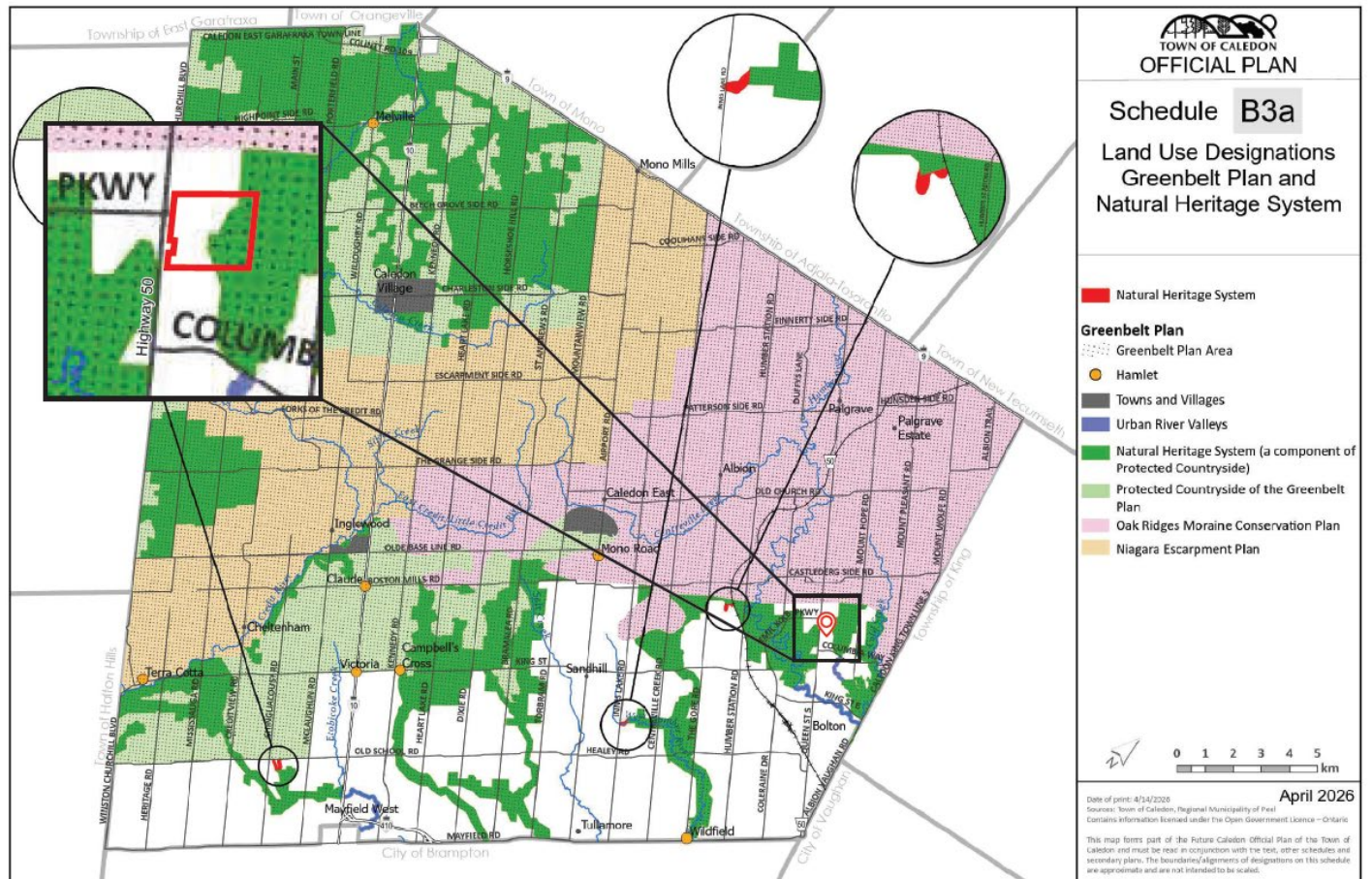
Subject Lands

Part of Lot 13, Concession 7
Caledon, Region of Peel

March 2, 2026



**FIGURE 5 – FCOP SCHEDULE B3a: LAND USE DESIGNATIONS
GREENBELT PLAN AND NATURAL HERITAGE SYSTEM**



**FIGURE 9
SCHEDULE B-3a -
LAND USE DESIGNATIONS**



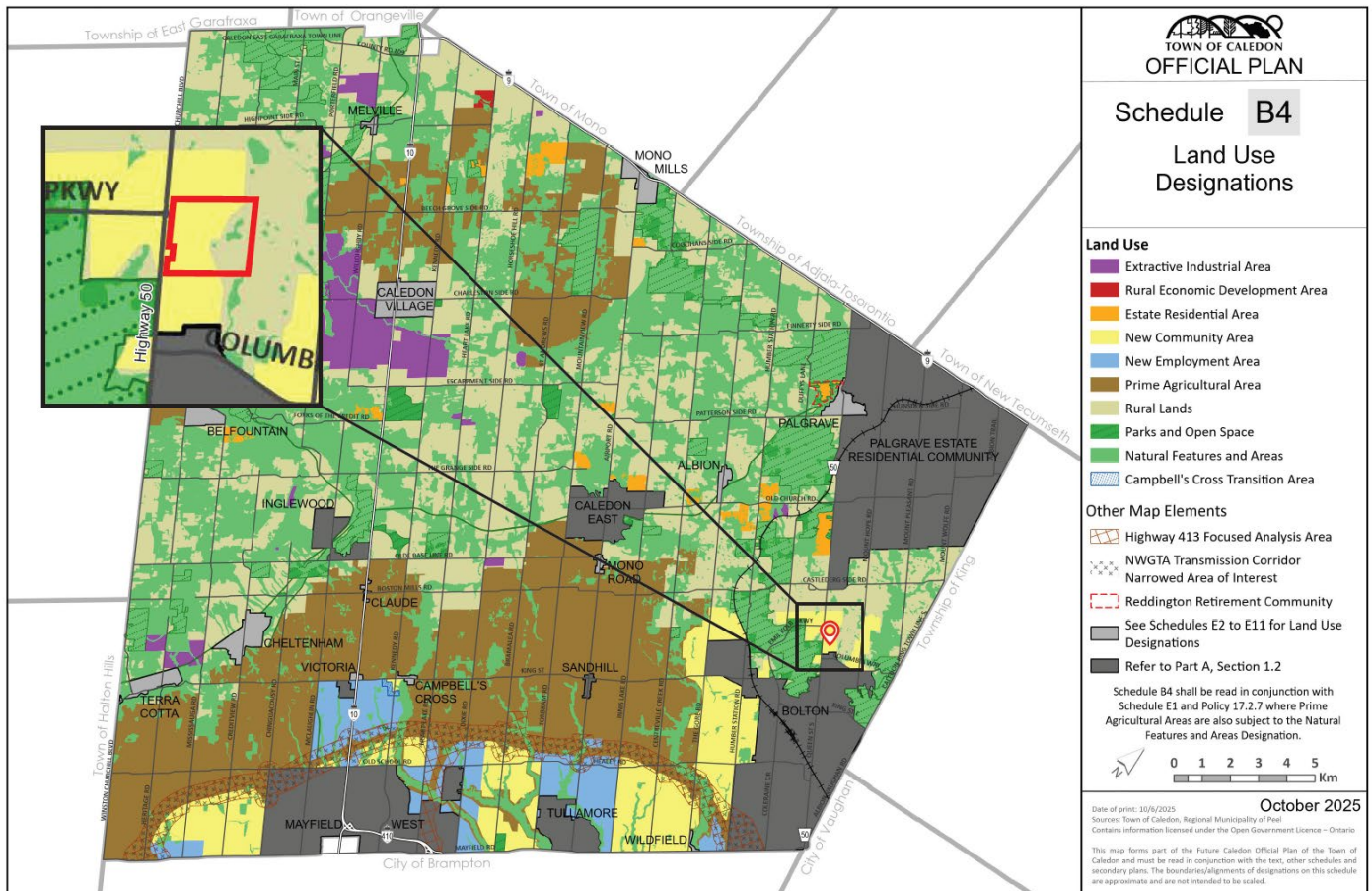
Subject Lands

Part of Lot 13, Concession 7
Caledon, Region of Peel

August 26, 2026



FIGURE 6 – FCOP SCHEDULE B4: LAND USE DESIGNATIONS



**FIGURE 4
SCHEDULE B-4 -
