

TOWN OF CALEDON

PALGRAVE ESTATE RESIDENTIAL AREA POLICY REVIEW

GROWTH ANALYSIS AND POLICY OPTIONS REPORT

FINAL | MAY 27, 2019



EXECUTIVE SUMMARY

This Executive Summary provides a brief summary of the content of this Report.

Purpose of this Study and Report

The Town of Caledon has begun a review of the Palgrave Estate Residential Community's (PERC) policy framework. The intent of the Review is to evaluate current policies which guide land use and development in the PERC. Through this study, the consulting team and Town will identify improvements, refinements or needed changes to address a wide range of issues and opportunities. The outcome of this Review is an amendment to the policies of the Official Plan, focusing on the policies that apply to the PERC.

The Town of Caledon's Official Plan is a document, prepared and approved under the *Planning Act*, that sets out requirements and guidance for Council when making development and land use-related decisions. The Official Plan also guides decision-making on other matters, such as infrastructure and community facilities. Any land use planning decision made by Council, including a decision on a proposed development application, must "conform" with the policies of the Official Plan. This means that a development proposed must comply with the applicable policies found in the Town's Official Plan.

The policies of Section 7.1 of the Official Plan provide detailed guidance about land use change, and the rate and form of development that is permitted in the PERC. The policies address a wide range of issues such as:

- What areas of the PERC are suitable for development and which areas are not permitted to develop;
- What type of development is appropriate in the PERC;
- What development should look like in the PERC, such as the size of lots, the number of lots permitted, and so on;
- How development in the PERC is to be serviced;
- Ensuring that sensitive environmental features, groundwater, and surface water features are protected;
- Ensuring that the natural topography is protected to the extent possible;
- Encouraging developers to restore natural features; and
- Setting out requirements for development applications, such as the types of reports that developers are required to submit in relation to their application.

However, other policies in the Official Plan will also apply to any development or land use in the PERC. For example, since the PERC is also located within the Oak Ridges Moraine Conservation Plan Area, the policies of Sections 7.10 (which deal with the Oak Ridges Moraine Plan Area) will also apply.

The fundamental purpose of this study is to examine whether the policies that guide development in the PERC, as mostly contained in Section 7.1 of the Official Plan, are working well to guide development in a desirable manner and appropriately ensure the Town's objectives for development and land use are being met.

This Report is the second deliverable prepared as part of this Policy Review process. The Discussion Paper should also be read for more detailed information about the relevant policy context. The Discussion Paper included a preliminary identification of the types of refinements that can be made to the PERC

policies. These issues and opportunities are further analyzed in this report. The discussion paper is available online at the following URL:

<https://www.caledon.ca/en/townhall/resources/planning/Palgrave-Background-Paper---public-draft-Dec-2017.pdf>

Population and Growth Analysis

Section 2 of this Report discusses population growth in the PERC. The main purpose of this section is to understand how quickly development and growth is occurring in the PERC, and to make sure that there is enough land available in the PERC to support growth.

With respect to population growth in the PERC, it is noted that:

- In 1976, the population of the PERC was 1,000 persons.
- In 1979, the population grew to 1,500 persons, meaning that about 200 new houses were built between about 1976 and 1979.
- In 1990, it was estimated that growth occurred at a rate of about 19 new houses per year between 1974 and 1990. Growth rates were higher towards 1990.
- It was projected in 1990 that accelerated growth would continue to occur, and that the PERC would be fully built out by about the year 2030.

The current population in the PERC (as of 2016) is estimated to be 3,470, with about 1,000 dwelling units.

The Town's Official Plan contains population projections for the purposes of planning the distribution of growth across the Town. The Town's Official Plan suggests the population in the PERC will be 4,865 by 2021. Since the 2016 population is only 3,470, it is very unlikely that the Official Plan's allocation of 4,865 by 2021 will be achieved given historic growth trends. This discrepancy is normal, and reflects the difficulty in projecting growth. The Town will be looking to update its population allocations as part of its next comprehensive Official Plan Review. The population projections in the Official Plan will not be updated through this process because it must occur as part of an overall growth management exercise that looks at the entire Town as a whole.

The Region of Peel released Draft population projections in October 2017. However, these are subject to change. The Region projects (in draft):

- By 2021, the population of the PERC could reach 3,770, meaning that 120 new homes could be built between 2016-2021.
- By 2031, the population of the PERC could reach 5,010, meaning that about 380 new homes could be built between 2021 and 2031.
- By 2041, the PERC's population will be 6,200, meaning that about 300 new homes could be built between 2021 and 2031.
- In total, it is projected that between 2016 and 2031, the PERC will grow by about 2,730 persons and about 800 new homes will be built.
- The Region also projects that employment in the PERC will grow from about 240 existing jobs to about 480 jobs by 2041. The Region does not provide details about what these jobs would consist of.

The Report also looks at ongoing development applications. At the time of writing the Report, there were 204 new units proposed in the PERC by applications that have been approved or are in process.

However, not all of these units will be built: they are subject to approval and they are also subject to change. Additionally, many of these units could take many years to actually be built.'

The Report considers building permits (which tracks the number of units being built). It was estimated that an average of about 15-16 new homes were being built each year in the PERC between 2012 and 2016.

Finally, this Section examines the amount of land that is available to support the growth that has been projected in the Town's Official Plan and by the draft projections identified by the Region. The purpose of the analysis is to understand whether there is enough land to accommodate the growth that is projected. If there is not enough land available to accommodate the projected growth, then decisions need to be made to manage this growth.

The Report details two methodologies for calculating land supply and estimated that (conservatively) there was enough "developable" land to accommodate at least 800 new units in the PERC, representing an estimated 2,500 new population. Developable land is only estimated. Any lands occupied by existing estate residential uses, and lands occupied by significant environmental features are generally excluded. The methodologies are detailed in the reports.

Based on the assessments, it was estimated that there was enough land to accommodate projected growth in the PERC. However, these are estimates only, and monitoring of land supply and growth trends (which can vary a lot from year-to-year) should continue. The land could be utilized between the years 2040 and 2050. It is noted in the report that observed rates of growth have tended to be lower than what had been previously projected. The Region anticipates a higher rate of growth between 2021 and 2031 (estimated to be 26 units per year) than what has been observed recently (about 15 units per year). However, there is a need to continue to monitor growth rates over time.

Residential Estate Community Trends and Practices

Section 3 of this Report examines how other municipalities and jurisdictions in Canada are managing development within estate and rural communities. The purpose of this review is to understand whether other jurisdictions are doing innovative things to guide estate development in an environmentally sustainable manner. These examples can be helpful to inform the Town about how the Town should be guiding and managing development in the PERC.

Some of the conclusions of the analysis are as follows:

- The PERC includes a variety of different "styles" of estate housing. Estate communities vary based on the location/size of buildings; the topography of the landscape; the amount of vegetation; the pattern of roads; and the architectural style of houses.
- The Legacy Pines development represents an interesting "Cluster" format of development which is overall a very low density format built on partial services. The units are clustered together, resulting in a reduced development footprint and more opportunity for natural conservation. Legacy Pines includes a golf course in the development concept. Note that Legacy Pines is located in the Town of Caledon, just outside the PERC.
- Other municipalities include various policies for managing estate residential, which are fairly similar. The Town of Caledon's Official Plan policies for the PERC are the most detailed and robust policies for an estate development in Ontario. Additionally, it is noted that there are few remaining estate development areas planned in the Greater Golden Horseshoe.
- The Manitoba Manual for Conservation Subdivision Design is an interesting guidebook for designing subdivisions in a manner that best balances environmental protection and conservation while providing for a more rural lifestyle. The Manual advocates reducing lot sizes

while maintaining the same overall low density, reducing development footprints, maintenance costs, and so on. The “cluster” style design embodies many of these characteristics.

Public Consultation Summary

This section incorporates a summary of consultation undertaken so far in the process. Currently the section summarizes input received at the first two public meetings held and the statutory public meeting.

Policy Issues, Opportunities and Options

The policy issues, opportunities and options section of this Report evaluates the potential needed updates to the policies of the PERC. This analysis builds on the issues and opportunities first mentioned in the Discussion Paper.

Following is a brief summary of the issues and opportunities examined and the recommendations for modifying the policies:

1. At a very high level, the report concludes that the overall intent and function of the policies in the PERC is still appropriate. The policies for the PERC guide estate residential development in an incremental manner. Based on the growth analysis of this report, this continues to be applicable and appropriate and no major changes to the policies are required from a growth management perspective.
2. There is a lot of benefit to permitting cluster estate uses, which provide for alternative types of dwellings while still maintaining the low-density character of the community. The Report recommends implementing policies to manage these types of developments as may be proposed.
3. The PERC policies have detailed requirements for lot sizes and densities, and generally these policies are working well. There is no indication of a need to change required lot sizes or densities. Since the requirements of the Official Plan have been in place for many years, the lot sizes and densities have become a part of the character of the community.
4. The Report generally recommends including policies to encourage a trail network within the PERC, in collaboration with the conservation authorities and other stakeholders. This would be implemented through the Town’s Trails Master Plan as may be updated in the future.
5. The Report recommends continuing to permit second suite units (e.g., apartments-in-houses like a basement apartment) in the interest of promoting a suitable form of alternative housing, which is required by the Province.
6. The Town does not typically seek new parks as part of development, since the developments are very small, and the amount of land that could be obtained by the Town would also be very small and very costly to maintain. The focus of recreational activities should be on trails and existing parks in the PERC. Accordingly, the Report recommends revisions to the policies regarding parks to reflect these practices.
7. The current policies contemplate future schools and a library use, however, there is no indication that a library will be planned in the PERC. The policies for schools are recommended to be retained in the event that a school is ever required.
8. Currently the policies in the PERC permit golf courses. No changes are proposed, as golf courses may represent a suitable “interim” use for a lot before development occurs. Golf courses may be redeveloped in the long-term. The policies are also very detailed for ensuring that golf courses are not associated with impacts to groundwater and topography.

9. Generally, the report recommends that agriculture uses be acknowledged as a long-term use and not as an “interim” use as noted in the current policies for the PERC. This reflects the very long-term and incremental rate of development, and the long-standing nature of the agricultural community.
10. Some of the policies regarding minimum distance separation should be clarified. Minimum distance separation is a Provincial formula for establishing separation between livestock (and other) uses from more sensitive residential uses, to help minimize odour impacts. However, since the PERC is effectively a settlement area where development is contemplated, separations between proposed development from existing livestock uses should not be required as it would greatly limit development opportunity. However, the Town can apply warning clauses (where development is close to a livestock use) and the Town can endeavor to implement setbacks through development application review.
11. There is a need to update water and wastewater servicing policies to align with the Region’s requirements. This means that development will need to be serviced by municipal water systems and serviced by individual on-site septic systems. The policies must be very clear in this regard.
12. A minor refinement to the policies is recommended to set out requirements for the submission of functional servicing reports which are required to support a development application.
13. Clarification may be made to the policies to note that where water services are extended, existing residents are not required to connect, and that there might be opportunity for the resident to connect, subject to Regional approval and subject to costs being borne by the resident.
14. The mapping for environmentally sensitive areas in the Official Plan may be updated based on the latest Provincial data and data from the conservation authorities. Also, the mapping should reflect the delineation of features as determined via recent development applications.
15. The Official Plan includes a policy framework for “density bonusing” in which a developer can receive additional density (build more units than normally permitted) by setting aside lands for reforestation. Generally, these policies have been working well based on feedback from staff, however, there is a need to clarify that density bonusing should only be awarded for reforestation/plantings that go beyond the minimum requirements for environmental conservation.
16. The policies address requirements for establishing “structure envelopes” where buildings and associated drives and amenity areas on lots are permitted. The policies are working well, based upon feedback from the Town, but clarifications may be required to ensure that structure envelopes are appropriately considering amenity areas and typical home sizes.
17. The policies for the PERC are detailed with respect to maintaining natural topography. However, there is opportunity to refine the policies to limit fill to about 1-2 m (currently, depth of cut is limited to 1-2 m by the policies).
18. The policies should be clarified to ensure that homeowners understand what portions of their lot are protected from development (natural areas and areas that are proposed to be reforested).
19. The Lake Simcoe Protection Plan contains additional policies which can apply to development and this can be further implemented as part of the Official Plan Review.
20. The Town will need to undertake a comprehensive review of the 2017 Provincial Plans as part of its next Official Plan Review.
21. The Official Plan designates the PERC into one of four policy areas. Estate development is generally appropriate in policy areas one through three, but is not permitted in the fourth. Based

on information reviewed, this approach continues to be appropriate and no indication of a need to modify this long-standing approach has been identified.

22. There is a discrepancy in the way the Province maps the PERC versus the Town. The Province appears to include some additional land on the west side of Mount Hope Road. However, there is no justification of a need to expand the PERC boundary, based on the growth review conducted. Further, an amendment to the Region of Peel Official Plan would have to occur before the Town could amend the PERC boundary.
23. The Province considers wildland fire risk as an issue to be addressed in local planning policy. The PERC policies currently consider fire resistance of existing woodlands and reforested areas. Other policy modifications may be considered when the Town completes a thorough review of the Official Plan.
24. There is a need to clarify when consents (land severances) can occur. Generally, development should occur in the form of plans of subdivision which involve a much more thorough review process. However, consents are appropriate where they are used for legal or technical reasons.
25. Residents have indicated a desire for high speed internet and natural gas connectivity. As the Town has received these comments in areas outside the PERC, this matter will be examined further by the Town as part of its next Official Plan Review.
26. Additionally, residents have expressed concern that the name “Palgrave Estate Residential Community” is not fulsomely reflective of existing conditions or a vision. There is an opportunity to modify the name through this process, but the policies of the Official Plan should clearly link the area to Provincial policy, which refers to this area as the Palgrave Estates Residential Community.
27. Some residents identified the opportunity to permit small-scale commercial uses in the PERC. The report notes that some potential commercial uses are permitted in the PERC in the form of home occupations, golf courses and on-farm diversified uses or agri-tourism uses, subject to criteria in the Official Plan. The Official Plan includes broad policies for commercial uses across the Town (Section 5.3.1 of the Official Plan), and this section does not contemplate commercial uses in the PERC, but rather focuses commercial uses to certain areas of the Town. The report concludes that the Town may examine this overall strategy for permitting commercial uses as part of the Official Plan Review. The Official Plan Review is a separate planning process recently initiated by the Town in which the policies of the Official Plan will be reviewed more comprehensively than the scoped focus of this policy review.
28. Residents expressed a need for climate change policies. Climate change is an important theme in Provincial policy and the Town will be examining this topic as part of its Official Plan Review.

The Report is accompanied by a Track Changes version of the PERC policies (see **Appendix A**) which propose how these recommendations will be implemented.

Zoning Review

The Zoning Review section of this Report examines how the Town is utilizing the Zoning By-law in the PERC as a tool to manage development. Generally, development is required to obtain a Zoning By-law Amendment since the existing zoning would not permit estate development as-of-right. Since the Town undertakes Zoning By-law Amendments regularly to implement all estate development in the PERC, the Town has extensive experience in developing appropriate zoning provisions.

However, the Town does not have a framework in its zoning by-law for addressing cluster estate development. The Report recommends setting out a new zone category or an exception zone to the Residential Estate Zone along with a set of recommended standards to regulate this type of development.

Conclusions

In summary, the current policies guiding development in the PERC are very detailed, and only minor improvements and modifications are recommended to address the wide range of issues and opportunities identified through this Review process. Overall, the policies have been very effective in guiding estate development in a desirable manner. Further, based on the analysis of this report, there appears to be a sufficient land supply to accommodate projected growth but ongoing monitoring should take place.

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APPENDIX

Appendix A: Proposed Modifications to the Town of Caledon Official Plan

1. INTRODUCTION

The Town of Caledon has initiated a review of the Palgrave Estate Residential Community's policy framework, to evaluate current policies and identify improvements, refinements or needed changes to address a wide range of issues and opportunities.

1.1 Report Purpose and Overview

The purpose of this report is to identify specific issues/opportunities regarding the Palgrave Estate Residential Community policy framework, and evaluate the options for addressing the issues and opportunities. This is the second report that has been prepared through this Policy Review process, building upon the initial Discussion Paper prepared at the outset of the Palgrave Estate Residential Community Policy Review. It is intended that this report be read in conjunction with the Discussion Paper, which provides a more fulsome review of current applicable policy and background information and the issues to be examined. The recommendations contained in this report are intended to form the basis for an Official Plan Amendment to introduce proposed refinements and improvements to the current policy framework for the Palgrave Estate Residential Area.

This report is organized as follows:

- Section 2 investigates population/employment projections and development potential within the Palgrave Estate Residential Community. The intent of this analysis is to evaluate the broad appropriateness of the current policy framework of providing for incremental, low density estate residential growth within the study area.
- Section 3 considers other examples of estate residential development and policy in Ontario.
- Section 4 outlines a summary of consultation to date.
- Section 5 builds upon the various issues and opportunities identified in the Discussion Paper, and includes further analysis as well as the identification of options and recommendations.
- Section 6 discusses opportunities to update the Zoning By-law to help implement the recommendations of Section 5.
- Section 7 draws conclusions.

1.2 Background

For reference, the study area is identified in Figure 1 and is described in more detail in the Discussion Paper.

The Palgrave Estate Residential Community has been subject to considerable study and analysis since the 1970s. In 1979, the Palgrave Rural Estate Residential Study was completed by the Region of Peel, and was inclusive of an environmental analysis to consider constraints and landform characteristics, as well as analysis of servicing. This resulted in the identification of three policy areas, inclusive of areas that are best suited for rural estate residential; areas that are suitable but have some limitations; and areas that are unsuitable based on environmental constraints. The three policy areas included recommended development densities. This new, more detailed policy framework was implemented by an amendment to the Town's Official Plan (Official Plan Amendment No. 5). Additional work was conducted in 1990 in association with an Official Plan Review, resulting in further refinement to the policy framework. This included reflection on the implementation of the policy framework completed through Official Plan

Amendment No. 5, additional technical work (e.g., a groundwater study conducted in 1989), updated population projections, and analysis of other issues. Furthermore, the policies were modified substantially in particular through the Town's implementation of the Oak Ridges Moraine Conservation Plan (Official Plan Amendment No. 226).

As noted, the currently applicable Provincial, Regional and Town policy framework is discussed in detail in the Discussion Paper. Following is a brief summary of applicable policy:

1. The study area is subject to the 2014 Provincial Policy Statement (PPS), which outlines a framework for the Province's vision for land use planning and related matters in Ontario's communities. The Town's Official Plan and any revisions made through this policy review must be consistent with the 2014 PPS.
2. The Town's Official Plan must be in conformity with the Provincial Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. All of these plans were recently updated in 2017, and there is a need to review conformity. In particular, since the Palgrave Estate Residential Community is located entirely within the Oak Ridges Moraine Conservation Plan Area, the detailed policies of the Oak Ridges Moraine Plan must be reviewed. The Oak Ridges Moraine Conservation Plan includes detailed policy intended to protect key natural heritage and hydrological features and functions. Generally, Provincial policy provides the Palgrave Estate Residential community with unique status, in which residential development is permitted, subject to meeting other policies of the Oak Ridges Moraine Conservation Plan, and also subject to the Town's Official Plan.
3. It is noted that the Growth Plan was updated in 2019 as A Place to Grow: Growth Plan for the Greater Golden Horseshoe. This Plan went into effect on May 16, 2019. Modifications to the Plan compared to the 2017 Growth Plan, as reviewed previously in the Discussion Paper, were principally related to the Region of Peel and are not directly impactful to this process. This policy exercise will not conflict with these policies.
4. The Lake Simcoe Protection Plan as well as Source Water Protection Plans are also applicable within the Palgrave Estate Residential Community. It is understood that the Town's Official Plan was amended to implement the Lake Simcoe Protection Plan and that a Town-wide review and implementation of the Source Water Protection Plans will be completed through a future Official Plan Amendment.
5. The Region's Official Plan also delineates the Palgrave Estate Residential Community, and includes policy regarding servicing, general land use/development and the Oak Ridges Moraine Conservation Plan.
6. The Town of Caledon Official Plan is the principal policy framework document upon which land use decisions are evaluated and made by Town Council. The Official Plan implements Provincial and Regional policy in more detail. Currently, the policy framework for the Palgrave Estate Residential Community is detailed and comprehensive.
7. The Town's Zoning By-law regulates land use, development and built form in detail. The Zoning By-law is a key vehicle for implementing the policy of the Town's Official Plan.

Figure 1 | Study Area (Source: Town of Caledon)



2. POPULATION AND GROWTH ANALYSIS

2.1 Purpose and Methodology

The current policy framework for the Palgrave Estate Residential Community intends for incremental growth and development in the form of low density, estate residential uses, in combination with a comprehensive environmental framework. Initial consultations with the Town, Region, the Conservation Authorities (as represented by the Toronto and Region Conservation Authority) and the public have not provided a clear indication that there is a significant issue with this general vision and intent for this community, as summarized in the Discussion Paper. Rather, members of the community and Council have generally expressed general support for the overall intent of the policy framework in providing for slow growth in the form of compatible residential estate uses. Additionally, the Region's Official Plan (Section 5.4.4) recognizes the role of estate communities in providing a particular aspect of housing and lifestyle choice, and the Palgrave Estate Residential Community is considered to be the only remaining planned estate residential area in the Town (excluding any areas already committed for estate residential development).

The purpose of the assessment contained in this section is to provide an understanding of whether the currently policy framework is suitable based on actual and projected growth and development trends, and whether the current policy framework provides for suitable growth opportunities in a manner consistent with recent data and projections. Section 2.2 includes a review of the latest data and information available regarding current/historic population observations and projections, development applications and building permits. Section 2.3 identifies development potential within the Palgrave Estate Residential Community to project the potential population, units and to generally predict full build-out. Based on these assessments, Section 2.4 provides conclusions and recommendations.

This review relies on previously completed studies and available data to inform population and development trends in the Palgrave Estate Residential Community. This includes:

- Historic and current population/employment data as well as forecasts as outlined in the current Town Caledon Official Plan, Census Data and information made available by the Region of Peel.
- Potential land supply is identified using Geographic Information Systems data.
- Data regarding development applications and building permits is provided by the Town of Caledon.

2.2 Population and Development Data and Trends

A review of population and development trends has been conducted in relation to information provided from the Town of Caledon and Region of Peel.

2.2.1 Previous Palgrave Studies

Two key previous studies have been identified which provided analysis regarding population growth, building permits and development activity. The key points from each of these two reports are summarized below:

- The 1979 Palgrave Estate Residential Study and implementing Official Plan Amendment 5 provides the earliest available analysis of population and growth trends in the community. The study noted the population was approximately 1,500 in 1979, compared with 1,000 identified in the 1976 census. During this timeframe, nearly 200 new single detached dwellings were

constructed. Based on the recommended development pattern and policy framework, it was anticipated that 625 new units could be developed, resulting in a total of 910 units accommodating a total population of 2,900. The implementing Official Plan Amendment (OPA 5) identified that approximately 700 to 1,400 new population would be added to the area, resulting in a total population of between 2,510 and 3,245 people.

- The November 1990 Background Report and Revised Official Plan Policies for the Palgrave Estate Residential Area Official Plan Review provides a ten-year update on the work conducted in 1979. With respect to growth, the report notes that an average of 19.3 building permits per year were issued in the Palgrave Estate Residential Community between 1974 and 1990 (representing approximately 62 new persons per year at 3.2 persons per unit). Between 1986 and 1990, 26.0 permits were issued on average each year (representing approximately 83 new population per year at 3.2 persons per unit). Amongst estate areas outside the Palgrave Estate Residential Community, an average of 16.9 permits were issued annually between 1973 and 1990 and 22.6 permits between 1986 and 1990, meaning that the Palgrave Estate Community represented over half of all estate residential development in the Town at the time. The report generally concluded that while the historic figures were very low, accelerated growth could be expected due to improved transportation infrastructure/accessibility being planned at the time (e.g., Highway 407, 427 and other works related to Highway 50 at the time) and limited development opportunities for rural estate within the Town and in other nearby municipalities (Section 3.6). At the projected growth rates, the Report anticipated full build-out of the Palgrave Estate Residential Community within 30-40 years (i.e., 2020-2030). On a Town-wide basis, the report anticipated an overall estate residential absorption rate of approximately 50 permits per year between 1991 and 2001 and 75 permits per year between 2001 and 2011, resulting in a total of 2,750 new lots and 9,900 new estate population.

2.2.2 Town of Caledon Official Plan

The Town of Caledon identifies population allocations to 2031 in Table 4.2 of the Official Plan (November 2016 Office Consolidation). These allocations are identified in Table 1 below. In accordance with Section 4.2.4.3.2, adjustments to allocations may be contemplated by an amendment to the Official Plan when further detailed studies have determined specific allocations. The intent of the allocations is to provide a guide for managing growth, planning for services, establishing land requirements and enhancing the relationship between local employment and population growth (Policy 4.2.4.3.1). The current (baseline) population for the Palgrave Estate Residential Community is not identified in the Official Plan.

The Plan anticipates average growth of approximately 50 new population per year between 2021 and 2031, or 15.8 new units per year, when utilizing the previously made assumption of 3.2 persons per unit. This is considerably less than the growth projections anticipated Town-wide between 50 and 75 permits per year being issued between 1991 and 2011, as anticipated in the 1990 Background Report and Revised Official Plan policies.

Table 1 | Town of Caledon Official Plan Population Allocations for the Palgrave Estate Residential Community

	2021 Population	2031 Population
Palgrave Estate Residential Community	4,865	5,371

2.2.3 Region of Peel Official Plan

The Region's current Official Plan does not contain specific population or growth allocations to the Palgrave Estate Residential Community. Rather, the Plan provides a Town-wide allocation which is intended to conform to those allocations identified in the Growth Plan for the Greater Golden Horseshoe. These allocations have also been implemented in the Town's Official Plan, and form the basis for the more detailed allocations identified by the Town, including the Palgrave Estate Residential Community.

