

TOWN OF CALEDON
PLANNING
RECEIVED
May 27, 2026

PLANNING RATIONALE REPORT

Address

0 Nicholas Street
Alton Village
Town of Caledon

Client

Mount Nicholas Holdings Inc.

Project No. 16420

Date May 15, 2026

Biglieri

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SITE LOCATION AND CONTEXT	3
2.1	The Subject Site	3
2.2	Surrounding Area	3
2.3	Transportation Network	6
2.3.1	Road Network	6
2.3.2	Transit Network	6
2.3.3	Active Transportation Network	6
2.4	Community Services and Facilities	6
3.0	PROPOSAL	11
3.1	Description of Proposed Development	11
3.1.1	Proposed Infrastructure & Servicing	11
3.1.2	Proposed Conservation Easement	11
3.2	Required Approvals	11
4.0	POLICY CONTEXT AND ANALYSIS	14
4.1	Overview	14
4.2	Provincial Policy Statement (2024)	14
4.2.1	Planning for People and Homes	14
4.2.2	Settlement Areas and Settlement Area Boundary Expansions	15
4.2.3	Rural Areas in Municipalities	15
4.2.4	Infrastructure and Facilities	15
4.2.5	Sewage, Water and Stormwater	15
4.2.6	Natural Heritage	16

4.2.7	Cultural Heritage and Archaeology	17
4.2.8	Conclusion	17
4.3	Greenbelt Plan (2017)	17
4.3.1	Natural System	17
4.3.2	Settlement Areas	18
4.4	Growth Plan for the Greater Golden Horseshoe (2020)	19
4.4.1	Planned Growth	19
4.4.2	Water, Wastewater and Stormwater Management	19
4.4.3	Protecting What is Valuable	20
4.5	Region of Peel Official Plan (2022)	23
4.5.1	Greenbelt Plan	23
4.5.2	Greenlands System in Peel	23
4.5.3	The Rural System	25
4.5.4	Growth Management	25
4.5.5	Housing	25
4.5.6	Services	26
4.6	Town of Caledon Official Plan (2025)	31
4.6.1	Growth Management	31
4.6.2	Natural Environment Systems	31
4.6.3	Cultural Heritage	34
4.6.4	Housing	34
4.6.5	Rural System: Villages & Hamlets	35
4.6.6	Conformity Summary	36
4.7	Planning Rationale (Official Plan Amendment)	36
4.8	Town of Caledon Zoning By-law 2006-50	44
5.0	SUPPORTING TECHNICAL DOCUMENTS	46

5.1	Phase One Environmental Site Assessment	46
5.2	Hydrogeological Investigation.....	46
5.3	Geotechnical Report.....	47
5.4	Functional Servicing Report	48
5.5	European Larch Plantation Assessment	49
5.6	Environmental Impact Study	50
5.7	Archaeological Assessment.....	51
5.8	Cultural Heritage	52
5.8.1	Cultural Heritage Impact Statement (WSP, 2022)	52
5.8.2	Cultural Heritage Impact Statement Addendum (The Biglieri Group, 2026)	53
5.9	Transportation	54
5.9.1	Traffic Impact Study (2023)	54
5.9.2	Traffic Impact Study (Rev. April 2026)	54
5.10	Noise Impact Study	55
5.11	Fiscal Impact Assessment	55
6.0	CONCLUSION	56

LIST OF FIGURES

FIGURE 1 – AERIAL CONTEXT OF SUBJECT SITE	4
FIGURE 2 – SUBJECT SITE LOCATION	4
FIGURE 3 – MAIN STREET TO THE NORTHEAST OF THE SUBJECT SITE	5
FIGURE 4 – AMELIA STREET TO THE SOUTHEAST OF THE SUBJECT SITE	5
FIGURE 5 – QUEEN STREET TO THE SOUTH OF THE SUBJECT SITE	5
FIGURE 6 – CREDIT STREET TO THE WEST OF THE SUBJECT SITE	5
FIGURE 7 – ROAD NETWORK MAP.....	7
FIGURE 8 – ROAD NETWORK MAP.....	8

FIGURE 9 – NEARBY TRAIL	9
FIGURE 10 – NEARBY COMMUNITY SERVICES AND FACILITIES	10
FIGURE 11 – CONCEPTUAL SITE PLAN	13
FIGURE 12 – LOCATION OF SUBJECT SITE IN THE GROWTH PLAN	21
FIGURE 13 – LOCATION OF SUBJECT SITE IN THE GREENBELT PLAN.....	22
FIGURE 14 – LOCATION OF THE SUBJECT SITE IN THE CORE AREAS OF THE GREENLANDS SYSTEM IN PEEL	27
FIGURE 15 – LOCATION OF THE SUBJECT SITE IN THE RURAL SYSTEM	28
FIGURE 16 – SUBJECT SITE IN THE GREENBELT PLAN AREA LAND USE	29
FIGURE 17 – THE SUBJECT SITE IN THE GROWTH PLAN POLICY AREAS IN PEEL	30
FIGURE 18 – SUBJECT SITE IN THE TOWN STRUCTURE.....	39
FIGURE 19 – GROWTH MANAGEMENT.....	40
FIGURE 20 – SUBJECT SITE IN THE LAND USE DESIGNATION SCHEDULE	41
FIGURE 21 – SUBJECT SITE IN THE NATURAL ENVIRONMENTAL SYSTEM	42
FIGURE 22 – SUBJECT SITE IN THE ALTON LAND USE SCHEDULE	43
FIGURE 23 – SUBJECT SITE IN ZONING BY-LAW 2006-50	45

LIST OF TABLES

Table 1 – SIGNIFICANT WOODLANDS RECLASSIFICATION.....	33
Table 2 – SIGNIFICANT WOODLANDS CRITERIA RESPONSES.....	36
Table 3 – ZONING COMPLIANCE.....	44

LIST OF APPENDICES

APPENDIX A – DRAFT PLAN OF SUBDIVISION	
APPENDIX B – CONCEPT SITE PLAN	
APPENDIX C – DRAFT OFFICIAL PLAN AMENDMENT	

THIS PAGE INTENTIONALLY LEFT BLANK

1.0

INTRODUCTION

The Biglieri Group Ltd. has been retained by Mount. Nicholas Holdings Inc. to submit Official Plan Amendment and Draft Plan of Subdivision applications for a residential development on the lands municipally known as 0 Nicholas Street in the Village of Alton in the Town of Caledon ("Subject Site").

The proposed development is for fifteen (15) single-detached lots with lot frontages between 21.0 metres and 40.2 metres and lot areas between 0.14 hectares and 0.2 ha. Lot 7 has a lot frontage of 73.06m and area of 3.21 hectares. A conservation easement is proposed for the rear of Lots 7 to 15 to protect an existing woodland. Access is proposed from an extension of Amelia Street to Spring Street, an unopened road allowance.

This Planning Rationale Report reviews the proposed development with respect to its consistency to the *Provincial Planning Statement (2024)* ("PPS"), and conformance with the *Greenbelt Plan (2017)*, *Peel Regional Official Plan (2022)* ("Regional OP"), and *Town of Caledon Official Plan (2025)* ("Town OP"), as well its conformity to *The Town of Caledon Zoning By-law 2006-50*.

The Subject Site is located within a Town/Village *Settlement Area* of the *Greenbelt Plan (2017)*. The *Peel Regional Official Plan (2022)* ("Regional OP") designates the Site *Rural Settlement Area* (Alton) on Schedule D-1 *Rural System* and contains *Core Areas of the Greenlands System*.

The Town of Caledon Official Plan ("Town OP") was recently updated to the 2051 planning horizon, dubbed the "Future Caledon Official Plan" and coming into effect on October 22, 2025, following its approval by the MMAH. The Town OP designates the Subject Site *Agricultural Area* and *Rural Lands, Natural Features and Areas*, and identifies Alton as a *Village* (Rural System). Schedule D-1 *Rural System* identifies Alton, which contains the Subject Site, as a *Rural Settlement Area*. The Subject Site contains areas designated *Natural Features and Areas* per Schedule E-2 *Alton*.

As it has been determined the Site contains Significant Woodland which does not meet Caledon's nine criteria for reclassification as a *Cultural and regenerating Woodland*, an Official Plan Amendment is required to permit the proposed development.

The Subject Site is zoned *Rural Residential (RR)* in *Town of Caledon Zoning By-law 2006-50*. Based on our analysis of the in-force planning policies that apply to the site, a Zoning By-law Amendment is not required to implement the proposed residential draft plan of subdivision.

This report has analyzed the proposed development, evaluated its merits in the context of all applicable policies, and concludes that the proposed development:

- Is consistent with the Provincial Planning Statement:
 - Provides intensification within a Settlement Area to support urban growth and efficiency; and
 - Promotes a density and land use that efficiently uses land, resources, and infrastructure.
- Conforms to the *Peel Regional Official Plan*:
 - The proposed development will create new residential units in the form of single-detached dwellings on a vacant piece of land in an area designated primarily for residential purposes; and,
 - The proposed development will contribute to the intensification targets as established in the Regional OP.
- Generally conforms to the intent of the Caledon Official Plan (2025):

- The Subject Site is within the *Rural Settlement Area* of Alton;
- Residential dwellings are proposed with partial municipal services (water) that currently exist and have adequate capacity; and
- The proposed single-detached dwellings will contribute to the residential intensification target in the Town of Caledon.

In summary, this Planning Rational Report concludes that the proposed development is consistent with and conforms to the policy framework articulated in the PPS and Peel OP and generally conforms with the Town OP documentation.

2.0 SITE LOCATION AND CONTEXT

2.1 The Subject Site

The Subject Site is located at the northwest corner of Queen Street West and Main Street in Alton, approximately 180 metres north of Queen Street West and approximately 50 metres west of Main Street (**Figure 1**). The Subject Site is approximately 5.84 hectares in size with no frontages on either Main Street or Queen Street. The site can be accessed through a number of unopened municipal right-of-ways including Amelia Street off Queen Street West and Nicholas Street and Spring Street off Main Street (**Figure 2**).

The Subject Site is currently vacant and is covered by a plantation consisting of primarily European Larch and White Pine tree species. The Subject Site rises in elevation from east to west and forms the eastern slope of “The Pinnacle”, a local hill in the Village of Alton. Although the Subject Site is private property, a hiking trail traverses through the property and connects to trails at the top of The Pinnacle.

2.2 Surrounding Area

The Subject Site is within the Village of Alton. North of the Subject Site there are additional low density residential dwellings along Main Street (**Figure 3**), past which there are a combination of open

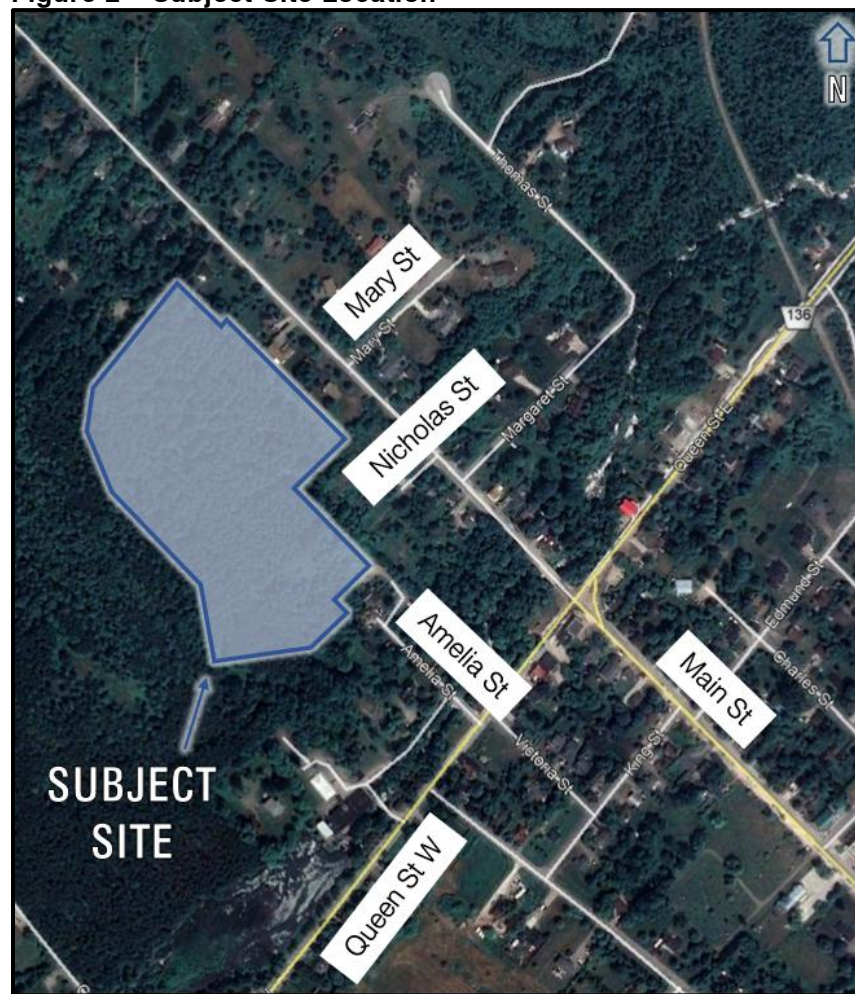
grasslands and woodlands. To the east is a low density residential neighbourhoods made up of rural residential lots (**Figure 4**), many of which hold some heritage value as part of the Village of Alton. South of the Subject Site is the Village of Alton (**Figure 5**). This includes residential dwellings and nearby businesses, services and amenities, such as the Millcroft Inn, Alton Mill Arts Centre, and Alton Village Square along Queen Street. To the west of the Subject Site is a large woodland area made up of natural woodland and tree plantations (**Figure 6**).

Figure 1 – Aerial Context of Subject Site



Source: Google Earth, CNES / Airbus, 2021

Figure 2 – Subject Site Location



Source: Google Earth, CNES / Airbus, 2021

Figure 3 – Main Street to the northeast of the Subject Site



Source: Google Maps, 2014

North: Single detached residential along Amelia St, North-West of Queen St, located southeast of the Subject Site. View is facing north.

Figure 4 – Amelia Street to the southeast of the Subject Site



Source: Google Maps, 2014

East: Single detached residential along Main Street at Mary Street, to the northeast of the Subject Site. View is facing south.

Figure 5 – Queen Street to the south of the Subject Site



Source: Google Maps, 2018

South: Alton Mill Arts Centre and nearby single detached residential along Queen St W, to the south of the Subject Site. View is facing north.

Figure 6 – Credit Street to the west of the Subject Site



Source: Google Maps, 2011

West: Woodlands along Credit Street, west of the Subject Site. View is facing northeast.

2.3 Transportation Network

2.3.1 Road Network

The Subject Site is near the intersection of Queen Street and Main Street. This intersection includes part of Regional Road 136, which runs along Main Street south of Queen, and Queen Street East, east of Main. The remaining sections of Main Street and Queen Street, as well as other surrounding roads, such as Amelia Street and Nicholas Street, are local roads (**Figure 7**).

2.3.2 Transit Network

There is no public transit available in Alton. The nearest route is the 37 GO Bus route from Brampton to Orangeville, which stops along Hurontario Street at Terry Street, approximately 4.5km to the northeast of the Subject Site (**Figure 8**).

2.3.3 Active Transportation Network

The Subject Site is near a section of the Grand Valley Trail, which runs northwest along Main Street and southwest along Highpoint Side Road toward Erin, as outlined in the Trail & Cycling Routes Map available on the Town of Caledon website (**Figure 9**).

2.4 Community Services and Facilities

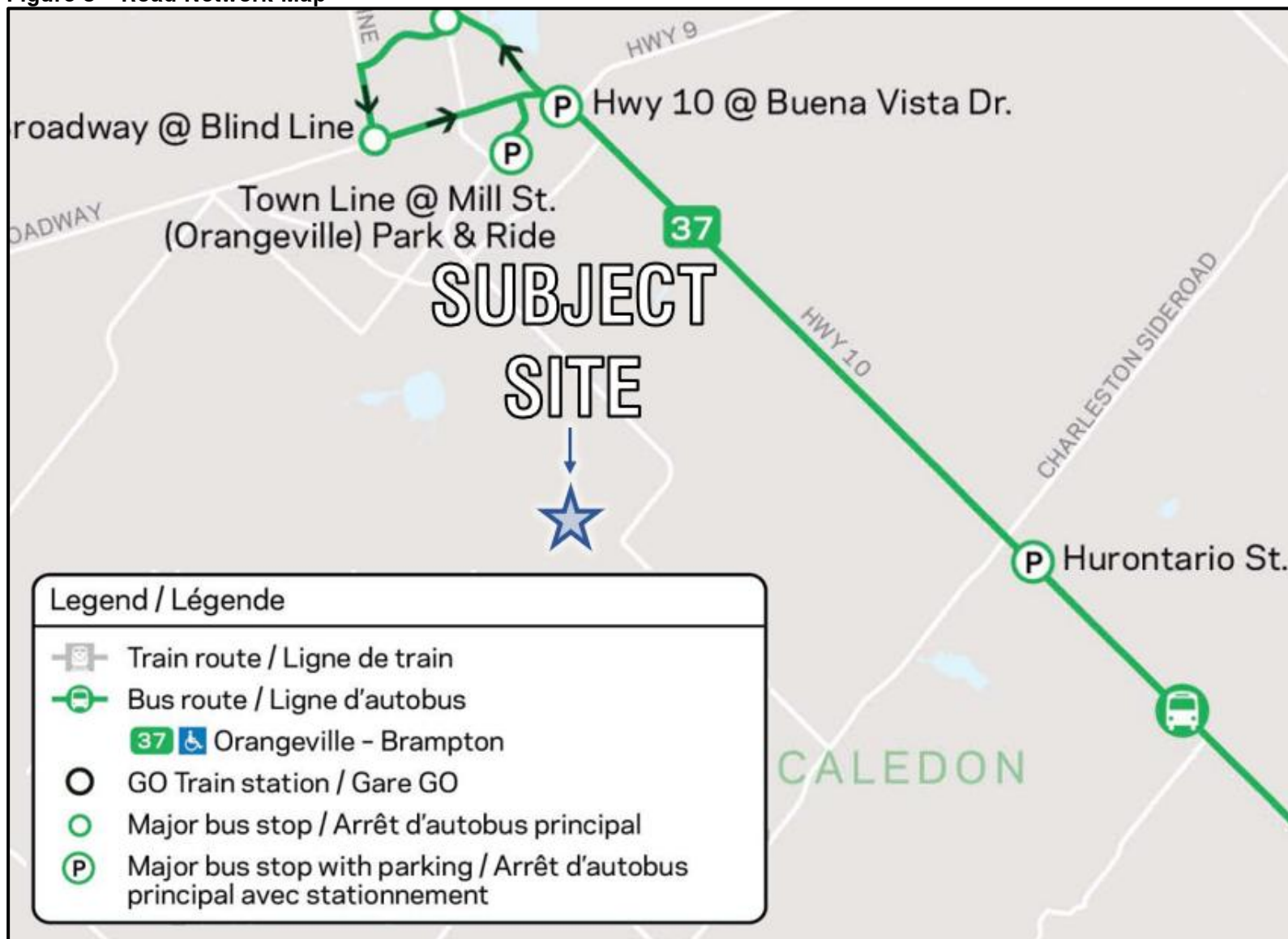
Within a kilometre of the Subject Site there are a few Community Services and Facilities, including Alton Public School, the Caledon Public Library Alton Branch, Alton Park, Emeline Park, and the Caledon Fire Station 301 (**Figure 10**).