LAND USE DESIGNATIONS**



Subject Lands

Part of Lot 13, Concession 7
Caledon, Region of Peel

March 2, 2026



FIGURE 7 – FCOP SCHEDULE C1: TOWN-WIDE TRANSPORTATION NETWORK

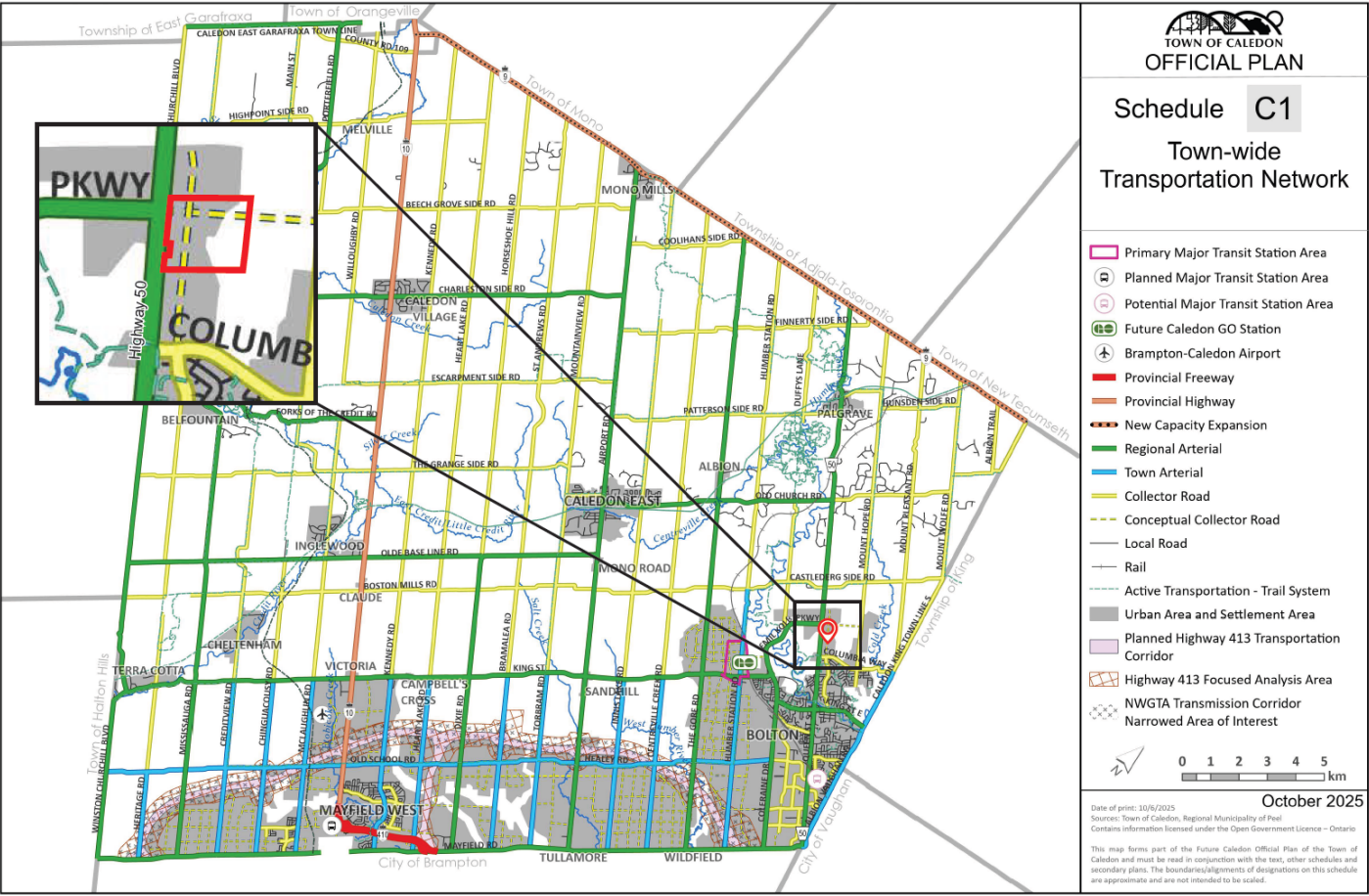


FIGURE 5
SCHEDULE C-1 -
TOWN WIDE
TRANSPORTATION NETWORK

 Subject Lands
Part of Lot 13, Concession 7
Caledon, Region of Peel

5.3.2 DRAFT BOLTON NORTH HILL
SECONDARY PLAN

The BNHSP is currently in the process of being finalized which will assist in governing 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 has not yet been approved by Town of Caledon Council, the Proposed Development has been designed in accordance with the Draft Land Use Plan (Schedule C9) and is being proposed in conjunction with the finalization of the BNHSP (see **Figure 8 BNHSP Schedule-C-9**)..

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.

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 5** below, and development shall occur in a manner consistent with those minimum targets.

Table 5 - 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 52.26 persons and jobs per hectare.

In the Draft BNHSP, the Subject Lands are designated as *Neighbourhood Area*, *Mixed-Use Area* and *Natural Features and Areas*. In addition to the proposed residential uses, the DPS also includes neighbourhood park and stormwater ponds, with collector roads to align with the BNHSP Land Use Plan. Additional 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 and land use schedule of the draft BNHSP.