2.2.4 Region of Peel Official Plan Review (Growth Management Strategy)

The Region is currently conducting a Growth Management Strategy to identify policies and strategies for planning and servicing growth up to 2041. The Region has identified provisional population and employment projections as part of this work (part of Appendix IV to the Peel 2041 Growth Allocation and Growth Management Regional Official Plan Amendment, draft dated October 26, 2017 as presented to Regional Council). This includes growth estimates within the PERC specifically. It is noted these population projections are not in effect, and are subject to further change and approval. Further, while the projections address the Palgrave Estate Residential Community, the policies and growth allocations proposed to be included in the Regional Official Plan do not address the PERC in detail. It is intended that the projections will inform a Growth Management Regional Official Plan Amendment (ROPA). At the time of completing this report, the ROPA was in draft and the assessment is still underway.

The Regional population projections dated October 26, 2017 for the PERC are shown in Table 2. Within the Palgrave Estate Residential Community, these projections represent an average of 110 new population per year and 32 new units per year between 2016 and 2041. This results in an average of 3.41 persons per unit for new development. The anticipated rate of growth is higher than the projections in the Town's Official Plan, which anticipated approximately 50 new population annually between 2021 and 2031. According to the Region's projections, population growth is expected to be 124 residents per year during this 10-year time frame.

Generally, the Region's proposed 2031 allocation is similar to the current allocation identified in the Town's Official Plan (see Table 1); however, the Region's proposed 2021 allocation is much lower than the Town's allocation. According to the Region, the anticipated rate of growth between 2021 and 2031 is much higher than projected by the Town's Official Plan. However, the report associated with these provisional allocations does not contain specific narrative regarding the Palgrave Estate Residential Community. It is noted that the increased growth rate during this 10-year period is similar to growth rates identified in other Caledon villages and locations, according to the Region's draft allocations. Thus it is likely tied to broader demographic factors and is not unique to the Palgrave Estate Residential Community.

Table 3 outlines the Region's projections for employment growth in the Palgrave Estate Residential Community. Overall, it is anticipated that employment will increase by approximately 10 jobs per year, resulting in a doubling of the current jobs at 240 to 480. It is unclear what the job growth would relate to, since there are no significant areas intended or planned for commercial or employment uses. There are currently few businesses in the Palgrave Estate Residential Community, though some growth could pertain to the Equestrian facility, home occupations, or other small-scaled businesses. It is understood that the Region's employment projections represent a general estimate only.

Table 2 | Region of Peel Draft/Provisional Population Allocations (Source: Region of Peel and calculations as noted below)

	2016	2021	2031	2036	2041
Total Palgrave Estate Residential Community Population	3,470	3,770	5,010	5,590	6,200
Population Growth per Year (calculated)	-	2016-2021 60 per year	2021-2031 124 per year	2031-2036 116 per year	2036-2041 122 per year
Total Palgrave Estate Residential Community – Units	1,000	1,120	1,500	1,640	1,800
Increase in units per year (calculated)	-	2016-2021 24 per year	2021-2031 38 per year	2031-2036 28 per year	2036-2041 32 per year
Persons per unit – overall population/units	3.47	3.37	3.34	3.41	3.34
Persons per unit – new population/units only	-	2.50	3.26	4.14	3.81
Totals:					
Overall 2016 – 2041 Population Growth	2,730				
Overall 2016 – 2041 Unit Growth	800				
Overall Annual Growth in Units 2016 – 2041	32				
Persons Per Unit - total population and units at 2041	3.44				
Persons Per Unit – new units between 2016 and 2041	3.41				

Table 3 | Region of Peel Draft/Provisional Employment Allocations (Source: Region of Peel and calculations as noted below)

	2016	2021	2031	2036	2041
Total employment	240	270	370	430	480
Average annual increase in employment	-	2016 – 2021 6	2021 – 2031 10	2031 – 2036 12	2036 – 2041 10
Totals:					
Total employment increase (2016 – 2041)	240				
Overall average annual increase	9.6				

2.2.5 Development Applications

A number of development applications have been received within the study area and are in process by the Town of Caledon within the study area. Most developments are proceeding by way of a plan of subdivision combined with a zoning by-law amendment. One application has been received to amend the Official Plan. The purpose of the proposed Official Plan Amendment is to revise the policies to permit private individual wells instead of requiring municipal water services. All of these applications are summarized in Table 4 and it is noted that they are subject to review and approval. In total, 204 lots have been proposed, of which 103 have been approved by Council or the Ontario Municipal Board.

Table 4 | Proposed Developments (Source: Town of Caledon)

Development Name/Agent and Application Number	Status	Proposed Number of Lots
Sunshine Estates 21T-95026 & RZ 95-13	In process	33
1680578 Ontario Inc. 21T-08001 & RZ 08-05	In process	22
KLM Planning 21T-95027 & RZ 95-11	Council approved Dec. 2016	42
Flato 21T- 90034 & RZ 88-07	Council approved April 2017	8
KLM Planning POPA 12-04	In process	27
Harwood Structures Corp 21T-81003 & RZ 08-01	Council approved Dec. 2017	13
VanStralen 21T-16002C & RZ-16-04	In process	11
Harbourview 21T-11001C & RZ 11-03	Draft approved by the Ontario Municipal Board	12
Halls Lake Estates 21T-98001 & RZ 98-07	Draft approved by the Ontario Municipal Board	28
Laurelpark Inc. 21T-17006C & RC 17-09	In process	8
	Total proposed lots:	204

2.2.6 Consents and Minor Variances

Only two consent applications have been noted by the Town between 2012 and 2017, which were both approved. The nature of the consents (e.g., severance) is not known. During the same period, a total of 23 minor variances were approved or conditionally approved. The Town has provided additional information regarding the intent of 7 relevant minor variance applications received within the past 2 years. This has included:

- Permission of an existing shed and driveway outside the structural envelope, permit a home occupation and other standards.
- For two lots, permit a minimum lot area in a zone where 6.0 hectares is required, along with increased driveway widths and slightly reduced setbacks.
- Permit a maximum building area of 10% compared with the required 8% and reduce the parking space setback.

- Permit an increased maximum driveway width.
- Increase maximum height of an accessory building.
- Increase the structural envelope size by approx. 5%.
- Permit an accessory apartment and larger driveway width.

2.2.7 Building Permits

Building permit data provides a specific measure of historic growth and development. Table 5 outlines building permit data for new single detached dwellings in the Palgrave Estate Residential Community between 2012 and 2016. Since only partial data is available in 2017, it is excluded from the analysis at this time. Overall, 77 building permits were issued for new dwellings, representing an average of 15.4 units per year. This is similar to the Town’s anticipated rate of growth between the 2021 and 2031 timeframe identified in the Official Plan. However, the Town’s Official Plan also anticipates growth up to a population of 4,865 in 2021. Based on the current 2016 population of 3,500, this would require growth in the order of over 270 persons per year. This projection is inconsistent with historic building permits. The Region’s updated allocation of 3,770 persons to 2021, representing growth by approximately 60 persons per year, is also still higher than historic growth based on recent building permits.

Table 5 | Recent Building Permit History in the Palgrave Estate Residential Community (Data Source: Town of Caledon)

	2012	2013	2014	2015	2016	Total	Average per year (2012 – 2016)
Building permits issued for new single detached units	11	16	23	11	16	77	15.4

2.3 Development Potential Assessment

The intent of this section is to provide a general assessment of development opportunity at full build-out and to correlate this analysis with projected growth as indicated in Section 2.2. Actual development potential would be subject to confirmed development constraints (environmental constraints, lot consolidation/configuration constraints) and actual proposed development formats, as identified through individual application processes. Accordingly, this assessment is intended as a general estimate of development potential only.

2.3.1 Methodology

This analysis of development potential is geared towards generally understanding land supply within the Palgrave Estate Residential Community. Further, this analysis considers the current policy framework in place, which prohibits development in some areas and identifies different minimum lot size and maximum density permissions for the various policy areas. The following aspects of the methodology are noted:

- Any lands shown as Policy Area 4 are excluded as having development potential, since development is strongly prohibited in these areas, and these areas are not included in the calculation for density allocation under the current policies of the Official Plan.

- Parcels with existing estate residential uses were identified and excluded from the calculation as it is unlikely these areas would be re-planned over the planning horizon. In total, it is estimated that there are 750 existing such units. The existing golf course is considered a development opportunity and is included in this analysis, as it could potentially be redeveloped.
- Parcels with a minimum size of 10 hectares are shown and included as potential development blocks. In accordance with the current policy framework (Section 7.1.7.7), the minimum amount of land permitted for estate residential development is 10 hectares (about 25 acres). However, since there are some circumstances where other smaller parcels will be considered for development in accordance with Section 7.1.7.7 of the Town's Official Plan (e.g., where contiguous with other development opportunities), parcels with a size of 5 – 10 hectares are considered and shown separately in the analysis below.
- The projection for potential population, based on anticipated development potential, requires an assumption regarding the number of persons per unit. Persons per unit varies over time, as it relates to demographic factors. This analysis considers a range: from 3.1 persons per unit to a higher assumption of 3.5 persons per unit. Historically, based on prior studies, an assumption of 3.2 persons per unit has been applied in the Palgrave Estate Residential Community. At the higher end, 3.5 persons per unit is more reflective of existing persons per unit, based on current population and the current number of units in the Palgrave Estate Residential Community. It is also similar to the Region's projected overall persons per unit for new units between 2016 and 2041, which is 3.41. It is noted that the projected persons per unit assumptions by the Region (Table 2) vary considerably between various periods between 2016 and 2041, to as high as 4.1 persons per unit. The population calculations are intended as an estimate only.

2.3.2 Results

Figure 2 illustrates the potential development areas based on the methodology discussed in Section 2.3.1. For reference, Policy Area 4 and lands included within EZ 1 and EZ 2 are shown.

Table 6 summarizes the results of the assessment, which is intended as a high level calculation of development opportunity at full build out. In summary:

- In total, amongst parcels greater than 5 hectares, it is estimated that about 800 new units could be developed, representing a total new population of between approximately 2,100 and 2,300, depending on the assumption used for the number of persons per unit. Note that these calculations are considerate of the maximum permitted densities within each of the three Policy Areas, as indicated in Table 6.
- It is recognized that some of the developable parcels are subject to significant EZ 1 and EZ 2 constraints, which would impact development opportunity. However, there are also other potential development opportunities. As shown in Figure 2, there are some lands not included in the analysis as they represent parcels less than 5 hectares. Some of these parcels are unlikely to redevelop, such as clusters of existing estate residential (e.g., the lots on the west side of Albion Trail, just north of Peace Court). In other cases, some of these smaller lots could be developable, where lands are consolidated by the developer. Accordingly, there are potential development opportunities beyond the calculations identified in Table 6. The actual potential population that could be accommodated is therefore likely a low estimate. Increased population and units could also be accommodated in the form of secondary suites and additional units could be contemplated through the bonusing policy framework, which enables an increase in the number of permitted units where reforestation is proposed, as described in the policies.

Figure 2 | Developable Areas in the Palgrave Estate Residential Community (Refer to Section 2.3.1)

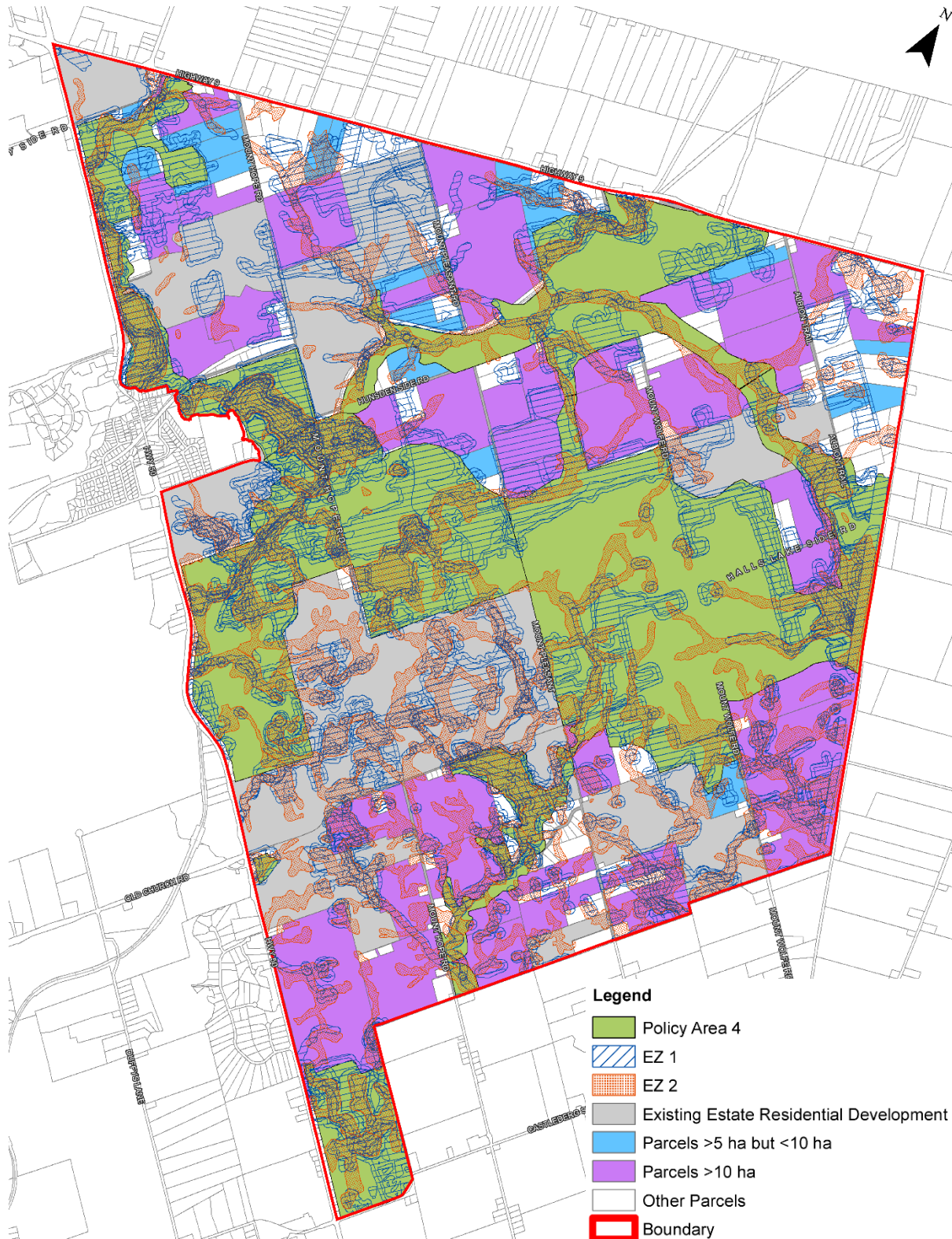


Table 6 | Summary of Developable Area in the Palgrave Estate Residential Community

	Parcels equal to or greater than 10 hectares	Parcels less than 10 hectares but greater than 5 hectares
Number of Parcels	44	23
Gross Area (excluding lands in Policy Area 4)	934 ha	163 ha
Area in Policy Area 1:	157 (17%)	22 (14%)
Area in Policy Area 2:	396 (42%)	41 (25%)
Area in Policy Area 3:	381 (41%)	99 (60%)
Potential lots in Policy Area 1 (@ 36 units per 40.5 ha)	140	20
Potential lots in Policy Area 2 (@ 31 units per 40.5 ha)	303	31
Potential lots in Policy Area 3 (@ 26 units per 40.5 ha)	245	64
Total Potential lots	688	114
Potential population @ 3.1 persons per unit	2,130	355
Potential population @ 3.5 persons per unit	2,340	390
Totals:		
Total potential new lots (within parcels at or greater than 5 hectares):	802	
Total potential new population (3.1 persons per unit)	2,485	
Total potential new population (3.5 persons per unit)	2,805	

Note: Some subtotals may not add up due to rounding in the calculations.

2.3.3 Alternate Methodology

An alternate methodology for estimating development potential is identified in Table 7. This methodology identifies the potential number of lots that could be created by applying assumptions about developable area, land used for new roads and minimum lot area. This methodology and assumptions are identified further as follows:

- All parcels without existing estate residential development are included in the analysis, and organized into parcels greater than 10 hectares, parcels between 5 and 20 hectares and parcels less than 5 hectares. The total amount of land is identified as the gross developable area. The gross area is organized into the three Policy Areas for reference purposes only.
- To provide for a conservative assessment, all lands identified as EZ 1 and EZ 2 are considered to be non-developable. After subtracting these lands, the 'net' developable area is identified.
- An assumption of 25% of land used for roads, open space and infrastructure is identified, leaving 75% of the net area for potential new lots. Generally, 25% is a conservative estimate in an estate residential context, and the actual number could be lower.
- Using an average lot size of 0.55 hectares, the number of potential lots created is calculated from the net area above. Amongst parcels less than 5 hectares in size, it is further assumed that 50% of these lands are undevelopable (e.g., rural strip residential lots which are less likely to redevelop as part of a new subdivision).

According to this methodology, it is estimated that about 835 units could be developed, representing a potential population of between 2,590 (3.1 persons per unit) and 2,920 (3.5 persons per unit).

Again, this methodology is not considerate of second suites which could increase the potential population. This is also a conservative estimate from the perspective that lands identified as EZ 2 are entirely netted out even though there may be circumstances where some road crossings or other uses may be permitted.

Table 7 | Alternate Development Potential Calculation

	Parcels equal to or greater than 10 hectares	Parcels less than 10 hectares but greater than 5 hectares	Parcels less than 5 ha
Number of Parcels	44	23	234
Gross Area (excluding lands in Policy Area 4)	934 ha	163 ha	300 ha
Area in Policy Area 1:	157 ha (17%)	22 ha (14%)	34 ha (11%)
Area in Policy Area 2:	396 ha (42%)	41 ha (25%)	106 ha (35%)
Area in Policy Area 3:	381 ha (41%)	99 ha (60%)	160 ha (53%)
Lands with EZ 1 applied	327 ha	72 ha	129 ha
Lands with EZ 2 applied	262 ha	27 ha	69 ha
Net developable area (excludes Policy Area 4, EZ 1 and EZ 2)	454 ha	83 ha	158 ha
Lands used for roads	25%	25%	25%
Lands used for development	75%	75%	75%
Average Lot Area	0.55 ha	0.55 ha	0.55 ha
Other undevelopable area	-	-	50% (i.e., existing strip residential unlikely to redevelop)
Subtotal potential new lots	620	110	105
Totals:			
Total potential new lots	835		
Total potential new population @ 3.1 persons per unit	2,590		
Total potential new population @ 3.5 persons per unit	2,920		

Note: Some subtotals may not add up due to rounding.

2.4 Summary and Conclusions

There are sufficient lands designated for potential development to accommodate the proposed allocations by the Region of Peel up to 2041. The Region anticipates approximately 800 new units being developed, and an increased population of 2,730 additional residents between 2016 and 2041. The high-level analysis of supply indicates that approximately 800 – 835 new units could be developed accommodating a population of between 2,485 (the low end of Methodology #1 per Table 6) and 2,840 (the high end of Methodology #2 per Table 7). It is noted that the potential number of units and population could be higher depending on actual development potential, bonusing and development of second suites. The development could also be lower depending on actual proposed developments and confirmation of development constraints. Based on this analysis, and in consideration of the Region's draft 2041 population allocation, it is roughly estimated that the land supply could be utilized between 2040 and 2050.

Based on recent building permit trends, which suggest approximately 15 new units per year, the Town's allocation to 2021 is very unlikely to be achieved, as it would require approximately 85 new units to be built annually. The Region's growth rate identifies about 26 new units per year, which is also considerably much higher than the recent average number of dwellings being built per year. The Region has proposed an increased growth rate between 2021 and 2031, which puts its anticipated allocation closer to the Town's allocation for 2031. It is noted that growth in the Palgrave Estate Residential Community has generally been lower than was projected per previous studies in 1979 and 1990.

It is further noted that there are currently 204 units being proposed in the Palgrave Estate Residential Community, which could accommodate over 10 years of growth at the current rate of 15 building permits per year. It is recognized that some of these units are only proposed and subject to further development approval, which could take years. There are 103 lots with an approval status, which would accommodate over 5 years of growth at the current average rate of 15 building permits per year.

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3.1 Development Formats in the Palgrave Estate Community

The Palgrave Estate Residential Community contains a variety of different styles of estate housing development, even within the somewhat limited context of providing large lots for single detached dwellings (Figure 3). Based on a qualitative assessment and driving tour conducted by the consulting team, the character of neighbourhoods observed in Palgrave are differentiated by:

- **Building setbacks / envelope:** Some of the newer subdivisions include relatively smaller front yard setbacks, bringing the dwelling closer to the street. This style can also help to minimize environmental impacts from development and construction by reducing the land that needs to be disturbed. However, smaller front/exterior side yard setbacks also create a more ‘urban’ character.
- **Topography:** The maintenance of natural topography has a major impact on the views and overall visual character of the community. Particularly where there is no existing vegetation, interesting topography contributes to creating attractive rural landscapes and viewsheds.
- **Preservation/planting of vegetation:** Estate residential streets are significantly differentiated by the preservation of vegetation and regrowth of vegetation. Some newer areas represent a highly manicured, open style, whereas other communities have seen substantial reforestation amongst the lots, leaving a smaller area to be maintained. However, with significant tree plantings, a lot can take on a naturalized appearance.
- **Road pattern:** Along with topography and preservation of vegetation, the road pattern influences character by influencing viewsheds. Curvy streets, combined with thick vegetation, results in a highly secluded character whereas long, straight streets create longer views. “T” intersections are almost exclusively used in estate subdivisions, though there are several examples of four-way intersections which have relatively less of a rural appearance.
- **Home/architectural style:** The architectural style can have an impact on the character of the streetscape, depending on the degree of vegetation and whether the homes are visible. However, architectural style is highly subjective.

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Figure 3 | Illustration of Character within the Palgrave Estate Residential Area (Source: Images taken by WSP)



Many newer developments are at least initially characterized with manicured landscaping.



Some newer developments have located some dwellings closer to the street.



Preservation and planting of vegetation contributes to a more rural appearance.



Vegetation planted eventually contributes to a more naturalized appearance.



Topography has a major impact on character, contributing to more interesting views.

3.2 Other Estate Development Formats

Few municipalities in the Greater Golden Horseshoe provide a robust policy framework for estate residential communities. In most cases, new residential subdivisions are not permitted, as the policies are largely intended to address completion of development of previously designated lands or to guide severances and redevelopment in existing estate residential areas. Existing residential estate subdivisions throughout the Greater Golden Horseshoe typically take the form of the example subdivisions described in Section 3.1. This section examines unique examples of subdivisions outside of

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the Palgrave Estate Residential Community in Caledon (Section 3.2.1), reviews the policy framework for residential estates and provides a notable example in the Town of Aurora (Section 3.2.2) and summarizes the policy framework for residential estate areas in several other municipalities (Section 3.2.3).

3.2.1 Town of Caledon

Many other estate developments in the Town (outside the Palgrave Estate Residential Community) follow the various formats identified in Section 3.1. However, a key example of an alternative format to low density, large lot estate subdivisions is the cluster format, including the development located on Reddington Drive/Zimmerman Drive, just west of the village of Palgrave (Figure 4). This development (Legacy Pines) consists of clustered single detached and semi-detached dwellings. The benefit of the clustered approach is that it can represent a character and overall density that is consistent with an estate style, but results in reduced environmental impacts due to reduced disturbance from construction. The development is also immediately surrounded by a golf course. The development has been subject to a plan of condominium and the roads are privately maintained.

Figure 4 | Legacy Pines Development in Caledon (Source: Google Maps)



3.2.2 Town of Aurora

The Town of Aurora Official Plan includes a policy framework addressing estate residential areas in the southerly portion of the Town. This includes:

- Estate residential uses are permitted on a min lot area of 0.8 net residential hectares (2 acres per unit);
- Clusters of at least 10 units permitted provided at least 40% of the overall lot area is open space;
- Cluster style development is encouraged as a means of providing more efficient use of services and roads and reduced environmental impact; and
- Home occupations and accessory dwellings are permitted.

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The format of estate residential uses in Aurora is illustrated in Figure 5. There is a highly forested/natural appearance to many of these areas.

A Secondary Plan for Yonge South provides for unique cluster residential developments, set amongst golf course. The units are shown in Figure 5. While somewhat higher density than residential estate, they are also required to provide at least 40% of lot area as open space and there is a maximum 12% lot coverage overall amongst lands designated for Cluster Residential. Source:

<https://www.aurora.ca/TownHall/Documents/OPA%2034%20formatted.pdf>

Figure 5 | Example Estate Residential Community in Aurora (Source: Google)



Example of an estate subdivision in Aurora.



View of an estate subdivision in Aurora.



Example of a cluster townhouse development in Aurora.

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3.2.3 Other Municipalities

Official Plans for other municipalities were reviewed to identify policies guiding estate residential development. In most cases, the policies are intended to manage dwelling reconstruction and severances within existing estate residential areas, and often do not contemplate new estate residential communities. Based on this review, the policy framework in the Palgrave Estate Community is very robust and detailed and is one of few remaining areas in the Greater Toronto Area with potential for new estate development. Following is a summary of several municipal approaches to recognizing and guiding development within residential estate areas:

- The Town of Innisfil provides for an Estate Residential Area which contemplates lots in the order of 1 to 2.5 units per hectare, but density should depend on hydrogeological conditions (assimilative capability of soils), servicing needs, environmental considerations and compatibility with adjacent areas. The Town's policies limit estate developments to 40 lots. The Official Plan does not permit new estate residential areas.
- The Community Plan for King City (King Township) identifies a number of designations for large-lot subdivisions. The Estate Residential 1 area recognizes existing neighbourhoods at about one unit per hectare and only permits dwellings on existing lots of record.
- The East Gwillimbury Official Plan provides an Estate Residential designation, and does not intend for new areas to be designated for estate residential. Development is intended to be compatible with adjacent neighbourhoods and new developments must be built on full municipal services. Infill development is contemplated, subject to criteria (compliance with minimum distance separation, hydrogeological conditions, road access, etc.).
- The City of Markham Official Plan provides for a Residential Estate designation which recognizes one existing area, permitting single detached dwellings (and second suites) on lots at least 0.4 hectares in area. The policies provide development criteria for consideration for development approval and building permits, including protecting natural areas and topography, ensuring lot size and dimensions are respected, as well as building massing setbacks.
- The District of Muskoka Official Plan provides permissions for new estate residential development within Rural and Waterfront Areas, subject to criteria, including hydrogeological study, environmental report, water quality impacts, design/compatibility analysis and ensuring sympathy to the natural features. The maximum number of lots is 30 and a minimum of 33% of the lands must be in private or public open space. It is noted the draft District of Muskoka Official Plan (dated May 2017) does not permit estate residential development in the Rural Area.
- The Town of New Tecumseth Official Plan identifies the Country Residential designation to recognize existing estate developments, inclusive of any developed, draft approved or approved subdivisions. New developments not designated are prohibited. The policies simply limit permitted uses to single detached dwellings, bed and breakfasts and home occupations and provide no other specific criteria to this designation.