Figure 7 – Road Network Map



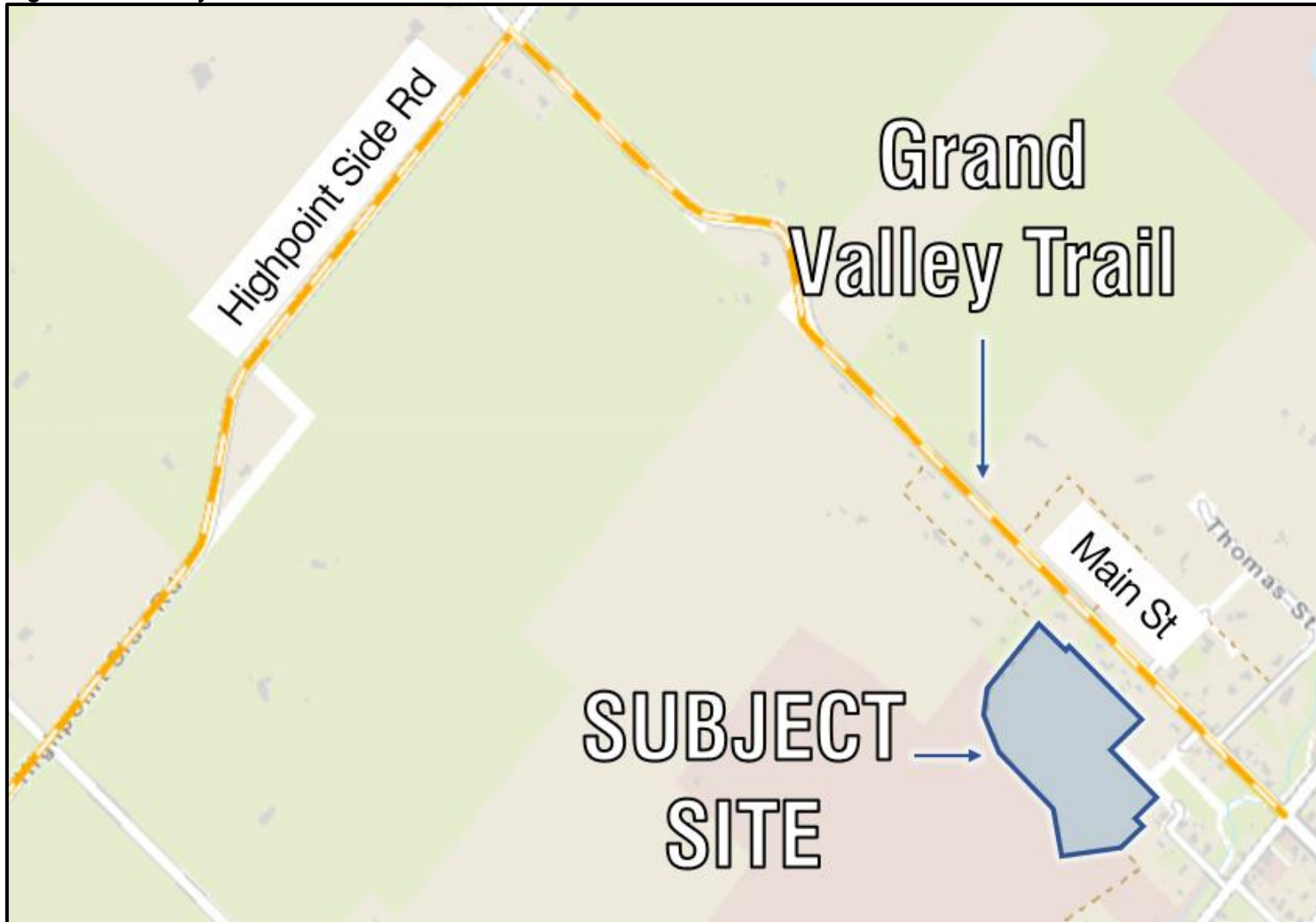
Source: Town of Caledon Official Plan, 2025

Figure 8 – Road Network Map



Source: Orangeville/Brampton Go Bus Route Map

Figure 9 – Nearby Trail



Source: Trails and Cycling Routes, Caledon Maps

Figure 10 – Nearby Community Services and Facilities



Source: Google Earth, CNES / Airbus, 2021; Google Maps; Town of Caledon Parks and Facilities Map

3.0 PROPOSAL

3.1 Description of Proposed Development

The proposed development consists of fifteen (15) residential lots within the Alton Village *Settlement Boundary*. The minimum lot size will be 1,400 m² with a minimum lot frontage of 21 metres. The proposed Draft Plan of Subdivision can be found in **Appendix A** and further enclosed in this submission package. Lots will range in size from approximately 1,400 m² to 2,000 m² with the exception of Lot 7, which is approximately 3.21 hectares. A conceptual site plan with building footprints and driveways is shown on **Figure 11** and **Appendix B**.

3.1.1 Proposed Infrastructure & Servicing

The subdivision will be serviced with municipal water connections and private individual septic systems. A new public road will connect Amelia Street near the southeast portion of the Subject Site to Spring Street (a road allowance near the northeast portion of the Subject Site). The proposed road will have a right-of-way of 20 metres to maintain consistency with the 20-metre wide Spring Street and Amelia Street road allowances. The architectural design of the residential units is currently under development and will reflect the heritage value of the surrounding historical buildings in Alton.

3.1.2 Proposed Conservation Easement

A conservation easement is proposed for the majority of Lot 7, and the rear portions of Lots 8 to 15, to preserve the White Pine plantation and establish a 10-metre vegetative protection zone. To

enforce this easement, appropriate clauses are to be included in the Subdivision Agreement, which require that the Owner include the following clause in any agreement of purchase and sale or lease agreements entered into with respect to any lot within the Plan, and that the obligations will remain after registration of the Plan. This clause will have the effect as follows:

“A portion of this lot is subject to an environmental management program. The portion of this lot that is subject to this program is also subject to Natural Area restrictions in the applicable Zoning By-law and to a restrictive easement. The restrictions in the Zoning By-law and under the easement require that the environmental management portion of this lot be kept in a natural state, and prohibit any disturbance of that natural state, including the removal of any trees, shrubs or other vegetation and the alteration of any grades or any intensive maintenance practices. The Owner hereby undertakes to erect and/or maintain temporary protective fencing to the satisfaction of the Town of Caledon around the environmental management portions of this lot until all construction and grading activity on this lot is completed to the satisfaction of the Town of Caledon.”

This/these clause(s) serve to ensure that the lots of the Plan of Subdivision will maintain the natural state of the lands within the environmental management portion of the respective lot and provide for temporary protective measures for construction and grading activities, until completed to the satisfaction of the Municipality.

3.2 Required Approvals

The Subject Site is zoned *Rural Residential (RR)* under the Town of Caledon Zoning By-law 2006-50. The proposed lots will conform with all zone standards for the *RR – Rural Residential Zone* under this by-law, such that a Zoning By-law Amendment is not required to facilitate the proposed development.

The proposed development consists of a plan of subdivision for 15 residential lots and public right-of-ways. A draft plan of subdivision is enclosed in this submission package and will need to be approved by the Town of Caledon to facilitate the proposed development of the Subject Site.

The Subject Site is designated as *Rural Settlement Areas* (Schedule D-1 – Rural System) and *Core Areas of the Greenlands System* (Schedule C-2) under the Region of Peel Official Plan (2022), and as a *Rural Settlement Area* (Alton Village) per Schedule B2 *Growth Management* under the Town of Caledon Official Plan (2025).

Based on our review of the proposed development in the context of all applicable provincial and municipal policies, and in consultation with the Town of Caledon staff, an Official Plan Amendment (“OPA”) to the Caledon Official Plan (2025) is required to facilitate the proposed development. The OPA will permit the removal of the European Larch plantation and 10-metre setbacks from the White Pine woodlot.

Figure 11 – Conceptual Site Plan



Source: The Biglieri Group, 2024

4.0 POLICY CONTEXT AND ANALYSIS

4.1 Overview

The proposed development is consistent with the policies of the Provincial Planning Statement (2024) (“PPS”), Greenbelt Plan (2017), the Region of Peel Official Plan (2022) (“Regional OP”), the Town of Caledon Official Plan (2025) (“Town OP”), and the Town of Caledon Zoning By-law 2006-50.

4.2 Provincial Policy Statement (2024)

The Provincial Planning Statement, 2024 (PPS) is a province-wide policy document issued under Section 3 of the Planning Act that provides overarching direction on matters of provincial interest related to land use planning and development, including housing supply, infrastructure, environmental protection, economic competitiveness, and public health and safety. The PPS was approved by Order in Council No. 1099/2024 and came into force and effect on October 20, 2024, replacing the 2020 PPS. Pursuant to the Planning Act, all planning decisions made by municipalities, approval authorities, and the Ontario Land Tribunal on or after this date must be consistent with the policies of the PPS 2024, and municipal official plans, zoning by-laws, and development approvals are the primary mechanisms through which these policies are implemented.

4.2.1 Planning for People and Homes

Section 2.1 of the PPS provides policies relating to the planning for people and homes. The PPS establishes that forecasted population and employment growth to be used by Planning Authorities shall be based on Ontario Population Projections published by the Ministry of Finance (Policy 2.1.1). The PPS outlines the importance of providing an appropriate range and mix of housing to meet the diverse housing needs of current and future residents. These policies require municipalities to maintain at all times the ability to accommodate growth for a minimum of 15 years in areas where land is designated for residential development (Policy 2.1.4a). Overall, the policies set out in Section 2.1 emphasise proactive planning for growth management that supports the creation of complete communities through a mix of housing options, multimodal transportation options, employment opportunities, public service facilities, and parks and open spaces (Policy 2.1.6).

The Subject Site is located within the Rural Settlement Area of Alton, within the Town of Caledon, as indicated in the Town of Caledon Official Plan (2025), as well as the Peel Regional Official Plan (2022). As such, this development represents an efficient use of land to meet growth targets within targeted areas planned for, and identified as capable of supporting, development. The proposed development represents growth adjacent to existing developed areas, which makes use of nearby existing services and amenities, and seeks to preserve the local rural character. Further, this development balances the efficient use of identified settlement areas, including those within rural areas, while placing focus on the importance of conservation and minimisation of negative impacts to air quality and climate change.

Section 2.2 of the PPS outlines policies related to Housing. Policy 2.2.1.b).1. states “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 permitting and facilitating all housing options necessary to provide for 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.”

The proposed development will add to the existing housing stock in the Alton area by providing 15 dwelling units upon a variety of lot sizes and will make more efficient use land and the existing public service facilities and infrastructure.

4.2.2 Settlement Areas and Settlement Area Boundary Expansions

Section 2.3 of the PPS outlines policies related to Settlement Areas. As outlined in Policy 2.3.1.1. Settlement Areas are the primary focus of growth. Further, within Settlement Areas, land use patterns shall be based on densities that promote efficient use of land and infrastructure, support active transportation and transit, and accommodate freight movement (Policy 2.3.1.2).

The proposed development ensures efficient use of land and resources as it utilises existing municipal water services in combination with new private servicing.

4.2.3 Rural Areas in Municipalities

Section 2.5 of the PPS establishes the guiding policies for rural areas. Policy 2.5.1 states healthy, integrated and viable rural areas should be supported by leveraging their rural character, amenities and assets, promote regeneration, accommodate a range and mix of housing in Rural Settlement Areas, make efficient use of infrastructure and public services. Moreover, Policy 2.5.2 states “in rural areas, rural settlement areas shall be the focus of growth and development”. Development in rural settlement areas shall also see consideration for appropriate local rural characteristics, development scale, and servicing provisions (Policy 2.5.3).

The Subject Site is within the Village of Alton, which is a Rural Settlement Area. Thus, the proposed development of detached dwellings is an appropriate location where growth is directed to.

4.2.4 Infrastructure and Facilities

The PPS encourages the effective use of public service facilities (like recreation centres and police/fire) and infrastructure (like sewage and water services and transportation). Policy 3.1.1 outlines provisions for ensuring infrastructure and public service facilities are provided efficiently, ensuring to meet the needs of current and future populations. The proposed development is to utilize a combination of existing and new infrastructure servicing.

Policy 3.1.3 states “infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.”

The proposed development is located in a settlement area with existing public services as outlined in Section 2.4 of this Report and extends from a partially serviced area of a settlement with municipal water. As such, this represents a form of development that makes use of existing infrastructure and public service facilities and optimizes the existing municipal water services to provide for more compact development in a settlement area.

4.2.5 Sewage, Water and Stormwater

Section 3.6 of the PPS sets out policies for sewage, water, and stormwater infrastructure. Policy 3.6.1 requires that forecasted growth is accommodated in a timely manner promoting efficient use and optimization of existing municipal and communal water and sewage systems. Further, these services are provided in a manner that protects human health, safety and the natural environment, while integrating servicing and land use considerations throughout the planning process. Policies 3.6.2 states that “municipal sewage and water services are the preferred form of servicing within settlement areas.” However, where municipal services are not available or feasible, private communal systems are preferred, with individual on-site services permitted only where site conditions are

suitable and no negative impacts will result (Policy 3.6.4). Policy 3.6.5.b) states partial servicing is permitted “within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the longterm provision of such services with no negative impacts.”

Furthermore, stormwater planning must be integrated with land use planning and incorporate measures to minimise runoff, erosion, and environmental impacts (Policy 3.6.8).

The proposed development will connect to existing municipal water services on Main Street and Nicholas Street, which form part of the Caledon Village - Alton Drinking Water System owned and operated by the Region of Peel. The site will be serviced by a looped watermain connecting to the existing 200 mm watermain on Main Street and the 150 mm watermain on Amelia Street at Nicholas Street.

As there are no municipal sanitary sewers in Alton, each lot will be serviced by an individual on-site sewage system. The proposed partial servicing with individual private sewage services is permitted as a minor rounding out of the Alton Settlement Area. Furthermore, tertiary treatment septic systems are proposed to provide enhanced treatment and reduce nitrate loading. This approach reflects the servicing direction for the Village, as the Region of Peel confirmed in 2015 that communal wastewater servicing was not feasible and no expansion would occur, a position reinforced when the Alton Village Study was formally closed in 2017.

4.2.6 Natural Heritage

Section 4.1 of the PPS includes policies that provide for the long-term protection of Natural features and areas. Policy 4.1.2 states that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

Furthermore, development and site alteration shall not be permitted in significant natural features unless it has been evaluated and confirmed there are no negative impacts to the features, their adjacent lands, or their ecological functions of the adjacent lands has been evaluated and no negative impacts can be demonstrated (Policies 4.1.5 and 4.1.8).

Several studies have been prepared in support of this application to ensure the wise use and management of resources. A European Larch Plantation Assessment and Environmental Impact Study (“EIS”), both dated February 6, 2024, were previously prepared by SLR Consulting Inc (formerly ‘Palmer’) to assess the natural heritage features and functions of the Subject Site, assess potential impacts from the proposed development, and provide mitigation measures where appropriate. This review included a “no negative impact” test for the proposed removal of the European Larch Plantation area in support of the proposed development. Additionally, a Hydrogeological Investigation has been completed by SLR, dated January 24, 2022, in order to define groundwater conditions and soil permeability, groundwater levels, and groundwater-supported vs surface water-supported natural features.

In support of the proposed Official Plan Amendment, SLR has prepared an Environmental Impact Study (“EIS”), dated May 14, 2026. The EIS makes reference to, and should be read in conjunction with, SLR’s European Larch Assessment (2024). Section 5.1 of the EIS assesses the significance of Significant Woodlands and the European Larch Plantation upon the subject site, and recommends that:

“the European Larch Plantation should not be considered a Naturalized Plantation, with the exception of the Sugar Maple Regeneration Area (Figure 2). Therefore, it can be considered for removal from the Region of Peel and Town of Caledon Core Areas mapping and the Natural Heritage System (EIS 5.1, p.23)”.

In addition, this EIS completes a “No Negative Impact Test” (EIS 8.1.2) that supports removing the European Larch Plantation from the *Significant Woodland* designation.

The EIS provides specific recommendations to best protect other existing natural features. This primarily includes the proposed Conservation Easement, and an associated stewardship covenant. The proposed Conservation Easement will provide a 10-metre naturalized buffer that will be maintained in a naturalized state, supporting the long-term protection of natural features. The Stewardship Covenant will further ensure development and future site alteration does not encroach into this naturalized area, while remaining in private ownership. Furthermore, to mitigate potential impacts to wildlife, and to protect the delineated *Significant Woodlands* adjacent to the proposed development, the EIS recommends measures including, but not limited to, timing windows for tree removal, invasive species control, and edge management practices [in/around the 10-metre conservation easement buffer].

In summary, as per the findings of the EIS, the European Larch Plantation feature can be removed from being considered a Natural Heritage Feature, and passes the No Negative Impact Test. Accordingly, implementing the recommendations of the EIS ensures the proposed development conforms to the natural heritage policies of the PPS 2024.

4.2.7 Cultural Heritage and Archaeology

Section 4.6 of the PPS 2024 sets out policies to protect, conserve and manage cultural heritage and archaeological resources, including, but not limited to protected heritage properties containing built heritage resources or cultural heritage landscapes. This includes not permitting development and site alteration on lands with archaeological resources unless significant archaeological resources have been conserved (Policy 4.6.2), and likewise for lands adjacent to a protected heritage property (Policy 4.6.3).

A Stage 1-2 Archaeological Assessment has been prepared by Archaeoworks Inc., which encountered no or low archaeological potential during the Stage 2 assessment. Regarding cultural heritage, as part of the 2024 DART Application for the proposed

development, a Cultural Heritage and Impact Statement ("CHIS") was prepared by WSP Canada Inc., which provides recommendations for reducing impacts to adjacent heritage properties. This has been expanded upon in The Biglieri Group's Cultural Heritage Impact Statement Addendum (2026), which provides further evaluation, guidance and considerations regarding the cultural heritage value of the Subject Site and appropriate measures for the proposed development to consider implementing. The CHIS Addendum provides updated recommendations to be implemented as further details of the proposed dwellings and retaining walls are prepared.

4.2.8 Conclusion

Based on the foregoing, it is our opinion that the proposed Official Plan Amendment and Draft Plan of Subdivision applications are consistent with the PPS.

4.3 Greenbelt Plan (2017)

The Greenbelt Plan was prepared and approved under the *Greenbelt Act, 2005* and took effect on December 16, 2004. The current version was approved by the Lieutenant Governor in Council, Order in Council No 1025/2017, as an amendment to the Greenbelt Plan effective July 1, 2017. The Subject Site is designated *Towns/Villages* within the *Protected Countryside* and adjacent to the *Natural Heritage System* (Figure 13).

4.3.1 Natural System

Section 3.2 of the Greenbelt Plan provide policies in relation to the Natural System and Natural Heritage System. Policy 3.2.2.3. requires new development and site alterations in the *Natural Heritage System* to demonstrate:

- a) *There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- b) *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;*
- c) *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*
 - d) *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.*

Policy 3.2.4 states “the Natural Heritage System, including the policies of section 3.2.5, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlement areas as permitted by the policies of [the Greenbelt Plan]”. The Subject Site is within the Alton Settlement Area. Further, the proposal is not seeking a settlement area boundary expansion, therefore these criteria do not apply to the proposed development.

While Section 3.2.5 is not directly applicable to the proposed development, it offers guidance for evaluating the *Natural Heritage System* beyond that defined in the Greenbelt Plan and for establishing appropriate Vegetation Protection Zones (“VPZ”) within 120 metres of a natural heritage feature within the *Protected Countryside*.

Policy 3.2.5.5. states “a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone which:

- a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and,

where possible, restore or enhance the feature and/or its function; and

- b) Is established to achieve and be maintained as natural self-sustaining vegetation.”

SLR has prepared a European Larch Plantation Assessment (February 6, 2024) and revised EIS (May 14, 2026) that have reviewed the proposed development on potential impacts on existing natural features on the Subject Site. These investigations have identified a 10-metre VPZ as most appropriate for protecting these features, specifically the white pine plantation. This VPZ will achieve and maintain natural, self-sustaining vegetation within its limits, and is of sufficient width to protect the natural heritage features from proposed changes and future activities associated with the proposed development.

4.3.2 Settlement Areas

According to section 3.4.1 of the Greenbelt Plan, “*settlement areas within the Greenbelt support and provide significant economic, social and commercial functions to prime agricultural areas and rural lands*” and “*this Plan envisions that they continue to evolve and grow in keeping with their rural and/or existing character*”. More specifically, “*Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside*” and “*are the focus of development and related economic and social activity.*”

While the PPS 2024 came into effect October 20, 2024, which was intended to replace the PPS 2020 and Growth Plan, so did Amendment No. 4 to the Greenbelt Plan. Amendment No. 4 states that references to the PPS and Growth Plan (in the Greenbelt Plan) are a reference to the PPS 2020 and Growth Plan (2019), respectively. Further, the policies in the PPS 2020 and Growth Plan will continue to apply where the Greenbelt Plan refers to them to maintain existing protections for the Greenbelt following the revocation of these policy documents.

The Subject Site is located within Alton, identified as a Town/Village in the Greenbelt Plan. Policy 3.4.3.1 states “Towns/Villages are

subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.” As reference to the PPS is not stated, it is TBG’s opinion that the Provincial Policy Statement 2020 (“PPS 2020”) does not apply to a decision on the Draft Plan of Subdivision. However, despite PPS 2024 replacing the Growth Plan, the relevant policies of the Growth Plan continue to apply.

The proposed development is in conformity with the Greenbelt Plan as the Subject Site is designated *Towns/Villages* and governed by the policies of the Peel Regional and Town of Caledon Official Plans. By providing housing that fits into the local rural character, the proposal reflects the important role that *settlement areas* within the Greenbelt play in supporting commercial functions and *prime agricultural areas*.

4.4 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2006) (also referred to as the “Growth Plan”) was approved under the authority of the *Places to Grow Act, 2005* by the Lieutenant Governor in Council of the Province of Ontario and came into full force and effect on June 16, 2006. Amendment 1 to the Growth Plan came into effect on August 28, 2020, replacing the Growth Plan from 2019. The in-force Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including direction on where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation (1.2.1). The Growth Plan carries forward many of the principles and policies of the PPS relating to transit, land use and conservation. The Subject Site is located in the Greenbelt Area identified in the Growth Plan (**Figure 12**).

4.4.1 Planned Growth

Section 2.1 of the Growth Plan states that “better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification”. While much of its focus on intensification centres on Urban Growth Centres, the plan “recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the GGH”. Policy 2.2.1.2.b outlines that growth will be limited in settlement areas that are rural settlements, are not serviced by existing or planned municipal water and wastewater systems or are located in the Greenbelt Area.

Section 2.2.6 of the Growth Plan outlines policies in relation to housing. Policy 2.2.6.1 requires that municipalities support housing choice through the achievement of the minimum intensification and density targets in this plan by identifying a diverse range and mix of housing options and densities, among other goals.