FIGURE 8 – BOLTON NORTH HILL SECONDARY PLAN SCHEDULE

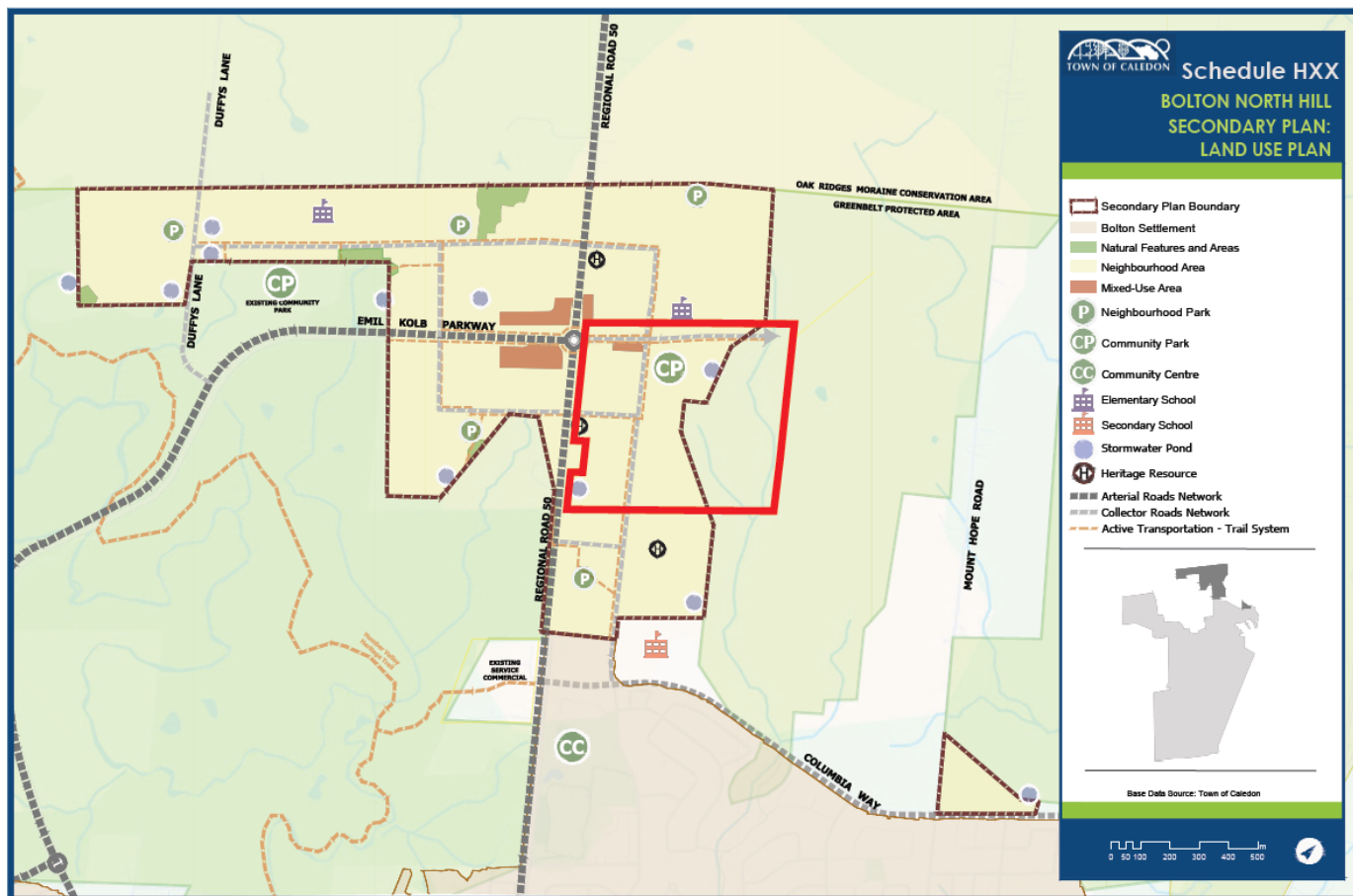


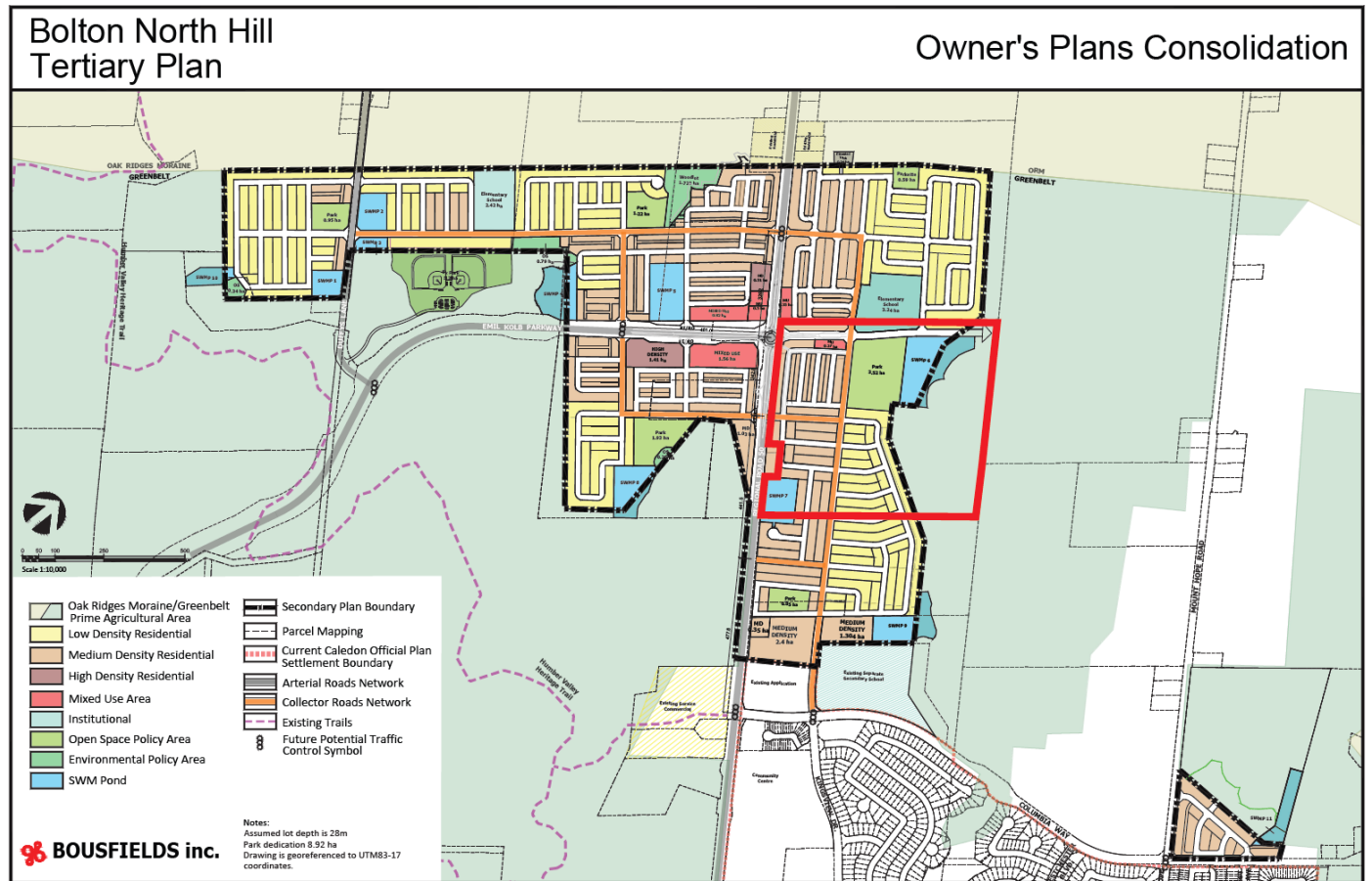
FIGURE 6
SCHEDULE C-9 -
BOLTON NORTH HILL
SECONDARY PLAN - LAND USE

— Subject Lands

Part of Lot 13, Concession 7
Caledon, Region of Peel

August 26, 2026

FIGURE 9 – BOLTON NORTH HILL TERTIARY PLAN



April 16, 2026



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*, were approved, including an Amendment applicable to the BNHSP lands. 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.

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 2024-05) came into force and effect on June 25, 2024, and applies to the entirety of the Subject Lands, with the exception of Block 260, 261 and a portion of Block 257, which represents the land holdings within the Greenbelt Area, which are not subject to the BNHSP.

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**") (see **Figure 10 – Caledon Zoning By-Law 2024-52 Schedule A**)..

The RM zone category generally applies to the western half of the Subject Lands, with frontage onto Highway 50, and the R2 zone category applies 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.

Both zone categories applicable to the Subject Lands include the following Holding Provisions:

- Approval of the BNHSP;
- Approval of a Draft Plan of Subdivision;
- Submission of an Environmental Impact Study to confirm extent of the Natural Environment System as defined in the OP, and;
- Written confirmation from the Regional Municipality of Peel that a development agreement has been executed to implement the required water and sanitary services

The Proposed Development is anticipated to align 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

Table 6: Single Detached Dwellings

	Required	Proposed	Difference
Lot Area (Minimum)	N/A	256.2m ²	-
Minimum Lot Frontage (dwelling, detached)	8m	9.15m	+1.15m