3.2.4 Manitoba Manual for Conservation Subdivision Design

The Province of Manitoba completed a comprehensive Manual for Conservation Subdivision Design, in consideration of Randall Arendt's publications for conservation planning. The intent of the design approach is to lay out rural (inclusive of estate) subdivisions in a manner that best preserves open space without reducing the number of lots being provided. The approach is intended to relate to large-lot subdivisions which are often privately serviced. The Manual identifies numerous benefits associated with the approach, ranging from a wide range of economic benefits, reduced cost for development, reduced

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maintenance costs to municipalities, improved marketability, health benefits, environmental benefits, and agricultural benefits. The Manual promotes calculation of density with the goal of maintaining at least half of the proposed land area to be considered unbuildable and maintained as open space. More specifically, about 50% of land can usually be conserved for areas with two acre lots, and 65% for three acre lots. The document includes four examples of conservation developments (none in Ontario), and specific practices and zoning approaches.

The key approach contemplated by the Manual is the reduction of minimum lot sizes while maintaining the same density, and conserving remaining lands for open space and conservation purposes, which are to be legally maintained as conservation lands through zoning, conservation easements, or dedication to public authorities or non-profit conservation organizations. The resulting development pattern has less roadway, the construction footprint is much reduced, and provides for the same overall density.

4. PUBLIC CONSULTATION SUMMARY

4.1 Public Open House 1 (June 1, 2017)

The first Public Open House was held on June 1, 2017, and consisted of an open house component, a presentation, questions and answer session and a workshop component. A detailed summary of this open house is included in the Discussion Paper prepared for the Palgrave Estate Residential Community Policy Review, as it informed the development of issues and considerations to be reviewed.

For reference, some of the themes identified through consultation are summarized as follows:

- General desire to maintain the character of the community as a low-density, residential estate community.
- Natural areas, trails and conservation of natural heritage and topography are highly valued.
- Consideration should be made to ensure compatibility with estate residential uses and agricultural uses.
- The public has expressed a desire to see high-speed telecommunications and gas services.
- Residents expressed interest in cost and responsibility for infrastructure, to ensure that developers are responsible for paying for and implementing any roads and servicing extensions.
- Residents greatly value safety in their community, in terms of road design, intersections, and safe cycling opportunities.
- Some residents value existing private wells, while other residents would prefer opportunity to connect to municipal water services.
- Further to the point above, residents value groundwater quality and quantity.
- Some participants expressed an interest in developing their land.
- A wide range of innovative planning themes emerged, such as minimizing light pollution, self-sufficient energy, community farms, car share programs, and innovative public transit in a rural context.

4.2 Public Open House 2 (February 8, 2018)

Public Open House No. 2 was held on February 20, 2018. The meeting consisted of an open house in which participants were able to review display boards and discuss the content and other questions with staff from the Town, the consulting team (WSP). Regional staff were also present. Approximately 80 participants signed in to the meeting. The content presented included a summary of the major issues and content of this report, including some of the overall policy directions.

Individual and group discussions with participants touched on a wide range of matters. Generally, many participants had questions regarding the status of ongoing development applications, and the process for reviewing development applications in the PERC. Some of the participants were landowners with some interest in developing. Participants largely expressed support that major changes to the character and planning of the PERC was not being contemplated. To date, no written comments have been received in relation to the content presented at Public Open House 2.

Through one-on-one discussions with participants at Public Open House 2, there was a clear emphasis on the themes identified at the first public open house, as summarized in Section 4.1. Many participants

also expressed a great deal of interest in learning about development approval processes, and the detailed policy framework that guides development within the PERC. Some of the participants expressed an interest in future development of their land.

4.3 Statutory Public Meeting (June 26, 2018)

A statutory public meeting regarding the proposed Official Plan Amendment was held on June 26, 2018. Delegations were made by residents and other stakeholders on a variety of different subjects. A brief summary of some of the comments and themes raised in the meeting is as follows:

- Timing of municipal water availability and extension;
- Suitability of 'cluster-style' residential development;
- Size of dwellings, size of lots, and impact to the rural landscape;
- Suitability of name of the PERC;
- Respect for rural character;
- Need for quality of life and ecological indicators;
- Support for agriculture over the long-term;
- Applicability of Minimum Distance Separation requirements (separation of livestock facilities and development to mitigate odour impacts);
- Readability of this Report;
- Need for additional meetings/consultation to occur in the process;
- Should not permit industrial uses;
- Lack of infrastructure (internet);
- Need for parks and connectivity amongst neighbourhoods;
- Consider commercial land use permissions; and
- Consideration for climate change.

A detailed summary of input received at the Statutory Public Meeting is identified in the minutes of the meeting, compiled by the Town. A response to all of the comments has been produced by the Town separately from this Report. In response to some of the comments, the Policy Issues, Opportunities and Options (Section 5) of this report have been updated to address some of the key issues raised above.

4.4 Other Input

Written comments have been received throughout the process, including emails, letters and filled in questionnaires used in the open houses. Further, as an outcome of the Statutory Public Meeting, the Town has conducted other meetings with residents. Other written comments not referenced above and further discussions with residents are summarized separately by the Town from this Report.

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

The Discussion Paper identified a number of policy issues, opportunities and potential considerations for updating the policy framework for the Palgrave Estate Residential Community. The purpose of this section is to review the key issues and opportunities and identify the potential options, as informed by trends, policy directives, experience in implementing the Official Plan, and other considerations. The analysis is outlined in Table 8, and consists of 25 key policy considerations, grouped into the following categories:

- Built form and healthy community;
- Other land uses;
- Servicing;
- Environment;
- Landscape and topography; and
- Other policy considerations.

This discussion is not intended to be exhaustive of all potential changes to the policies currently guiding development in the Palgrave Estate Residential Community, but is rather intended to provide an appropriate basis for making more detailed revisions in the Draft Official Plan Amendment. A list of abbreviations used in this table is included following the table.

Further to the Table, **Appendix A** to this report includes proposed modifications to the Official Plan as a track changes version of the policies of Section 7.1 of the Official Plan for the PERC.

Table 8 | Policy Issues, Opportunities and Options

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
BUILT FORM AND HEALTHY COMMUNITY		
1. There is a need to confirm whether the general approach of planning for incremental estate residential development is still appropriate, in consideration of population and development trends as well as Provincial and Regional policy.		
General	<ul style="list-style-type: none"> • The population/growth assessment contained in Section 2 of this Report indicates that there is an appropriate supply of land to accommodate anticipated growth well beyond the current planning horizon. • There are few new planned estate communities within the Greater Golden Horseshoe. Based on a scan of municipal Official Plans, generally lands designated for Residential estate are intended to recognize existing estate uses. • The ROP considers the PERC as a key source of estate style housing which contributes to the overall mix of housing typologies in the Region. 	The PERC is a unique estate residential community, of which there are few remaining such designated areas in the Greater Toronto Area. The analysis of growth and land supply is supportive of the notion of the community continuing to be planned for slow, incremental growth that accommodates low density uses. This approach is in conformity with the Region's Official Plan and Provincial policy and is appropriate for the

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	<ul style="list-style-type: none"> Members of the community and Council have generally expressed a desire to see continued low density estate residential development and incremental growth. 	<p>preferred servicing method which will require private septic systems and Regional water.</p> <p>It is noted that the growth projection for 2021 in the Town's Official Plan is not in line with recent growth trends in the PERC. Upon completion of the Region's growth management exercise and subsequent updates, consideration will need to be made to update the Town's Official Plan growth allocations in the future.</p>
<p>2. There is an option to consider other dwelling and development typologies that are consistent with the theme of low-density, conservation-oriented development.</p>		
<p>Section 7.1.3</p>	<ul style="list-style-type: none"> Permitted uses are generally described by Section 7.1.3.4 as consisting of agriculture, rural estate residential, conservation, golf courses, etc. There are no specific policies regarding the types of dwelling units permitted, but the various principles and policies of the Plan intend for low density estate style residences. Section 7.1.3.5 intends for a review of community design and development issues including consideration for alternative forms of design including compatible alternative or mixed uses. Section 7.1.3.3 generally permits development to occur on a condominium basis subject to establishing appropriate financial and engineering agreements. As noted, the community has generally expressed a desire to support continued estate residential development, and the ROP recognizes the area as contributing to the overall housing mix by providing for estate residential uses. There are few examples of clustered estate residential development noted in Ontario. Generally, most estate residential development has taken the form of similar 1-2 acre lots with single detached residences. 	<p>There is an opportunity to more clearly contemplate semi-detached and attached dwelling units as part of a cluster residential development concept, subject to criteria to ensure the low density, estate character is maintained (e.g., height, lot size, setbacks).</p> <p>There is an opportunity to improve the clarity and applicability of the policies with respect to condominium developments. In this circumstance, clarity would be required in terms of how the density and minimum lot area requirements would apply. The Plan's requirements for minimum lot size, in particular, could be limiting in terms of flexibility for providing alternative lot sizes and uses, such as cluster development. Consideration should be made to address cluster developments specifically, to ensure that alternative development formats (e.g., townhouse/semi-detached) are not excluded but also ensuring</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
		<p>that the overall density and typology is similar to other developments. Specific policies for minimum lot size and density will be required to accommodate this development, with the overall objective of ensuring that development density will be the same. There is an opportunity to define cluster estate residential development in the Official Plan. Further, it may be desirable to require an Official Plan Amendment to permit cluster estate residential development, at least on an interim basis, so that the Town can ensure that the policies are working well and that cluster estate development continues to contribute to the rural character of the community.</p>
<p>3. There is an option to reconsider or clarify calculations/requirements for minimum lot sizes, maximum densities and/or minimum development size, as contemplated amongst the three Policy Areas in which development is permitted.</p>		
<p>7.1.6 - Density</p>	<ul style="list-style-type: none"> The policies of Section 7.1.6 establish maximum permitted densities, which vary based on the policy area: Policy Area 1 is 36 units per 40.5 hectares (100 acres); Policy Area 2 is 31 units per 40.5 hectares (100 acres); Policy Area 3 is 26 units per 40.5 hectares (100 acres); development is not permitted in Policy Area 4. Section 7.1.6 outlines the methodology for calculating the number of units. It integrates a wide range of considerations and circumstances, such as the identified half township lot area (as defined in the Plan), the applicant’s holdings, the composition of EZ 1 environmental protection zoning, and considering where the lands comprise more than one Policy Area. The maximum density requirements are exclusive of any density bonuses (density bonusing is discussed as a separate topic in this table). 	<p>There has been general feedback that the maximum density requirements are working well, and there has been no indication of a justification to modify the requirements.</p>
<p>7.1.7 - Lot Area / Development Size</p>	<ul style="list-style-type: none"> Section 7.1.7 outlines requirements for minimum net lot area. In Policy Area 1, this is 0.45 ha (1.1 acres) and in Policy Area 2 and 3 this is 0.6 ha (1.5 acres). 	<p>There has similarly been no indication or direction of a need to modify minimum lot sizes. These lot areas have long been implemented by the Town and</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	<ul style="list-style-type: none"> The calculation and inclusions/exclusions of minimum net lot area are identified in Section 7.1.7. For example, although EZ 1 and ponds may be included within a lot, they cannot be included in the calculation of achieving the minimum net lot area. Further, there is a general policy to require larger minimum lot areas based on topography and environmental characteristics. Section 7.1.7.7 also addresses the minimum development size, which is typically 10 hectares. The policies provide some flexibility regarding where development would complete development of a half township lot or immediately contiguous area. The Plan encourages average net lot areas that exceed the minimum permitted (Section 7.1.7.8). Larger lot sizes are essential from the perspective of accommodating on-site septic systems, as this type of servicing is required by the Region. The Plan encourages a variety of lot sizes within a plan of subdivision (7.1.7.9). A few other municipalities have integrated policies to set out a maximum number of units (e.g., 30-40) in estate residential areas. 	<p>are a well-established requirement that has influenced the character of the community. Given the analysis regarding growth and land supply, there is no identified need to decrease lot size in order to accommodate growth.</p> <p>There does not seem to be a need to identify a maximum number of units or a minimum development size, as has been regulated by other municipalities. The minimum lot sizes, development densities and other policies achieve the intent of these requirements used by other municipalities.</p> <p>It is noted that the minimum lot size requirements will need to be reviewed to accommodate cluster style development as identified previously.</p>
<p>4. There is an opportunity to support development of a trail network and generally promote active transportation as a key opportunity to contributing to a healthier community.</p>		
<p>Active transportation / trail network (various sections)</p>	<ul style="list-style-type: none"> Section 7.1.3.4 of the ToCOP permits both intensive and non-intensive recreation uses in Policy Areas 1, 2 and 3. Non-intensive recreation uses are permitted in Policy Area 4. Section 7.1.12.6 encourages development of a linked open space system for passive recreational use only. The Town of Caledon is currently undertaking a Transportation Master Plan (2017). The report supports regular updates and implementation of the Trails Master Plan. A proposed pedestrian network and cycling network is provided in those materials, showing a number of new trails and cycling routes within the PERC. The Town of Caledon’s Recreation and Parks Master Plan (2010) generally supports trails and their development as a desirable form of recreational activity, community connectivity while supporting the health of environmental features. At the time, the Plan recommended that the Trails Master Plan be updated. 	<p>Detailed study of trail network opportunities is best undertaken as part of a Trails Master Plan or through the ongoing Transportation Master Plan work, which considers new opportunities based on a thorough analysis. A general policy may be developed to ensure that applications for development should conform to any applicable Trails Master Plan to implement any contemplated trails as part of a development.</p> <p>As noted previously, the policies currently support and promote reforestation, and these areas could support future trail opportunities. There is an option to expand the</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	<ul style="list-style-type: none"> There are various Provincial initiatives aiming to provide an improved trail network in Ontario (e.g., the Ontario Trails Strategy). These opportunities are discussed in the Town’s Transportation Master Plan. The Town is well-connected with an extensive trail network extending over 260 km. An excellent existing framework and potential for connectivity exists within the PERC. The east-west Caledon Trailway (part of the TransCanada Trail) is a major linkage amongst settlements in Caledon and beyond. West of the PERC is a recreational trail network that connects Bolton north through the Albion Hills Conservation Area and up to Palgrave Village and the Caledon Trailway. There are several smaller other multi-use and recreational trails within the Palgrave Estate Community. A north-south roadside trail exists along Mount Wolfe Road. 	<p>policies to encourage reforestation as a means of providing future trail opportunities. However, it is understood that areas that are reforested require management that would not be suitable for trail development likely for many years. There is an opportunity to identify a broad goal or a specific target to guide the implementation of trails in the PERC (e.g., some number of kilometers of trails per 1,000 residents). This could encourage participation by developers to support the trail network.</p>
<p>5. There is an opportunity to review secondary suite (apartment-in-houses) policies for the PERC.</p>		
<p>Secondary suites – 7.1.3.6 (apartments-in-houses)</p>	<ul style="list-style-type: none"> Section 7.1.3.6 permits second suite units (apartments-in-houses) within the PERC. Estate residential development provides very limited opportunity for more affordable housing unit creation in the PERC. The development of second suites provides the key opportunity for alternative housing units. The provision of a diverse range of affordable housing is a key interest of the Province, Region and Town. The large lots that would be developed provide sufficient space for parking and a separate entryway as may be required in association with a second suite. 	<p>It is recommended that the permissions for second suite (apartments-in-houses) be retained in the PERC.</p>
<p style="text-align: center;">OTHER LAND USES</p>		
<p>6. There is an opportunity to update the policies that guide the development of new parks in the Palgrave Estate Residential Community.</p>		
<p>New park needs (7.1.12)</p>	<ul style="list-style-type: none"> Section 7.1.12.1 contemplates one new community park of 5-10 hectares and two smaller parks. Section 7.1.12.7 states that additional neighbourhood parks may be required as part of subdivisions. Section 7.1.12.8 addresses the location of land dedicated for parks. Section 7.1.12.11 provides a linkage to the Parks Master Plan. The Town has indicated that new parks are not likely being sought or required. 	<p>The Town has indicated that new parks are not likely being sought or required. The policies may be revised/deleted to provide this context, noting the focus of recreational needs will be on creating active transportation linkages and utilizing existing parks in the PERC.</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	<ul style="list-style-type: none">The Town has noted that the sloped sites and desire to maintain topography oftentimes means that few sites are suitable for parks. Additionally, given the size of developments typically proposed in the PERC, the resulting parks are often very small.	

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
7. There is an opportunity to update the policies regarding libraries and schools.		
New library (7.1.12)	<ul style="list-style-type: none"> Section 7.1.12.12 contemplates a new library in conjunction with the new large park as identified above. 	There has been no indication by the Town that this policy is required or that a library is intended to be provided.
New schools (7.1.13)	<ul style="list-style-type: none"> Under section 7.1.13, school siting is subject to School Board approval. Section 7.1.13.1 states that schools adjacent to community parks is less relevant if no future parks are planned for. Currently there are no schools in the PERC. The Palgrave Public School is located in the Village of Palgrave. The PERC is growing, so there may be a future need to consider schools. 	The policies for schools are general in nature, and do not require a school to be established. In the long term, the policy framework guiding establishment of schools may be beneficial to provide flexibility for the establishment of schools according to identified need. Consultation with the school boards may be beneficial to identify any required updates to these policies.
8. There is an opportunity to update permissions for golf courses, which are currently permitted in the Palgrave Estate Residential Community.		
Golf courses, driving ranges, recreation uses, etc. (7.1.19 and other sections)	<ul style="list-style-type: none"> Under Section 7.1.3.4, golf courses, recreation and intensive recreation uses are permitted in Policy Areas 1, 2 and 3. Section 7.1.19 provides policies to guide golf courses. The Town has noted it has not received interest/inquiries regarding golf course developments in the PERC and there are currently no such proposals in process. There is one existing golf course in the PERC located on the east side of Highway 50. A portion of the golf course is outside lands currently designated by the ToCOP as the PERC (refer to the first issue identified in this table). The Legacy Pines development, representing a unique development just outside the PERC, is associated with a golf course. 	<p>There is an option to remove golf course permissions (as a single use or as a use integrated with an estate development). In some respects, golf courses are less desirable from the perspective that they result in disturbance to the landscape. However, the ToCOP contains detailed policies guiding golf courses to minimize their impact and refinements to these policies could be considered.</p> <p>A golf course could be redeveloped over time so it does not necessarily reduce land supply in the long-term. Golf courses have been associated with other innovative estate developments (e.g., Legacy Pines).</p> <p>Accordingly, it is recommended that permissions for golf courses be retained.</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
9. There is a need to clarify and refine permissions for agricultural uses, in light of Provincial policy and guidelines and the unique context of the Palgrave Estate Residential Community.		
<p>Agricultural uses and farming (various sections)</p>	<ul style="list-style-type: none"> As a principle, Section 7.1.2.4 encourages farming as an interim land use in areas designated for eventual estate residential development. Section 7.1.2.5 intends for conflicts to be minimized as much as possible. Section 7.1.3.4 permits agriculture (and associated uses) in Policy Areas 1, 2 and 3. Under Section 7.1.16.1 agriculture is not permitted in a plan of subdivision. Section 7.1.16.4 generally permits agriculture subject to the policies of Section 5.2 (Rural Area policies). Agricultural uses have long been a part of the landscape of the PERC. The slow growth anticipated in the PERC will mean that many existing agricultural uses will likely continue over the long term. Section 7.1.16.3 discourages hobby farms on existing severances. The Zoning By-law is intended to prohibit intensive livestock on small sites. Agricultural uses are also subject to the policies of Section 5.1. This includes permission for the uses permitted within prime/general agricultural areas (inclusive of on-farm diversified uses and agri-tourism uses, subject to detailed criteria); animal kennels subject to a ZBLA; limited institutional uses, rural economic development uses and intensive recreation subject to an OPA and ZBLA. The ToCOP utilizes the 2014 PPS definitions for on-farm diversified uses, agri-tourism uses, and agriculture-related uses. The Province released Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. 	<p>The policies for the PERC defer to the general agricultural policies of the ToCOP for detailed guidance.</p> <p>The Province's new guidelines regarding Permitted Uses in Ontario's Agricultural Areas are applicable more generally to the agricultural areas of the entire Town and are not specific to PERC's unique context. Accordingly, the Town may give consideration to implementing the guidelines as part of a future Official Plan Review.</p> <p>There is an opportunity to modify the policies to reflect that agricultural uses not represent just an 'interim' use but agricultural uses form a component of the PERC which has existed over the long term, and is likely to continue to exist over a very long period of time.</p>
10. There is a need to clarify minimum distance separation requirements.		
<p>Minimum Distance Separation (various sections)</p>	<ul style="list-style-type: none"> Under Section 7.1.9.8, Structure Envelope is not permitted within 150 m of an existing livestock barn or yard used for farming. Generally, Section 5.1.1.16.1 applies MDS to ensure separation between agricultural uses and non-agricultural uses. Section 7.1.16.2 applies MDS for new intensive livestock farming operations, to provide appropriate separation from existing and proposed estate residential plans of subdivision. The Town has advised that it considers MDS to not apply to residential subdivisions in the PERC. 	<p>Minimum distance separation requirements are not intended to apply to new residential uses, and the policies should clearly indicate the intended approach. However, minimum distance separation should be calculated where residential development is proposed near livestock facilities to inform the application of warning clauses, setbacks or other mitigation</p>

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	<p>The PERC is planned for long-term build out, although agricultural uses could remain over the long-term depending on the pace of development and the desire and opportunity for agricultural landowners to develop their land.</p>	<p>measures. Minor modifications and clarifications to the policies will be required.</p>
SERVICING		
11. There is a need to update water and wastewater servicing policies to align with the Region's current policy.		
<p>Sewage (various sections)</p>	<ul style="list-style-type: none"> • Section 7.1.8 requires private sewage disposal systems and contemplates communal sewage systems in accordance with 7.1.20. • Section 7.1.20 includes detailed communal sewage treatment system policies, contemplating prototype projects along with a wide range of criteria. • Section 7.1.8.3 requires a study to determine impacts on well contamination. • The Region of Peel has indicated it will no longer support communal systems and that future development will need to take the form of private on-site sewage systems. This matter is discussed in the Background Report. 	<p>To be consistent with the Region's current policy regarding servicing, it is recommended that provisions for communal systems be removed and that sewage will be addressed through private on-site systems.</p>
<p>Water (various sections)</p>	<ul style="list-style-type: none"> • Section 7.1.8.4 requires municipal water to be provided at the cost of the applicant in an orderly manner. • Section 7.1.8.6 indicates there is opportunity for an applicant to proceed in advance of necessary works being made available, at the cost of the applicant. • Section 7.1.8.7 identifies policies regarding communal wells. • Section 7.1.8.8 guides the location of water mains. • Section 7.1.8.12 states that the Town encourages development of a Master Servicing Strategy by the Region for PERC. • The Region has indicated they are working on a water servicing strategy (i.e., identifying potential routes and staging). This would help guide development and inform potential applicants about water servicing opportunities. • Generally, water servicing capacity is not anticipated to be an issue or constraint to future development. • It has been noted that the expansion of the municipal water system represents a major cost to developers. Accordingly, development has generally proceeded in a contiguous fashion, since development opportunities that are far from 	<p>Once the Region's water servicing strategy is complete, there is an opportunity to integrate it into the Official Plan for reference purposes. Section 7.1.8.12 may be updated accordingly at that time.</p> <p>The policies currently contemplate communal wells, but it is understood that the Region will only permit future development to be serviced by municipal water. Accordingly, policies regarding new communal wells should be deleted and water servicing provisions should be clarified.</p> <p>For clarity, the policies may be updated to clearly prohibit new wells as part of development.</p>