While growth in rural and greenbelt areas is limited, it still represents a relevant part of intensification in the Greater Golden Horseshoe, given the important role that rural towns and villages play in the broader economy, as per section 2.1 of the Growth Plan. The proposed development contributes to goals around providing a range of housing options within *settlement areas* by providing additional housing that makes use of existing water servicing and public facilities while respecting the rural character at an appropriate scope.

4.4.2 Water, Wastewater and Stormwater Management

Sections 3.2.6 and 3.2.7 includes policies for water and wastewater systems and stormwater management. Municipal water and wastewater systems are to be planned by prioritizing opportunities for optimization and improved efficiency within existing systems and so that the system will serve growth in a manner that supports

achievement of the minimum intensification targets of this plan (Policy 3.2.6.2.a, b). Additionally, pursuant to Policy 3.2.7.2, proposals for large-scale development proceeding by way of plan of subdivision will be supported by a stormwater management plan or equivalent that:

- a) *is informed by a subwatershed plan or equivalent;*
- b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.*

The proposed development supports optimization and efficient use of the existing municipal water system within the Alton settlement area in order to meet intensification targets. Further, while not large-scale in nature, the proposal development includes plans for stormwater management. A Functional Servicing Report (“FSR”) has been prepared by Valdor Engineering Inc., in support of the proposed development. The FSR reviews the water servicing, wastewater servicing, storm conveyance system, stormwater management, site water balance, grading, erosion and sediment control, and utilities. For further details, refer to Section 5 of this report.

4.4.3 Protecting What is Valuable

Section 4.2 of the Growth Plan includes policies for protecting what is valuable. While the majority of policies focus on the Natural Heritage System, Key Hydrologic Features and Areas and Key Natural Heritage Features outside of settlement areas, Policy 4.2.2.6 states that “beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:

- a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and
- b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.”

Further, Policy 4.2.7.1 requires cultural heritage resources to be *conserved* “in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”

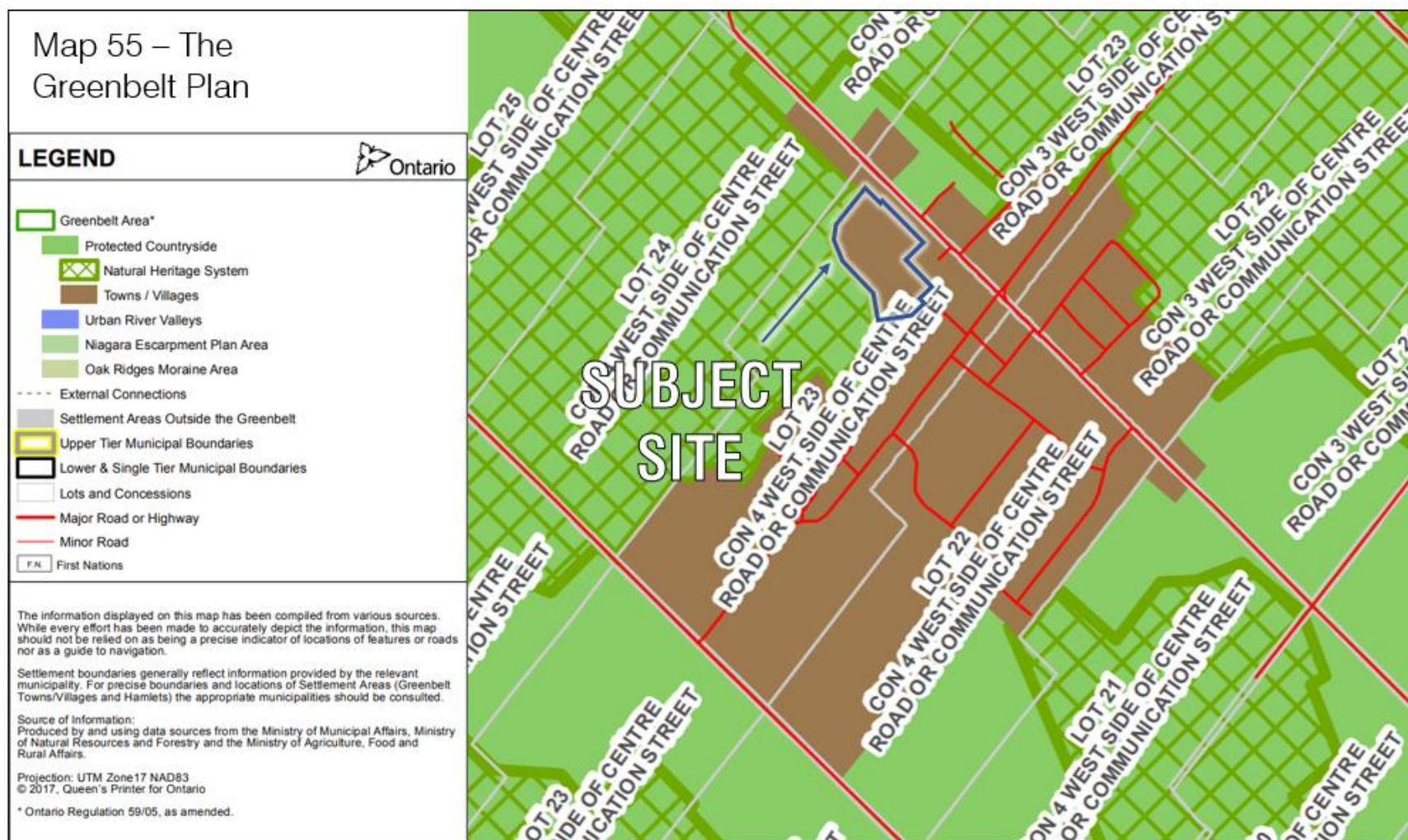
The proposal seeks to protect natural heritage features through the recommendations outlined in the Environmental Impact Study (“EIS”) prepared by Palmer and summarized in Section 5 below. As outlined in the below sections, the EIS draws from relevant Regional and local criteria to outline *Core Woodland* areas in order to inform the limit of development. Further, a conservation easement is proposed for portions of the site to further protect natural heritage resources. Finally, a Cultural Heritage and Impact Statement (“CHIS”) has been prepared by WSP Canada Inc. and a CHIS Addendum by Biglieri Group which provide recommendations for reducing impacts to adjacent heritage properties.

Figure 12 – Location of Subject Site in the Growth Plan



Source: Growth Plan for the Greater Golden Horseshoe, 2020

Figure 13 – Location of Subject Site in the Greenbelt Plan



Source: Province of Ontario.

4.5 Region of Peel Official Plan (2022)

The new Region of Peel Official Plan (“Regional OP”) was approved with modifications by the Minister of Municipal Affairs and Housing, through the Minister’s Notice of Decision on the Plan dated November 4, 2022.

The Regional OP provides Regional Council with a long-term policy framework for decision making. It sets the Regional 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. The Subject Site is designated as *Core Areas of the Greenlands System* on Schedule C-2 (**Figure 14**) and *Rural Settlement Area* on Schedule D-1 – *Rural System* (**Figure 15**) in the Regional OP. It is further designated *Village* under the Greenbelt Plan Area Land Use Designations on Schedule B-5 (**Figure 16**). Finally, Schedule E-3 *Growth Plan Policy Areas* identifies the subject site as within a *Rural Settlement Area* in the Growth Plan Policy Areas in Peel on Schedule E-3 (**Figure 17**).

4.5.1 Greenbelt Plan

Section 2.12 of the Regional OP provides policy direction for areas within the Greenbelt Plan. Policy 2.12.8 stipulates that within the Greenbelt Plan Area all applications under the Planning Act and related acts are required to conform to the provisions of the Greenbelt Plan. As discussed in Section 4.4, the proposed development is in conformity with the Greenbelt Plan.

4.5.2 Greenlands System in Peel

Section 2.14 of the Regional OP outlines objectives and policies relating to the *Greenlands System* in Peel. Schedule C-1 identifies the Subject Site as containing parts of the *Greenlands system*. The Greenlands system contains *Core Areas*, *Natural Areas* and

Corridors, *Potential Natural Areas and Corridors*, *key natural heritage features* (as established/identified within the Growth Plan and Greenbelt Plan) and other component feature types. The Subject Site partially contains areas considered *Core Areas* to the Greenlands System (Schedule C-2). Development and site alteration is only permitted in accordance with the policies of the Regional OP (per Policy 2.14.7), with Policy 2.14.8 stating the intent to “maintain, restore and improve the diversity and connectivity of natural heritage features and areas within the Greenlands System’s components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

Policy 2.14.10 outlines that refinements to the Greenlands System boundaries made in accordance with the policies of Regional OP and the applicable provincial plans will not require an amendment to this Regional OP. Further, local official plans may incorporate refinements to the Greenlands System *Core Areas* in accordance with the interpretation policies of Section 7.3, to reflect existing local natural heritage systems and refinements made through approved development applications.

It is the policy of Regional Council to define the *Core Areas of the Greenlands System* in Peel as a number of features (Policy 2.14). *Core Areas* include features such as c) *woodlands meeting one or more of the criteria for Core Area woodland in Table 1 of the Regional OP*.

Policy 2.14.15. prohibits development and site alteration within the *Core Areas of the Greenlands System*, provided some exceptions, including for minor development and minor site alteration (Policy 2.14.15 e). Minor development in the Regional OP is defined as ‘development, which, due to its scale or intensity, can demonstrate no significant incremental or cumulative impacts on the landform, features or ecological functions of the Greenlands System in Peel, as set out in further detail in the area municipal official plans’.

The exceptions of Policy 2.14.15 are expanded upon in Policy 2.14.16. These exceptions are permitted, provided that:

- a) *the exceptions are permitted in accordance with the policies in an approved local municipal official plan or the Niagara Escarpment Plan, where applicable;*
- b) *any development and site alteration will not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions and that:*
 - i. *there is no reasonable alternative location outside of the Core Area and the use, development or site alteration is directed away from the Core Area to the greatest extent possible;*
 - ii. *if avoidance of the Core Area is not possible, the impact to the Core Area feature is minimized;*
 - iii. *any impact to the Core Area or its functions is mitigated through restoration or enhancement to the greatest extent possible; and*
 - iv. *where ecosystem compensation is determined to be appropriate and feasible, including for essential infrastructure, it may be considered in accordance with local municipal or conservation authority ecosystem compensation guidelines.; and*
- c) *within significant wetlands and significant coastal wetlands the above exceptions may only be considered in accordance with federal and provincial legislation, regulations and policies (e.g. Conservation Authorities Act); and*
- d) *when developing policies to allow the exceptions, the local municipalities may consider appropriate implementation tools including existing approval requirements and tools of other agencies.*

The European Larch Plantation is presently identified as a *Core Area*. As determined through the European Larch Plantation Assessment (2024) and revised EIS (2026) by SLR, this plantation is a candidate for exclusion from the *Core Areas* designation and should not be considered a *Core Woodland* (Significant Woodland) as established

in the Regional OP and Schedule C-2. As per Policy 2.14.10, an OPA is not required to refine the *Core Areas* boundary.

Measures to protect the refined *Core Area* - being the existing white pine plantation - include directing development/site alteration away to the greatest possible extent via a 10-metre Conservation Easement in line with the recommended VPZ and Stewardship Covenant. Furthermore, the proponent is open to exploring opportunities for ecological compensation, if desired, pursuant to discussions with Town staff and identification of suitable locations.

Regarding woodlands more specifically, Policy 2.14.28 directs "local municipalities to define woodlands to include plantations and to evaluate them with the criteria in Table 1 and policies of Section 2.14 of the Regional OP. Plantations shall be identified as *Core woodland* if they are a naturalized plantation and they meet one or more criteria for *Core woodland* in Table 1. For the purpose of measuring woodland patch size when woodlands contain *Core woodland* and non-*Core* plantation communities, patch size shall be measured to include all contiguous woodland communities". Finally, Policy 2.14.39e) directs local municipalities to require environmental impact studies for development and site alteration within and on adjacent lands to the Greenlands System and to include policies for the protection of the Greenlands system.

The Subject Site includes *Core Areas of the Greenlands System*, as indicated on Schedule C-2 in the form of woodlands. The EIS prepared by SLR, dated May 14, 2026, recommends the European Larch Plantation should not be considered a Naturalized Plantation, with the exception of the Sugar Maple Regeneration Area. Therefore, the plantation can be considered for removal from the Region of Peel *Core Areas* mapping and the Regional Natural Heritage System and would not be considered a *Core woodland* (*significant woodland*) under Region of Peel policy. Hence, per the applicable definition of Policy 2.14.15e), the proposed development represents a form of *minor development* with no significant negative impacts to the landform, which minimizes impact to the *Core Area* feature. Areas which are affirmed by the revised EIS to be *significant woodlands* on the Subject Site include the remainder of the treed areas, which are dominated by native species. As such, this development represents an opportunity to maximize use of the

existing infrastructure and services within the settlement boundary while still conserving the significant features within the *Core Area*.

4.5.3 The Rural System

Section 5.7 outlines policies and objectives relating to the Rural System. Growth within the Rural System is to be directed “to the Palgrave Estate Residential Community, and the Rural Settlement Areas subject to the requirements of the Growth Plan, the Niagara Escarpment Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan, and giving consideration to community character, the scale of development and the availability of water and sewage services” (Policy 5.7.11).

Policy 5.7.18 outlines objectives and policies in relation to *Rural Settlement Areas* that are identified on Schedule D-1 and designated *Villages*, *Hamlets* and *Industrial/Commercial Centres*. These areas are identified in local municipal official plans, the Niagara Escarpment Plan, the Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan. *Villages* are vibrant communities that predominately provide low density housing and services to the surrounding area.

Objectives for *Rural Settlement Areas* in the Regional OP include preserving and enhancing the distinct character, cultural attributes and historical heritage of rural settlements while adding to the diversity of lifestyle choices in the Rural system (Policies 5.7.18.1 & 5.7.18.2). It is the policy of the Regional Council to consider *development* in rural settlements, as designated in the Town OP, consistent with other policies in the Regional OP, and if applicable, Provincial plans such as the Greenbelt Plan and the Growth Plan (Policy 5.7.18.7).

4.5.4 Growth Management

Section 5.4 of the Regional OP focuses on Growth Management and intensification. Objectives include to “optimize the use of existing and planned infrastructure and services” (Policy 5.4.6), “to

intensify development on underutilized lands” (Policy 5.4.18.4), and “to optimize all intensification opportunities across the Region” (Policy 5.4.18.6).

As discussed, the Subject Site is located within a *Rural Settlement Area*. It represents part of a limited amount of undeveloped land available within the otherwise developed Alton Settlement Area. As such, it represents an underutilized parcel that should be intensified at a reasonable scope to ensure that growth in the Region makes proper use of existing services and infrastructure. This proposal supports these policies to appropriately guide intensification within the Region.

4.5.5 Housing

Section 5.9 of the Regional OP focuses on housing. It is the objective of the Region to provide for an appropriate range and mix of housing options, densities, sizes and affordable housing to achieve housing targets for the Region of Peel (Policy 5.9.2). Alongside local municipalities, Peel will maintain a supply of designated land for new residential *development*, *redevelopment* and residential *intensification* and to accommodate residential growth for a minimum of fifteen years (Policy 5.9.26 b)). Further, Policy 5.9.27 directs the Region to collaborate with local municipalities and other stakeholders including conservation authorities and the building and development industry and landowners to encourage new residential development, redevelopment and intensification in support of policies promoting compact forms of development and residential intensification.

The proposed development represents an appropriate balance between the need to provide new housing for Peel residents within appropriate areas while maintaining efficient and environmentally sensitive use of land. As discussed, the proposed development makes use of partially serviced land that is located near relevant services to address housing needs. At the same time, through the scope and siting of the housing, and the inclusion of the conservation easement, it recognizes the natural value of the land and takes steps to foster efficient and environmentally sensitive use.

4.5.6 Services

Section 6.5 of the Regional OP focuses on water and wastewater services. It is an objective “to provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities” (Policy 6.5.1).

Policy 6.5.6 requires proponents of development applications where there is no municipal servicing to provide a comprehensive assessment of alternative methods of providing water and sewage servicing for the proposed development to ensure groundwater quality and quantity is protected, natural heritage features are protected, is financially feasible and is suitable to site and community characteristics.

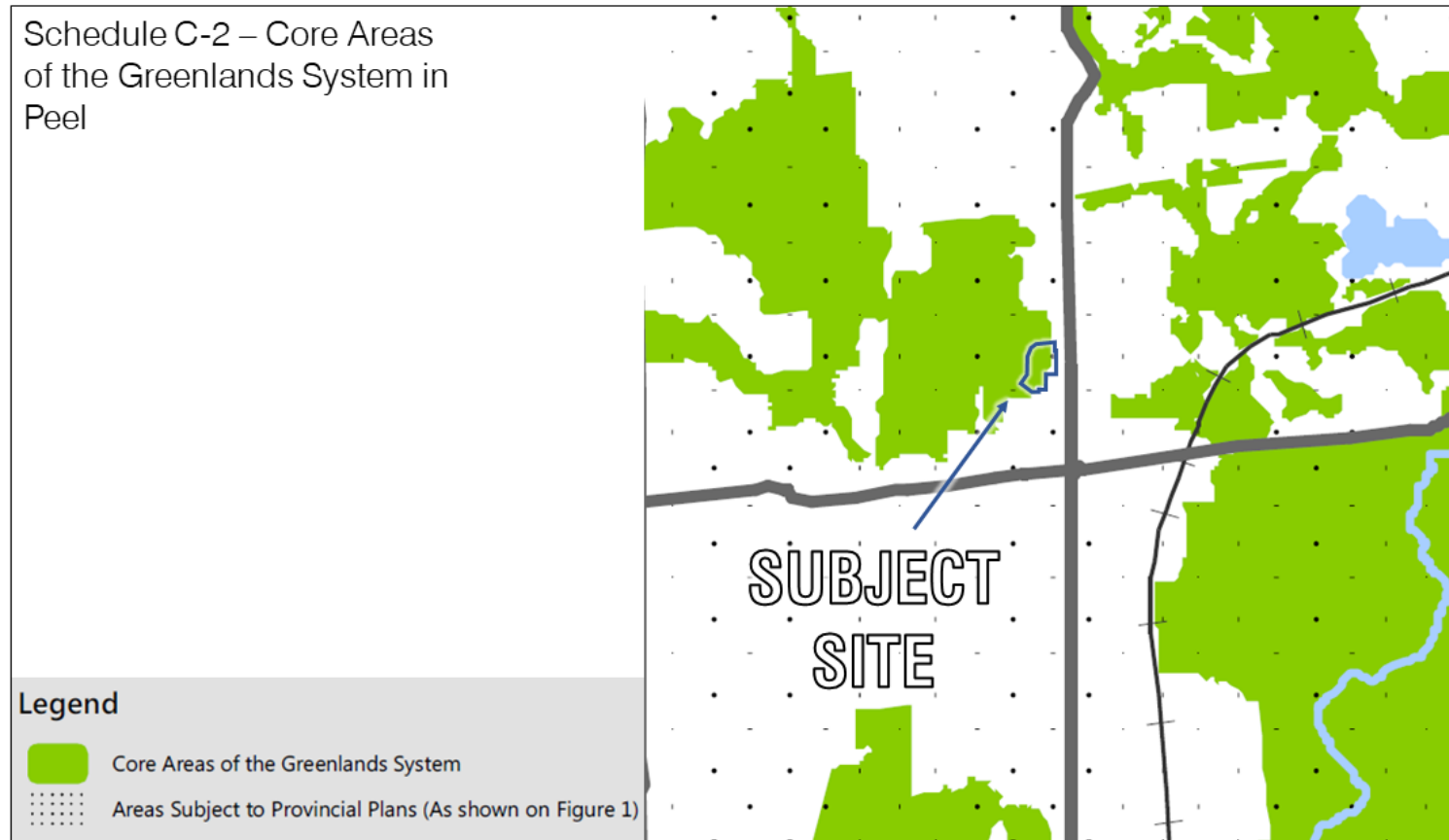
Policy 6.5.10c) specifies that within existing partially serviced *Rural Settlement Areas* partial servicing is allowed “for infilling and minor rounding out of existing development on partial services provided that the servicing would represent a logical and financially viable connection and site conditions are suitable for the long-term provision of such services with no negative impacts”.

As per the requirements around partial servicing, the proposed development represents an appropriate use of partial servicing, given it is an instance of minor intensification within a *Rural Settlement Area* already containing partial servicing.