Table 7: Standard Townhouse Dwellings

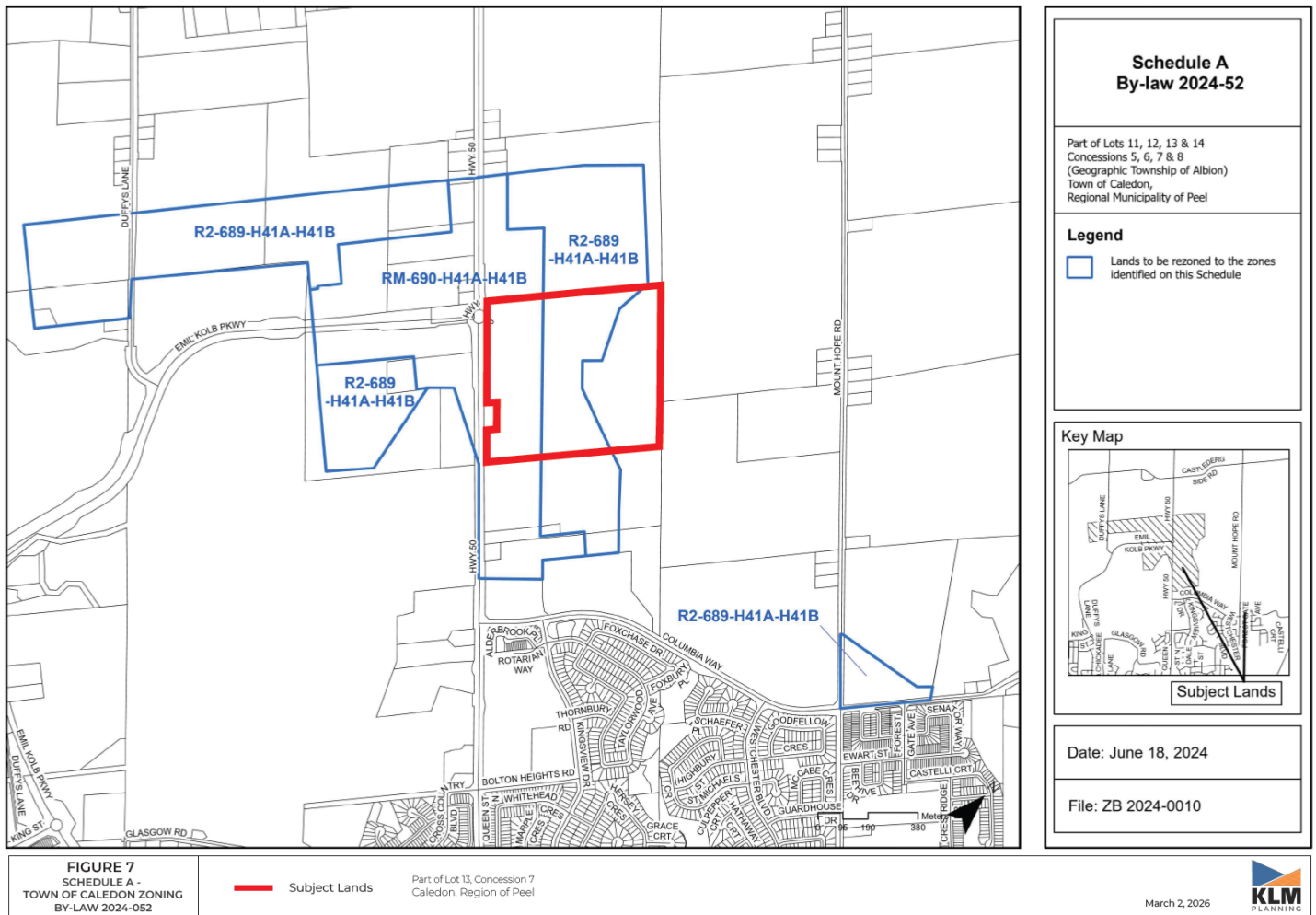
	Required	Proposed	Difference
Lot Area (Minimum)	N/A	-	-
Minimum Lot Frontage (Interior Lot)	4.5m	7.0m	+2.5m
Minimum Lot Frontage (End Lot or Corner Lot)	5.5m	7.0m	+1.5m

Table 8: Dual Frontage Townhouse Dwellings

	Required	Proposed	Difference
Lot Area (Minimum)	N/A	-	-
Minimum Lot Frontage (Interior Lot)	4.5m	6.0m	+1.5m
Minimum Lot Frontage (End Lot or Corner Lot)	5.5m	6.0m	+0.5m

*Please note the zoning table is provided based on the Draft Plan. The balance of the zoning standards will need to be confirmed at a later stage.

FIGURE 10 – CALEDON ZONING BY-LAW 2024-52 SCHEDULE A



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 Greenbelt Plan, 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,

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