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Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	the existing watermains would be required to pay for major expansions.	
12. There is an opportunity to refine policies for functional servicing reports as prepared through development applications.		
Functional Servicing Report (7.1.18)	<ul style="list-style-type: none"> The Town has indicated a need to clarify the policies for functional servicing reports to ensure that applicants are accounting for a reasonably large dwelling, in order to reduce subsequent modifications to the recommended servicing requirements. Section 7.1.18.8 references the need for a preliminary engineering report in association with proposals for estate residential development. 	This refinement may be proposed in the Draft OPA, to indicate that the Town/approval authorities may establish the technical assumptions associated with a functional servicing report (e.g., a minimum house size based on typical houses in the PERC).
13. There is an opportunity to clarify requirements regarding the ability for existing residents to connect to municipal water services.		
7.1.8.5	<ul style="list-style-type: none"> Section 7.1.8.5 requires that water services be made available by the applicant to the lot boundaries of existing adjacent and nearby rural residences as development proceeds. Some existing residents have expressed uncertainty and requested clarity regarding their ability (or requirement) to connect to municipal water services. The Region has indicated that the ability for existing residents to connect to municipal water is subject to Regional approval and would be at the cost of the resident. 	<p>The policies may be clarified to indicate that existing residents are not required to connect and that connection cost would be borne by the resident and also subject to Regional approval.</p> <p>To supplement this, the Region/Town may provide information (e.g., website or pamphlet) regarding the ability for current residents to connect to water services as development proceeds, in accordance with Regional requirements.</p>
ENVIRONMENT		
14. There is an opportunity to update the mapping associated with the EZ 1 and EZ 2 areas, based on updated environmental mapping from Land Information Ontario, Environmental Impact Studies (as completed through development applications) and through TRCA.		
Environmental Zone (EZ) Policies (7.1.9 and other sections)	<ul style="list-style-type: none"> Schedule I identifies the EZ 1 and EZ 2 zoning, though it does not specifically indicate the types of features that comprise the zones. Section 7.1.9.1 describes EZ 1 and EZ 2 and directs separate zoning be established for these areas. The section describes what features constitute EZ 1 and EZ 2. It is noted that EZ 1 is considered to include “key natural heritage features”, “hydrologically sensitive features” and the “minimum vegetation protection zones” as described in the ORMCP. Since the ORMCP was updated in 2017, there are changes to the terminology and policies that may need to be considered. The Palgrave Estate Residential 	There is limited opportunity to update the policies for EZ 1 and EZ 2, which are already restrictive and detailed. Development and site alteration within EZ 1 is much more restricted, while only limited works are permitted in EZ 2, providing a degree of flexibility to enable crossings and driveways in some circumstances. To provide some flexibility, it may be beneficial to ensure that EZ1 is

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	<p>Community Discussion Paper document (December 2017) provides a detailed comparison of how the ORMCP was modified in 2017.</p> <ul style="list-style-type: none"> • Section 7.1.9.1 and Section 7.1.9.6 reference an “overlay hatch” as being shown on Schedule I, but this is not shown on the latest version of Schedule I. Further confirmation is required. • Section 7.1.9.2 contemplates adjustments to boundaries of EZ zones based on detailed studies. • Section 7.1.9.4 prohibits Structure Envelopes to be located in EZ 1. • Under Section 7.1.9.6, subdivisions are required to maintain continuous EZ 1 connections. • In accordance with Section 7.1.9.13, the general focus of environmental protection is on the EZs and other features as noted. • Under Sections 7.1.9.26-27, new ponds are not permitted and storm water management facilities are not permitted in EZ 1. • Under Section 7.1.9.38, new subdivision roads and services are not permitted in Policy Area 4 or EZ 1. • Under Section 7.1.39, road crossings/extensions in EZ 2 are to be minimized. • Section 7.1.12.5 does not permit active recreational/public uses in Policy Area 4 and EZ 1 and these uses are discouraged in EZ 2. Clarity about what constitutes active recreational uses would be beneficial. • Under Section 7.1.12.9, no intense management or alteration of EZ 1/Policy Area 4 is permitted in open space areas. • The Town has indicated there is a need to clarify requirements for natural heritage studies produced as part of development applications to require site reconnaissance to confirm features in detail. 	<p>implemented in zoning, but to indicate that EZ 2 “may” be implemented in zoning where it will represent a development constraint as determined through the development application process (i.e., modifications to Section 7.1.9.1 (c) are suggested).</p> <p>Updates to the 2017 Oak Ridges Moraine Plan, including its terminology and policies for key natural heritage and key hydrologic features, may impact the policies and language in EZ1, and this should be reviewed to ensure conformity. However, as the ORMCP applies to other areas of the Town, there may be a need to address some matters as part of a future Official Plan Review more comprehensively.</p> <p>Some clarity is required regarding the permission of infrastructure within the EZ, and the relationship of section 7.1.9.38 and 7.1.9.6 of the ToCOP.</p> <p>Opportunities to update EZ 1 and EZ 2 mapping can be considered based on natural heritage evaluation studies and data from the Town as updated through development applications, Conservation Authorities, and the Province (Land Information Ontario [LIO]). It is anticipated that updated wetland mapping will inform changes to EZ 1, which includes wetlands. Figure 6 (found following Table 8) compares LIO data with the EZ 1 and EZ 2 areas of the Town. There are some distinctions between the features and the</p>

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		<p>EZ, and there may be opportunities to update the EZ mapping based on recent updates to features and EIS studies completed as part of development applications, and implemented in zoning.</p> <p>It is noted that ultimately, the EIS/NHS conducted as part of development applications will ultimately confirm EZ1 and EZ2 boundaries as part of each development application in accordance with the current policy framework.</p>
<p>15. There is an opportunity to refine the policy framework guiding density bonusing, and consider other options and approaches.</p>		
<p>Density Bonusing (various sections)</p>	<ul style="list-style-type: none"> Section 7.1.9.12 enables density bonusing within Policy Areas 1 to 3. This contemplates additional units provided for lands that are suitably protected/ managed or reforested. A density bonus of 1 unit (which is above the maximum permitted density) is enabled for each 4 hectares provided, to a maximum of 40% of the area of the subdivision plan. Density bonusing is to be supported by an Environmental Management/Reforestation Report (7.1.9.14) which is subject to various requirements as outlined. The Reforestation and Environmental Management plans are to be implemented prior to immediately following draft plan approval and prior to grading (7.1.9.15). Town staff have indicated the timing is not suitable, and that the timing should be identified in the implementing agreement. Lots designated as bonus lots are subject to approval before they may be sold/developed to ensure environmental objectives are achieved (7.1.9.16). Further, applicants may be required to enter into legal agreements to ensure protection/management (7.1.9.18) and developers are required to notify homebuyers of these programs (7.1.9.19). Section 7.1.9.33 notes that areas of Policy Area 4 or other areas of significance (water fishery of Cold Creek) that are rehabilitated could contribute towards bonusing. 	<p>Section 7.1.9.12 is somewhat unclear with respect to what initiatives would constitute eligible lands for bonusing (e.g., the phrase “protect, manage or reforest”). There is an opportunity to more clearly reflect the Town’s intent, which is reforestation and appropriate plantings of land that are not already required to be protected. This should include replanting minimum vegetation protection zones as required by the Oak Ridges Moraine Conservation Plan, but not any protection of the feature itself. Some improvements to the language of density bonusing policies should be implemented to improve the clarity and intent. Bonusing should not relate to anything that is already required (by the Town, or Provincial requirements), but should relate to developers providing for additional areas to be reforested.</p> <p>Generally, the Town has indicated that the density bonusing policies have been</p>

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	<ul style="list-style-type: none"> The intent of the density bonusing policies is fundamentally to encourage applicants to provide benefits that work towards achieving the objectives of the Plan, beyond the minimum requirements. 	<p>working well. Some other language improvements may be contemplated to improve the process based on detailed input from the Town and TRCA. For example, under Section 7.1.9.16, developers are normally required to build bonus lots after other lots are complete, but this should generally occur as part of the rest of the development, provided there are agreements and subdivision approval conditions in place to ensure the reforested land will be implemented. Further, the Town has indicated that Section 7.1.9.15 which requires reforestation implementation take place prior to grading has not always worked well in the subdivision process.</p> <p>Consideration has been made to tie density bonusing to other design elements. Reforestation (beyond dedication of sensitive features and hazardous lands as normally required) is a logical and appropriate means of providing density bonusing. There would also be an opportunity to provide density bonusing in association with proposed cluster developments, to reward the developer for proposing a reduced development footprint. However, in those cases, there is likely to be much more opportunity for reforestation to take place due to reduced development footprint, so density bonusing could still take place as part of reforestation efforts. It is difficult to specifically tie density bonusing to other design elements, such as Low Impact Development</p>

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		<p>principles, since there would need to be a clear exchange that can be clearly stated in the policies of the Official Plan. The exchange of density bonusing for reforestation is an exchange that is easily measured and guided by planning policy. Other design elements can be encouraged as part of development application review, such as incorporation of LID principles and maintenance of topography, which is a key objective of the PERC policies.</p>
LANDSCAPE AND TOPOGRAPHY		
<p>16. There is an opportunity to clarify and refine policies regarding structure envelopes to better achieve objectives for natural heritage conservation, maintaining natural topography and to improve clarity and reduce issues encountered in the development approvals process.</p>		
<p>Structural Envelopes (various sections)</p>	<ul style="list-style-type: none"> • Section 7.1.9.3 requires that structural envelopes be shown for each lot on a plan of subdivision and are generally to be sized in the order of 0.3 hectares to 0.5 hectares. • Section 7.1.9.4 prohibits structural envelopes from being located within EZ 1, and only certain features may be included in EZ 2 in accordance with Section 7.1.9.5. • Structural envelopes are further not permitted within regional flood lines (7.1.9.7) and within 150 m of an existing livestock barn (7.1.9.8). • Section 7.1.9.11 restricts the location of structure envelopes to middle/lower slopes. • Section 7.1.9.37 outlines expectations regarding grading. • Further review of minor variances is required to identify potential issues regarding structural envelope requirements. 	<p>The various policies for structural envelopes are also fairly detailed and restrictive, while still providing for enough flexibility to suit a range of contexts and site specific considerations. The Town has indicated that some modifications may be made to improve how the policies work. Generally, lot areas and structure sizes that do not conform to the ToCOP policies should be discouraged. Consideration may be made to require an OPA for structures that exceed the maximum contemplated. The Town has indicated it would be beneficial for the required drawings submitted with an application to illustrate that minimum side and rear setbacks will also be met (under Section 7.1.9.3 and 7.1.18.2). Additionally, the requirement for a 150 m separation from livestock barns under Section 7.1.9.8 is arbitrary. The Town has indicated its practice is to</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
		<p>calculate the applicability of MDS requirements to inform implementation of appropriate setbacks or warning clauses.</p> <p>Further, it is desirable to incorporate policies that ensure the structure envelope identified through the development approval process suitably contemplates outdoor amenity areas. The Town has indicated there have been instances where the structural envelope was insufficient to contemplate suitable outdoor amenity areas as may be proposed by residents in the future after the dwellings are constructed.</p>
<p>17. There is an opportunity to update policies regarding topography and depth of cut in the interest of promoting naturalized topography.</p>		
<p>Topography / Grading (various sections)</p>	<ul style="list-style-type: none"> • Section 7.1.9.11 restricts the location of structure envelopes to smaller slopes. • Section 7.1.9.37 outlines expectations regarding grading. • Section 7.1.9.41 provides 1-2 m limit on depth of cuts for local streets and structure envelopes, and gentle transitions to natural grade are required. • Section 7.1.9.40 intends for roads to follow topography. • Sections 7.1.14.10 – 11 address berming, which is permitted as a noise attenuation measure in limited circumstances. Fencing and walls are only permitted within the structural envelopes. • The Town has indicated a need for the policies regarding depth of cut to also address fill in addition to depth of cut. • The provision of berming as a noise attenuation measure may represent an undesirable change to the natural landscape from a design perspective. 	<p>There is an option to further refine or restrict the location of structural envelopes or to strengthen policies to maintain grading and topography. The Town has indicated that fill should be limited to about 1-2 m, in addition to the existing limitation on depth cuts. Other minor improvements may be needed to reflect current Town engineering standards, which will be confirmed as part of the Draft OPA. There is also an opportunity to add a visual impact assessment as a potential development application requirement to evaluate impact of development on the rural landscape.</p>
<p>18. There is an opportunity to clarify policies for reforestation/environmental management and/or stewardship.</p>		
<p>Other Environmental Management / Stewardship</p>	<ul style="list-style-type: none"> • Section 7.1.9.21 encourages future residents to permit native plant succession and undertake private reforestation outside EZ 1 rather than grading and creating urban landscapes. • Section 7.1.9.22 encourages backyard wildlife and conservation efforts by property owners. 	<p>The Town has indicated that conditions of draft approval, restrictive covenants register on title, and/or other educational materials may be utilized to ensure that residents are aware</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
(various sections)	The Town has indicated that some homeowners are not fully aware of development restrictions on lands intended for natural areas or for reforested areas.	there are restrictions on natural areas and reforested areas.

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
19. There is a need for the Town to review and consider further implementation of the Lake Simcoe Protection Plan.		
Section 1.5.4	<ul style="list-style-type: none"> The Town’s Official Plan indicates that the Town will be reviewing the Lake Simcoe Protection Plan to implement it (Section 1.5.4). Figure 7 following this table illustrates the extent of the Lake Simcoe Protection Plan area. The Lake Simcoe Protection Plan applies within the PERC. More specifically, it applies within portions of Policy Area 4 (where development is not permitted) and within Policy Area 2. The Lake Simcoe Protection Plan groups its policies into four categories. Designated Policies and ‘Have Regard to’ policies affect decision-making under certain statues. Some of them are applicable to Official Plans. Other policies are related to monitoring activities and there are other ‘strategic actions.’ There are some applicable policies in the ToCOP to ensure that the policies of the Lake Simcoe Protection Plan will be implemented through development application processes. Section 6.6.3.1.4 indicates that <i>Planning Act</i> and <i>Condominium Act</i> decisions must conform to the Designated Policies of the Lake Simcoe Protection Plan. Section 6.6.3.2.3 describes the boundary of the Lake Simcoe Protection Plan which is subject to the <i>Lake Simcoe Protection Act</i> and regulations. Section 6.6.3.3.4 indicates that where policies conflict with the Lake Simcoe Protection Plan, the prevailing policy is the one that provides the greatest protection to the ecological health of the Lake Simcoe Watershed. Finally, section 6.6.3.4.4 describes transition for the applicability of the Lake Simcoe Protection Plan where applications were submitted before the Lake Simcoe Protection Plan came into effect on June 2, 2009. There is likely some overlap and interrelationship between the policies of the ORMCP and the Lake Simcoe Plan. It is appropriate for the Town to undertake the Lake Simcoe Protection Plan implementation in coordination with the implementation of the 2017 Provincial Plans to ensure the policies are well aligned. 	<p>It is recommended the Town consider more detailed implementation of the Lake Simcoe Protection Plan as part of its upcoming Official Plan Review to ensure any additional policies are aligned with updates made to implement the 2017 Provincial Plans. In the interim, any development applications proposed within the Lake Simcoe Protection Plan Area will need to conform to the policies of the Lake Simcoe Protection Plan, and there are policies within the ToCOP to ensure this will occur. At this time it is desirable within the Official Plan Amendment to reference the Lake Simcoe Protection Plan, especially with respect to the servicing policies.</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
OTHER POLICY CONSIDERATIONS		
20. There is a need to review the implications of changes to the 2017 ORMCP from the 2002 Plan which is currently implemented by the ToCOP and the ROP.		
2017 ORMCP Changes (general)	<ul style="list-style-type: none"> As identified in the Background Report, the key applicable change in the 2017 ORMCP is in regards to the permission of agricultural uses within the minimum vegetation protection zone as well as requirements for natural heritage evaluations in some circumstances. Additionally, the 2017 Growth Plan replaces “Hydrologically Sensitive Feature” with “Key Hydrologic Feature” though the definition remains the same (defined to refer to those features listed in Section 26, including permanent and intermittent streams wetlands; kettle lakes; and seepage areas and springs). The Town has indicated there are inconsistencies between the ORMCP mapping and the Town’s designation of the four Policy Areas. However, the ORMCP enables refinement to the policy areas, so there is a need to clarify where refinements have been made through the Town’s prior conformity amendment, versus where there are inconsistencies. Figure 8 following this table compares the 2017 Oak Ridges Moraine Plan’s land use designations with the Town’s Policy Area 4. As noted in the ToCOP, it is intended that Policy Area 4 align with the Core Natural Areas and Natural Linkage Areas of the 2017 Oak Ridges Moraine Plan. However, as indicated on Figure 8, there are many distinctions between the Province’s more conceptual land use designation map and the Town’s detailed mapping. However, as noted above, the Town has the ability to implement more detailed mapping in accordance with the policies of the ORMCP. The Region utilizes the more general land use designations on Schedule D1 of its Official Plan (Dec. 2016 Office Consolidation). Thus it is assumed that further updates will not be required. 	<p>The modifications made to the ORMCP regarding minimum vegetation zone and natural heritage evaluations is applicable to all areas of the Town that are subject to the ORMCP. It is suggested that these revisions should be made through the Town’s exercise to bring the Official Plan into conformity with the 2017 ORMCP.</p> <p>The effect of the proposed changes as otherwise outlined in this report will be in conformity with the 2017 Provincial Plans. However, revisions will be required to the Town’s Oak Ridges Moraine Conservation Plan policies as part of a conformity exercise.</p> <p>Furthermore, there is opportunity to implement the 2017 ORMCP policies as part of development application review.</p> <p>While there are discrepancies between the Oak Ridges Moraine Natural Core Area/Linkage Area and the ToCOP Policy Area 4, the ORMCP provides opportunity for more detailed mapping so the discrepancies should not need to be modified since they were previously approved by the Province as part of the Town’s prior conformity exercise. As noted, the mapping for the Natural Core Area/Linkage Areas in the 2017 Oak Ridges Moraine Plan has</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
		not changed compared with the 2001 mapping within the PERC.
21. There is a need to consider the continued appropriateness of the four Policy Areas identified in the ToCOP.		
Delineation of Policy Areas 1, 2, 3 and 4, Section 7.1.5	<ul style="list-style-type: none"> The approach to identifying the Palgrave Estate Community as four “Policy Areas” is based on the initial environmental work conducted in 1979 and updated in 1990. This considered the general location of environmental features and constraints, hydrological constraints and landscape characteristics. Policy Areas 1-3 are considered appropriate for development. Development is not permitted in Policy Area 4. Policy Areas 1-3 are intended to correspond with the Countryside area of the Oak Ridges Moraine Plan, where development is explicitly permitted. Policy Area 4 corresponds with the Natural Core Area and Natural Linkage Area designations. It is noted in Section 7.1.5.5 of the Official Plan that these designations were refined in accordance with the provisions of the ORMCP (thus they do not precisely match the more conceptual designations identified in the ORMCP as other work may have been conducted to more specifically delineate these areas through the Town’s previous Provincial plan conformity exercise). Section 7.1.5.5 of the ToCOP indicates that amendments to these areas are not to be considered until the 10 year review of the ORMCP. With the recent review of the Provincial Plans now complete, it is noted that the Provincial ORMCP designations and general permissions for development on partial services have not changed from the 2002 ORMCP. 	The overall approach of dividing the Palgrave Estate Residential Community into the four policy areas continues to be appropriate and there is no particular indication of a need to modify this policy approach.
22. A discrepancy between the delineation of the PERC in the ORMCP and the Town has been noted on the west side of Mount Hope Road.		
Delineation of the PERC	<ul style="list-style-type: none"> A discrepancy between the delineation of the PERC in the ORMCP and the Town has been noted on the west side of Mount Hope Road. The lands appear to fall within the PERC according to the ORCMP, but are outside the PERC and are designated Countryside Area by the Town’s OP. The lands are used by the golf course. The westerly portion of the golf course is located in the PERC. Section 5.4.4.2.2 of the Region’s OP requires an amendment to the Region’s OP to modify the 2031 boundary to the Palgrave Estate 	At this time, based on population/growth trends, there is no clear justification to expand the PERC boundary from a growth management perspective Further, a boundary expansion would need to be completed first by the Region in accordance with its Official Plan. There is an opportunity for the Town to facilitate further discussions with the Region

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	<p>Residential Community. The Region’s delineation of the PERC boundary is consistent with the Town’s.</p> <ul style="list-style-type: none"> • The delineation of the PERC historically (i.e., as defined in the 1990 study) has been consistent with its current delineation. • An expansion of the PERC would increase development potential in the Palgrave Estate Residential Community, since the lands are utilized by a golf course. • The analysis of growth and population as described in this report has indicated the land supply is sufficient to accommodate anticipated development and there is no clear justification to support an expansion of the PERC through this process. 	<p>and Province through the Official Plan Review process should there be a desire to align the boundary with Provincial policy.</p>
<p>23. The Province now identifies policies regarding wildland fire risk under the 2014 PPS, which may need to be incorporated into the Town’s OP.</p>		
<p>Wildland fire risk</p>	<ul style="list-style-type: none"> • Section 3.1.8 of the 2014 PPS intends that development be generally directed to areas outside of lands considered to be unsafe due to hazardous forest types for wildland fire, except where the risk is mitigated in accordance with Provincial standards. • Policy 7.1.9.21 intends for fire resistance of existing and reforestation areas should be increased by including an appropriate percentage of deciduous trees and other measures as required by the Town. • The Town has advised that there are some areas of the PERC that could constitute hazardous forest types. However, this matter is being reviewed by the Region in 2018 and will need to be addressed on a Town-wide basis as part of the upcoming Official Plan Review. 	<p>It is recommended that the Province’s wildland fire policies be considered further as part of the Town’s Official Plan Review to implement Regional directions.</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
24. There is a need to clarify expectations and permissions for lots created through the consent process.		
Severances/ consents (various sections)	<ul style="list-style-type: none"> • Section 7.1.3.4 states that new lots created by consent are generally permitted in Policy Areas 1, 2 and 3. However it is noted that Section 7.1.3.1 intends for development to occur “by registered plan of subdivision or plan of condominium only.” • The Town has indicated that consents are only currently permitted as part of implementing a plan of subdivision, and consents to create new lots are not permitted. • According to Section 7.1.17, consents for residential lots are generally discouraged and not granted within Policy Area 4, EZ 1 and EZ 2. • Under Section 7.1.17.2, the minimum lot area for consents are subject to 7.1.7. • It is noted that according to data from 2012 – 2016, only two consent applications have been processed. Most development has proceeded by way of plan of subdivision. A consent proposal in 2015 to create a new lot with an area of 0.45 hectares was refused as it did not meet the criteria for a consent under the Plan. Another consent in 2013 for a lot addition was approved. • Consents within Oak Ridges Moraine Natural Core Areas, Natural Linkage Areas are very limiting under the policies of 7.10.6.1. New residential building lots cannot be created. • Other policies under Section 7.10.6 provide criteria for new residential lots being created in other portions of the PERC. This includes meeting net developable area requirements, site plan control, and ensuring that the lot does not result in the extension or promotion of strip development. 	Generally, the policies for consents should only contemplate them in association with a plan of subdivision or condominium for legal and technical reasons. It is not the intent to permit new residential lot creation via the consent process.
25. Residents have identified other matters for consideration, such as a desire for high-speed telecommunications infrastructure and natural gas service connectivity.		
General	<ul style="list-style-type: none"> • The community has expressed a desire to see some improved public services, such as high-speed internet connectivity. • The low density character of the community would make it relatively costly to provide improved telecommunications or natural gas services. 	There is limited ability to address these comments through the PERC policy review process, which focuses principally on land use, growth management, environmental conservation and development guidance. It is recommended that Town staff consider these comments through other applicable processes.

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
26. Some residents have expressed the concern that the name of the area (Palgrave Estate Residential Community) is not reflective of the area’s existing character and/or its vision.		
General	<ul style="list-style-type: none"> Some residents have expressed the concern that the term does not reflect the existing character and/or its vision. The policy area is specifically referred to as the Palgrave Estate (or “Estates”) Residential Community within Provincial Policy and within the Region’s Official Plan. 	<p>There may be an opportunity to modify the name of the PERC to reflect community values, but care should be taken to ensure that the policies clearly connect the PERC to Provincial and Regional policy. The naming of the PERC should be a collective decision by the Town and residents that reflects both the existing conditions and vision for the PERC. Currently, the name for the PERC is consistent with Provincial and Regional policy.</p>
27. Residents have expressed a desire to see commercial uses contemplated in the PERC.		
General	<ul style="list-style-type: none"> Currently, the policies of the PERC do not explicitly permit commercial uses. However, the Official Plan contemplates on-farm diversified uses and agri-tourism uses which can provide some opportunity for commercial uses that meet the criteria of the Official Plan. Generally, the Official Plan also permits home occupations (5.14.2). The policies of the PERC also permit golf courses which could include complementary commercial uses. The Oak Ridges Moraine Conservation Plan explicitly permits development of “residential uses” in the PERC. At a minimum, commercial uses would presumably need to be small-scale and complementary to residential uses to conform to the policies of the Oak Ridges Moraine Conservation Plan. Generally, Provincial policy also supports the creation of complete communities. It would be desirable to consult with the Province about how the Oak Ridges Moraine Conservation Plan is to be interpreted in terms of commercial uses. At the time of completing this Report, the Province did not comment on the permission of commercial uses in the PERC. There has been no interest from developers regarding development of commercial uses in the PERC. Generally there is an intent by the Official Plan to focus commercial development within the Rural Service Centers (policy 5.4.3.1) and to permit convenience secondary commercial development in the Villages and Hamlets (5.3.3.3).The 	<p>The policy framework includes consideration for some limited commercial uses as noted. Recognizing that the Official Plan includes broader policies about where commercial uses are to be focused and permitted (Section 5.4.3) the development of a commercial land use policy framework may be best contemplated as a component of the Official Plan Review to consider the PERC’s role in the overall Town’s structure.</p>

5. POLICY ISSUES, OPPORTUNITIES AND OPTIONS

Relevant ToCOP Sections / Themes	Summary of Current Policy Context and Other Trends / Considerations	Option(s) and Recommendation
	development of a commercial framework should involve consideration for the overall structure and intent of the Official Plan.	
28. Residents have expressed a need to integrate climate change policies.		
General	<ul style="list-style-type: none"> The community has expressed a need to consider integrating policies regarding climate change. Provincial policy requires planning authorities to consider climate change, including consideration for increased natural hazards as a result of climate change (section 3.1.3 of the PPS), considering the impacts of climate change on infrastructure (Section 1.6.1 of the PPS) and considering land use patterns that minimize negative impacts to air quality (Section 1.1.3.2, 1.8.1 of the PPS). The Town has recently initiated its Official Plan Review, which is an opportunity to consider climate change across the Town. 	It is recommended that the Town consider addressing a climate change policy framework as part of the recently initiated Official Plan Review.