The proposed development conforms to these policies that direct growth in the region to appropriate locations, including *Rural Settlement Areas*. A Hydrogeological Investigation, prepared by Palmer, and a Functional Servicing Report prepared by Valdor Engineering Inc. inform and support the use of partial servicing on this site. Both reports are summarized in Section 5 below. Further, in providing additional housing options in the Alton settlement area, while seeking to uphold local character, this development further supports rural settlement objectives to preserve and enhance the distinct character and attributes of rural settlements while adding to the diversity of lifestyle choice. A Cultural Heritage and Impact

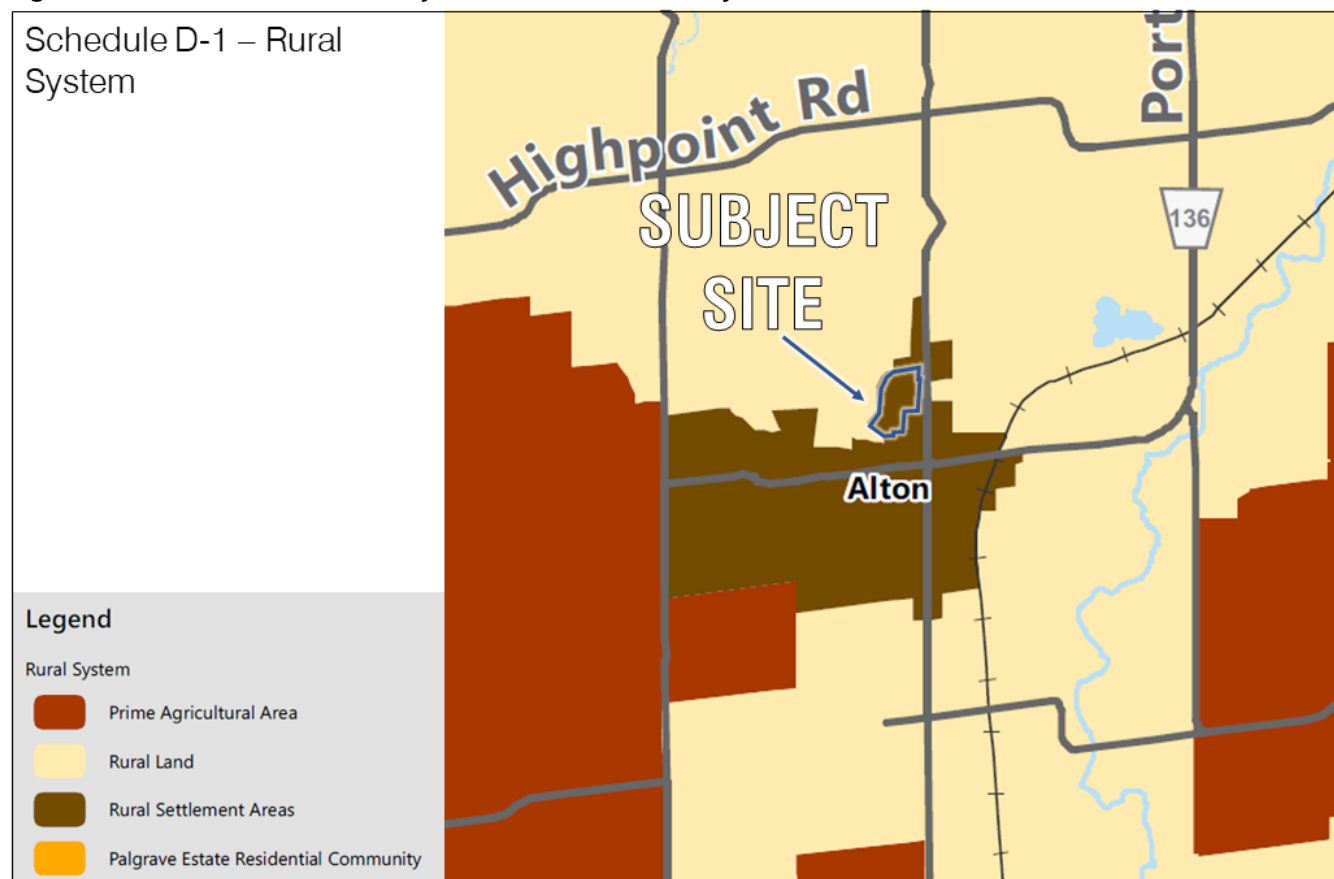
Statement (“CHIS”) prepared by WSP Canada Inc. and CHIS Addendum by Biglieri provide recommendations for reducing impacts to adjacent heritage properties. As discussed, this proposal is in conformity with other relevant plans, including the Growth Plan, Greenbelt Plan and the Town of Caledon Official Plan.

Figure 14 – Location of the Subject Site in the Core Areas of the Greenlands System in Peel



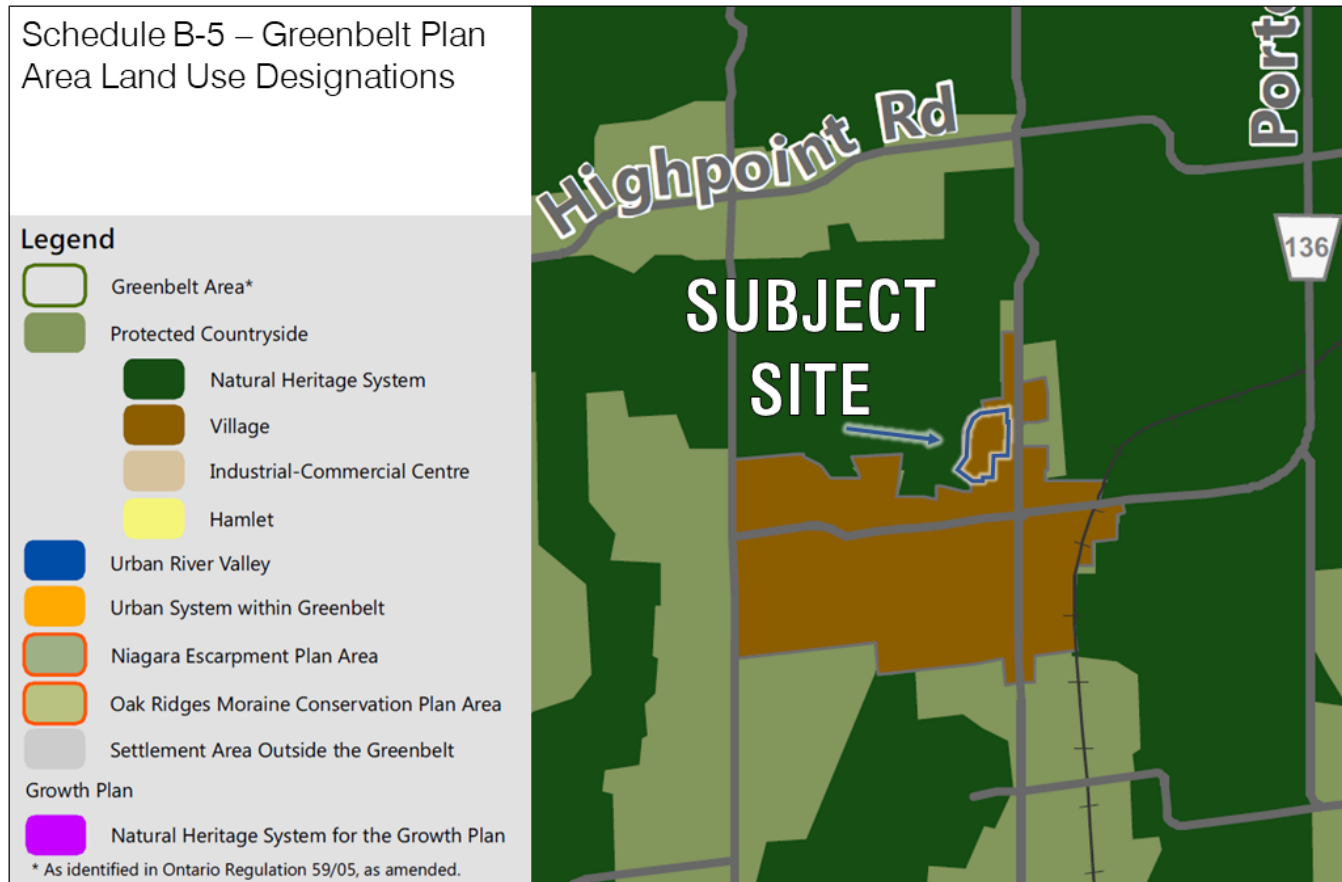
Source: Region of Peel Official Plan, 2022

Figure 15 – Location of the Subject Site in the Rural System



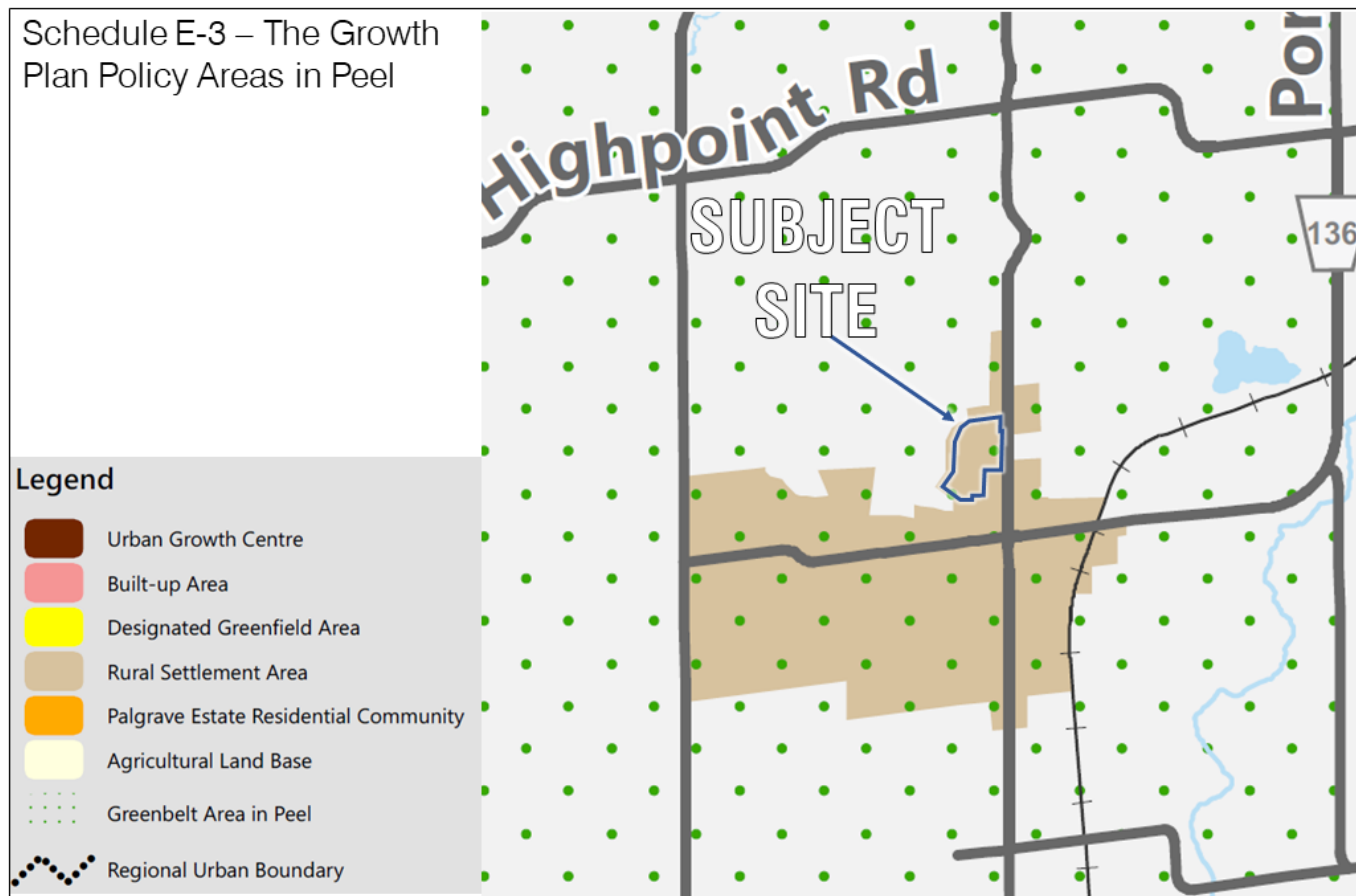
Source: Region of Peel Official Plan, 2022

Figure 16 – Subject Site in the Greenbelt Plan Area Land Use



Source: Region of Peel Official Plan, 2022

Figure 17 – The Subject Site in The Growth Plan Policy Areas in Peel



Source: Region of Peel Official Plan, 2022

4.6 Town of Caledon Official Plan (2025)

The new Town of Caledon Official Plan ("Town OP") came into effect in October of 2025 following approval by the Minister of Municipal Affairs and Housing. The Town OP provides the long-term land use vision for the Town of Caledon to 2051. This includes coordinating growth and infrastructure to ensure development is accommodated responsibly and establishes a clear policy framework for informed planning decisions. The Town OP conforms with the Provincial Planning Statement (2024), and the Region of Peel Official Plan (2024). Caledon is a lower-tier municipality within the Region of Peel, located in Ontario's Greater Golden Horseshoe.

The Subject Site is located within the Community of Alton, identified as a *Village* in the Urban System ("Village of Alton" or "Alton Village"). The following land use designations and overlays apply to the Subject Site per the 2025 Town OP:

- Schedule B1 - Town Structure: *Natural Features and Areas* (Figure 18).
- Schedule B2 - Growth Management: *Alton Rural Settlement Area* (Figure 19)
- Schedule B3a - Land Use Designations Greenbelt Plan and Natural Heritage System: *Towns and Villages* (Figure 20)
- Schedule D1 – Natural Environment System: partially within *Natural Features and Areas* (Figure 21)
- Schedule D7 - Wellhead Protection Areas: within/on top of an Aquifer with a vulnerability score of 2-6 ("Alton #3 & 4A")
- Schedule E2 – Alton: *Villages and Hamlets* and *Natural Features and Areas* (Figure 22)

It is noted Queen Street West and Main Street are identified for a 26-metre Right-of-Way width on Schedule E2.

4.6.1 Growth Management

Section 4.1 of the Caledon Official Plan outlines policies related to growth management and growth forecasts. Table 4-1 highlights a

population growth forecast from 81,000 in 2021 to 200,000 in 2041, and 300,000 by 2051. Growth will generally be limited outside of the Urban System, with some infill development to occur within rural settlement areas in accordance with Part E of the Town OP (Policy 4.1.2).

The proposed development allows for an increase in housing within the Alton community that promotes a more efficient use of land. Additionally, the creation of the proposed residential lots will add to the existing housing stock in the Alton area and provide a greater diversity of housing options with a variety of lot sizes.

Policy 4.4.3 stipulates that the Town's Growth Management and Phasing Plan will sequence development to ensure the substantial completion of new community and employment areas before additional lands are made available for development. It also requires that designated growth areas be planned and zoned to support complete communities, protect the natural heritage and water resource systems, and ensure that necessary infrastructure is appropriately scheduled, financed, and delivered in a manner that is feasible, efficient, and financially sustainable for both the Town and the Region of Peel.

In accordance with the direction set out in Policy 4.4.3, the proposed development ensures the creation of a more complete community within Alton. The development introduces a greater mix of dwelling typologies while partly utilizing existing municipal infrastructure. With regards to the protection of natural heritage features, a supporting EIS has been prepared and finds that the proposed development is environmentally feasible and would not result in a negative impact to the identified natural heritage features provided that the recommended mitigation measures are implemented.

4.6.2 Natural Environment Systems

Section 13 of the Town of Caledon Official Plan establishes policies for the Natural Environment System, with objectives to protect, restore, and, where possible, enhance the diversity, connectivity,

ecological function, and biodiversity of natural features and areas across the Town (Policy 13.1). These objectives recognise the system's important role in climate change mitigation and require that development be carefully designed to avoid impacts, or where avoidance is not possible, minimise and mitigate impacts through appropriate setbacks, buffers, and restoration measures. Schedule D1 identifies the Subject Site as containing Natural Features and Areas.

Pursuant to Policy 13.3.3, development within *Natural Features and Areas* is generally prohibited except for limited uses such as environmental management facilities, essential infrastructure, passive recreation, or minor development. As per Policy 13.3.4, any permitted development must demonstrate no negative impacts on the feature or its ecological functions, confirm there is no reasonable alternative location, direct development away from natural features where feasible, minimise impacts, and mitigate through restoration or enhancement to the greatest extent possible. Ecosystem compensation may be considered where appropriate. Policies 13.3.4 and 13.3.5 further highlight that development is not permitted within certain Provincially protected key natural heritage and hydrologic features, including Provincially Significant Wetlands.

The revised Environmental Impact Study ("EIS") prepared by SLR (formerly Palmer), dated May 14, 2026, concludes that the European Larch Plantation, with the exception of the Sugar Maple Regeneration Area, does not meet the criteria for a Naturalised Plantation and therefore does not qualify as a Core Woodland (Significant Woodland) under the Region of Peel Official Plan. Instead, it is most appropriately characterised as *Supportive Natural Systems and Natural Linkages* under Section 13.2 of the Town OP. The small Eastern White Pine Plantation (0.18 ha) east of the European Larch Plantation is similarly not considered a constraint to development; assuming removal of the European Larch Plantation, it is functionally separated from the broader woodland system and is not of sufficient size to qualify as a Core or Significant Woodland. The remaining treed areas on the Subject Site, which are dominated by native species such as Eastern White Pine, constitute the *Significant Woodlands* and are being retained.

As per Policy 13.9.1, the Town OP has established buffers from components of the Natural Environment System. As outlined in Table 13-3 of the Town OP, *woodlands* require a buffer between 10 and 20 metres. *Significant woodlands* require a buffer of 20 metres.

The White Pine plantation is part of a broader *significant woodland* that extends beyond the Subject Site. A 10-metre buffer is proposed from the White Pine, as recommended by SLR in their EIS. This buffer is consistent with CVC buffers for woodlands and the Town of Caledon buffer for *Other Woodlands*. It is also deemed to be sufficient in this context, and takes into consideration the natural heritage features and functions to be protected and required buffer functions, as well as mitigation proposed for the buffer (SLR, 2026). Additional mitigation measures are provided in the EIS.

Notwithstanding the recommended buffer distance, an OPA is required and included in the application for the proposed development.

In accordance with Policy 13.12.4, *woodlands* and plantations are evaluated using Region of Peel criteria, with only naturalised plantations meeting specific thresholds qualifying as *Core Area Woodlands* (Policy 13.12.4a). Plantations established for production purposes or short-rotation harvest, or those lacking restoration objectives, are excluded (Policy 13.12.4b), as are woodlands dominated by invasive or non-native species where supported by site-specific ecological analysis (Policy 13.12.4c). Development may be permitted in *woodlands* that are not identified as *Natural Features and Areas* or *Supporting Features and Areas* (Policy 13.12.4d), provided ecosystem integrity is maintained.

Consistent with these policies and the findings of the EIS, the proposed removal of the European Larch Plantation will not negatively impact the ecological integrity, connectivity, or function of the retained natural heritage features. The European Larch plantation does not function as a *Core Woodland*, is largely non-native in composition, and its removal does not compromise the viability of the adjacent native woodland system. The proposed development is located outside the remaining *Woodland Core Areas*, ensuring that *Significant Woodlands* and their ecological functions

are protected and maintained in conformity with Section 13 of the Official Plan.

The proposed development has also been evaluated as it concerns Core Woodlands, which are identified on the Subject Site as the Eastern White Pine plantation. The policies of Section 13.12.5 provide the criteria for reclassifying Significant woodlands. The Criteria and responses from SLR are provided in **Table 1**:

Table 1 – Significant Woodlands Reclassification

<i>13.12.5 The ecological functions of some significant woodlands or other woodlands in the Urban System may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native woodland in an urban setting. In these circumstances, consideration can be given to reclassifying all or a portion of such a significant woodland or other woodland as a cultural and regenerating woodland. A significant or other woodland can be classified as a cultural and regenerating woodland if all of the following are met:</i>	
<i>a) the woodland is less than two hectares in size;</i>	SLR: No
<i>b) the removal of a portion of woodland will not result in a negative impact to the ecological functions of the remaining portion;</i>	SLR: Yes
<i>c) there are no other important ecological functions that the woodland provides (e.g., critical function zone for wetlands, etc.);</i>	SLR: Yes
<i>d) the woodland is not identified as another component of the natural environmental system (e.g., significant wildlife habitat, linkage, enhancement area, buffer);</i>	SLR: Yes
<i>e) the canopy is dominated by invasive, non-native species including, but not limited to: Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, Black Locust and White Poplar, or any combination thereof;</i>	SLR: Yes
<i>f) the area was not treed approximately 25 years ago as determined through air photo interpretation or other suitable techniques;</i>	SLR: No
<i>g) the soil is deemed to preclude the development of a native woodland; for example: soil that is degraded, soil that is compacted, the topsoil has been removed, soil displaying substantial erosion</i>	SLR: No.

<i>from over-use and/or the woodland is regenerating on fill or spoil that was introduced to the site;</i>	
<i>h) there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands; and,</i>	SLR: Yes
<i>i) the woodland provides limited social values (e.g., does not contain sanctioned trails, nor currently provides organized research or educational opportunities).</i>	SLR: Yes

The criteria of Policy 13.12.5 provide a comprehensive means of evaluating re-designation of a Significant woodland to cultural woodland. While this redesignation is supported by SLR's EIS (May 14, 2026), the proposed development does not fulfill all nine criteria of Policy 13.12.5. In specific, the European Larch Plantation fails to satisfy criteria a), f), and g), and is contended to satisfy criteria e). It is acknowledged that any proposed conversion to Cultural Woodland must fulfill all of these criteria to be considered, including for that upon the Subject Site. For these reasons the proposed development is pursuing an Official Plan Amendment to provide relief from the specific criteria that are not met and to implement the findings of the EIS that support redesignation.

Policy 13.12.6 states "if it has been determined, through the completion of an environmental impact study, that a *woodland* has met all of the criteria in Policy 13.12.5. to be reclassified as a cultural and regenerating *woodland* to the satisfaction of the Town, the removal of the treed area, or a portion thereof, may be permitted subject to preparing a *woodland* enhancement plan that demonstrates an enhancement in *woodland* area is achieved, either on the same property or in a reasonable proximity."