Abbreviations used in this table:

PERC: Palgrave Estate Residential Community

ORMCP: Oak Ridges Moraine Conservation Plan

PPS: Provincial Policy Statement

ROP: Regional Official Plan

OPA: Official Plan Amendment

ZBLA: Zoning By-law Amendment

ToCOP: Town of Caledon Official Plan

Growth Plan: Growth Plan for the Greater Golden Horseshoe

Greenbelt Plan: Greenbelt Plan for the Greater Golden Horseshoe

Figure 6 | Comparison of Land Information Ontario Environmental Data and EZ1 and EZ2 Mapping (Source: Based on Land Information Ontario data and Town of Caledon Official Plan)

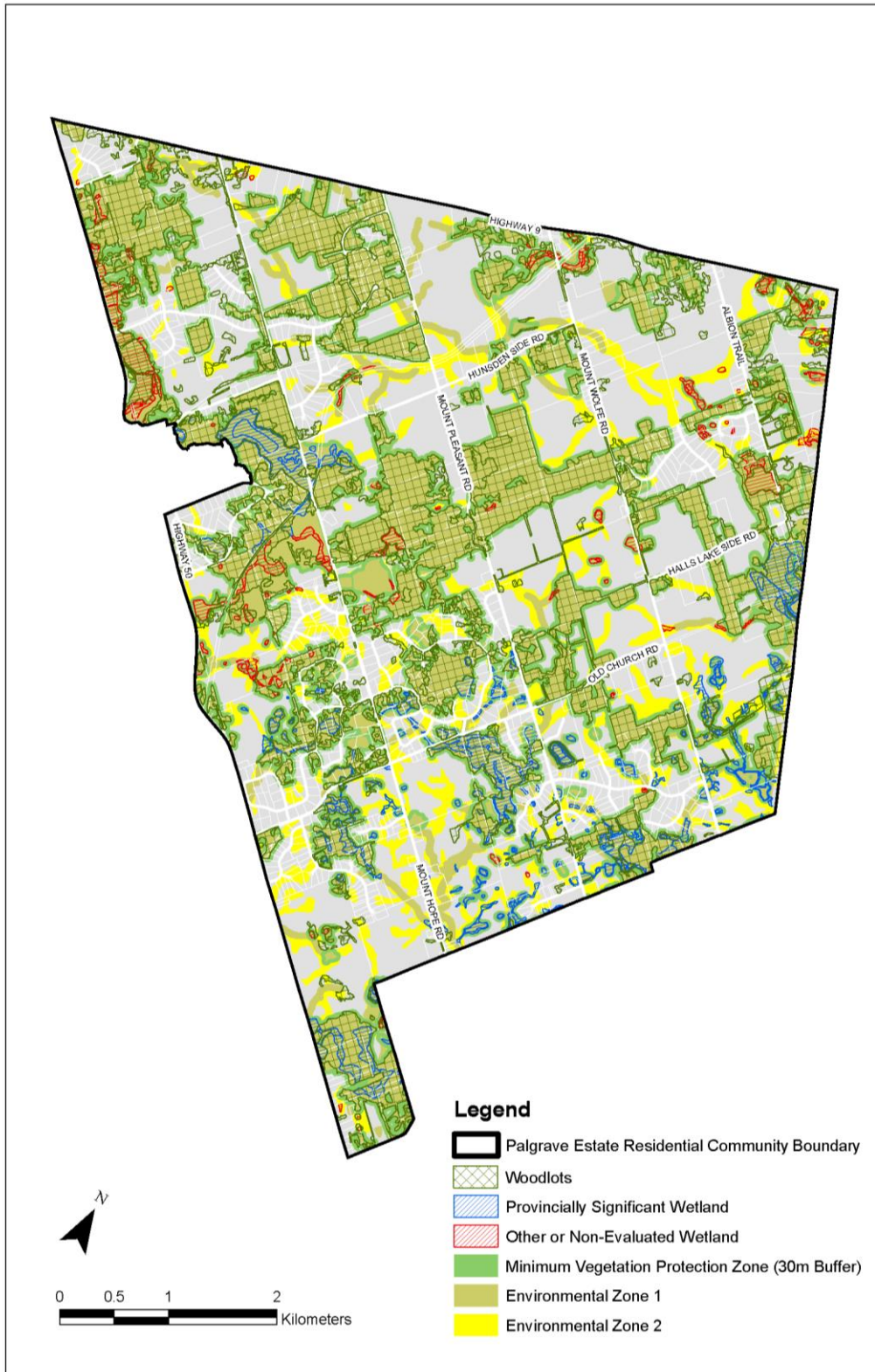


Figure 7 | Location of the Lake Simcoe Protection Plan Area within the PERC (Source: Town of Caledon)

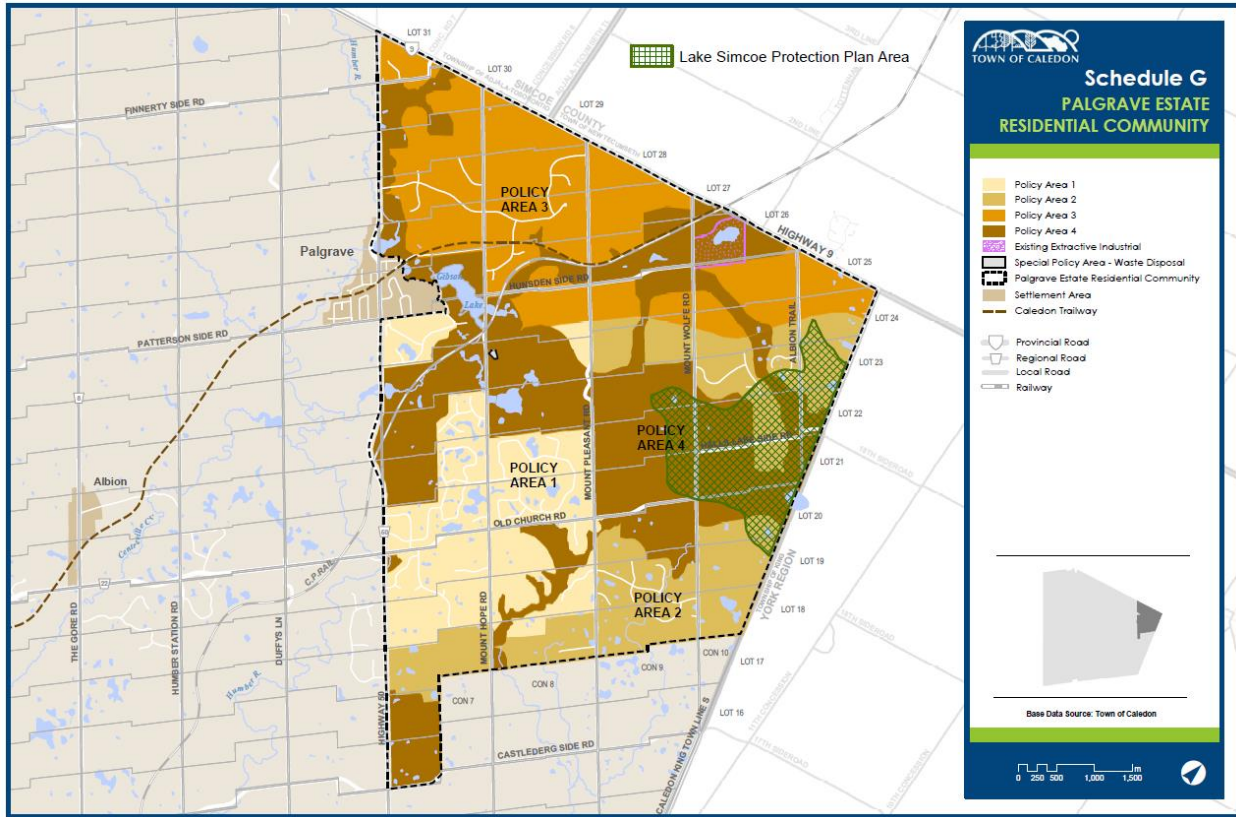
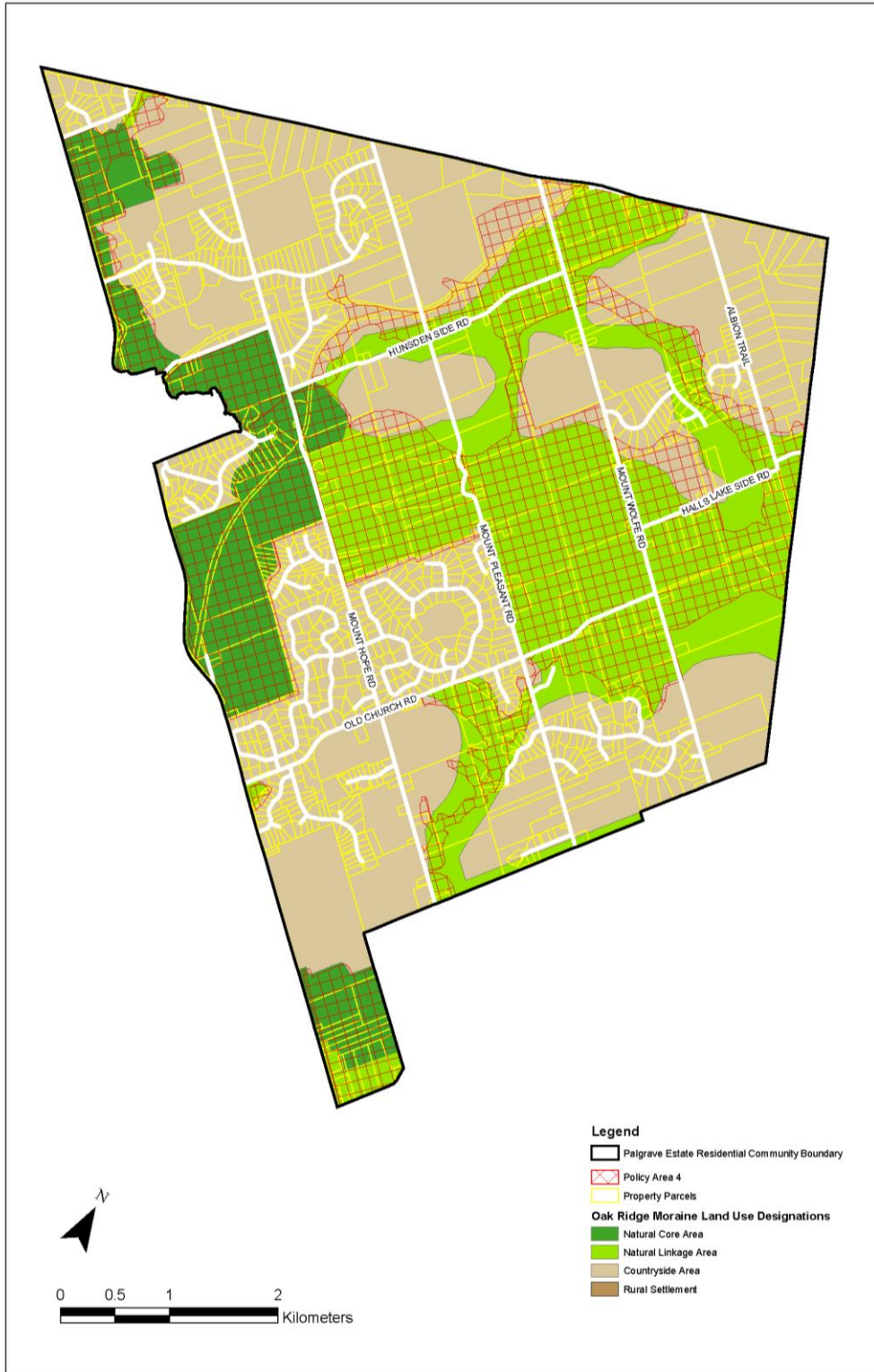


Figure 8 | Comparison of the 2017 Oak Ridges Moraine Conservation Plan Area Land Use Designations and the Town of Caledon's PERC Policy Areas (Source: Town of Caledon/Province of Ontario Data)



6. ZONING REVIEW

In addition to identifying updates to policies, there may be opportunity to update the Town's zoning to support implementation of the recommended policies. This section reviews the current approach to zoning development in the PERC, and identifies opportunities to refine the zoning.

6.1 Current Zoning Approach in the PERC

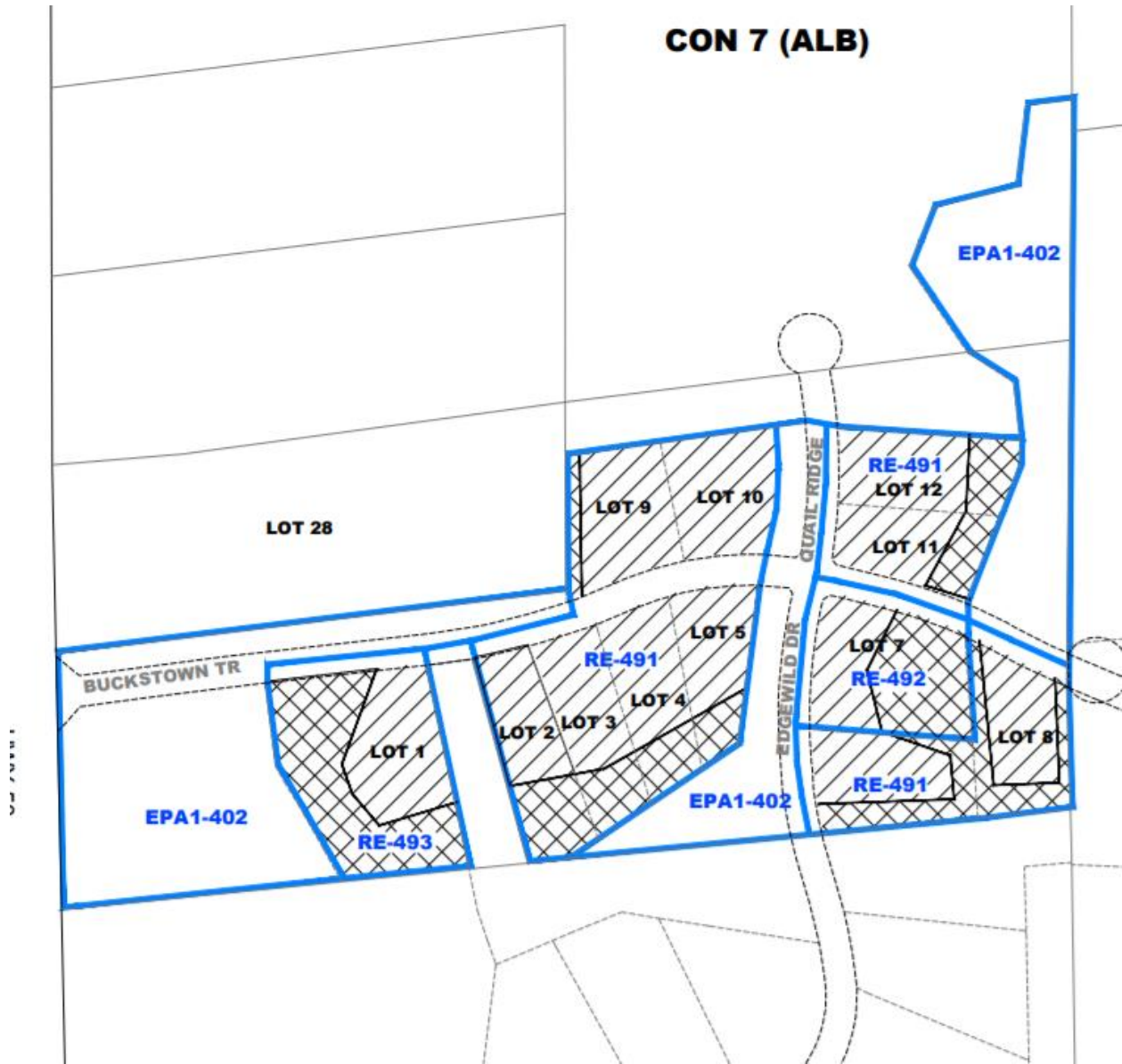
The PERC Policy Review Discussion Paper examines current zoning within the PERC. Typically, residential estate subdivisions are implemented as exception zones, with specific provisions that are applicable to the development. This includes a requirement that all buildings, the driveway, accessory buildings, parking, swimming pools and septic systems are to be located within the structure envelope which is illustrated specifically for each lot within the development on a map contained within Schedule B (see the example included in Figure 9). This may also include requirements for lot area, maximum building area, lot frontage requirements or other requirements.

For some developments, there are multiple exceptions to provide different standards for different portions of the development (as in the example shown in Figure 9). In addition to limiting buildings, structures and uses within the structure envelope, the lots are also typically subject to the setbacks of the parent zone (the RE zone), though this is not always explicitly stated. Natural areas are also identified on the zone maps in Schedule B to limit human activities in these areas and maintain the intent of the reforestation plan, as may be applicable. It is noted that the terms 'natural area' and 'structure envelopes' are used frequently within the exception zones but do not appear to be defined terms in the by-law in Section 2.




The RE zone standards include:

- A minimum lot area of 0.8 ha
- Minimum lot frontage of 45 m
- Maximum building area of 8%
- Minimum backyard amenity area of 45 m²
- Minimum front yard of 18 m
- Minimum exterior side yard of 18 m
- Minimum rear yard of 16 m
- Minimum interior side yards of 7.5 m
- Maximum building height of 10.5 m
- Minimum landscaped area of 50%
- Minimum driveway setback of 4.5 m
- Minimum parking space setback of 10 m from any street line

Figure 9 | Example of a Structure Envelope Zoning Schedule (Map S.E.23, Schedule “B” to Zoning By-law 2006-50)



Legend

A2	ZONE SYMBOL		STRUCTURAL ENVELOPE
	ZONE BOUNDARY		NATURAL AREA

6.2 Analysis

As development of new estate residential subdivisions would be required to proceed by way of an amendment to the Zoning By-law, the Town has had extensive experience in developing and implementing appropriate zoning regulations for the traditional, low density estate subdivision form of development in the PERC. This typically includes development of specific provisions for each development, as appropriate. However, the key opportunity to provide recommendations related to zoning is in due to the need for zoning standards to support cluster estate residential development, as recommended to be permitted uses in the policy analysis and recommendations contained in Section 5. Though there are some examples of zoning for cluster estate development in the Town (particularly the Legacy Pines development), there have been no such developments implemented within the PERC.

Zoning for cluster estate residential development requires some consideration about the necessary standards, since the development may ultimately consist of one lot under condominium ownership. Generally, the approach currently used by the Town within traditional rural estate subdivisions is still applicable to cluster development:

- Providing specific provisions through the application of exception zones, such as maximum building area, lot frontage requirements, lot area and special setbacks if necessary; and
- Attaching a Structure Envelope map to show where structures, driveways, and accessory uses will specifically be permitted, and where activities are limited to preserve and support reforestation in accordance with an applicable planting/reforestation plan (Natural Areas).

However, the standards of the underlying RE zone will not be applicable, as they only provide for single detached dwellings and provisions that are appropriate for them. There does not appear to be a suitable alternative base zone, since the zones for semi-detached and townhouse dwellings are intended for more urban (fully serviced) developments. The RE zone could be used, though it would require implementation of detailed standards for each cluster development to reflect the range of appropriate uses (single detached dwellings, semi-detached dwellings and townhouses), as well as appropriate lot and building requirements.

Zoning By-laws in Ontario often do contemplate development under condominium ownership, where there are attached units on a single lot, but this is largely only used in urban contexts. Caledon's Zoning By-law defines common element townhouse dwelling as *"a building divided vertically both above and below grade into 3 or more separate dwelling units, each such dwelling unit having 2 independent entrances directly from outside the building, and which fronts onto a private road."* The residential zone standards do not include any specific provisions for cluster townhouses, but generally provide for street-related townhouses (e.g., minimum lot frontage of 6 m). However, the minimum lot area is noted as 220 m² per dwelling unit, which would be applicable to cluster townhouses. One site-specific exception zone was identified in Caledon which provides standards for common element townhouse dwellings (RT 572). This includes a provision which states that 'street' is also defined to include any private road, enabling the provisions to address a lot frontage requirement for each individual unit. The minimum lot area is to be calculated as 123 m² per dwelling unit and that the lot frontage must be 5.5 m per dwelling unit. However, these are more urban standards which are not largely applicable to the PERC context.

The Legacy Pines development is subject to separate Zoning By-law 87-229. This By-law is not consolidated within the Town's comprehensive Zoning By-law.

With regard to the example of a cluster development in Aurora (as introduced previously in this report), the zoning for this development under the Final Draft Town of Aurora Zoning By-law is Estate Residential exception 64 (ER(64)). Within the ER zone, minimum lot area is 0.8 ha, lot frontage is a minimum of 45 m and the front yard and exterior side yard requirement is 15 m. The minimum rear yard is 22 m and interior

side yards are 4.5 m on one side and 9 m on the other side. Maximum lot coverage is 15% and building heights are limited to a maximum of 10 m. The standards are similar to the Town's RE zone requirements. The exception no. 64 provides for a maximum of 80 dwelling units and the exception also attaches a schedule which limits the location of dwelling units to certain areas. This is somewhat similar to the approach of utilizing mapping for structure envelopes in the Town.

6.3 Zoning Directions

Based on the discussion above, the following recommendations are identified:

1. It may be beneficial to provide definitions for structure envelopes and natural areas, as illustrated in Schedule B, to provide a common definition used amongst the exceptions. This task could be considered as part of a comprehensive update to the Zoning By-law.
2. The Town has indicated that there are circumstances where builders are constructing homes very close to the edges of the Structure Envelope, leaving limited room in the future for the homeowner to add outdoor amenity space. This could result in homeowners inadvertently encroaching on zoned natural areas. As part of site specific provisions, there is an opportunity to set out minimum private amenity spaces and/or setbacks of the main building from the limits of the structure envelope. This is particularly applicable to the side and rear yards.
3. Cluster estate development should be implemented similarly to traditional rural estate developments in the Town, including the preparation of map illustrating structure envelopes and natural areas, as identified and determined through the development application review process.
4. The Residential Estate (RE) zone standards will not be applicable in common element cluster style estate developments, so specific provisions will need to be developed for permitted uses and lot and buildings requirements. This could still be implemented as an exception to the Residential Estate Zone, or through development of a specific zone category which is appropriate for the context. Consideration may also need to be made to define the use specifically to address the types of units that are contemplated.
5. Some of the potential provisions for cluster estate development as part of a plan of condominium are as follows:
 - Permitted uses for cluster development would vary depending on the type of development, but may consist of single detached dwellings, semi-detached dwellings and townhouse dwellings.
 - There will be a need to treat the private road as a public road, for the purposes of being able to simply apply lot frontage and yard requirements for individual units, as discussed below.
 - A somewhat reduced front yard may be suitable given the intent of having a more compact format which reduces impact and disturbance to the site. A minimum value in the order of about 7.5 m - 9 m would be suitable to reflect the context, provide for parking and offer a standard that is more compact than the RE zone's 18 m requirement. This requirement would be applicable to individual units in relation to the private or public road.
 - A standard may be applied to establish minimum distances between separate buildings, to ensure privacy and contribute to the rural character, while balancing the desirability of providing a degree of compactness (i.e., normally side yard setbacks). Normally, in the RE zone, there would be a minimum building separation of 15 m that would apply (the

minimum interior side yard times 2). A minimum separation of about 7.5 m – 12.5 m would be a suitable balance to achieve these various objectives.

- There may similarly be justification for reduced rear yard setbacks compared with the RE zone requirements. Under the RE zone, a minimum rear yard of 16 m is normally required. Depending on the extent of common elements in the condominium, there could be reduced need for outdoor amenity space. A minimum rear yard of 7.5 m – 16 m could be applicable depending on the nature of the development.
- It will be desirable to establish a minimum “lot width” for individual dwellings, to maintain the rural character of the community and provide for appropriate opportunity for private services. This may be defined as including the width of the dwelling (for townhouses) or the width of the dwelling plus any side yard (for end-unit townhouses, semi-detached dwellings and any single detached dwellings proposed in the condominium). Given the context, dwellings would be expected to be at least 9 m wide or greater depending on how it is configured and marketed.
- It will also be desirable to establish standards for the maximum number of dwellings to be contained within a single building (attached), since the dwellings will likely be large to suit the context, market considerations and the need to provide space for individual septic systems. In a rural estate context, this should be in the order of 4 – 6 dwellings, with a preference to having a maximum of 4 dwellings attached per building.
- The minimum lot area for the individual development is difficult to establish as it will vary greatly depending on the nature of the development, the extent of the land actually intended to be included in the condominium, the extent of land intended to be reforested/replanted and the need to accommodate individual private septic systems. Further, the density policies of the Official Plan will limit the number of units that can be developed. It may instead be desirable to include a zoning provision that will limit the number of dwelling units permitted on the lot in accordance with the approved plan of condominium, to ensure that new development will not be permitted beyond the originally approved plan. This should be a suitable alternative approach that achieves the intent of the minimum lot area requirement.
- It is also noted that a condominium development could include some common elements accessory to the development (such as a club house or similar use). Any such elements should be subject to the structure envelope as identified through the development application process. There may be a need to set out further implementing setbacks and zone standards, but this would vary depending on the nature of the proposal. Any such standards should conform to the overall intent and character of the community.

7. CONCLUSIONS

The Town of Caledon Official Plan provides a very detailed policy framework guiding development within the Palgrave Estate Residential Community. Based upon a review of other municipal policy frameworks for estate development, the Palgrave Estate Residential Community has certainly the most detailed and thorough policy approach identified in Ontario municipalities. This policy framework dates to the 1970s.

Generally, the overall approach of providing for incremental growth in the form of estate residential uses continues to be appropriate for the Palgrave Estate Residential Community. Based upon the analysis contained in this report, there is sufficient land to accommodate forecasted growth over the horizon of the Town of Caledon's Official Plan and beyond. It is noted that current population allocations in the Town's Official Plan are not in line with actual growth.

This Report analyzes a wide range of different issues and opportunities to refine the policy framework. In general, much of the policy framework continues to be relevant and appropriate. However, some refinements will be beneficial to improve development application processes and to better support the general principles and objectives guiding development in the Palgrave Estate Residential Community. Additionally, this can be complemented by a framework for zoning directions, as recommended in this report.