The owner is open to discussing an appropriate enhancement plan with the Town and/or Credit Valley Conservation, to be determined as part of detailed design.

4.6.3 Cultural Heritage

Section 6.3 of the Town OP includes objectives and policies for cultural heritage resource conservation. The Subject Site is located adjacent to two properties designated under Part IV of the Heritage Act (55 John Street, containing the “Ward-Dods-Millcroft House” and “Millcroft Inn”, and 1402 Queen St with the “Alton Mill”). The Site is also adjacent to a handful of listed non-designated properties (under section 27 (3) of the Heritage Act). The Subject Site is also located within the boundaries of the Alton *Cultural Heritage Landscape* (CHL) as per Figure C3 - *Designated Cultural Heritage* in the Town OP and within the recommended boundary of the *Alton Heritage Conservation District*, which is currently under study. This study identifies the topography of the Alton area (including the “Pinnacle” hill feature, and Shaw’s Creek + valley lands) as Natural features and Landscape elements with heritage attributes. Views from the Pinnacle are considered Views and Vistas with heritage attributes.

As per Policy 6.3.4, a cultural heritage evaluation report, heritage impact assessment and/or archaeological assessment may be required where development is proposed.

- a) *on, adjacent to, or in the immediate vicinity of, a designated heritage property;*
- b) *within, adjacent to, or in the immediate vicinity of, the boundaries of a heritage conservation district;*
- c) *within, adjacent to, or in the immediate vicinity of, a cultural heritage landscape; or,*
- d) *on a property listed on the Town’s Heritage Register.*

A Cultural Heritage Impact Statement (“CHIS”) was prepared by WSP Canada Inc., dated April 2022, as part of a DART submission to the Town of Caledon for a proposed development on the Subject Site. This report provides recommendations for reducing impacts to adjacent heritage properties. In addition, a Stage 1-2 Archaeological Assessment (“AA”) was prepared by Archaeoworks Inc. (August 2017) which encountered no or low archaeological potential during the Stage 2 assessment.

In support of the present applications for Official Plan Amendment and Draft Plan of Subdivision and to address DART comments from Town staff, a Cultural Heritage Impact Statement Addendum (“CHIS-A”) has been prepared by The Biglieri Group Ltd., dated May 1, 2026. The CHIS-A contains both an impact assessment and a series of mitigation & conservation recommendations in relation to the proposed development. These evaluate the direct and indirect impacts of the proposed development upon the subject site’s cultural heritage resources and provide recommended mitigation measures to reduce or minimize these impacts. The recommendations in the CHIS-A build off and supersede the recommendations from the 2022 CHIS by WSP.

The proposed development will incorporate the recommendations of the CHIS-A (May 2026) to the maximum feasible extent. The CHIS-A builds upon the findings of the CHIS (WSP, April 2022) to conclude the proposed development “demonstrates an appropriate relationship to its setting within the broader Alton and Environs CHL...”. Recommendations of the CHIS-A include, but are not limited to, contextual design considerations, landscape design recommendations, and open space/conservation measures that aid the identified cultural heritage resources of the subject site.

4.6.4 Housing

Section 9.2 of the Town OP outlines general policies related to housing and the supply of housing to achieve regional wide targets and diversifying the housing stock. Based on Provincial and Regional forecasting trends, the Town of Caledon will plan to accommodate 90,000 new residential units by the year 2051. To ensure this target is met with adequate housing supply, the Town must maintain at least a 15-year supply of land designated and available for residential development, redevelopment, and residential intensification (Policy 9.2.2). The Town OP also supports and allows for the creation of diverse housing typologies and tenures through local zoning by-laws where there is sufficient existing or planned infrastructure to ensure the efficient use of existing resources and public services (Policy 9.2.5). The Town will work with the Region to diversify the housing stock by increasing the proportion of higher-density housing forms in strategic growth areas and major transit station areas, targeting at least 50 percent

of new units as forms other than detached and semi-detached dwellings. Larger developments are encouraged to provide a balanced mix of two- and three-bedroom units to better accommodate families, while all new residential projects should include a variety of unit sizes and explore flexible and innovative housing types and tenures to support diverse household needs (Policy 9.2.6). Residential growth within the rural system shall be directed to rural settlement areas to maintain a contiguous agricultural system (Policy 9.5.1)

The proposed development represents an opportunity to utilize the existing infrastructure to contribute to the Town's range of housing options. This includes partial servicing through municipal water services, as well as local amenities including parks, a library, a school, and a fire hall. The moderate scale of the development, which includes 15 single detached estate lots, is in keeping with the predominate built form in the Village of Alton. With regards to the affordable housing policies within the Town OP, although the proposed development does not include affordable dwelling units specifically, the proposal introduces 15 new dwelling units within the rural settlement area of Alton that adds to the existing housing stock, while diversifying housing withing Caledon.

4.6.5 Rural System: Villages & Hamlets

The Subject Site is designated as within the Alton *Village* and is a *Rural Settlement Area* per Schedules B1 and B2 to the Town OP. Section 18 of the Town OP outlines policies for the Village of Alton. Objectives for the of villages include maintaining and enhancing the distinctive character, identity and rich heritage of the Village while permitting limited growth through infill and promoting the efficient use of existing and planned infrastructure and public service facilities (Policy 18.1).

Policy 18.2.1 states that "Permitted uses within the Villages and Hamlets will be subject to meeting servicing and other requirements as set out in this Plan. In general, growth in Villages and Hamlets will be limited to infill and minor rounding out of existing development and will be restricted to uses that are sustainable on

individual on-site sewage services and individual on-site water services or municipal water services, as the case may be". Policy 18.2.2 further states that "all new development will be appropriate to the infrastructure, which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this infrastructure and/or the provision of municipal water and sewer services."

The proposed development represents the infilling and 'rounding out' of the existing Village of Alton. The proposed development is appropriately scaled to existing infrastructure and will not require any unjustifiable or uneconomic expansion of servicing infrastructure. In accordance with the enclosed Functional Servicing Report ("FSR") by Valdor Engineering Inc. ("Valdor"), dated April 2026, the proposed development will be serviced by municipal water connected to the wells part of the *Caledon Village-Alton Drinking Water System*. Caledon's rural communities are serviced by individual private on-site sewage systems and will not require municipal wastewater infrastructure to facilitate the proposed development as individual private septic systems are proposed.

Policy 18.2.3 states "new development will be compatible with the existing uses and scale of the uses and built form within the Village or Hamlet and the natural environment. For each Village or Hamlet, it is important to recognize the distinct character and to ensure that future development is compatible with and enhances the existing character to foster a sense of place in each."

The proposed development is of a compatible scale with the existing uses and built form of the Alton community and is articulated to its context next to natural features. The proposed development seeks to enhance the character of the Alton community and is pursuing architectural styles compatible with the existing built character to maintain the existing sense of place.

Policy 18.3.1 outlines the permitted uses within in the *Villages and Hamlets* designation *include* residential dwellings and additional residential units in accordance with Part C of the Town OP.

The proposed development introduces 15 single-detached residential dwellings to the Alton Village, diversifying housing options with newer housing stock than has traditionally been available in the community.

4.6.6 Conformity Summary

In conclusion, the proposed development conforms to the *Growth Management, Climate Change, Cultural Heritage, Housing, and Rural System* policies of the Town of Caledon Official Plan (2025). The proposed development is generally in conformity with the Natural Environment System policies but does not fulfill the requirements of Policy 13.12.5. Accordingly, an Official Plan Amendment will be required to facilitate the proposed development, on a site-specific basis.

4.7 Planning Rationale (Official Plan Amendment)

The proposed Official Plan Amendment (“OPA”) serves to facilitate the proposed development by introducing a site-specific policy. The site-specific policy intends to reduce the required 20-metre buffer from a significant woodland prescribed in Policy 13.9.1 to 10 metres. Further, the site-specific policy intends on establishing certain criteria identified by Policy 13.12.5 as not applicable for the redesignation of the European Larch Plantation from Core Woodland to Cultural Woodland. A copy of the draft Official Plan Amendment is provided in **Appendix C**.

With respect to the required buffers for significant woodlands, the proposed 10-metre buffer is consistent with that of Credit Valley Conservation, and that of “other woodlands” in the Town OP. As previously noted, the EIS states “this buffer distance is deemed to be sufficient in this context, and takes into consideration the natural heritage features and functions to be protected and required buffer functions, as well as mitigation proposed for the buffer.”

The proposed development will have limited Impacts to the woodland with the Subject Site and proposed lots at the limits of

the Alton Settlement Area. With rear lots adjacent to the woodland, direct human impacts will be low with limited regular human intrusions. Additional impacts such as road noise area at greater distances than the buffers, and would not cause impacts on a notable scale (SLR, 2026).

The structure of the existing woodland vegetation and will remain with the conservation easement/stewardship covenant to be placed on buffer, The edge management mitigations proposed in Section 7.1.4 of the EIS would look to ensure that the buffer would remain functional post construction.

Additionally, a reasonable balance is achieved between achieving natural heritage protection and efficient land use planning objectives with the 10-metre buffer. These limits may also provide buffers for the Habitat of Endangered and Threatened Species and Wildlife Habitat as potential SAR bat habitat is considered marginal in the Study Area, and no wider VPZ were recommended for the SWH identified in Study Area (SLR, 2026).

With respect to Policy 13.12.5, Table xx provides a rationale for excluding certain criteria for the Subject Site.

Table 2 – Significant Woodlands Criteria Responses

TOWN OP (2025)	Response
<i>13.12.5 The ecological functions of some significant woodlands or other woodlands in the Urban System may be substantially compromised as a result of prior land use activity and as a result would be difficult to restore and/or manage as a native woodland in an urban setting. In these circumstances, consideration can be given to reclassifying all or a portion of such a significant woodland or other woodland as a cultural and regenerating woodland. A significant or other woodland can be classified as a cultural and regenerating</i>	The proposed OPA seeks to reclassify the European Larch plantation on the Subject Site as a cultural and regenerating woodland through a site-specific exception where 6 of 9 criteria of Policy 13.12.5 are satisfied. Criteria with respect to size, age and soil composition of the woodland limit full compliance, Through the support of the EIS by SLR, the proposed OPA allows for reclassification through the satisfaction of 6 of 9 criteria.

woodland if all of the following are met:	
a) the woodland is less than two hectares in size;	Criterion a) predicates upon the size of a subject woodland. The CUP3-6 plantation woodland is 2.58 hectares in size. The area to be removed is small in relation to the overall woodland, is at its margins, and adjacent to the developed area of Alton. The treed area proposed for removal is comprised of non-native species with limited opportunities for a native tree cover to be established. Based on the foregoing, the draft OPA proposes that this criterion shall not apply for the Subject Site.
b) the removal of a portion of woodland will not result in a negative impact to the ecological functions of the remaining portion;	Complies. Per the EIS, the adjacent White Pine woodland will not be impacted negatively. A conservation easement is further proposed to ensure stewardship of this woodland is maintained.
c) there are no other important ecological functions that the woodland provides (e.g., critical function zone for wetlands, etc.);	Complies. There is a limited potential for the development area to hold other ecological functions (SLR, 2026).
d) the woodland is not identified as another component of the natural environmental system (e.g., significant wildlife habitat, linkage, enhancement area, buffer);	Complies. There is a limited potential for the development area to hold other ecological functions. The Subject Site is also outside of the Natural Heritage System in the Greenbelt Plan area (SLR, 2026).
e) the canopy is dominated by invasive, non-native species including, but not limited to: Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, Black Locust and White Poplar, or any combination thereof;	Complies. the nearly complete tree canopy of non-native European Larch limits opportunities for establishment of native tree cover. The non-native nature of the dominant species (European Larch) and potential spread of invasive ground cover (e.g., Garlic Mustard) are also

	likely to present challenges to the ecological functions or biodiversity of nearby or adjacent native communities (SLR, 2026).
f) the area was not treed approximately 25 years ago as determined through air photo interpretation or other suitable techniques;	The Subject Site was devoid of trees in 1954, according to the earliest readily-available satellite imagery for Southern Ontario. While the actual year the European Larch were planted, it is understood to be several years after 1954. While it is recognized that the European Larch plantation existing 25 years ago, there is evidence of it being managed plantation. As evidenced by the EIS, there has been no naturalization taking place and unlikely to do so. Based on the foregoing, the draft OPA proposes that this criterion shall not apply for the Subject Site.
g) the soil is deemed to preclude the development of a native woodland; for example: soil that is degraded, soil that is compacted, the topsoil has been removed, soil displaying substantial erosion from over-use and/or the woodland is regenerating on fill or spoil that was introduced to the site;	The European Larch seed stock and invasive ground cover (e.g., Garlic Mustard) may present challenges to that development. Based on the foregoing, the draft OPA proposes that this criterion shall not apply for the Subject Site (SLR, 2026).
h) there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands; and,	Complies. The European Larch Plantation is not projected to follow a path towards natural succession for the foreseeable future. The nearly complete tree canopy of European Larch limits opportunities for establishment of native tree cover. The non-native nature of the dominant species (European Larch) and potential spread of invasive ground cover

	(e.g., Garlic Mustard) are also likely to present challenges to the ecological functions or biodiversity of nearby or adjacent native communities (SLR, 2026).
<i>i) the woodland provides limited social values (e.g., does not contain sanctioned trails, nor currently provides organized research or educational opportunities).</i>	Complies. As private lands, there are no identified social values associated with the Subject Site (SLR, 2026).

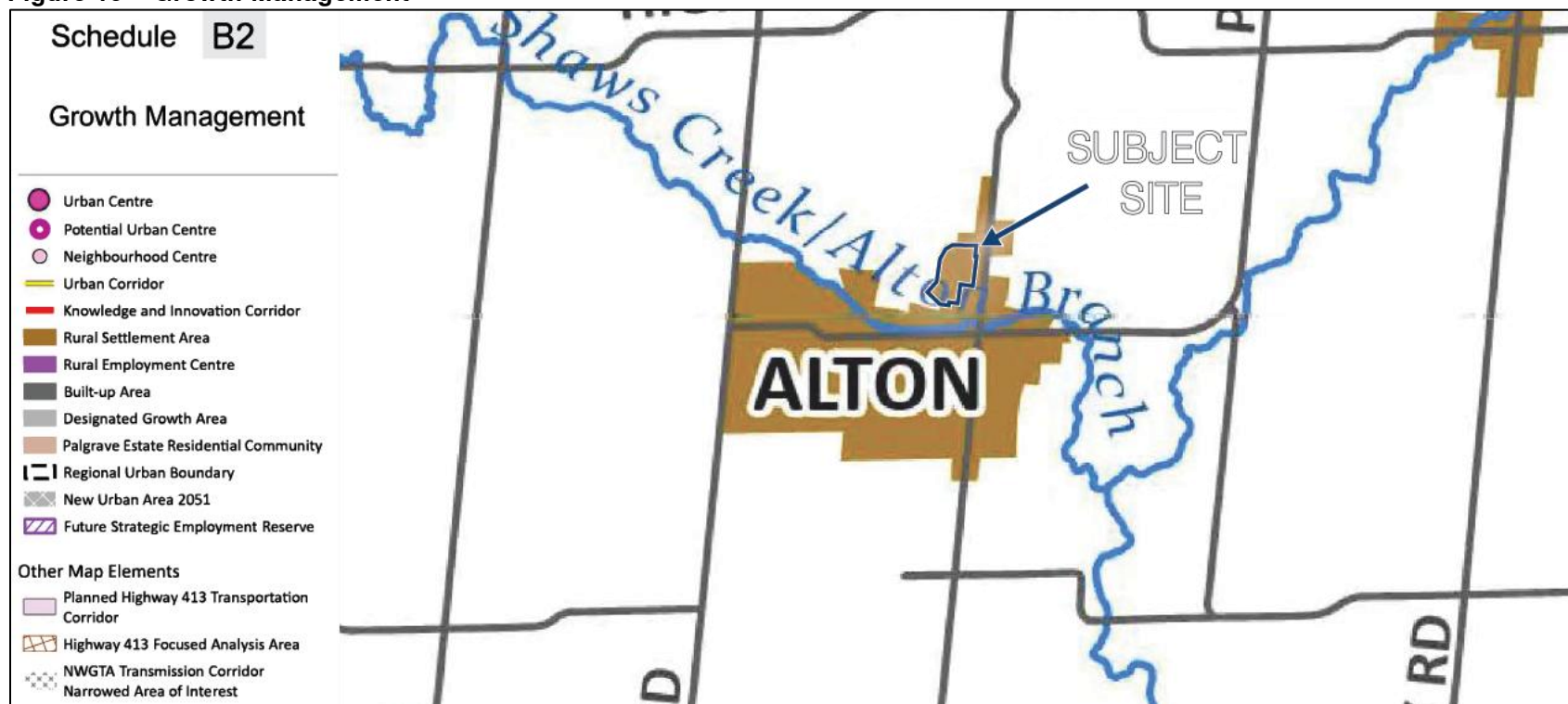
Policy 13.9 of the Town OP prescribes a minimum buffer of 20 metres from Significant Woodlands. A 10-metre buffer to the White Pine woodland is proposed for the Subject Site. As noted in Section 4.6.2, this buffer is consistent with CVC buffers for woodlands and the Town of Caledon buffer for *Other Woodlands*. It is also deemed to be sufficient in this context and takes into consideration the natural heritage features and functions to be protected and required buffer functions, as well as mitigation proposed for the buffer (SLR, 2026). Additional mitigation measures are provided in the EIS.

Figure 18 – Subject Site in the Town Structure



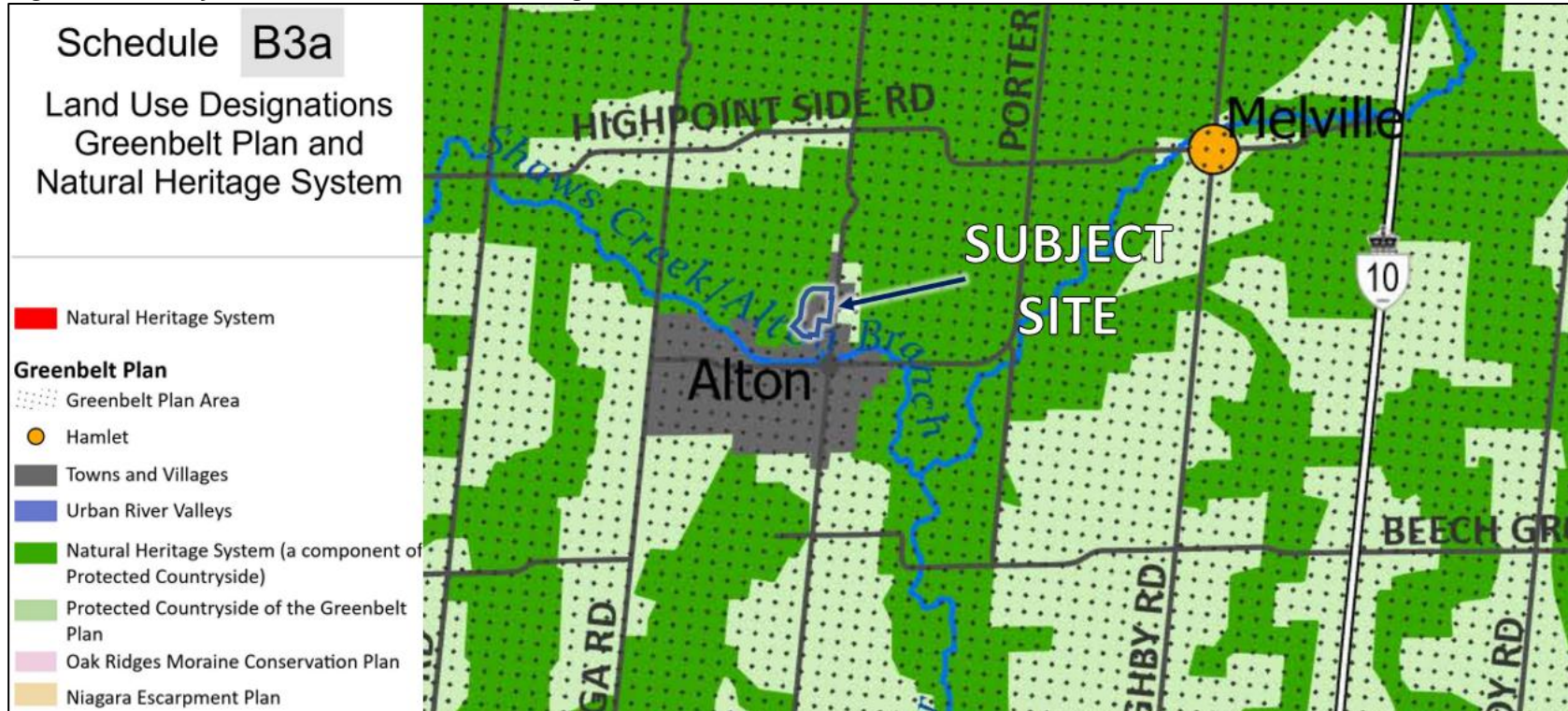
Source: Town of Caledon Official Plan, 2025

Figure 19 – Growth Management



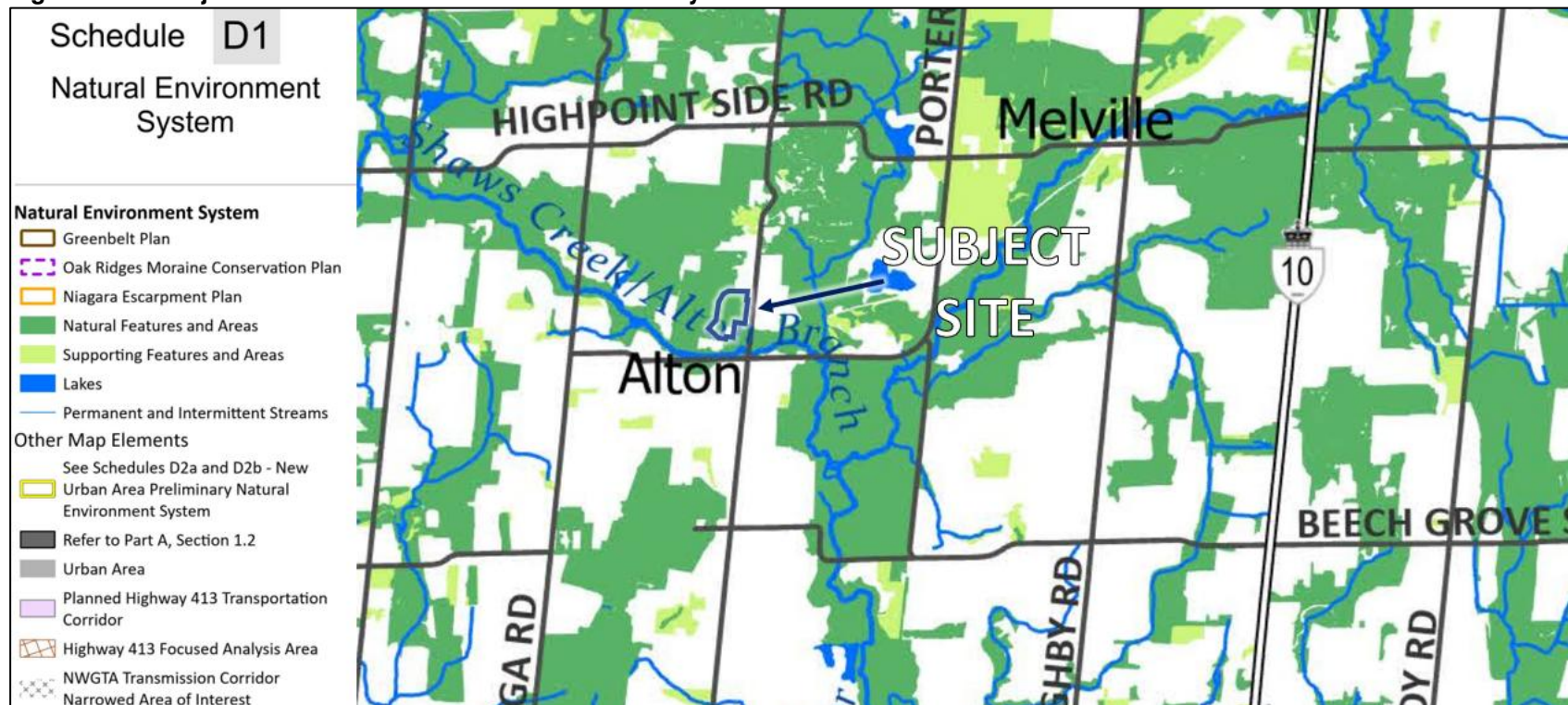
Source: Town of Caledon Official Plan, 2025

Figure 20 – Subject Site in the Land Use Designation Schedule



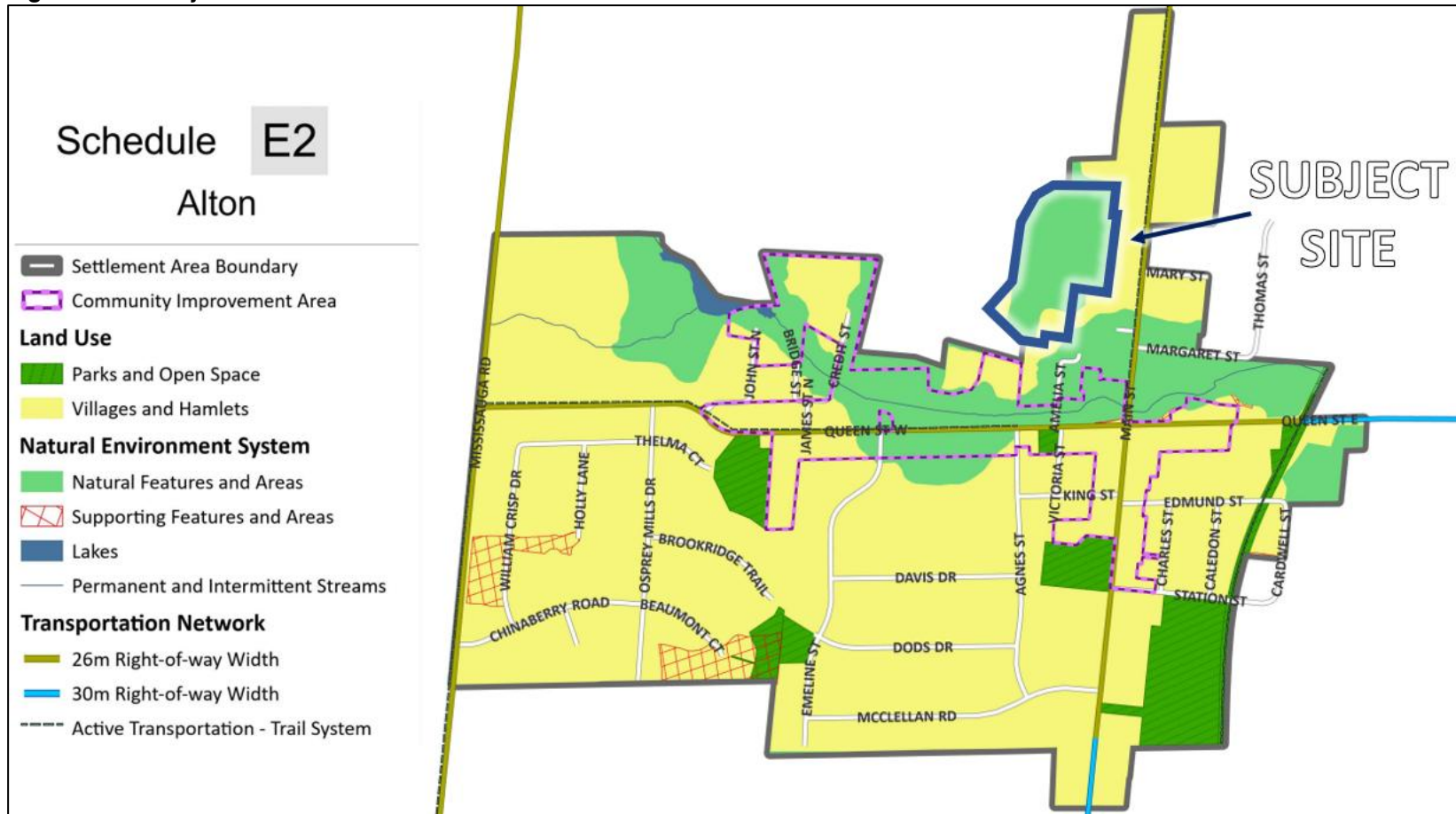
Source: Town of Caledon Official Plan, 2025

Figure 21 – Subject Site in the Natural Environmental System



Source: Town of Caledon Official Plan, 2025

Figure 22 – Subject Site in the Alton Land Use Schedule



Source: Town of Caledon Official Plan, 2025

4.8 Town of Caledon Zoning By-law 2006-50

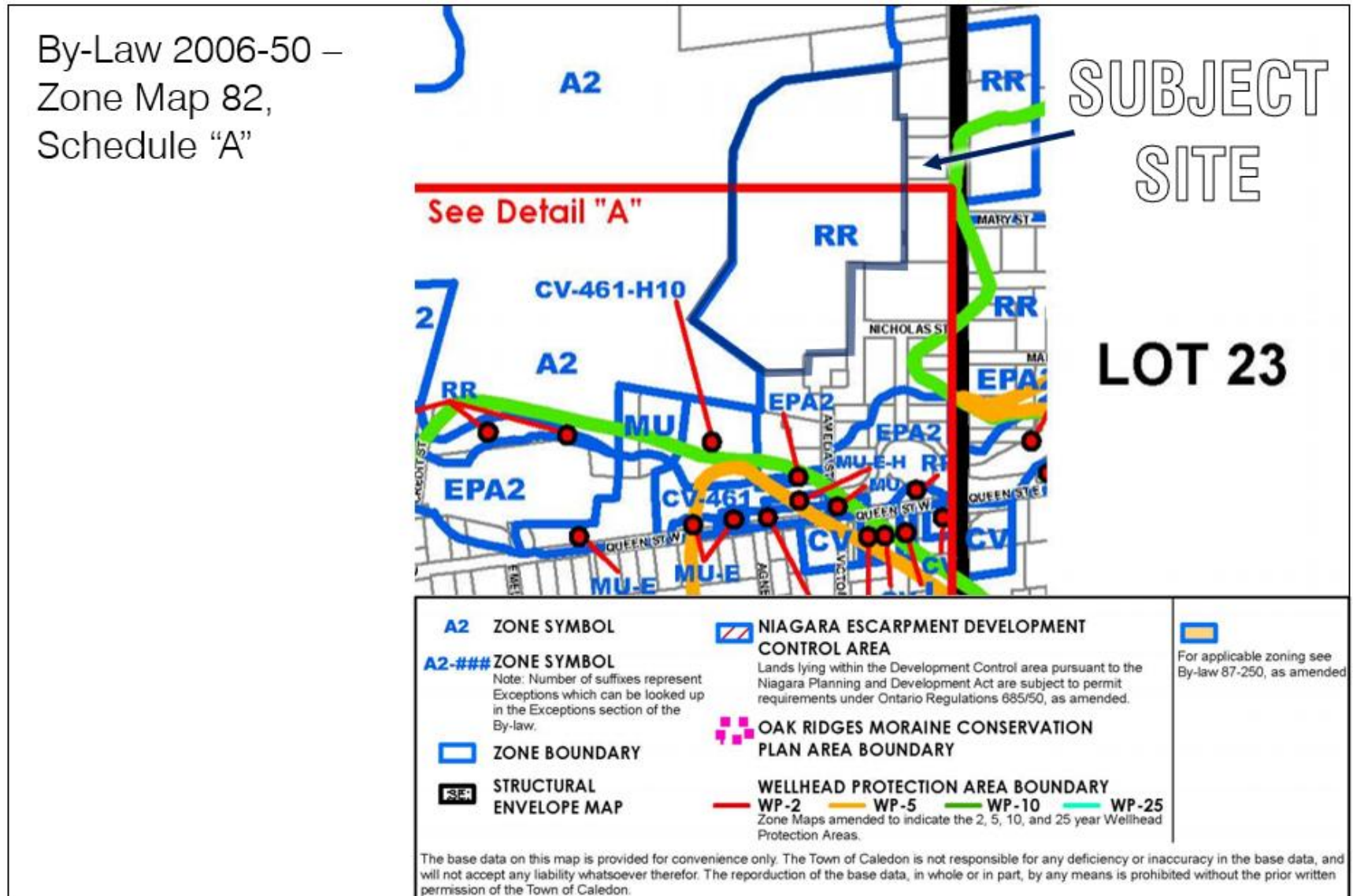
The Subject Site is subject to the Town of Caledon Zoning By-law 2006-50, as amended. The Subject Site is zoned *Rural Residential (RR)* (**Figure 23**). As per Table 6.1 of Zoning By-law 2006-50, permitted uses in the *Rural Residential Zone* include an accessory apartment, a bed and breakfast, private home day care, a detached dwelling, and a home occupation. Zoning regulations for the *Rural Residential Zone* are outlined in Table 6.2 of Zoning By-law 2006-50

The proposed development is in conformity with the current zoning as detached dwellings are proposed. The proposed lot areas and lot frontages meet the minimum as established in Table 6.2 (**Table 3**). All other zoning regulations will be met upon submission of future building permit applications.

Table 3 – Zoning Compliance

	RR Zone	Compliant?
Lot Area (min.)	Unserviced Lot – 2,000 sq m Partially Serviced Lot – 1,390 sq m	Yes
Lot Frontage (min.)	Unserviced Lot – 30.0 m Partially Serviced Lot – 21.0 m	Yes
Building Area (max.)	25%	Yes
Backyard Amenity Area (min.)	56 sq m	Yes
Front Yard (min.)	9.0 m	Yes
Exterior Side Yard (min.)	9.0 m	Yes
Interior Side Yard (min.)	Main building on driveway side – 3.0 m Main building on other side – 1.5 m	Yes
Rear Yard (min.)	9.0 m	Yes
Building Height (max.)	10.5 m	Yes
Landscaped Open Space (min.)	40%	Yes
Driveway Setback (min.)	0.5 m	Yes

Figure 23 – Subject Site in Zoning By-Law 2006-50



Source: By-Law 2006-50, Schedule A

5.0

SUPPORTING TECHNICAL DOCUMENTS

5.1 Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment (“ESA”) has been prepared by Palmer, dated December 3, 2021. The Phase One ESA Report has been prepared in accordance with Schedule D of Ontario Regulation 407/19 (amending Ontario Regulation 153/04) under the Environmental Protection Act (EPA).

The Phase One Study Area (“surrounding area”) covers land uses within a 250 metre (m) radius of the Phase One Property. The surrounding area is partly developed with residential and commercial uses. There are no water bodies or areas of natural significance on- the Subject Site. Areas of Natural Significance within the Phase One Study Area include the Credit River Alton Branch.

Historically, the Subject Site has remained a vacant, undeveloped parcel of land. Based on the findings of the historical records review, site reconnaissance, and personal interviews, it was concluded that zero (0) potentially contaminating activities (PCAs) were identified either on the Subject Site or within the Phase One Study Area. Therefore, no PCAs were deemed to be contributing to any areas

of potential environmental concern (APECs) on the Subject Site. A Phase Two ESA is not required.

5.2 Hydrogeological Investigation

A Hydrogeological Investigation has been prepared by Palmer, dated January 24, 2022. The focus of the hydrogeological investigation was to define groundwater conditions and soil permeability to assess stormwater infiltration potential for Low Impact Development (LID) design, soil percolation rates, groundwater levels, groundwater supported vs. surface water supported natural features, and to complete a nitrate loading assessment for individual septic servicing.

The Subject Site is situated within the Credit Valley Source Protection Area and is subject to the CTC Source Protection Plan (SPP). Sections of the site are located within a Wellhead Protection Area (WHPA)-B and WHPA-C areas. The Subject Site is part of a Significant Groundwater Recharge Area and is also the location of a Highly Vulnerable Aquifer. The Subject Site and its vicinity are located within a Significant DNAPL (dense non-aqueous phase liquids) Threat Area. It is also required that the predevelopment infiltration is maintained on-site post-development.

The Hydrogeological Investigation reports a number of findings, that include:

- Measured groundwater elevations on June 23, 2021, ranged from 401.97 mASL to 415.44 mASL, or 1.97 mbgs to 3.63 mbgs.
- WWRs are on record for land within 500 m of the project boundary, which includes domestic wells (54), monitoring wells/test holes (10), wells for commercial use (3), and abandonment records (23).
- Both shallow groundwater samples collected during this investigation exceeded the ODWSOG Aesthetic Objectives (AOs) for colour and turbidity and the ODWSOG Operational Guideline (OG) for hardness. Sample BH6 exceeded the ODWQS for sodium but not its ODWSOG AO. Sample BH7 exceeded the ODWSOG AO for manganese.

- The calculated hydraulic conductivity of the shallow soils ranges from 2.0×10^{-7} m/s to 6.4×10^{-6} m/s with a geometric mean of 2.0×10^{-6} m/s. The shallow soils appear to be suitable to allow for the construction of in-ground leaching beds. The average percolation rate of the subsurface soils is expected to be approximately 20.7 mm/hr when adjusted for a default safety factor of 2.5.
- A background concentration of nitrate of 1.56 mg/L was found. If the development consists of 167.3 m/1,800 sq ft single-storey homes, the maximum allowable concentration of nitrate in groundwater at the site boundary is 3.67 mg/L. The septic systems will require tertiary treatment system to reduce the concentration of nitrate in the septic effluent to 8.05 mg/L.
- A Thornthwaite and Mather water balance was completed for the site. It is estimated that approximately 70% (240 mm/year) of the surplus infiltrates, and the remaining 30% (112.8 mm/year) runs off. Based on a site area of 5.91 ha, it is estimated that 14,181.4m³/year infiltrates and 6,077.8m³/year runs off. The proposed development will increase the area of impermeable surfaces to approximately 0.45 ha. It is estimated that, post-development, 12,705.7 m³/year of precipitation will infiltrate. Through the use of Low Impact Development (LID) measures, the post development infiltration may be increased to 14,181.4m³/year to maintain pre-development conditions.
- A simplistic dewatering rate estimate indicates that a groundwater level lowering of 1.7 m in the southeastern portion of the site (perimeter foundation trench only, no basements unless the grade is raised due to high water table), the total dewatering rate is estimated to be approximately 21,130 L/day. For a groundwater level lowering of 1 m elsewhere (square basement excavation), the total dewatering rate is estimated to be approximately 15,600 L/day. The radius of influence is estimated at 157 m. One private well may be located within this radius.

5.3 Geotechnical Report

A Preliminary Geotechnical Investigation has been prepared by Sirati & Partners Consultants Limited, dated September 6, 2017. A total of eight boreholes were drilled to depth ranging from 6.8m to 12.7m below existing grade. In addition to visual examination in the laboratory, all soil samples were tested for moisture content. Water level observations were also made during and after drilling, and monitoring well were installed in four boreholes for long-term monitoring,

Regarding soil conditions, a 220 mm to 330 mm thick surficial layer of topsoil was found at all borehole locations. Below the topsoil, fill material was encountered in all but one borehole, extending to depths ranging from 0.8 m to 2.3 m. The fill material mainly consisted of sand and silty sand with trace of clay and topsoil. The fill was in a very loosely- to loosely-compacted state. The native soil underlying the fill material in all boreholes consisted of cohesionless soils of sand, sandy silt to silty sand, silt, and sand and gravel, and was found to be in a loose to dense compaction state. This layer was not fully penetrated in 6 of the boreholes. In Borehole 6, this was underlain by glacial deposits comprising sandy silt to silt sand soils in a loose to dense state. In Borehole 7, this was underlain by a cohesive layer of clayey silt to silty clay in a stiff to hard state.

Regarding groundwater conditions, groundwater was found in all boreholes to be at 1.5m to 3.0m below the existing grade. Stabilized groundwater level in the monitoring wells was recorded at 2.901.3m below the existing grade. Given the groundwater table at the subject site is generally high, it is anticipated that groundwater control is required during the construction of underground services and installation of permanent underfloor drainage would be necessary.

The report includes further recommendations for roads, sewers, site grading and engineered fill, and foundation conditions. For further details, refer directly to the included report.

5.4 Functional Servicing Report

A Functional Servicing Report (“FSR”) has been prepared by Valdor Engineering Inc., dated April 2026, in support of the proposed development. The FSR reviewed the water servicing, wastewater servicing, storm conveyance system, stormwater management, site water balance, vehicular and pedestrian access, grading, erosion and sediment control, and utilities.

The community of Alton is serviced by the Caledon Village – Alton Drinking Water System which is owned and operated by the Region of Peel. This system consists of several wells, a water treatment plant, watermains and fire hydrants. The Subject Site will be serviced by a looped watermain having a connection to the existing 200mm watermain on Main Street and a connection to the existing 150mm diameter watermain on Amelia Street at Nicholas Street. The proposed development will have a fire flow plus maximum day demand of 83.7 L/s.

There are no municipal sanitary sewers in the community of Alton and therefore each lot within the development will be serviced by a private on-site sewage system. In order to provide high quality treatment and reduce nitrate loading, tertiary treatment septic systems are proposed for all of the lots within the subdivision.

The Subject Site is located within the *Shaw’s Creek* sub-watershed, which is part of the *Credit River* watershed. In accordance with Town criteria, the Subject Site will be serviced by a minor system comprised of a municipal storm sewer sized for the 5-year storm event. The major system will be comprised of an overland flow route which will convey the development’s runoff from rainfall events in excess of the capacity of the municipal storm sewer to the 100-year total capture locations.

In order to address the stormwater management criteria, quantity, quality, water balance and erosion control measures will be implemented in the form of a stormwater detention tank, and oil/grit separator and an infiltration trench, as follows:

- Enhance (Level 1) quality control is being achieved for the site, with a TSS removal of 83.5% for the site development area, to an oil-grit separator and infiltration trench.
- The 5 mm runoff volume will be infiltrated with the infiltration trench. The erosion control target for the site is therefore achieved.
- Quantity control is provided for the 2- through 100-year storm events to meet site predevelopment flow targets. Runoff storage is provided by a stormwater detention tank. Discharge from the tank is controlled by an orifice plate discharging to the storm sewer.
- A site water balance assessment has been undertaken to ensure that pre-development infiltration volumes are maintained. Based on the analysis it was determined that mitigation measures are required in the form of roof top disconnections and an infiltration trench.