The analysis and recommendations identified in this Report and incorporated in Appendix A are consistent with the 2014 Provincial Policy Statement and conform to or do not conflict with the applicable Provincial Plans. The recent Provincial policy changes have largely Town-wide implications and not solely impactful to the Palgrave Estate Residential Community. Addressing a fulsome update to bring the Palgrave Estate Residential Community policies into conformity with Provincial policy was not within the scope of this Review. This Report and the proposed policy modifications are reflective of the need for the Town to conduct a thorough Official Plan update to bring the Plan into conformity with Provincial policy. Further, it is noted that development application processes provide a further opportunity to review the implications of recent Provincial policy changes in the Palgrave Estate Residential Community.

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7.0

SECONDARY PLANS AND OTHER DETAILED AREA POLICIES

Specific secondary plans and secondary policies for certain geographically contained neighbourhoods or communities are located in Chapter 7. These policies should be read in conjunction with earlier Chapters of the Plan. The policies in Chapter 7 specifically deal with:

- a) the Palgrave Estate Residential Community
- b) the Bolton South Hill Secondary Plan
- c) the Bolton Core Area Secondary Plan
- d) the West Bolton Secondary Plan
- e) the North East Bolton Secondary Plan
- f) the Inglewood Village Plan
- g) the Caledon East Secondary Plan
- h) the Tullamore Industrial/Commercial Secondary Plan
- i) the South Simpson Industrial Secondary Plan
- j) the Oak Ridges Moraine Conservation Plan
- k) the Snell's Hollow Secondary Plan
- l) the Mayfield West Secondary Plan
- m) the Greenbelt Plan
- n) Coleraine West Employment Area Secondary Plan

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As additional secondary plans are adopted, they may be either contained in this Chapter, as appropriate, or be the subject of a separate document which is adopted under the Secondary Plan policies contained in Chapter 6.

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7.1 PALGRAVE ESTATE RESIDENTIAL COMMUNITY

As described in Section 5.3 ~~a the~~ Palgrave Estate Residential Community ~~has been~~ established ~~as outlined~~ on Schedules A and G. The policies of Section 7.1 provide for the orderly development of an estate residential community within a comprehensive environmental planning framework.

~~All plans of subdivision that have been formally received for circulation by the Region of Peel and have progressed on the required environmental studies to the satisfaction of the Town prior to Councils date of adoption of Section 7.1 of the Official Plan will be processed in accordance with policies contained in Official Plan Amendment #5, adopted by Council May 1980.~~

In the case of conflict between the detailed policies contained in Section 7.1 of this Plan and the policies contained in Sections 3.2 and 5.7, the policies of Section 7.1 shall prevail.

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The Palgrave Estate Residential Community is wholly located within the ORMCPA. In addition to conforming to the provisions of Section 7.1, all development must conform to the applicable provisions of Section 7.10. In the case of conflict between the provisions of Section 7.1 and Section 7.10, the more restrictive policies shall prevail.

7.1.1 Definitions

- a) For the purposes of Section 7.1 "minimum net lot area" is the smallest lot size permitted, excluding all land in the subdivision not forming part of the lot and any part of a pond.
- b) For the purposes of Section 7.1 "structure envelope" means the total horizontal area on a lot in which anything can be constructed or erected on or in the ground, excluding fences. This definition includes but is not restricted to the area in which a house, driveway, sewage disposal system or accessory structures such as a garage, garden or implement shed, swimming pool or tennis court may be located.
- c) For the purposes of Section 7.1 "regional floodline" means the line delineating the area subject to flooding under a regional storm event as defined by the appropriate Conservation Authority.
- ~~d) For the purposes of Section 7.1 "deep overburden" means a depth of overburden 30 metres or greater between the surface and bedrock.~~
- e)d) For the purposes of Section 7.1 "pond" means a small body of standing water which contains water all year and water depth normally exceeds 1.5 metres. This shall be interpreted to include kettle lakes.
- f)e) For the purposes of Section 7.1 "half township lot" means the east or west half of a lot in a concession. A half township lot is therefore usually 40 hectares (100 acres), but the exact area may vary from the norm in

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individual cases. The actual area of the half township lot in question will be used in making calculations in Section 7.1.

- ~~g)f)~~ For the purposes of Section 7.1 "Palgrave Estate Residential Community" means the entire Palgrave Estate Residential Community shown on Schedule A.
- ~~h)~~ For the purposes of Section 7.1 "swamp" means a wooded wetland where standing to gently flowing water occurs seasonally or persists for long periods on the surface. The substratum is usually continually water-logged. The vegetation cover may consist of coniferous or deciduous trees, tall shrubs, herbs, and mosses. This shall be interpreted to include carr.
- ~~i)~~ For the purposes of Section 7.1 "marsh" means grassy wet area, periodically inundated up to a depth of 2 metres or less with standing or slowly moving water. Surface water level may fluctuate seasonally but water remains within the rooting zone of plants during at least part of the growing season. A marsh may be bordered by peripheral bands of trees and shrubs, but the predominant vegetation consists of a variety of emergent non woody plants such as rushes, reeds, reed grasses and sedges. Where open water areas occur, a variety of submerged and floating plants flourish.
- ~~j)g)~~ For the purposes of Section 7.1 "intermittent pond" means an intermittent wet area with a high seasonal water table (0-0.5 metres below ground level) and periodically covered by shallow water (i.e., spring flooding).
- ~~k)h)~~ For the purposes of Section 7.1 "dry swales" include dry lowlands, kettle depressions and landscape features which form important local water run-off collection pathways and recharge zones to the groundwater table.
- ~~l)~~ For the purposes of Section 7.1 "bogs" are peat covered areas or peat-filled depressions with a high water table and a surface carpet of mosses, chiefly Sphagnum.
- ~~m)i)~~ For the purposes of Section 7.1 "fens" are peatlands characterized by surface layers of poorly to moderately decomposed peat, often with well-decomposed peat near the base. They are covered by a dominant component of sedges, although grasses and reeds may be associated in local pools. Sphagnum is usually subordinate or absent, with the other more exacting mosses being common. Often there is much low to medium height shrub cover and sometimes a sparse layer of trees. The waters and peats are less acid than in bogs of the same areas, and sometimes show somewhat alkaline reactions. Fens usually develop in restricted drainage situations where oxygen saturation is relatively low and mineral supply is restricted. Usually very slow internal drainage occurs through seepage down very low gradient slopes, although sheet surface flow may occur during spring melt or periods of heavy

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~~precipitation.~~ For the purposes of Section 7.1, “cluster estate residential development” means a low-density form of residential development in which attached or detached dwelling units are clustered in one or more portions of the site to better facilitate environmental conservation and minimize the need to disturb the site for development and construction, compared to more traditional estate residential development. It is the intent of this Plan to ensure that cluster estate residential development is consistent with the low-density character of the Palgrave Estate Residential Community, and a proposal for cluster estate residential development will not exceed the maximum number of units permitted on a lot for a traditional estate residential development in accordance with the policies of this Plan.

7.1.2 **Planning Principles**

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

7.1.2.2 The rural character of the landscape and the community shall be maintained as new development occurs.

7.1.2.3 Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors, shall be protected from development.

7.1.2.4 The Town will encourage continued prosperity of agricultural uses and farming should be encouraged ~~as an interim land use~~ in areas designated for eventual estate residential development.

7.1.2.5 Conflicts between farming and estate residential development should be minimized as much as possible.

7.1.2.6 Existing severances along with their existing residential and agricultural uses should be retained as an alternative type of estate lot.

7.1.2.7 Estate residential development ~~should~~will display a high level of environmental quality and amenity.

7.1.2.8 The visual impact of estate residential development should be minimized by measures such as vegetative buffers. Buildings should be of an architectural style harmonious with the natural landscape. Homes should be located on the middle to lower slopes, unless the slopes form part of Policy Area 4 or EZ 1 and EZ 2, as described in Sections 7.1.5 and 7.1.9 respectively. Architectural height restrictions may be required in areas of high potential visual impact. A visual impact assessment, prepared in accordance with Section 7.1.18.8, shall be required by the Town where development includes areas of high potential visual impact, particularly where structure envelopes are proposed on slopes exceeding 10%.

~~7.1.2.8~~7.1.2.9 A Design Brief may be required by the Town to demonstrate implementation of the policies of this Plan and any applicable design guidelines, in accordance with Section 7.1.18.6.

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

7.1.2.107.1.2.11 Innovative environmental planning ~~and design should be encouraged~~ is strongly encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community.

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

7.1.2.127.1.2.13 ORMCP Key Natural Heritage Features, ~~and Hydrologically Sensitive Features~~ Key Hydrologic Features, and their Minimum Vegetation Protection Zones shall be protected from development and rehabilitated as necessary in an environmentally acceptable manner.

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7.1.2.137.1.2.14 Mount Wolfe, lowland landforms and ORMCP Natural Core and Natural Linkage Areas shall not be developed.

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7.1.2.147.1.2.15 Conflicts between extractive industrial and estate residential land uses should be minimized. If, in the opinion of the Town of Caledon, the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~ or the Ministry of Natural Resources and Forestry, an application for extractive industrial or estate residential use could lead to significant conflict, appropriate studies must be conducted, as required, to detail potential land use conflicts such as noise, dust, groundwater impact, and fuel spills, and to recommend mitigative measures such as minimum separation distances.

7.1.2.157.1.2.16 Cultural heritage conservation shall be addressed through the development application review process and in accordance with the heritage conservation policies of the Province and the Town and the Ontario Heritage Act. Decisions that affect built heritage resources and cultural heritage resources shall be informed by guidance material provided by the Ministry of Tourism, Culture and Sport. Archaeological resources must be addressed through the development application process in accordance with the Standards and Guidelines for Consultant Archaeologists as issued by the Ministry of Tourism, Culture and Sport and the Town. ~~In accordance with the heritage conservation policies of the Ministry of Tourism, Culture and Sport and the Town, natural and cultural heritage conservation must be addressed.~~

7.1.2.167.1.2.17 Energy conservation practices at the building and site design levels ~~should be~~ shall be encouraged.

7.1.2.177.1.2.18 Estate residential development should be monitored by the Town to determine the effects on Town and community services.

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~~7.1.2.1~~7.1.2.19 The market should determine the phasing of estate residential development in terms of location, but the rate of development should be governed by the capability of the Town and Region to supply services and absorb development ~~and by the prevailing population policies in the Plan.~~

~~7.1.2.19~~7.1.2.20 The Town will give consideration to appropriate buffering between estate residential development, and abutting rural lands in adjacent municipalities.

7.1.3 **General Development Policies**

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

7.1.3.2 Estate residential plans of subdivision must conform to the Town's Official Plan, ~~and~~ the implementing Zoning By-law and the ORMCP.

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7.1.3.3 Applications for plans of condominium in the Palgrave Estate Residential Community will be assessed on an individual basis subject to satisfactory financial and engineering agreements between the developer, the Town of Caledon and the Region of Peel.

7.1.3.4 Estate residential development shall take the form of rural, traditional estate developments consisting of single detached units on large lots, or in the form of cluster estate residential development as defined in Section 7.1.1.

7.1.3.5 An application for cluster estate residential development shall only be permitted by way of a site-specific amendment to this Plan. While Section 7.1 of this Plan incorporates policies regarding cluster estate residential development, it is the intent of the Town to require a site-specific Official Plan Amendment to evaluate the effectiveness of this policy framework on a case-by-case basis and ensure that cluster estate residential development meets the intent and goals of this Plan.

~~7.1.3.3~~7.1.3.6 The Town will encourage applicants to consider cluster estate residential development as an alternative to traditional large lot estate residential development, in the interest of encouraging a greater range of potential unit types and reduced development impact. In particular, this form of development is appropriate in areas where there are significant environmental constraints and lands designated EZ (Schedule I) that would limit the potential for a rural, traditional estate residential development.

~~7.1.3.4~~7.1.3.7 The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated EZ 1 on Schedule I, of the Palgrave Estate Residential Community, will be agriculture and associated residential uses, rural estate residential uses, cluster estate residential development, conservation, open space, non-intensive recreation, intensive recreation, including golf courses, residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale

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institutional uses, and presently licenced ~~(existing) ing~~ extractive industrial uses.

The uses permitted within Policy Area 4 of the Palgrave Estate Residential Community shall include all of the uses permitted within Policy Areas 1, 2 and 3, except for rural estate residential uses, cluster estate residential development, intensive recreation and small scale institutional uses, which shall not be permitted.

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

Notwithstanding any other provisions of this Plan, within lands designated EZ 1 on Schedule I ~~(as may be modified through detailed study in accordance with Section 7.1.9.2)~~, permitted uses shall only include those uses permitted in EPA, in accordance with Section 5.7.3.1.2.

~~7.1.3.5 Over the longer term, the Town may initiate a review of broader community design and development issues within the Palgrave Estate Residential Community. This review could explore, in a comprehensive manner, alternative approaches and forms to community design, standards and development in the area, including a consideration of compatible alternative or mixed uses. This review should be undertaken through a multi-stakeholder, community based process, with a high degree of resident involvement. If appropriate, the process may be integrated or co-ordinated with a number of other longer term initiatives contained in Section 7.1.~~

~~7.1.3.6~~ 7.1.3.8 Apartments-in-houses as per Section 3.5.3.10 of this Plan shall be permitted within the Palgrave Estate Residential Community. Garden Suites as per Section 6.2.13.3 of this Plan shall be permitted in the Palgrave Estate Residential Community. Within Policy Area 4, Apartments-in-Houses and Garden Suites shall also be subject to the detailed provisions of Section 7.10, and in particular, Section 7.10.3.10.

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7.1.4 **Population**

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

7.1.5 **Development Pattern Policy Areas**

7.1.5.1 Schedule G, Palgrave Estate Residential Community Development Pattern, establishes the following land use areas in the Palgrave Estate Residential Community: Policy Area 1, Policy Area 2, Policy Area 3 and Policy Area 4. It also recognizes ~~existing and committed estate residential plans of subdivision and~~ an existing licencing extractive industrial area.

7.1.5.2 Policy Area 1 is the prime area for future estate residential development including cluster estate residential development.

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- 7.1.5.3
OPA 186 Policy Areas 2 and 3 are suitable for estate residential development [including cluster estate residential development](#) at lower densities and higher minimum net lot sizes than Policy Area 1.
- 7.1.5.4 Policy Area 4 is unsuitable for estate residential development [and cluster estate residential development](#), and no density will be allocated to it. ~~Notwithstanding the development pattern depicted on Schedule G,~~ [Development](#) applications that were commenced but not decided upon as of November 17, 2001, in accordance with Section 15 of the *Oak Ridges Moraine Conservation Act, 2001*, shall be considered for approval subject to the provisions prescribed in Section 48 of the Oak Ridges Moraine Conservation Plan, and the policies of Section 7.1 that would have been applicable on November 16, 2001. In the case of conflict between the provisions of the ORMCP and Section 7.1, the more restrictive policies shall apply.
- 7.1.5.5
OPA 186 Policy Areas 1, 2 and 3 correspond to the ORMCP Countryside Area designation on Schedule P, and Policy Area 4 corresponds to the ORMCP Natural Core Area and Natural Linkage Area designations on Schedule P. Within the ORMCPA, the boundaries of the Policy Areas 1, 2, 3 and 4, as delineated on Schedule G, have been further defined in accordance with the applicable provisions of the ORMCP. No further amendments to the Policy Areas 1, 2, 3 and 4 on Schedule G will be considered until the time of ~~the a~~ ten (10) year review of the ORMCP [as contemplated by the Oak Ridges Moraine Conservation Act, 2001](#).
- 7.1.6 **Density**
- 7.1.6.1 Densities will be calculated on an individual ~~plan of subdivision~~[plan of subdivision and/or plan of condominium](#) basis in accordance with Section 7.1.6. Densities are not transferable from ~~plan of subdivision to plan of subdivision~~[one development proposal and/or application to another](#). For ~~the~~ purposes of determining ~~the~~ maximum number of lots ~~and/or units~~, calculations shall be rounded to the lower whole number after consideration of density bonuses.
- 7.1.6.2 The maximum permitted density in Policy Area 1 will be 36 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 and ~~7.1.11.3~~[other applicable policies of this Plan](#).
- 7.1.6.3 The maximum permitted density in Policy Area 2 will be 31 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 ~~and other applicable policies of this Plan~~[and 7.1.11.3](#).
- 7.1.6.4 The maximum permitted density in Policy Area 3 will be 26 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 ~~and other applicable policies of this Plan~~[and 7.1.11.3](#).
- 7.1.6.5 Lands in Policy Area 4 will not be counted in the calculation of maximum number of units permitted.

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- 7.1.6.6 For purposes of calculating the maximum permitted density for a registered plan of subdivision, the maximum number of units will be based on the lesser of the calculation of the number of allowable units for the applicants holding only, or for the actual half township lot area less the existing number of residential units or equivalent within the respective half township lot.
- ~~7.1.6.6~~
- 7.1.6.7 Where EZ 1 on an applicant's property are determined to comprise substantially more than 40% of an individual half township lot, the half township lot may be combined with an adjacent contiguous half township lot for purposes of density calculations provided the adjacent half township lot forms part of the applicant's holding on the same plan of subdivision.
- 7.1.6.8 Where the half township lot contains existing land uses with higher sewage flows than equivalent estate residential uses a density reduction may be required on the balance of the half township lot.
- 7.1.6.9 If an applicant's holding is in more than one Policy Area, then the maximum number of permitted units for the area of the holding in each Policy Area will be determined by carrying out the calculation described in Sections ~~7.1.6.66~~ or ~~7.1.6.77~~, whichever is applicable, as if the entire area of the developer's holding were in each respective Policy Area and then multiplying by the fraction of the total area of the holding in each respective Policy Area. The total is the number of units permitted. These units must be distributed on the basis of the portion of land in each Policy Area.
- 7.1.6.10 If an individual lot is located in more than one of Policy Areas 1, 2 and 3 after the subdivision/~~development~~ has been designed, then the lot may be counted towards the allocation of units to Policy Area 1, Policy Area 2 or Policy Area 3, whichever is most beneficial to natural environmental features.
- 7.1.6.11 The maximum number of units calculated according to these density policies will only be permitted if the plan of subdivision or condominium complies with all other policies of this plan. The number of lots in any proposed plan of subdivision or the number of units in a plan of condominium will be reduced if necessary to comply with other policies of this plan.
- 7.1.6.12 It is recognized that while the policies of Section 7.1.6 establish overall maximum density requirements that are applicable to all forms of residential development in the Palgrave Estate Residential Community, the density of traditional rural estate residential development has historically been more limited by the minimum lot area requirements of Section 7.1.7. It is the intent of the policies of this Plan to maintain the current density of development that has characterized the Palgrave Estate Residential Community while enabling cluster-style residential development. To

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achieve this objective, the maximum number of permitted units in any proposed cluster estate residential development (or a combination of cluster units and traditional subdivided single detached dwellings) shall be the lesser of:

- a) The maximum permitted density calculated in accordance with the policies of Section 7.1.6; or
- b) The potential number of units that would have been permitted for a proposed traditional rural estate plan of subdivision on the subject lands in accordance with the requirements of Section 7.1.7.3.

7.1.6.13 For clarity, the policies of Section 7.1.6.12 shall not affect the bonusing permissions of this Plan, which awards additional units in exchange for environmental restoration in accordance with Section 7.1.9.12.

7.1.6.11 _____

7.1.7 Lot Area and Development Form

7.1.7.1 Estate residential plans of subdivision or condominium will not be permitted on holdings of less than 10 hectares (24.7 acres) except where development of a smaller parcel would complete development of a half township lot or immediately contiguous developable area.

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

7.1.7.3 The following policies for minimum lot area will apply to traditional rural residential estate developments that proceed by way of a plan of subdivision to provide single detached dwellings on large lots:

- a) The minimum net lot area for residential uses in Policy Area 1 will be 0.45 of a hectare (1.1 acres).
- b) The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will normally be 0.6 of a hectare (1.5 acres). Where EZ 1 is determined to comprise a substantial portion of an applicant's property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered, subject to the application meeting all other applicable policy.
- c) Lands within Policy Area 4 shall not be included in new lots except where such a lot contains an existing dwelling that is being included in the plan of subdivision or plan of condominium or where lots are created in accordance with the applicable provisions of ~~Section 7.10.6.1~~ Section 7.1.17, and shall be retained as contiguous open space blocks, either in public or private ownership. Where such

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open space blocks are established, the lands shall be subject to appropriate agreements/restrictions that ensure they are protected from development in perpetuity.

OPA 186 d) EZ 1 and ponds ~~may shall not~~ be included within a residential lot ~~but and accordingly~~ no part of these features may will be included in the calculation of net lot area.

e) Land inside a regional floodline ~~will not normally~~ is not permitted to be included as part of a residential lot and will not be counted in the calculation of net lot area.

OPA 186 f) The minimum net lot area for residential uses will be 0.6 of a hectare (1.5 acres) where part of the lot is in Policy Area 1 and part in Policy Area 2 or 3, ~~except~~, where a smaller net lot area is being considered in accordance with Section ~~7.1.7.27.1.7.3 b~~.

~~g) Estate residential plans of subdivision will not be permitted on holdings of less than 10 hectares (24.7 acres) except where development of a smaller parcel would complete development of a half township lot or immediately contiguous developable area.~~

~~h)g)~~ Subdivisions with average net lot areas substantially larger than the minimum permitted in the applicable Policy Area will be encouraged.

~~i)h)~~ A variety of lot sizes in a plan of subdivision will be encouraged.

7.1.7.4 ~~Lot areas and dimensions must reflect the topographic and environmental characteristics of the site in accordance with Section 7.1.9. Lot areas larger than the minimum applicable in a Policy Area will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area. The following policies for lot area and configuration of development will apply to cluster estate residential development, as defined in Section 7.1.1, which may be proposed as part of a plan of subdivision and/or plan of condominium:~~

a) There shall be no specific minimum lot size requirements applicable to each individual lot or dwelling unit in a cluster estate residential development proposal. However, the number of units shall be in accordance with the density policies of Section 7.1.6 and any density bonus awarded in accordance with Section 7.1.9.2. Further, the minimum individual lot/unit sizes as well as the form and configuration of development areas shall be subject to the standards and guidelines established by the Ministry of the Environment, Conservation and Parks or its designated agents for the provision of septic systems, in accordance with the policies for servicing (7.1.8).

b) Cluster estate residential development shall be located within portions of the subject lands which are suitable in terms of its

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topography and environmental characteristics, in accordance with the policies of Section 7.1.9.

- c) Cluster estate residential development shall incorporate areas of open space that visually distinguish different clusters and reduce the impact of massing in a manner that maintains consistency with the established low density, rural character of the community.
- d) The implementing zoning by-law will establish a limitation on the number of attached dwellings permitted within one building. This shall generally be a maximum of four attached dwelling units.
- e) The implementing zoning by-law will establish minimum separation distances between buildings to create privacy between units while contributing to the rural character of the Palgrave Estate Residential Community. The separation distance shall generally be at least 10.0 metres, except in specific circumstances as warranted by limitations on lot configuration or other similar reasons. Larger separation distances are encouraged.
- f) A mix of unit types will be encouraged within a development.

7.1.8 **Servicing**

7.1.8.1 Every lot or unit in an estate residential plan of subdivision and condominium ~~must~~ shall be serviced with a private individual sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~ or its designated agents.

~~7.1.8.1~~

~~7.1.8.2~~ Notwithstanding Section 7.1.8.1, a development utilizing a Communal Sewage Treatment System may be considered in accordance with the provisions of Section 7.1.20.

7.1.8.2 An applicant for an estate residential plan of subdivision and/or condominium will be required to undertake any studies deemed necessary to assess the probability of contamination of wells on nearby properties by septic system leachate or other source of contamination likely to be caused by the proposed development. Based on the results of such studies the applicant may be required to carry out any redesign or remedial works necessary to minimize the probability of contamination. Such studies should take into consideration applicable provincial guidelines and Town of Caledon's engineering standards. ~~, such as the Guideline on Planning for Sewage and Water Servicing, and related Technical Appendices.~~

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7.1.8.3 Every lot and unit in an estate residential plan of subdivision or condominium shall be serviced with municipal water services. New private individual wells shall not be permitted as part of an estate residential plan of subdivision or condominium.

7.1.8.4 The provision of water services and on site private septic systems shall be in accordance with the Lake Simcoe Protection Plan and any Source Protection Plan, as applicable.

~~7.1.8.3~~

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

~~7.1.8.4~~7.1.8.6 Communal septic or wastewater treatment and communal well systems shall not be permitted.

~~7.1.8.5~~7.1.8.7 Water services will be made available by the applicant to the lot boundaries of existing adjacent and nearby rural residences as development proceeds.

~~7.1.8.6~~7.1.8.8 Should an applicant in the Regional Water Service Area wish to proceed in advance of necessary works having been constructed by the Region of Peel, the works may be constructed by the applicant and at the applicant's expense. Such works must be approved by the Region of Peel and constructed to the standards and requirements of the Region of Peel.

~~7.1.8.7~~ ~~Communal wells will normally be required to tap a deep overburden aquifer in order to reduce the possibility of contamination of the water supply. Sensitivity zones may be required around each communal well.~~

~~7.1.8.8~~7.1.8.9 In general, water mains will be established along the Concession Roads (north-south) with connecting east-west laterals developed through future plans of subdivision. Except for short cul-de-sacs, water mains shall be looped in plans of subdivision.

~~7.1.8.9~~7.1.8.10 Estate residential plans of subdivision and/or condominium will be required to minimize the amount of stormwater draining from the site and adhere to the zero increase in stormwater run-off principle in a manner acceptable to the Town of Caledon and to the Conservation Authority (e.g.: post-development flows will be less than pre-development flows).

~~7.1.8.10~~7.1.8.11 Wherever possible the one hundred (100) year design stormwater run-off will be detained and recharged to the groundwater aquifers or slowly released from the site in an environmentally acceptable manner.

~~7.1.8.11~~7.1.8.12 Solid waste disposal will be carried out by the Region of Peel.

~~7.1.8.12~~7.1.8.13 The Town encourages the Region of Peel to prepare a Master Servicing Strategy for the Palgrave Estate Residential Community which should include, but not necessarily be limited to, anticipated phasing or timing of Regional water services, and a consideration of sewage treatment

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~~strategies and~~ the hydrogeological impacts of expanding the ~~Palgrave communal~~ water supply system.

~~7.1.8.13 Policies regarding municipal road and utility standards are contained in Section 7.1.14.3.~~

7.1.8.14 Servicing of estate residential developments shall also conform to the applicable provisions of Section 7.10, and in particular, Sections 7.10.6.6 and 7.10.6.7.
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7.1.9 **Environmental Policies**

7.1.9.1 Schedule I, Palgrave Estate Residential Community Environmental Zones, establishes the following Environmental Zones based on existing natural features of the area and based on the applicable policies of the Oak Ridges Moraine Conservation Plan:
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- a) Environmental Zone 1 (EZ 1): EZ 1 includes more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and, Environmentally Significant/Sensitive Areas (~~Note: these areas were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186~~). EZ 1 also includes all ORMCP Key Natural Heritage Features and Hydrologically Key Hydrologic Sensitive Features, and their related Minimum Vegetation Protection Zones.

Explanatory Note:

~~Where EZ 1 has an overlay hatch, this indicates ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features (using mapping provided by the Province), and their related Minimum Vegetation Protection Zones that extend beyond areas that were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186. These hatched areas are subject to Subsection 7.1.9.6.b) below, in addition to all other applicable policies of this Plan.~~

- b) Environmental Zone 2 (EZ 2): EZ 2 includes areas of high groundwater table (where the water table is usually within 1.5 metres or less of the ground surface); areas of seasonal flooding (not including regulated floodplains); dry swale lowlands and natural depressions which perform natural run-off, detention and groundwater recharge functions; and, smaller hedgerows and strips of native vegetation.
- c) ~~EZ 1 shall be zoned and EZ 2 shall be zoned~~ in a separate classification in the implementing Zoning By-law which conforms to the provisions of this Plan. The Town may require zoning EZ 2 in a separate classification in the implementing Zoning By-law to ensure the use of the land conforms to the policies of this Plan.

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- d) If an area contains both EZ 1 and EZ 2 features, it shall be treated as EZ 1 and subject to all provisions applicable to EZ 1.

7.1.9.2 The general locations of EZ 1 and EZ 2 are shown on Schedule I, however the individual EZ 1 and EZ 2 features are not shown separately on the Schedule. The specific type(s) of individual EZ 1 and EZ 2 features and refinements to their boundaries shall be determined through detailed studies, such as a Natural Heritage Evaluation and/or Hydrological Evaluation, or the requirements of Section 7.1.18-18 where applicable.

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Minor changes and refinements to EZ 1 and EZ 2 shown generally on Schedule I, based on updated information from the Province or as a result of detailed studies, such as those noted above, will not require an amendment to this Plan. However, where the feature is a wetland, an Area of Natural and Scientific Interest and/or significant portions of the habitat of endangered, rare and threatened species, or their related Minimum Vegetation Protection Zones, proposed refinements to the boundary or the extent of the feature requires formal confirmation from the Province or delegated authority prior to any development.

7.1.9.3 A Structure Envelope must be shown for each lot on any proposed plan of subdivision or condominium. The location and extent of the Structure Envelope for all types of development shall be in accordance with the policies of this Plan, including requirements for maintaining EZ 1 and EZ 2 and avoiding steep slopes. The Structure Envelope shall identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot grading, as determined through the application of the policies of this Plan for maintaining environmental features, topography and other considerations. The proposed ~~house-dwelling~~ and driveway locations and soil absorption area for sewage disposal shall be shown within the ~~structure-envelope~~ Structure Envelope.

Structure Envelopes for single detached dwellings on rural estate plans of subdivision will generally be sized in the range of 0.3 hectare (0.74 acres) to 0.5 hectares (1.24 acres). Structure Envelopes slightly outside this range will be discouraged unless site conditions warrant a minor deviation from this range.

This Plan does not establish a range for the size of Structure Envelopes in relation to a plan of condominium or plan of subdivision for a cluster estate residential development, as the appropriate structure envelope size may vary depending on the proposed types of dwelling units. However, the Structure Envelope shall be suitably sized to accommodate the dwelling(s), all necessary lot grading, soil absorption area for sewage disposal, driveways, and any accessory uses and amenity spaces as may be appropriate in the context of the development proposal.

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- 7.1.9.4 The proposed dwelling locations as shown within the Structural Envelope will be located and sized to provide for sufficient outdoor amenity areas in the rear and side yards.
- ~~7.1.9.5~~ No part of a Structure Envelope will be permitted in EZ 1 or in Policy Area 4.
- ~~7.1.9.5~~
- 7.1.9.6 No part of a Structure Envelope will be permitted in EZ 2 except for short sections of driveways which may cross short sections of EZ 2 if necessary to obtain reasonable access to a lot. Individual lot services will not be permitted to cross Policy Area 4 or EZ 1 and EZ 2 unless included within the driveway portion of a structural envelope crossing EZ 2.
- 7.1.9.7 Plans of subdivision and plans of condominium shall be designed such that the layout of roads, services, lots and structural envelopes establish large, contiguous open space blocks which provide continuous connections between EZ 1, to the greatest extent practical.:
- a) ~~Design the layout of roads, lots and structural envelopes to establish large, contiguous open space blocks which provide continuous connections between EZ 1, to the greatest extent practical; and,~~
- OPA 186 b) ~~Notwithstanding any other provisions of this Plan, within the EZ 1 areas that are subject to the overlay hatch, as depicted on Schedule I, the layout of roads and lots shall be designed to minimize stream crossings and extensions into Key Natural Heritage Features.~~
- 7.1.9.8 No ~~Structure Envelope~~portion of a residential lot and no portion of a structural envelope will be permitted ~~inside below the~~ regional floodline and land ~~within below the~~ regional floodline will generally be acquired by or dedicated to the appropriate agency as an open space block for conservation and human safety purposes. Other lands such as significant environmental zones may require similar treatment at the request of the Town, and the Ministry of Natural Resources and Forestry, and Toronto and Region Conservation Authority.
- ~~7.1.9.9~~ ~~No Structure Envelope will be permitted within 150 metres of an existing livestock barn or yard utilized for commercial farming purposes or as defined by the Agricultural Code of Practice.~~
- ~~7.1.9.10~~ 7.1.9.9 Intensive recreational uses such as snowmobile and motorized trail bike routes will be discouraged in EZ 2.
- ~~7.1.9.11~~ 7.1.9.10 EZ 1 and EZ 2, and reforested areas outside ~~structure~~ Structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross EZ 2 in accordance with Sections 7.1.9.5-6 and 7.1.9.4039.

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~~7.1.9.12~~7.1.9.11 Structure Envelopes will generally be restricted to areas with slopes of 10 percent or less. However, Structure Envelopes may include areas with an 11-15 percent slope, and occasionally greater than a 15 percent slope, in order to permit the advantageous siting of a house designed for steep slopes. Houses shall be sited on middle to lower slopes where possible and designed in harmony with the natural topography so as to minimize visual impact. In all cases the Structure Envelope must include a suitable well drained area with slopes of 10 percent or less for a sewage disposal system. In all cases the permitted slope for Structure Envelopes shall also be in accordance with the Ontario Building Code, as may be updated from time to time, as may be applicable to buildings, structures and/or the septic system and leaching bed.

~~7.1.9.13~~7.1.9.12 In order to encourage protection and proper management of environmental zones, conservation, reforestation, wildlife habitat creation and aesthetics, a density bonus of 1 unit over and above the density allotment in Section 7.1.6 will be given for each 4 hectares (9.9 acres) in the development that is suitably protected, managed or enhanced through reforestation reforested or other appropriate planting by the applicant up to a maximum of 40 percent of the area of the subdivision plan. For clarity, areas that are currently forested or are required to be protected in accordance with the policies of this Plan shall not be eligible to be counted for density bonusing. The eligible lands shall consist only of lands that are proposed to be reforested and/or planted in a manner that exceeds the requirements of all applicable policies.

~~7.1.9.14~~7.1.9.13 Environmental protection and management measures should focus on the Environmental Zones on the property and priority should be given to the reforestation of heights of land, steep slopes, soil barrens, low land depressional topography and other parts of lots external to structural envelopes and grading and servicing disturbance areas as identified in the Preliminary Engineering Report required by Section 7.1.~~18~~8.10. Reforestation shall generally be planted in contiguous blocks of 2.0 hectares (5.0 acres) or greater.

~~7.1.9.14~~ All proposals for a density bonus under Section 7.1.9.~~12-12~~ must be supported by an Environmental ~~Management~~Planting/Reforestation Plan and Report, as described in Sections 7.1.~~18~~8.2 and 7.1.~~18~~8.911. Environmental ~~Management~~Planting/Reforestation Plans and Reports must be approved by the Town of Caledon and the ~~Toronto and Region~~ Conservation Authority.

~~7.1.9.15~~ _____

~~7.1.9.16~~7.1.9.15 Implementation of the Environmental ManagementPlanting/Reforestation Plan, including related measures and programsto manage impacts from construction activity, shall be implementedaddressed as part of conditions of approval and/or

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- ~~implementing agreements, when feasible prior to or immediately following draft plan approval and prior to grading of streets and structural envelope areas. These areas shall be suitably protected from construction activity through fencing, silt control, signage, tree staking and other appropriate means as required by the Town and the Conservation Authority. All protective measures shall be implemented prior to commencement of any pre-servicing, site grading and other construction activities.~~
- ~~7.1.9.17~~ Specific lots in the draft plan of subdivision will be designated as environmental bonus lots and the Town will allow these lots to be sold or built upon only when the environmental program objectives have been shown to be achieved to the satisfaction of the Town and the Conservation Authority.
- 7.1.9.16 Requirements for protecting, managing and dedicating lands proposed to be reforested shall be addressed as conditions of approval for the plan of subdivision / condominium.
- ~~7.1.9.18~~7.1.9.17 Notwithstanding the above provisions for bonus ~~lots~~ units, the Town may require the applicant to implement suitable environmental protection, management, and reforestation programs even though the plan may not qualify for bonus ~~lots~~ units. Such programs are subject to the approval of the Town of Caledon and other relevant agencies.
- 7.1.9.18 Applicants may be required to enter into legal agreements with respect to the protection and management of reforested areas and Environmental Zones.
- 7.1.9.19 It is the intent of the Town to ensure that natural features that are not secured into public ownership and are included within private property are appropriately protected or maintained by the future homeowner, the Town may require restrictive covenants to be registered on title, the use of educational tools, or other appropriate measures.
- 7.1.9.20 Developers will be required to notify potential homebuyers of the presence and the conservation purposes of reforestation, forest management and environmental management programs through clauses in offer of purchase and sale and other means as required by the Town.
- 7.1.9.21 The fire resistance of existing vegetation and new reforestation should be increased by including an appropriate percentage of deciduous trees and considering limitations on the percentage of coniferous trees or other measures as required by the Town. Other mitigation measures may include directing development to areas outside of lands that are in close proximity to hazardous forest types for wildland fire or identifying appropriate setbacks.
- 7.1.9.22 Future residents of estate residential developments will be encouraged to permit native plant succession and undertake private reforestation programs outside EZ 1 rather than grading and creating urban landscapes beyond the

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designated structure envelopes. The Town will consult with the applicable Conservation Authority to identify educational programs to support implementation of this policy.

~~7.1.9.23 Backyard wildlife programs and conservation efforts by individual property owners will be encouraged.~~

~~7.1.9.24~~ 7.1.9.23 The continuity and integrity of the lowland open space system must be maintained in estate residential plans of subdivision.

~~7.1.9.25~~ 7.1.9.24 Proposed plans of subdivision will be required to minimize interference with natural drainage.

~~7.1.9.26~~ 7.1.9.25 Prior to final approval of any estate residential plans of subdivision, the applicant may be required to prepare an environmental analysis and recommendations for protection or rehabilitation, as the case may be, for any pond and watercourse on the property, if deemed necessary by the Town in consultation with the Conservation Authority.

~~7.1.9.27~~ 7.1.9.26 New ponds constructed for aesthetic purposes will not be permitted in Policy Area 4, ~~and~~ EZ 1 and EZ 2 and shall only be located within an approved structural envelope.

~~7.1.9.28~~ 7.1.9.27 Stormwater management facilities and structures will not be located within EZ 1. The Town may require easements over stormwater management facilities and stormwater conveyance systems. Detention and recharge areas will not normally qualify as a credit towards environmental bonus ~~lots-units~~ unless these areas are to be reforested or environmentally managed in accordance with Section 7.1.9.12.

~~7.1.9.29~~ 7.1.9.28 The existing natural flow patterns into and from existing ponds should not be disturbed.

~~7.1.9.30~~ 7.1.9.29 A buffer of natural vegetation, a minimum of 30 metres wide over at least 90 percent of the shore frontage, will normally be required around every pond and stream and its inlet watercourses to minimize the impacts of development. If the existing buffer of natural vegetation covers less than 90 percent of the shore frontage, rehabilitative plantings will be required to the satisfaction of the Town and Conservation Authority in order to achieve this standard. Rehabilitation plantings will normally qualify as a credit towards environmental bonus units ~~lots~~ and will be included on the Environmental Management/Reforestation Plan.

~~7.1.9.31~~ 7.1.9.30 Existing ponds and watercourses shall be protected from sedimentation and will not be used as settling basins for run-off during construction.

~~7.1.9.32~~ 7.1.9.31 Ponds may be zoned separately in the implementing Zoning By-law.

~~7.1.9.33~~ 7.1.9.32 Sewage disposal systems will normally be located a minimum of 30 metres from any pond or stream to minimize nutrient enrichment. This

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setback may be subject to approval from the Ministry of Natural Resources and Forestry, the [Toronto and Region](#) Conservation Authority and the Town of Caledon.

~~7.1.9.34~~7.1.9.33 Areas of Policy Area 4 or other areas of potential significance to the cold water fishery of Cold Creek will be upgraded to EZ 1 through appropriate environmental rehabilitation and conservation measures. Measures to achieve this policy may qualify as a credit towards environmental bonus ~~lots-units~~ and will be included in the Environmental Management/Reforestation Plan.

~~7.1.9.35~~7.1.9.34 Estate residential development adjacent to watercourses and physiographic formations that collect or discharge groundwater will incorporate any environmental protection measures necessary to ensure the maintenance of high water quality and a sufficient quantity of water to the satisfaction of the Town, the Ministry of Natural Resources and Forestry and the Conservation Authority.

7.1.9.35 Pursuant to Section 28 of the *Conservation Authority Act*, written permission of the appropriate Conservation Authority ~~will~~may be required ~~to:~~in relation to development or site alteration in its regulated areas.

~~7.1.9.36~~ _____

- ~~a) Construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a regional storm;~~
- ~~b) Place or dump fill or permit fill to be placed or dumped in a fill regulated area whether such fill is already located in or upon such area, or brought to or on such area from some other place or places; or;~~
- ~~c) Straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse.~~

~~7.1.9.37~~7.1.9.36 Areas in proximity to major road and railway rights of way that could prejudice the quiet rural residential character of the subdivision will be considered unsuitable for development. In specific instances, a noise attenuation study carried out by a competent professional, and appropriate mitigatory measures may be required, in accordance with Sections 7.1.14 and 7.1.~~18.67~~.

~~7.1.9.38~~7.1.9.37 Grading in estate residential developments will be limited to structure envelopes in accordance with Section 7.1.9.3, streets and immediately contiguous areas related to street construction, grading associated with approved noise attenuation measures and necessary stormwater management works in consultation with the [Toronto and Region](#) Conservation Authority and the Ministry of Natural Resources and Forestry and the Town of Caledon.

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~~7.1.9.39~~7.1.9.38 New subdivision roads and services will not be permitted in Policy Area 4 or EZ 1, except ~~in accordance with Section 7.1.9.6.b, or~~ if they are part of the planned new east-west collector roads described in Section 7.1.14.1, and then only in accordance with all other applicable provisions of this Plan.

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~~7.1.9.40~~7.1.9.39 Plans of subdivision shall be designed so as to minimize road crossings and extensions into EZ 2. Short sections of roads and associated subdivision services will be permitted to cross or extend into EZ 2 if necessary to allow economically efficient road or subdivision design, provided such road crossing is located in Policy Area 1, 2 or 3.

~~7.1.9.41~~7.1.9.40 Roads in estate residential developments should follow the topography of the site.

~~7.1.9.42~~7.1.9.41 The depth of cut and the placement of fill for local streets and structure envelopes in future estate residential plans of subdivisions or condominium will normally be restricted to 1-2 metres. Gentle transitions to natural grade will be provided.

~~7.1.9.43~~7.1.9.42 Modest reductions or modifications to road standards may be considered by the Town where it can be demonstrated to the satisfaction of the Town that such reductions or modifications would produce substantial environmental benefits without unduly increasing maintenance costs or reducing the level of service provided by the road.

~~7.1.9.44~~7.1.9.43 The application of road salt and other chemicals will be minimized in Policy Area 3 commensurate with the maintenance of acceptable winter driving conditions.

~~7.1.9.45~~7.1.9.44 Gasoline storage or pumping operations will not be permitted in Policy Area 3 or wherever sand to water table conditions occur.

~~7.1.9.46~~7.1.9.45 If existing domestic wells are abandoned as a result of estate residential plans of subdivision the applicant must seal the abandoned wells in accordance with the regulations of the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~. Boreholes drilled for the geotechnical investigations detailed in Section 7.1.18.3 also must have piezometers removed and sealed prior to construction unless the borehole is approved by the Town for future environmental monitoring purposes.

~~7.1.9.47~~7.1.9.46 The Special Policy Area: Waste Disposal designation on Schedule G identifies an area of known solid waste disposal and an area of influence of this site. In this Special Policy Area the construction of buildings, structures and hard surface paving will only be permitted subject to:

- a) Written approval from the Ministry of the Environment, Conservation and Parks and Climate Change verifying that the development satisfies the provisions of the *Environmental Protection Act*;

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- b) Studies being carried out by a qualified engineer satisfying the Town of Caledon and the Ministry of the Environment, [Conservation and Parks and Climate Change](#) that development can take place safely; and,
- c) Development occurring in accordance with the underlying land use provisions in Schedule G.

~~7.1.9.48~~[7.1.9.47](#) Structure Envelopes will not be permitted to include any part of the Special Policy Area: Waste Disposal Area referred to in Section 7.1.9.46 that was used for waste disposal. Furthermore, the Special Policy Area: Waste Disposal Area will be zoned separately in an implementing zoning ~~area~~ by-law.

~~7.1.9.49~~[7.1.9.48](#) Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, ~~hydrologically sensitive~~[key hydrologic](#) features and adjacent lands within ORMCP Natural Core Areas and Natural Linkage Areas.

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~~7.1.9.50~~[7.1.9.49](#) Every application for development or site alteration shall ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or ~~hydrologically key~~[hydrologic sensitive](#) feature on the lot or lots created.

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7.1.10 **Energy Conservation**

7.1.10.1 Energy conservation will be promoted through the site plan control process. Applicants will be encouraged to design estate residential developments which incorporate energy efficient design features such as building orientation, retention of trees to act as wind buffers, [energy efficient homes](#), and energy conservation devices.

7.1.11 **Cultural Heritage Resources**

7.1.11.1 Properties or structures designated under the *Ontario Heritage Act* must be preserved in and integrated with any proposed estate residential developments.

7.1.11.2 The Town will encourage developers of estate residential plans of subdivisions containing ~~or adjacent to, built heritage resources or cultural heritage landscapes~~ [historic homes or adjacent historic homes](#) to incorporate any design and siting features necessary to integrate the ~~historic homes with the proposed development~~ [proposed development with built heritage resources or cultural heritage landscapes](#).

7.1.11.3 If, in the opinion of the Heritage Resource Officer, the Caledon Heritage Committee, or both, an existing building is appropriate for preservation, whether designated or not under the *Ontario Heritage Act*, it will not be counted in the calculation of permitted density according to Section 7.1.6

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provided that the house is renovated and restored in consultation with, and to the satisfaction of the Town.

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

~~7.1.11.5 Archaeological sub-surface investigations will normally be limited to areas of grading and construction and shall not usually be required in EZ-1 and undisturbed soil areas subject to reforestation and environmental management programs. If sites of high archaeological potential are identified outside grading and construction areas, limited scientific test pit exploration may be undertaken to the satisfaction of the Town of Caledon. Test pit areas shall be restored to their original condition. Following a stage 1 archaeological assessment, it may be acceptable to limit the location of archaeological test pit survey on a property to areas of construction and grading, but only if recommended by a licensed archaeologist in accordance with Provincial guidelines.~~

~~7.1.11.5~~ ~~7.1.11.6~~ Archaeological sites which are encountered on a property in areas that are free from all grading and construction impacts can be avoided and may not require further archaeological investigation provided this is recommended by a licensed archaeologist and the recommended avoidance and long term protection mechanisms have been implemented.

~~7.1.11.6~~ 7.1.11.7 Archaeological investigations will normally be completed as a condition of draft approval, prior to commencement of site works including site grading and pre-servicing. The investigations may be undertaken prior to draft approval with the permission of the Town, however, should the subdivision design change significantly after completion of the survey, additional archaeological investigations may be required by the Town of Caledon.

7.1.12 **Open Space, and Recreation and Community Gardens**

~~7.1.12.1 One new community park to serve the active recreational needs of the Palgrave Estate Residential Community should be located central to the southern area of the Palgrave Estate Residential Community. The park should be 5-10 hectares in size with good road access. The implementation of a well-linked network of trails and cycling routes within the Palgrave Estate Residential Community shall be an objective of the Town to promote activity and connectivity in a manner suitable to the estate residential context. Opportunities to enhance a trail network within the Palgrave Estate Residential Community and to identify connections beyond the Palgrave Estate Residential Community shall be explored by the Town as part of its Trails Master Plan, in consultation with the Conservation Authorities and other agencies, to identify and promote linkages between trails.~~

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~~7.1.12.1~~7.1.12.2 Linkages with regional trail systems and adjacent open space systems ~~should~~will be developed in accordance with the Town of Caledon's Trails Master Plan, where required by the Town. Such linkages will be passive in nature and shall be developed in an environmentally sound manner through consultation and coordination with the appropriate agency. Any such required trails shall be dedicated to the Town in accordance with the provisions of the *Planning Act*. ~~Two smaller parks will also be provided. Lands should be suitable for active recreational pursuits. The Town will endeavour to obtain the parks by means of the 5 percent conveyance authorized by Section 51.1 of the *Planning Act, R.S.O. 1990, c. P.13*, or by such other means as may be desirable.~~

~~7.1.12.2~~7.1.12.3 Land in Policy Area 4 or in EZ 1 and EZ 2 or land left over after lots and roads have been designed, or any other suitable land in an estate residential plan of subdivision, ~~may~~shall be dedicated to the Town of Caledon where deemed suitable by the Town, or included as open space under a condominium form of ownership, or dedicated to the appropriate Conservation Authority where deemed suitable by the Conservation Authority, or retained for a suitable use approved by the Town of Caledon, to the satisfaction of the Town.

Remnant parcels left over after the design of lots and roads may not be retained for future estate residential development unless they are to be integrated with a plan of subdivision on abutting land, in which case the density allotment according to Section 7.1.6 will be reduced by removing the area of the remnant parcels from the area of the applicant's holding used in the calculation of the density allotment.

~~7.1.12.3~~7.1.12.4 The Town or the Conservation Authority may require ~~environmental management or reforestation~~reforested/replanted of land dedicated to them in accordance with the environmental ~~management~~planting/reforestation policies in Section 7.1.9 and may enter into an agreement with respect to reforestation/replanting of such land. The existing woodlot in the Cedar Mills subdivision shall be maintained in a natural state and encroachment of any kind will not be permitted.

~~7.1.12.4~~7.1.12.5 Open space in an estate residential plan of subdivision or plan of condominium may be used for active recreational ~~, and~~ public uses and a community garden subject to Section 7.1.12.101.

~~7.1.12.5~~7.1.12.6 Active recreational ~~, and~~ public uses and community gardens will not be permitted in Policy Area 4 and EZ 1 and will be discouraged in EZ 2.

~~7.1.12.6~~7.1.12.7 The development of a linked open space system intended for passive recreational use only will be encouraged by preserving the integrity of the Lowland landforms, the Mount Wolfe slopes, the Cold Creek Headwater areas and other environmentally significant areas and by other means as the Town considers appropriate.

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~~7.1.12.7~~7.1.12.8 Additional neighbourhood parks of 0.4 to 0.8 hectares may be required in estate residential plans of subdivision dependent upon the size of the proposed development, and the availability and accessibility to other forms of open space and community facilities. ~~Sites shall be capable of supporting intensive recreational activities.~~

~~7.1.12.8~~7.1.12.9 Where required, Land dedicated for park purposes in estate residential plans of subdivision will be located so as to satisfy the long-term objectives of the Town of Caledon, the Regional Municipality of Peel and concerned Provincial agencies in the provision of major open space.

~~7.1.12.9~~7.1.12.10 EZ 1 and Policy Area 4 in Open Space areas shall not be intensively managed or altered unless in accordance with the Environmental ~~Management~~Planting/Reforestation Plan provision of Subsection 7.1.18.2 k). Alterations to EZ 42 ~~should~~shall be discouraged.

~~7.1.12.10~~7.1.12.11 Major Open Space, Local Open Space, Private Open Space, Natural Open Space and any other appropriate open space classification may be included in separate zoning categories in the implementing ~~of~~ Zoning By-law.

~~7.1.12.11~~7.1.12.12 The Town of Caledon will have regard to the Open Space and Recreation policies contained in the Parks Master Plan for the Town of Caledon. As subdivisions are approved, there will be an ongoing monitoring program of the needs of the community for additional open space and community facilities.