Vehicular access to the subject site will be provided by road connection to Amelia Street, Main Street and Nicholas Street which are all under the jurisdiction of the Town of Caledon. The proposed 20.0m wide road allowance will facilitate an 8.7m wide pavement with curbs in accordance with the Town’s standard urban cross section.

As is typical with subdivision development, earthmoving will be required to achieve the proposed subdivision grading necessary to meet the criteria of the Town. A detailed analysis of the earthworks will be conducted at the detailed design stage to optimize the cut and fill volumes. Based on the preliminary grading design, given the rolling topography of the site, some 3:1 slopes and retaining walls will be required to provide the necessary grading transitions, however, it is anticipated that the Town’s municipal grading design standards can be achieved.

Erosion and sediment control (ESC) measures are to be implemented during construction to prevent silt laden runoff downstream in accordance with the Erosion & Sediment Control Guidelines for Urban Construction (December 2006). The ESC plans are to be prepared at the detailed engineering design stage and are to reflect the various construction stages.

5.5 European Larch Plantation Assessment

A European Larch Plantation Assessment (“Plantation Assessment”) has been prepared by SLR Consulting Inc. (formerly Palmer), dated February 2024, in support of the proposed development. As a precursor to the EIS, this plantation assessment has been completed to evaluate the plantation in terms of its applicability as a natural heritage feature (NHF), specifically a Significant Woodland, for which relevant natural heritage policies would apply. The Region of Peel OP maps the Subject Property as Core Area of the Regional NHS. Yet there are provisions in the Regional and Town OPs that may allow a non-naturalized, non-native plantation to be removed from the NHS. The objective of this assessment is to determine the character of the European Larch Plantation in relation to the definitions of Region of Peel NHF. The CVC provided a Terms of Reference for the evaluation. The CVC detailed that the characteristics of the European Larch Plantation to be evaluated include:

- Ecological Land Classification (using the 2nd approximation (Lee, et al., 1998)), including soil cores;
- A single-season botanical survey;
- Soil conditions (using cores collected through Ecological Land Classification);
- Stand composition;
- Vegetation structure and health;
- Distribution and ecology of successional species;
- Functional relationship of the cultural plantation to the whole woodland (e.g. interior woodland habitat, contribution to SWH);
- Whether this portion of the Subject Property, or portions of the portion, have dense regeneration of native tree seedlings;
- Whether this portion of the Subject Property, or portions of the portion, have 100+ stems per hectare of regenerated native trees (height 1.37 m+); and
- Incidental wildlife observations

The Subject Property is 5.88 ha, of which the European Larch Plantation occupies 2.58 ha. The property is primarily vegetated by plantations of various dominant species, which is reflective of the overall 31.6 ha treed area that contains the Subject Property. The analysis shows that the European Larch Plantation presents aspects that both match and do not match the criteria for a naturalized plantation as set out in the Region of Peel and Town of Caledon Official Plans.

The analysis shows that the European Larch Plantation presents aspects that both match and do not match the criteria for a naturalized plantation as set out in the Region of Peel and Town of Caledon Official Plans.

The Plantation Assessment states that:

“the European Larch Plantation is not projected to follow a path towards natural succession for the foreseeable future. The nearly complete tree canopy of European Larch limits opportunities for establishment of native tree cover. The non-native nature of the dominant species (European Larch) and potential spread of invasive ground cover (e.g., Garlic Mustard) are also likely to present challenges to the ecological functions or biodiversity of nearby or adjacent native communities. While the area does contain >100 stems/ha of native species, other metrics suggest that establishment of those stems is questionable and demonstrate that natural regeneration is unlikely to be successful without significant management or change.

For these reasons, it is recommended that the European Larch Plantation should not be considered a Naturalized Plantation and be removed as part of the Region of Peel Core Areas mapping, with the exception of the Sugar Maple Regeneration Area.”

The Plantation Assessment suggests that the European Larch Plantation as a non-naturalized plantation does not meet the criteria in Table 1 of the Peel Official Plan for Core Woodlands and is not a

constraint to development. The report additionally notes that the small Eastern White Pine Plantation area east of the European Larch Plantation has not been considered a constraint to development. Assuming the removal of the European Larch Plantation, it is functionally separated from the overall woodland area, and at 0.18 ha, it is not off sufficient size to be considered a Significant Woodland. The report recommends that the adjacent areas to the southwest remain Core Area of the Regional NHS, including the Eastern White Pine Plantation, as the dominant species is native and more closely matches the criteria. This area is recommended to include the Sugar Maple Regeneration area within the European Larch Plantation. As the Region of Peel and Town of Caledon Official Plans do not define a minimum vegetation protection zone (MVPZ), the CVC 10 m Setback recommendation has been applied.

The report includes an Environmental Constraints map in line with these conclusions which was used to inform the development proposal.

5.6 Environmental Impact Study

An Environmental Impact Study ("EIS") has been prepared by SLR Consulting Inc (formerly Palmer), dated May 14, 2026, in support of the proposed development. The EIS was prepared as a supplementary report to the European Larch Plantation Assessment (Palmer, February 2024) and are to be read in conjunction.

The objective of the EIS is to "provide a background review, desktop analysis, and document field survey results to assess the natural heritage features and functions of the Subject Site, assess potential impacts from the proposed development, and provide mitigation measures where appropriate. Investigations and impact assessment for the EIS have been scoped to focus primarily on the natural features located in closest proximity to components of the proposed development."

The EIS reviews applicable environmental policies contained in the Town of Caledon Official Plan (2025), Peel Regional Official Plan (2022), the Greenbelt Plan (2017) and Provincial Planning Statement (2024). Of key focus are Regional OP designations,

which map the Subject Site as Core Area of the Regional Natural Heritage System. Core Areas include significant wetlands, core woodlands (criteria provided), Environmentally Sensitive Areas, Areas of Natural and Scientific Interest, significant habitats of threatened and endangered species, and core valley and stream corridors (criteria provided). Development is generally prohibited within Core Areas, however, there are provisions in the Regional OP that may allow the removal of a non-naturalized, non-native plantation to be removed from the Natural Heritage System.

The European Larch Plantation Assessment provides a basis to evaluate the characteristics of this distinct area of the Subject Site and assess the impacts of the proposed development to the plantation, and of its potential for removal on the surrounding ecosystem, its ecological functions, and other Natural Heritage features.

The EIS states that:

"...the European Larch Plantation is not projected to follow a path towards natural succession for the foreseeable future. The nearly complete tree canopy of European Larch limits opportunities for establishment of native tree cover. The non-native nature of the dominant species (European Larch) and potential spread of invasive ground cover (e.g., Garlic Mustard) are also likely to present challenges to the ecological functions or biodiversity of nearby or adjacent native communities. While the area does contain >100 stems/ha of native species, other metrics suggest that establishment of those stems is questionable and demonstrate that natural regeneration is unlikely to be successful without significant management or change.

For these reasons, it is recommended that the European Larch Plantation should not be considered a Naturalized Plantation, with the exception of the Sugar Maple Regeneration Area. Therefore, it can be considered for removal from the Region of Peel and Town of Caledon Core Areas mapping and the Natural Heritage System. As such, it would not be considered a Core Woodland (Significant Woodland) under Region of Peel or Town of Caledon policy; significant woodlands on the

Subject Property would include the remainder of the treed areas, which are dominated by native species.

In addition to the European Larch Planation Assessment, the EIS reviews the existing environmental conditions, provides an assessment of significance, outlines an impact assessment and mitigation measures, and conducts a policy conformance.

In terms of species at risk (SAR), there are two Butternut located on the Subject Site. However, due to location and poor condition of the trees, assessment is likely to class these as “non-retainable”/Class 1 trees under the Endangered Species Act. Therefore, it is unlikely that the area proposed for development would affect required/protected habitats for this species. Due to stand composition, there is a marginal potential for SAR bat habitat. No other SAR suitable habitat has been identified.

An Impact Assessment and mitigation recommendations on the woodlands, SAR, significant wildlife habitat, headwater drainage feature, and breeding birds is provided in Section 7 of EIS.

While it is SLR's informed opinion that the European Larch Plantation can be removed from consideration as a Significant Woodland and holds limited ecological functions (i.e., limited habitat potential for SAR bats and SWH Habitat, and a “Mitigation”-class HDF), SLR further applies a “no negative impact” test for the proposed removal of the European Larch Plantation area to demonstrate conformity with the Provincial Planning Statement (2024). The EIS states:

“...it can be determined that there will be no cumulative negative impacts because the existing features and functions of the overall treed area will remain intact with the proposed mitigation. The overall Significant Woodland area will continue to be 28.95 ha, in excess of the 16-ha criterion in the Region of Peel definitions (Region of Peel, 2022)”

Based on the evaluation of the European Larch Plantation as a non-naturalized plantation, Table 1 of the Regional OP would not be applied and can be removed as *Core Area* and development proposed as it is within Settlement Areas within both the Region of Peel and Town of Caledon Official Plans. This limits the Core/Significant Woodland on the Subject Site to the areas west of the proposed development area. The European Larch Plantation area has also been shown to hold limited opportunities for other Natural Heritage Features. With the removal of the European Larch Plantation area from *Core Area* of the Peel NHS, and the implementation of the proposed mitigation, the proposed development is considered to conform to the Regional OP.

As the removal of the European Larch Plantation area is considered to meet the No Negative Impact Test under the PPS, the proposed development is considered to conform to the Town of Caledon Official Plan as it pertains to woodlands.

Based on the results of this EIS, it is SLR's professional opinion that the proposed development is environmentally feasible and would not result in a negative impact to the identified natural heritage features provided that the recommended mitigation measures described in the EIS are implemented.

5.7 Archaeological Assessment

A Stage 1-2 Archaeological Assessment (“AA”) has been prepared by Archaeoworks Inc., dated August 28, 2017. Background research identified elevated potential for the recovery of archaeologically significant materials within the study area.

During the Stage 2 AA, areas of no or low archaeological potential were encountered. The remaining balance of the study area was subjected to a Stage 2 AA test pit survey at five metre intervals. No archaeological resources were encountered during the Stage 2 AA. Considering the study area testing negative for archaeological resources, the assessment recommends that the study area is considered free of archaeological concern, and no further work is

recommended. The Stage 1-2 Archaeological Assessment has been entered in the Ontario Public Register of Archaeological Reports per the letter from Ministry of Tourism, Culture and Sport dated October 19, 2017.

5.8 Cultural Heritage

5.8.1 Cultural Heritage Impact Statement (WSP, 2022)

A Cultural Heritage and Impact Statement ("CHIS") has been prepared by WSP Canada Inc., dated April 25, 2022. This CHIS has been undertaken to evaluate the proposed residential subdivision on the subject property as well as adjacent built heritage resources (BHRs) and cultural heritage landscapes (CHLs).

While 0 Nicholas Street is not included on the Town of Caledon's Municipal Heritage Register, it is adjacent to several properties with varying levels of heritage protection: 55 John Street (the Millcroft Inn), which is designated under Part IV of the Ontario Heritage Act (OHA); and 46 Amelia Street, 19876 Main Street, and 19904 Main Street that are listed, non-designated properties of cultural heritage value or interest (CHVI). The proposed development is also located within the boundaries of the Alton and Environs Cultural Heritage Landscape (CHL) and the Alton Heritage Conservation District (HCD) Study. An evaluation of the cultural heritage value of 0 Nicholas Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street was conducted, and it was determined that each property met at least one of the criteria outlined in O. Reg. 9/06, and as such a Statement of Cultural Heritage Value or Interest (CHVI) has been drafted for each property.

Evaluating the proposed development plan for the subject properties against the Statements of Cultural Heritage Value or Interest, it was determined that the new residential development would have direct impacts to 0 Nicholas Street, 55 John Street, 46 Amelia Street, 19876 Main Street, 19904 Main Street and the Alton and environs CHL.

Below is an abbreviated summary of the recommendations provided to reduce impacts to 0 Nicholas Street and adjacent heritage properties. For full details, please refer to the report in its entirety:

1. The following should be implemented through the development application process:
 - a. Prior to grading activities, a Tree Preservation Plan should be prepared for the subject property.
 - b. Consideration should be given to the retention of trees along the east side of development lots 1 to 5, lots 10 to 15 and the south side of lot 15 to screen the development and maintain rural views from the subject property.
 - c. Given the proximity of the adjacent heritage properties to the proposed limits of grading, a comprehensive pre-construction survey should be completed and a Zone of Influence Construction Vibration Study to monitor and mitigate vibration impacts during construction. Where possible prevent heavy equipment traffic from being routed in the vicinity of 46 Amelia Street and 19876 Main Street to minimize potential effects from vibration.
 - d. A Construction Hoarding Plan should be prepared detailing where temporary construction fencing should be erected to buffer the graded area adjacent heritage properties.
 - e. A Hydrogeological Investigation / Water Balance study should be completed on the adjacent heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street) to determine how the proposed development will impact the heritage attributes identified in Sections 7 and 8 of this report.
 - f. Fugitive dust emissions should be managed by creating a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017)*.

2. Contract documentation should include information regarding the CHVI of the aforementioned properties, specifically the List of Heritage Attributes.
3. In accordance with the Town of Caledon Terms of Reference Heritage Impact Assessment (2019), WSP also recommends that the following properties meet the criteria for heritage designation under O. Reg. 9/06:
 - a. 0 Nicholas Street for its contextual value as the property is important in defining the character of the Village of Alton, and because of the property's location on the east face of the Pinnacle of Alton, it is considered a landmark. Lastly, the property is functionally and visually linked to its surroundings as the property has historically been used for recreation since the town's settlement in the nineteenth century
 - b. 46 Amelia Street as a representative example of an Ontario Gothic Cottage, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to the surrounding historic Main Street corridor.
 - c. 19876 Main Street as a representative example of an early Ontario Cottage with Neo-Classical influences, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to the surrounding historic Main Street corridor.
 - d. 19904 Main Street as a representative example of a Central Ontario bank barn and its contribution to the surrounding historic Main Street corridor.
4. Should development plans change significantly in scope or design after approval of this CHIS, additional cultural heritage investigations may be required.
5. The report should be filed with the Town of Caledon Archives for their records.
6. The CHIS should be submitted to the Town of Caledon Heritage Planner for review and comment.

5.8.2 Cultural Heritage Impact Statement Addendum (The Biglieri Group, 2026)

In response to comments received to the DART application made in late 2024, and in support of the proposed development, a CHIS Addendum ("CHIS-A") has been completed by The Biglieri Group, dated May 1, 2026. This CHIS-A has evaluated the subject site for its heritage attributes, and the cultural heritage value/interest of its resources. Both the CHIS and CHIS-A conclude that the subject site's listed (non-designated) properties meet the minimum criteria for designation, in accordance with O.Reg 9/06. However, the CHIS-A refines the specific elements which have heritage value and recommends a review of said heritage attributes in accordance with the commentary provided on the initial CHIS.

Section 6.3.2 of the CHIS-A finds heritage impacts are predominantly to the NHS Pinnacle features; the report identifies major destruction, alteration, land use, and view obstruction impacts, and moderate impacts from land disturbances to 0 Nicholas St. The Impacts to the *Alton and Environs CHL* include major destruction and alteration impacts, and moderate view obstruction and land disturbance impacts. As well, the proposed development will have moderate 'isolation and view obstruction' impacts to 46 Amelia Street and 19876 Main Street.

Section 7.1 to the CHIS-A maintains the recommendations of the initial CHIS (2022, WSP), and provides greater guidance in the form of:

(A) design considerations such as using select materials, preserving key views, respecting scale/height/massing of the surrounding area, and having regard for providing context-conscious rooflines.

(B) Landscape recommendations including thoughtfully designed retaining wall(s), fencing, and utilizing organically aligned driveways which respects the subject site's topography. Baturalized front yards are also recommended (complementary to a possible compensation plan).

(C) Open Space/conservation measures such as maintaining a landscaped area between lots 7-8, and behind lots 7-15, as part of the existing woodland system. Also suggested is to consider trail connections, that can also be leveraged as a 'cultural connector' in addition to its utility as a nature trail.

5.9 Transportation

5.9.1 Traffic Impact Study (2023)

A Traffic Impact Study ("TIS") has been prepared by JD Northcote Engineering Inc., dated August 2023. The TIS assesses the impact of traffic related to the proposed development on the adjacent roadway and provides recommendations to accommodate this traffic in a safe and efficient manner.

The proposed development will have access to Main Street via Nicholas Street and access to Queen Street West via Amelia Street. The proposed development also includes one future connection to Main Street; however, as the timing of this connection is dependent on the redevelopment of the adjacent lands, this future connection has not been considered for the purpose of the TIS.

The scope of this analysis includes a review of the following intersections:

- Main Street / Queen Street;
- Amelia Street & Victoria Street / Queen Street West; and;
- Nicholas Street / Main Street.

The TIS finds the following conclusions:

- The proposed development is expected to generate a total of 11 AM and 14 PM peak hour trips;
- Detailed turning movement counts for the Queen Street / Main Street intersection completed on Wednesday, October 19, 2016, were obtained from the Region. Additional detailed turning movement counts for the Queen Street West / Amelia Street & Victoria Street intersection were completed on Wednesday, May 24, 2017. The traffic generation at the Nicholas Street / Main Street intersection

for the two existing residential units on Nicholas Street has been calculated based on the data provided in the ITE Trip Generation Manual;

- An intersection operation analysis was completed at the study area intersections, using the existing (2017) and background (2024) traffic volumes without the proposed development traffic. This enabled a review of existing and future traffic deficiencies that would be present without the influence of the proposed development. No infrastructure improvements were required as a result of the analysis;
- An estimate of the amount of traffic that would be generated by the Subject Site was prepared and assigned to the study area streets and intersections. An intersection operation analysis was completed under total (2024) traffic volumes with the proposed development operational at the study area intersections. No infrastructure improvements were required as a result of the analysis; and
- The sight distance available at the intersection of Amelia Street / Queen Street and Nicholas Street / Main Street meet the minimum stopping sight distance requirements.

In summary, the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network.

5.9.2 Traffic Impact Study (Rev. April 2026)

The 2026-revised TIS updates the 2023 TIS in response to comments received on the March 2024 DART application. This includes providing updated traffic count data to assess the proposed development and its impacts on the surrounding transportation system. JD Northcote analyzed new traffic counts collected on March 24, 2026, and finds the proposed development will generate 16 AM and 17 PM -peak hour trips. The intersection operation analysis was completed at key study intersections, both under current and total (2031) traffic volumes. The revised TIS maintains the conclusion that the proposed development will not result in any operational issues within Alton village, nor will it add significant congestion or delays to the local road network.

5.10 Noise Impact Study

A Noise Impact Study (“NIS”) has been prepared by YCA Engineering Ltd., dated April 2022. The Subject Site is considered to be a Class 2 area. The NIS assesses noise sources from road traffic, rail traffic, and stationary noise sources. The latter two are considered acoustically insignificant due to the distance separation and nature of the existing commercial developments.

Road traffic was considered for Main Street and Queen Street. Traffic from all other road noise sources is insignificant due to distance separation and low traffic volumes. Traffic data was obtained by the Traffic Impact Study report prepared by JD Northcote Engineering Inc and projected to the year 2024. For noise analysis purposes, the traffic volume was projected 20 years in the future to the year 2042 at a growth rate of 3% per year. Sound levels were calculated using the Ministry of Environment’s Stamson 5.04 computer-based noise prediction model and evaluated with the sound level criteria recommended by the Ministry of Environment.

The NIS finds the following:

- Ventilation will not be required as noise mitigation measures for Lots 1 to 15.
- For all residential units, to ensure acceptable daytime indoor sound levels of 45dBA and night-time indoor sound levels of 40dBA from road noise sources, standard Ontario Building Construction will be acoustically acceptable for the exterior wall and window constructions.
- Outdoor noise mitigation measures are not required as the sound levels at all outdoor amenity areas are expected to be below the sound level limit of 55 dBA.
- Warning clauses are not required as the sound levels are expected to be below the sound level limits due to road and rail traffic, and stationary noise sources

The NIS concludes that sound levels acceptable to the Town of Caledon and the Ministry of Environment, Conservation and Parks are expected to be achieved.

5.11 Fiscal Impact Assessment

A Fiscal Impact Assessment (“FIA”) has been prepared by Urban Metrics., dated March 2024. The study performed a detailed analysis to determine the growth-related impact of the development on both the capital and operating budgets of the Town of Caledon and Peel Region. Based on the analysis conducted by Urban Metrics, the proposed development will have a positive fiscal impact on both the Town and the Region.

Overall, it was concluded that the proposed development would generate just under 2 million dollars in development charge related revenue for the Town and Region. Ongoing revenues would provide an additional ~\$34,000 in property taxes.

6.0

CONCLUSION

The proposed residential development has been reviewed in the context of all applicable policy documents, including the *Provincial Planning Statement (2024)*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, *Greenbelt Plan (2017)*, *Region of Peel Official Plan (2022)*, the *Town of Caledon Official Plan (2025)* and the *Town of Caledon Zoning By-law 2006-50*. Based on this assessment, it is our opinion that the proposed draft plan of subdivision complies with the *Town of Caledon Zoning By-law 2006-50* and conforms to, or is consistent with, the applicable provincial and regional municipal policy framework, and is generally in conformity with the *Town of Caledon Official Plan (2025)*. Moreover, the proposed development represents good planning, on the basis that it:

- Is consistent with the *Provincial Planning Statement*:
 - Provides additional housing within a settlement area to support urban growth and efficiency; and
 - Promotes a density and land use that efficiently uses land, resources, and infrastructure.
- Conforms to the *Growth Plan for the Greater Golden Horseshoe*:
 - Provides residential opportunities to support the achievement of complete communities to meet people's needs of daily living through an entire lifetime; and
 - Proposes intensification that makes efficient use of land and infrastructure in a settlement area.
- Conforms to the *Regional of Peel Official Plan (2022)*:
 - The Subject Site is within a *Rural Settlement Area*;

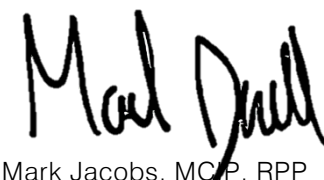
- The proposed development will create new residential units in the form of single-detached dwellings on a vacant piece of land in an area designated primarily for residential purposes; and
- The proposed development will contribute to the intensification targets as established in the *Regional OP*.
- Generally conforms to the intent of the *Town of Caledon Official Plan (2025)*:
 - The Subject Site is within the Settlement Area of Alton;
 - Residential dwellings are proposed with partial municipal services (water) that currently exist and have adequate capacity; and
 - The proposed single-detached dwellings will contribute to the residential intensification target in the *Town of Caledon*.
- Conforms to the *Zoning By-law 2006-50*:
 - The proposed development of single detached dwellings is in conformity with the current zoning; and
 - The proposed lot areas and lot frontages meet the minimum provisions.

For all of the foregoing reasons, it is our professional opinion that the proposed development is an appropriate and desirable development, represents good planning and warrants the support of Staff and of Council.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP
Managing Partner



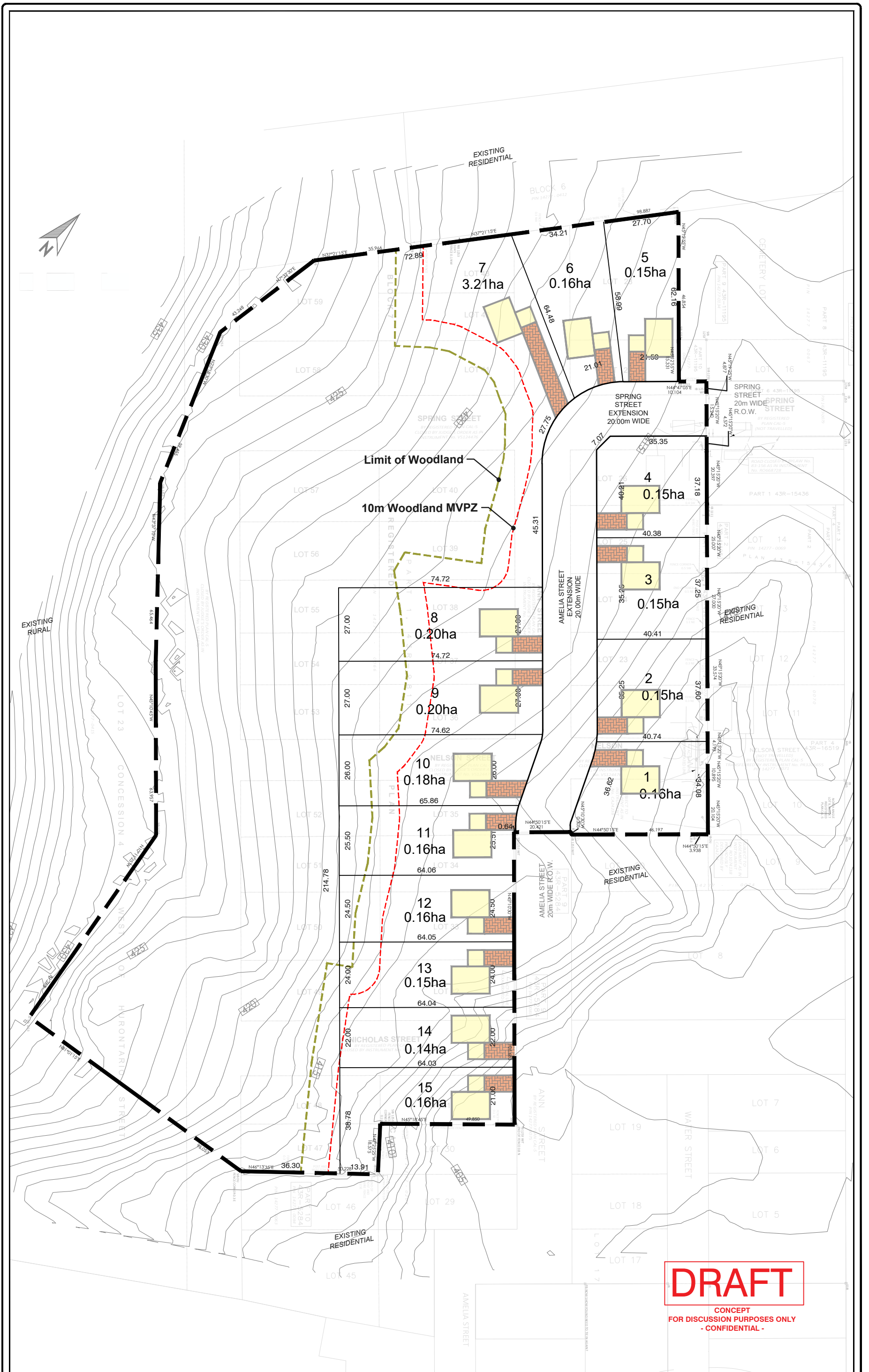
Mark Jacobs, MCIP, RPP
Associate

Appendix A

Draft Plan of Subdivision

Appendix B

Concept Site Plan



DRAFT

CONCEPT
FOR DISCUSSION PURPOSES ONLY
- CONFIDENTIAL -

PROJECT NUMBER:
16420
DATE:
October 25, 2021
SCALE:
1:1300
DRAWN BY:
EC

SITE STATS
UNIT COUNT: 15
LOT AREA MIN. : 0.14ha
LIMIT OF WOODLAND 
10m WOODLAND MVPZ 

ALTON VILLAGE
CALEDON,
ONTARIO

BIGLIERI
GROUP

2472 Kingston Road, Toronto
21 King Street W, Suite 1502, Hamilton
(416) 693-9155
thebiglierigroup.com

Appendix C

Draft Official Plan Amendment

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. XXXX

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon.

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passes in open Council this XX day of XX, 2026.

Annette Groves, Mayor

Laura Hall, Clerk

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE

Does not constitute part of this amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule "A" and Schedule "B" constitutes Amendment No. XXX of the Town of Caledon Official Plan.

AMENDMENT NO. XXX
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – PREAMBLE

Purpose of the Amendment:

The purpose of this Official Plan Amendment is to amend the Town of Caledon Official Plan by adding a site-specific policy for the Subject Lands shown on Schedule “A” attached hereto to permit the reclassification of a significant woodlands to a cultural and regenerating woodland to support the development of fifteen (15) single detached dwellings.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A" are legally described as PLAN OF SURVEY OF PART LOT 23, CONCESSION 4, WEST OF HURONTARIO STREET, (GEOGRAPHIC TOWNSHIP OF CALEDON) AND PART OF LOTS 21, 22, 23, 24, 25, 26, 27 31, 32, 33, 34, 35, 47 & 59, ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 & 58, AND PARTS OF SPRING STREET, NELSON STREET, NICHOLAS STREET, ALFRED STREET, and ANN STREET BLOCK 7, REGISTERED PLAN CAL-5 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL AND PT LT 21 BLK 7 PL CAL5 CALEDON; PT LT 22 BLK 7 PL CAL5 CALEDON; PT LT 23 BLK 7 PL CAL5 CALEDON; PT LT 24 BLK 7 PL CAL5 CALEDON; PT LT 25 BLK 7 PL CAL5 CALEDON; PT LT 26 BLK 7 PL CAL5 CALEDON; PT NELSON ST PL CAL5 CALEDON CLOSED BY VS123316, PT 1, 43R4947; in the Town of Caledon. The Subject Lands are municipally known as 0 Nicholas Street and are located at west of Main Street in the Alton Rural Settlement Area.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Town Council on _____. The Applicant, The Biglieri Group Ltd., on behalf of Mount Nicholas Holdings Inc. has requested an Amendment to the Town of Caledon Official Plan to permit fifteen (15) single detached dwellings.

The Subject Lands are located within the *Alton Rural Settlement Area*, which permit single detached dwellings. The *Natural Features and Areas* overlay also applies to the Subject Lands. This Amendment will provide a site-specific policy to reclassify a portion of a significant woodland to a cultural and regenerating woodland.

The applicant has submitted Official Plan and Draft Plan of Subdivision applications including various technical studies in support of the proposed amendment. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on _____. Planning staff have reviewed this application and are of the opinion that the proposed Amendment is consistent with the Provincial Planning Statement and conforms to the policies of the Region of Peel Official Plan and the objectives of the Town of Caledon Official Plan.

PART B – THE AMENDMENT

This part of the document, entitled “Part B – The Amendment”, and consisting of the following text and Schedule “A” constitutes Amendment No. XXX of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

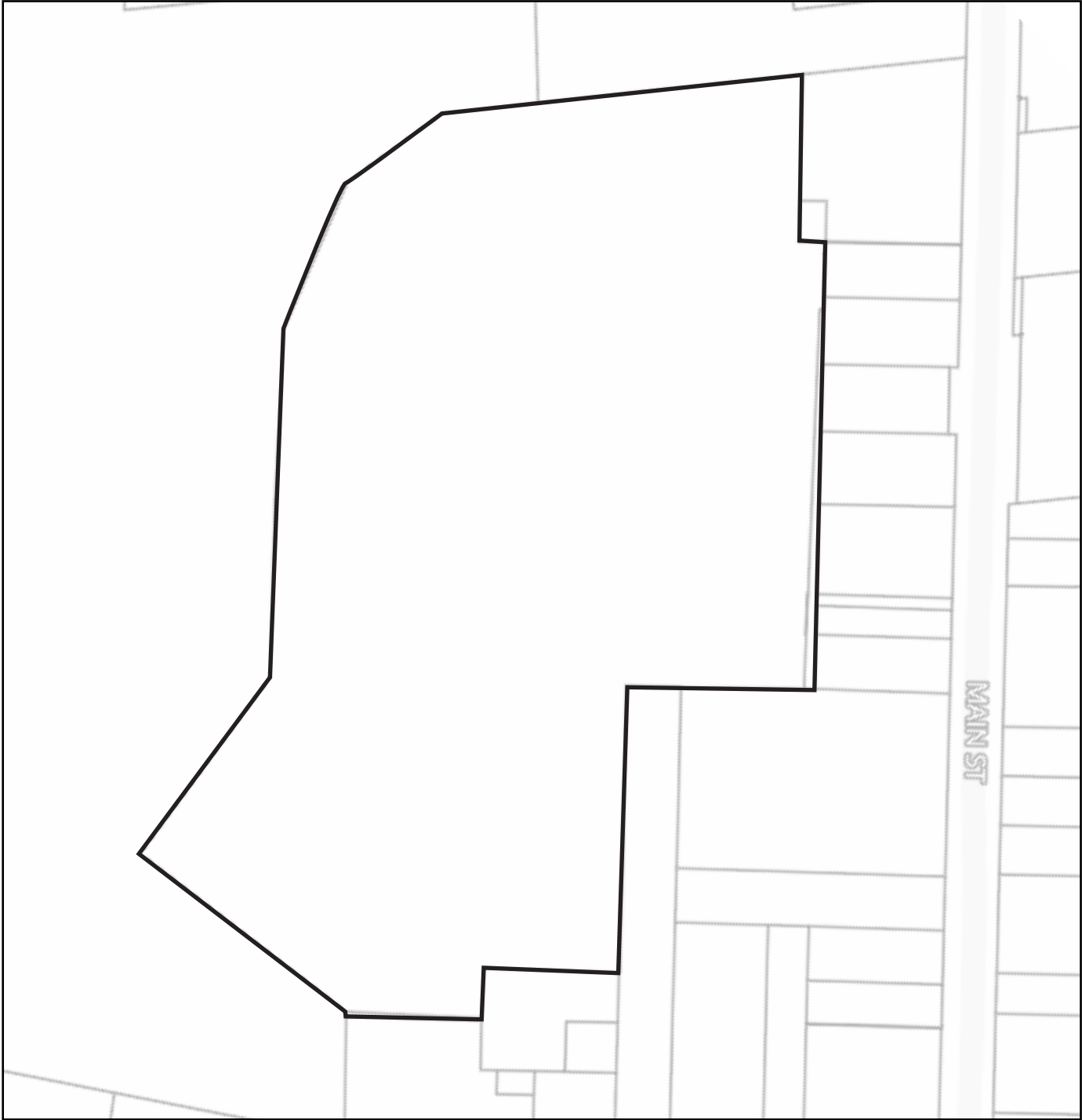
1. Section 32.1 is amended by adding the following subsection 32.1.XX:

32.1.XX	On the property identified by Roll Number 212403000808210 and municipally known as 0 Nicholas Street, a significant woodland may be reclassified as a cultural and regenerating woodland when a minimum of 6 of 9 criteria are met in Policy 13.12.5. In addition a minimum buffer of 10 metres from a significant woodland is required.
----------------	--

2. Figure “H1”– *Site-specific Exceptions* of the Town of Caledon Official Plan shall be amended for the lands legally described as PLAN OF SURVEY OF PART LOT 23, CONCESSION 4, WEST OF HURONTARIO STREET, (GEOGRAPHIC TOWNSHIP OF CALEDON) AND PART OF LOTS 21, 22, 23, 24, 25, 26, 27 31, 32, 33, 34, 35, 47 & 59, ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 & 58, AND PARTS OF SPRING STREET, NELSON STREET, NICHOLAS STREET, ALFRED STREET, and ANN STREET BLOCK 7, REGISTERED PLAN CAL-5 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL AND PT LT 21 BLK 7 PL CAL5 CALEDON; PT LT 22 BLK 7 PL CAL5 CALEDON; PT LT 23 BLK 7 PL CAL5 CALEDON; PT LT 24 BLK 7 PL CAL5 CALEDON; PT LT 25 BLK 7 PL CAL5 CALEDON; PT LT 26 BLK 7 PL CAL5 CALEDON; PT NELSON ST PL CAL5 CALEDON CLOSED BY VS123316, PT 1, 43R4947, and municipally known as 0 Nicholas Street, in the Town of Caledon, within the Regional Municipality of Peel, as shown on Schedule “B” attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



SCHEDULE "A"
OFFICIAL PLAN
AMENDMENT
NO. XXX

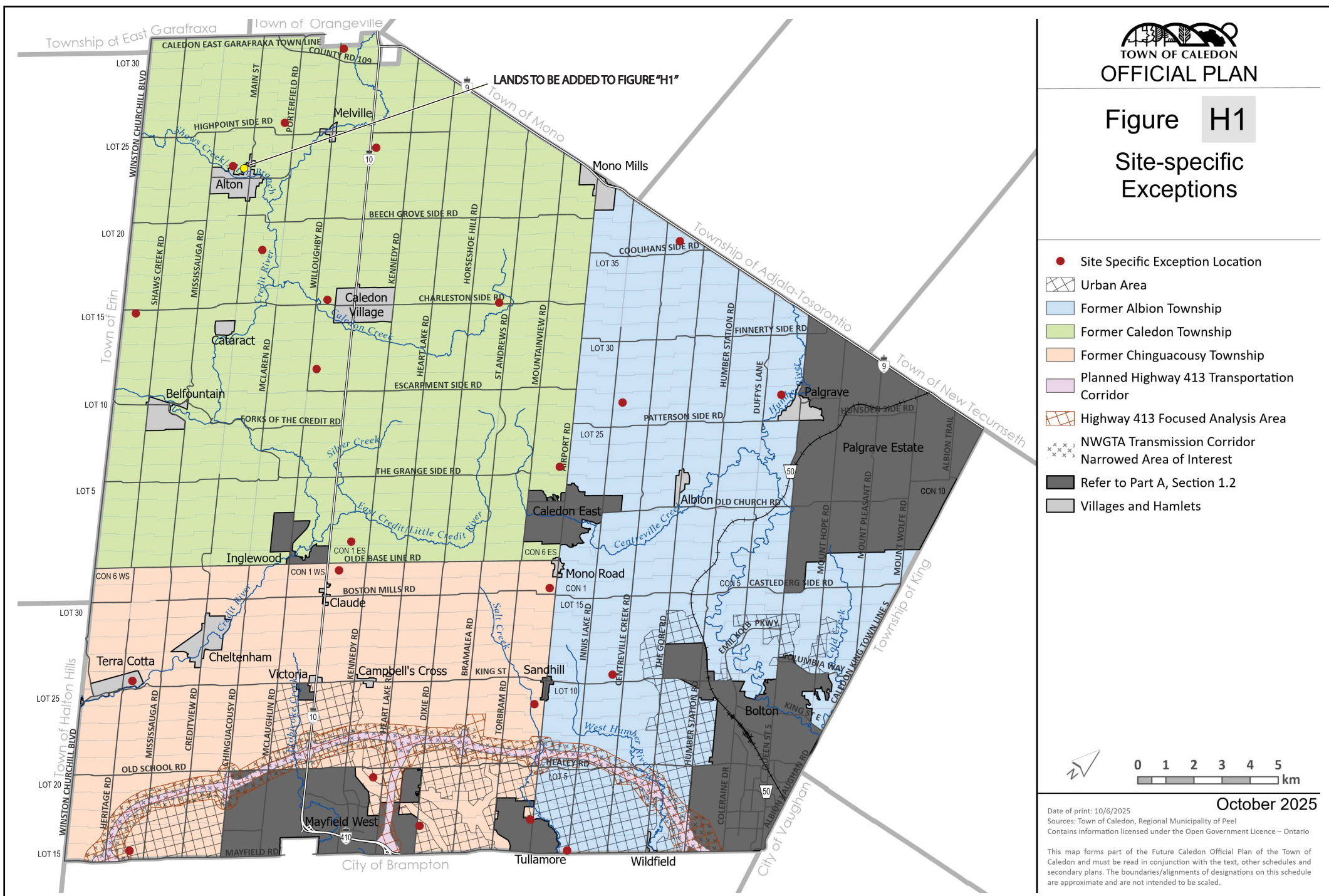
MOUNT NICHOLAS
HOLDINGS INC.
0 Nicholas Street

PLAN OF SURVEY OF
PART LOT 23, CONCESSION 4,
WEST OF HURONTARIO STREET,
(GEOGRAPHIC TOWNSHIP OF CALEDON)
AND
PART OF LOTS 21, 22, 23, 24, 25, 26, 27 31, 32, 33, 34, 35, 47 & 59,
ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57
& 58, AND
PARTS OF SPRING STREET, NELSON STREET, NICHOLAS STREET, ALFRED
STREET, AND ANN STREET
BLOCK 7,
REGISTERED PLAN CAL-5
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

AND
PT LT 21 BLK 7 PL CAL5 CALEDON; PT LT
22 BLK 7 PL CAL5 CALEDON; PT LT 23 BLK
7 PL CAL5 CALEDON; PT LT 24 BLK 7 PL
CAL5 CALEDON; PT LT 25 BLK 7 PL CAL5
CALEDON; PT LT 26 BLK 7 PL CAL5
CALEDON; PT NELSON ST PL CAL5
CALEDON CLOSED BY VS123316, PT 1,
43R4947;

LEGEND

 **SUBJECT LANDS**



SCHEDULE "B"
OFFICIAL PLAN
AMENDMENT
NO. XXX

**MOUNT NICHOLAS
HOLDINGS INC.**
0 Nicholas Street

PLAN OF SURVEY OF
PART LOT 23, CONCESSION 4,
WEST OF HURONTARIO STREET,
(GEOGRAPHIC TOWNSHIP OF CALEDON)
AND
PART OF LOTS 21, 22, 23, 24, 25, 26, 27, 31, 32, 33, 34, 35, 47 & 59,
ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57
& 58, AND
PARTS OF SPRING STREET, NELSON STREET, NICHOLAS STREET, ALFRED
STREET, AND ANN STREET
REGISTERED PLAN CAL-5
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEELE

AND
PT LT 21 BLK 7 PL CAL5 CALEDON; PT LT
22 BLK 7 PL CAL5 CALEDON; PT LT 23 BLK
7 PL CAL5 CALEDON; PT LT 24 BLK 7 PL
CAL5 CALEDON; PT LT 25 BLK 7 PL CAL5
CALEDON; PT LT 26 BLK 7 PL CAL5
CALEDON; PT NELSON ST PL CAL5
CALEDON CLOSED BY VS123316, PT 1,
43R4947;

LEGEND

- **Site Specific Exception Location (SUBJECT LANDS)**

Toronto Office

2472 Kingston Road
City of Toronto, ON M1N 1V3

Hamilton Office

21 King Street W, Suite 1502
City of Hamilton, ON L8P 4W7

thebiglierigroup.com

tbg@thebiglierigroup.com
T (416) 693-9155