~~7.1.12.12~~ ~~Additional land may be required in conjunction with the 5-10 hectares community park for the purpose of constructing a library facility subject to the approval of the Town of Caledon Library Board.~~

7.1.13 Schools

~~7.1.13.1~~ ~~Public and separate schools will preferably be located on adjacent sites in conjunction with community recreation parks.~~

~~7.1.13.2~~7.1.13.1 New schools will be located on a suitable site to the satisfaction of the respective School Board.

~~7.1.13.3~~7.1.13.2 Schools should not be located on sand to water table sites and require reasonably level area for playing fields. Schools should not be located in Policy Area No. 3 or near the Mount Wolfe lower slopes and groundwater recharge areas.

~~7.1.13.4~~ ~~Each school site will be of an area to the satisfaction of the respective school board.~~

7.1.14 Transportation

7.1.14.1 The basic road pattern shown on Schedule J - Long Range Road Network will generally serve existing and future development in the Palgrave Estate Residential Community. Further to this, three east-west collectors will be

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established through new subdivision road linkages. The three east-west collectors will originate at Highway 50 and extend east through the Palgrave Estate Residential Community at approximately a 1.5 kilometre north-south spacing.

- 7.1.14.2 Roads will be constructed to current Town of Caledon standards and utilities will be underground unless minor reductions or modifications to municipal road standards are permitted in accordance with Section 7.1.9.42.
- 7.1.14.3 Applicants for estate residential plans of subdivision may, depending upon the function of the road or roads involved, be required to provide or contribute to external road improvements such as reconstruction and paving when development takes place.
- 7.1.14.4 The internal subdivision road pattern in estate residential developments will not be permitted to prejudice the development of adjoining land and reasonable ~~Right~~rights-of-~~W~~ways to adjacent developable lands will be provided, as required by the Town. An applicant may be required to undertake limited external environmental investigations as part of their normal Draft Plan Application Requirements in order to satisfy this policy.
- 7.1.14.5 Internal subdivision roads in estate residential developments must be located and designed to ensure convenient access to a higher level road for all vehicular traffic, including maintenance and emergency vehicles and school buses and in accordance with the environmental policies of Section 7.1.9.
- 7.1.14.6 The locations of access points onto High, Medium, and Low Capacity Arterials and Collector Roads will be co-ordinated by the Town and other authorities having jurisdiction and the number of such access points will be limited.
- 7.1.14.7 Access to individual residential lots in an estate residential development should be from internal subdivision roads.
- 7.1.14.8 Reversed frontages normally will be required along High, Medium and Low Capacity Arterials and Collector Roads to minimize the environmental impacts on residents associated with roads and to maintain an efficient road system.
- 7.1.14.9 If a proposed estate residential development is within 300 metres of the active CP railway right of way, or within 75 metres of a provincial highway right of way, a noise study may be required to determine the impact, if any, of railway or highway noise on the proposed development. Where required, the noise study shall be prepared by a professional noise consultant and shall be subject to the approval of the Ministry of the Environment, ~~Conservation and Parks and Climate Change~~ or the Region of Peel, whichever agency has approval authority. All proposed noise

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attenuation measures must adhere to the policies of Section 7.1, to the satisfaction of the Town of Caledon.

- 7.1.14.10 Estate residential developments shall generally be designed to avoid the need for structural noise attenuation measures such as berming or fencing.
- 7.1.14.11 Noise attenuation berming may be considered under limited circumstances; however, other engineered noise attenuation measures such as walls or fencing are not permitted, unless located within an approved structural envelope.
- 7.1.14.12 Noise attenuation berms are not ~~to be located~~permitted within Policy Area 4, ~~or~~ EZ 1 and EZ 2. If required, berms and are to be designed to blend with the natural contours and minimize disturbance of existing topographical features. In addition, noise berms will be subsoiled, topsoiled, and sodded or seeded as specified by the Town and shall generally be reforested. Where berms are reforested in accordance with the density bonus provisions of Section 7.1.9 such areas may qualify as a credit towards environmental bonus ~~lots~~units.
- 7.1.14.13 Warning clauses are to be registered on ~~and run with the title of for all new properties~~lots and dwellings located within 300 metres of railway ~~right-rights-of-of-ways~~ and 75 metres of highway ~~right-rights-of-of-ways~~, warning prospective purchasers of the presence of these ~~Rightrights-of-Wways~~. Specific wording of such warning clauses shall be determined through the noise attenuation study, and shall be specified in the ~~Conditions~~conditions of ~~Draft-draft Approval-plan of subdivision or draft plan of condominium approval~~ of the proposed development to the satisfaction of the Town, the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~ and the Region of Peel.
- 7.1.14.14 Dwellings within 300 metres of the railway ~~right-right-of-of-way~~ shall be constructed such that their interior noise levels and outdoor amenity space meet the ~~eriteria~~criteria or guidelines of the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~ or the Region of Peel, whichever is applicable.
- 7.1.14.15 Should dwellings be proposed within 75 metres of the railway track, a vibration study will be required, which may specify additional necessary mitigation measures.
- 7.1.14.16 The setback of dwellings from the railway ~~right-right-of-of-way~~ shall be a minimum of 30 metres. ~~Uninhabitable buildings such as garages may be~~ accepted~~permitted~~.
- 7.1.14.17 In addition to the provisions of ~~the provisions of~~ Section 7.1.14, Transportation, infrastructure and utilities shall conform to the provisions of Section 7.10, and in particular, Section 7.10.6.6.
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- 7.1.15 **Extractive Industrial**

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7.1.15.1 ~~Existing E~~extractive industrial ~~development-uses~~ in the Palgrave Estate Residential Community will conform to the Mineral Resource Policies contained in Section 5.11.

~~7.1.16~~ Agricultural

~~7.1.16.1~~ ~~Agricultural uses other than private gardening will not be permitted in an estate residential plan of subdivision.~~

7.1.16 Agricultural Uses

7.1.16.1 Notwithstanding Section 5.1.1.7, the minimum permissible setback from an existing or proposed estate residential plan of subdivision for any ~~new intensive- proposed~~ livestock ~~farming-operation~~facility will be ~~the distance calculated by the Ministry of Agriculture, Food and Rural Affairs on the basis of the~~calculated using the appropriate Minimum Distance Separation Formulae and guidelines, as published by the Province and as may be updated from time to time. ~~in the Agricultural Code of Practice.~~

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7.1.16.2 It is not intended that Minimum Distance Separation Formulae will apply to new residential plans of subdivision or condominium. However, the Town will require the calculation of Minimum Distance Separation and may require warning clauses to be registered on title where proposed residential uses are located adjacent to or within proximity of livestock uses, as calculated through the application of Minimum Distance Separation Formulae, as published by the Province and as may be updated from time to time. Other mitigation measures may be implemented by the Town in consideration of Provincial guidelines, such as the Guidelines on Permitted uses in Ontario's Prime Agricultural Areas or the Agricultural Impact Assessment Guidance, as may be appropriate.

7.1.16.3 New hobby farms on existing severances in the Palgrave Estate Residential Community will be discouraged. In order to ensure that conflicts between hobby farms and estate residential plans of subdivision in which farming is not permitted are minimized, the Zoning By-law applicable to severances with existing or potential hobby farms will not permit intensive livestock farming on small acreages.

7.1.16.4 Subject to Sections 7.1.16.1 to 7.1.16.3-3 above, agricultural uses within the Palgrave Estate Residential Community shall be permitted in accordance with Section 5.2 and all other applicable provisions of this Plan.

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7.1.17 Consents

7.1.17.1 Consents for residential purposes will ~~generally not be permitted, except in accordance with the circumstances described below. be discouraged and will not be granted in Policy Area 4, EZ 1 and EZ 2.~~Residential development is intended to proceed by way of a plan of subdivision and/or plan of condominium. Consents within the Palgrave Estate Residential

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Community will only be permitted for legal or technical matters, including:

- a) Consents required to facilitate a proposed plan of subdivision or condominium development;
- b) Consents to facilitate creation or adjustments of easements or rights-of-way; and
- c) Minor legal lot boundary adjustments or title corrections.

~~7.1.17.1~~

~~7.1.17.2 Notwithstanding any other provision of this Plan, the lot area for residential consents shall comply with the provisions of Section 7.1.7.~~

~~7.1.17.3 Subject to Sections 7.1.17.1 and 7.1.17.2 above, consents in the Palgrave Estate Residential Community will be granted in accordance with the consent policies of Sections 5.2 and 7.10, and in particular, Sections 7.10.6.1.1 to 7.10.6.1.5 and Section 7.10.6.1.7.~~

7.1.18 **Draft Plan Application Requirements**

7.1.18.1 Prior to application for approval of a plan of subdivision and draft plan of condominium the applicant will provide to the Town, at the applicant's expense, the following set of maps and reports to assist in the sound environmental design of the subdivision and to enable the Town to evaluate the proposed plan and to verify that it satisfactorily complies with the policies of Section 7.1.

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In addition to the requirements set out in Sections ~~7.1.18.2 to 7.1.18.11~~, the required maps, reports and studies shall address all applicable requirements and provisions of Section 7.10 in order to ensure conformity with the ORMCP.

~~Any or all of the information and mapping described in Section 7.1.18 may be required in a digital format to be specified by the Town. The Town will retain one complete hard copy set of all approved maps, plans and reports and one set of all required digital files.~~

It is expected that an integrated and multi-disciplined environmental research and design approach will be adopted to fulfill the draft plan application requirements. In support of this work, it is expected that field investigations will be undertaken to inform delineation of natural features and other information as required.

The Town may also appoint ~~an environmental or other~~ a consultant (peer reviewer) at the applicant's expense to review the submitted documents and plans prior to acceptance by the Town. All of the following maps, plans and reports shall be submitted as part of the rezoning/draft plan application and shall be approved by the Town.

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Work will be completed more or less in the order indicated below. Preparation of planning and engineering proposals should be based on the results of the site investigations, environmental mapping and analysis. The Town should be consulted prior to and after the completion of the environmental analysis and prior to the commencement of design of the subdivision.

7.1.18.2 Environmental Mapping and Draft Plans

All maps will be originally prepared at a scale of 1:1000 and be presented in a graphically consistent, organized and professional manner. Mapping will be supported by appropriate field investigations and related reports. Maps shall illustrate the pattern of features and constraints to development.

All maps will be accurately prepared and precisely overlay the Legal Survey (Map a) and Topographic Mapping (Map c). Where mapping is digitized from 1:1000 source documents and presented in GIS or CAD format 1:2000 presentation scales will be considered. Maps and plans will include the following information.

- a) A legal boundary survey signed by an Ontario Land Surveyor describing the applicants' property.
- b) A ratio scaled Air Photo Enlargement that has been best fitted to a legal boundary survey of the applicant's holding or to the topographic mapping.
- c) A Topographic Map with minimum 1.0 metre contour intervals and 0.5 m contour interpolations. Spot elevations should be shown on roads, water surfaces, hilltops, wetlands, and other flat areas. The topographic map should illustrate principal cultural and drainage features and extend a minimum 100 m beyond the applicants' property boundary. The contour map will include the Ontario UTM grid co-ordinate system. The date of survey or date of aerial photography will be clearly shown.
- d) A Slope Map showing slopes classified in percentage categories as follows: 0-1, 2-5, 6-10, 11-15, 15-25 and greater than 25.
- e) A Soil and Soil Drainage Classification Map using a pedological approach in accordance with the Canadian System of Soil Classification. The mapping should be correlated with geotechnical site data. Borehole locations for all soil samples and for the geotechnical site investigations referred to in Section 7.1.18.3 below should be clearly marked and differentiated.
- f) A Surface Hydrology Map illustrating watersheds, micro-drainage, surface water, areas with seasonal water tables 0-0.5 metres and 0.5-1.5 metres below the ground surface, including all ponds,

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~~marshes~~wetlands, ~~swamps~~, streams, intermittent ponds and drainage courses. Regional flood ~~and fill~~ lines shall be established where required by the Conservation Authority and/or the Town of Caledon. If necessary, the applicant will carry out a flood study satisfactory to the Conservation Authority and the Town of Caledon to determine the location of regional floodlines.

Water table gradients may also be shown on this map.

- g) A Vegetation and Wildlife Ecology Map describing native and cultural vegetation and principal wildlife habitats and ecology including fisheries habitat information.
- h) An Environmental Summary Map illustrating the major constraints and opportunities for estate residential development. This map will precisely define the boundaries of the Policy Areas and landforms shown on Schedule G, the boundaries of EZ 2 shown on Schedule I, and any regional flood and fill lines required by a Conservation Authority.

~~It~~The map will also show soils with rapid and restricted percolation rates, poorly or very poorly drained areas, slopes greater than 10, 15 and 25 percent, areas with seasonal water table 0-0.5 metres and 0.5-1.5 metres below the ground surface and any other special features or sensitive areas.

Slope and seasonal water table constraints need not be illustrated within EZ 1.

- i) A Draft Subdivision Plan will be prepared to accurately overlay the environmental map series to permit information review.
- j) A Stormwater Management/Grading Plan will be prepared which illustrates the proposed stormwater management facilities location and grading proposals for structure envelopes and roads.
- k) An Environmental ~~Management~~Planting/Reforestation Plan will be prepared for all subdivisions or plans of condominium which shall identify proposed areas and methods of reforestation and shall recommend appropriate protection and management measures for the Environmental Zones including wetlands, woodlots, etc. The Environmental ~~Management~~Planting/Reforestation Plan shall also demonstrate that the area requirements for any environmental bonus ~~lots~~units may be achieved external to the streets, structure envelopes and other cultural features on the plan and shall be integrated with the Environmental Planting/Reforestation Report described in Sections 7.1.9.~~12—14~~ and 7.1.18.~~911~~. The Environmental ~~Management~~Planting/Reforestation Plan should also integrate relevant information from the Stormwater Management and Preliminary Engineering Reports as described in Sections 7.1.18.~~79~~

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and 7.1.18.108, and the Noise/Vibration Report as described in Section 7.1.18.76, if applicable.

7.1.18.3 Geotechnical/Hydrogeological Investigations

The Town may require the preparation of a Terms of Reference, to the satisfaction of the Town/Conservation Authority, to outline the requirements for geotechnical and hydrogeological investigations and the associated Reports referenced in Sections 7.1.18.3 - 7.1.18.4.

A minimum of 100 metres of soil borings normally will be required for each half township lot. The borings will include a number of boreholes in order to describe adequately the soil properties and stratigraphic relationships of the site and the characteristics of the water table aquifer.

The location, depth and number of individual boreholes will be based on air photo interpretation and preliminary soils mapping ~~and must be approved by the Town~~. This requirement may be increased or reduced according to the size and characteristics of the property and availability of fence line geotechnical/hydrogeological information on adjacent properties. Boreholes will be distributed so as to sample representative upland and lowland soil types on the site. Additional boreholes may be required near abutting residential uses relying on a private well for water supply or in depressions proposed for stormwater management and groundwater recharge. Deep boreholes may also be required.

Boreholes shall be logged at regular intervals with specific reference to groundwater conditions (e.g., seepage zones and quicking conditions). Standard penetration tests should be performed and representative samples of overburden recovered at approximately 1.5 metre intervals, or more frequently, if stratigraphic changes occur.

The single well hydraulic conductivity testing should be conducted at each of the groundwater monitoring wells to collect baseline hydraulic conductivity values for wells included in the field program. ~~moisture contents of the recovered samples should be determined in a laboratory. Grain sizes should be analyzed in a laboratory for the major stratigraphic units encountered in the boreholes. Hydraulic conductivity should be estimated from the grain size data for each stratigraphic unit.~~ Piezometers should be installed, and water levels recorded, during and after drilling is completed.

Water levels in the boreholes and adjacent ponds and wetlands shall be observed and recorded on a seasonal basis over a 12 month period or longer if required.

Water samples will be collected from surface water features and from the principal aquifers encountered in the boreholes and in existing water supply wells, located on and adjacent to the site. Samples shall be appropriately preserved and delivered to the laboratory for analysis.

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Laboratory analysis will include important physical and chemical parameters as approved by the Town. Repeat sampling will be required to confirm any results where contamination is suspected or where analyses approach or exceed Ministry of the Environment, [Conservation and Parks and Climate Change](#) Objectives for Ontario Drinking Water.

The geotechnical/hydrogeological investigations should take into consideration applicable provincial guidelines, such as the Guideline on Planning for Sewage and Water Servicing, and related Technical Appendices.

The results of the above investigations shall be incorporated into the Geotechnical, Hydrogeology and Environmental Reports, as appropriate.

7.1.18.4 Geotechnical Report

A geotechnical report with text and illustrations will be prepared which:

- a) Characterizes the soil and groundwater conditions encountered in the boreholes;
- b) Makes recommendations concerning the geotechnical design of septic tank and soil absorption field systems;
- c) Makes recommendations related to the design of structures and streets; and,
- d) Identifies any other geotechnical conclusions pertinent to facilities design.

7.1.18.5 Hydrogeology Report

A hydrogeology report will be prepared which summarizes available domestic water well and borehole records and the characteristics and quality of the existing water table and deeper confined aquifers. This report will characterize the hydrogeology of the site and assess the risk of contamination from the proposed development to adjacent domestic and communal groundwater supplies. Nitrate modelling will be undertaken as applicable for sand to water table soils. This report may form part of the environmental reporting.

The Hydrogeology Report should take into consideration applicable provincial guidelines, such as the Guideline on Planning for Sewage and Water Servicing, and related Technical Appendices.

7.1.18.6 Design Brief

A Design Brief may be required to demonstrate implementation of the design related policies of this Plan and consistency with any applicable guidelines in the Town of Caledon Town-Wide Comprehensive Design Guidelines or other applicable design guidelines.

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~~7.1.18.6~~7.1.18.7 Noise/Vibration Report

A noise/vibration report will be prepared if required under Sections 7.1.14.9 and 7.1.14.~~45~~15.

7.1.18.8 Visual Impact Assessment

A visual impact assessment will be prepared if required by Section 7.1.2.8 to address:

- a) Identification of the potential visual impact on viewsheds based on proposed structure envelopes and slopes and their relationship to the road network, trails and other public lands;
- b) Mitigation measures including recommended building heights, zoning/guidelines, reforestation, etc.; and
- c) Demonstration that the development will have no negative impacts on views.

~~7.1.18.7~~7.1.18.9 Stormwater Management Report

A report and plans will be prepared describing the proposed stormwater management concept, supporting storm run-off and recharge calculations and facilities proposed. This report must address the recommendations of the hydrogeology report and applicable Conservation Authority guidelines.

~~7.1.18.8~~7.1.18.10 Preliminary Engineering Report

All proposals for estate residential development must be accompanied by a preliminary engineering report describing the proposed water supply, sewage disposal, storm drainage systems, grading, servicing, and any other facilities proposed. The report shall assume an appropriate minimum average estate dwelling size to the satisfaction of the Town and Conservation Authority.

~~7.1.18.9~~7.1.18.11 Environmental ~~Management~~Planting/Reforestation Report

The report shall document and detail all reforestation/planting and environmental protection and management measures being recommended in accordance with Section 7.1.9 and shall be integrated with the Environmental ~~Management~~Planting/Reforestation Plan described in Section 7.1.18.2 k).

~~7.1.18.10~~7.1.18.12 Archaeological Assessment Reports

An archaeological assessment report may be required based on the archaeological potential of the property which will be determined by the Town of Caledon and using archaeological potential criteria from the Ministry of Tourism, Culture and Sport. If any significant archaeological remains are discovered as a result of the assessment, mitigation or salvage

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excavation will also be completed to the satisfaction of the Town of Caledon and the Ministry of Tourism, Culture and Sport.

~~7.1.18.11~~ 7.1.18.13 Environmental and Engineering Summary Report

A detailed environmental and engineering summary report will be prepared which will integrate and summarize the environmental site investigations, mapping and analysis with the findings and recommendations of the preliminary engineering, stormwater management and noise reports. The report shall describe the environmental characteristics of the site including the geology, hydrology, hydrogeology, water quality, vegetation and wildlife ecology and other significant environmental features of the site.

This report will include an overall assessment of the residual environmental impacts of the proposed development. It shall make recommendations for design and construction guidelines for the proposed estate residential development and shall form the basis for the draft plan of subdivision or condominium.

The report cannot be finally completed until the preliminary engineering and stormwater management reports are available. All previous reports may be integrated into the Environmental and Engineering Summary Report as individual Chapters or appendices.

7.1.19 **Golf Course and Golf Course Residential**

7.1.19.1 The integration of golf course and estate residential development is recognized as a compatible and permitted use within Policy Area 2 south of Old Church Road (former 20th Sideroad) and within the remaining undeveloped lands of Policy Area 1 of the Palgrave Estate Residential Community.

7.1.19.2 All applications for Golf Course Estate Residential developments are subject to the policies of Sections 7.1 and 7.10, and in particular, Section 7.10.6.4. Applications for golf course development without an estate residential component are still subject to the applicable policies of Section 7.1 however, the Draft Plan Application Requirements contained in Section 7.1.18; may be reduced or modified to recognize the lack of an estate residential component. Such reductions or modifications must be to the satisfaction of the Conservation Authority, the Ministry of Natural Resources and Forestry and the Town of Caledon.

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7.1.19.3 Golf course developments including fairways, tees, greens, practice areas and clubhouse facilities will not be permitted in Policy Area 4 and EZ 1. Golf course development will be discouraged from EZ 2, unless it can be shown that such encroachments maintain the existing function of such areas and will not lead to environmental degradation to the satisfaction of the Town, the [M.N.R. Ministry of Natural Resources and Forestry](#), and the Conservation Authority.

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7.1.19.4 All applications for Golf Courses and Golf Course Estate Residential shall be accompanied by an appropriate Market Demand Study to the satisfaction of the Town, and shall be in accordance with the application requirements listed in Section 7.1.18.

~~Where a golf course is proposed without estate residential development the application requirements of Section 7.1.18 may be reduced provided the integrity of the natural environment is maintained and the potential for environmental impact is properly addressed to the satisfaction of the Conservation Authority, the Ministry of Natural Resources and Forestry and the Town of Caledon.~~

7.1.19.5 The design of the ~~subdivision residential development associated with the golf course~~ will take into account acceptable separation and adequate landscape buffering between the fairways and the residential structure envelopes so as to achieve an integrated land use design between the estate residential subdivision and the golf course and necessary environmental protection measures.

7.1.19.6 Irrigation water for golf courses will be obtained from appropriate surface and groundwater sources and not from the Palgrave Water Service Area ~~communal~~ supply.

7.1.19.7 A hydrology/hydrogeological investigation will be undertaken to confirm that adequate quantity and quality of irrigation water is available for the proposed golf course development without interference with neighbouring groundwater users, environmentally sensitive areas or with future ~~communal~~ supply sources required to service the Palgrave Estate Residential Community.

7.1.19.8 The nature and density of any golf course estate residential development or golf course development shall conform to the applicable environmental policies as set out for the Palgrave Estate Residential Community in Section 7.1.

7.1.19.9 The net lot density of a golf course estate residential development including the clubhouse on an equivalent sewage flow or nitrate loading basis in accordance with Ministry of the Environment, ~~Conservation and Parks and Climate Change~~ standards and practices, will not exceed the densities permitted within the applicable Policy Area of the Palgrave Estate Residential Community. ~~Minimum lot size shall conform to that specified for the applicable Policy Area. The policies for minimum lot sizes and other design considerations under Section 7.1.2 shall apply.~~

~~7.1.20~~ Communal Sewage Treatment Systems

~~7.1.20.1~~ Introduction

~~The policies of Section 7.1.20 provide for the design, review and approval of rural estate residential subdivisions within the Palgrave Estate~~

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~~Residential Community using Communal Sewage Treatment Systems. However, in recognition of the untried nature of such systems in Caledon, as well as the potential broader community planning implications, the following policies provide for a maximum of three prototype rural estate residential projects within the Palgrave Estate Residential Community utilizing communal sewage treatment systems:~~

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~~Applications for rural estate residential developments within the Palgrave Estate Residential Policy Area utilizing Communal Sewage Treatment Systems are subject to the provisions of Section 7.1, except as specifically modified by Section 7.1.20. Such applications are also subject to the requirements of Section 7.10, and in particular, Section 7.10.6.7.~~

~~The engineering design, approval, and operations of the systems themselves are subject to applicable Regional and Provincial policy. The Region of Peel is currently developing guidelines for the design, construction, and operation of Communal Sewage Disposal Systems. Upon adoption of these guidelines by Regional Council, minor deviations from the policies of Section 7.1.20 may be considered without amendment to this Plan, provided such minor deviations are consistent with the intent of Section 7.1, result from, and are in conformity with approved Regional Guidelines, and have been agreed upon by the Town, the Region, and other relevant agencies.~~

~~7.1.20.2~~ Definition

~~Communal Sewage Treatment System refers to sewage works and sewage systems that provide for the collection and treatment of sewage but which are not connected to a regional centralized municipal sewage system. Communal Sewage Treatment Systems are for the common use of more than five residential units/lots.~~

~~7.1.20.3~~ General Policies

- ~~a) The choice of communal sewage collection and treatment system will depend on the quality and quantity of incoming sewage and on the quality of effluent which must be attained. The type and degree of treatment will be determined by the environmental constraints of the location where the sewage is to be discharged as well as the available treatment technology.~~
- ~~b) The Communal Sewage Treatment System will be sized to service the applicant's proposed development, or as may otherwise be agreed by the applicant, the Town of Caledon and the Region of Peel.~~
- ~~c) Communal Sewage Treatment Systems will not be considered for individual or combined development applications with total area less than 30 hectares (75 acres) or in excess of 120 hectares (300 acres), unless otherwise agreed by the applicant, the Town, and the Region of Peel.~~

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- d) ~~The site for the Sewage Treatment System will be selected and approved through the review and approvals process for the development proposal and will be integrated into the development proposal.~~
- e) ~~Communal Sewage Treatment Systems, including structural sub-surface disposal systems, will be located within designated structural envelopes, and within the applicant's lands or on public lands as may be agreed by the Town, the Region of Peel, and other relevant agencies.~~
- f) ~~If the proposed system is located on public lands, such lands are to be included within the environmental investigations undertaken in support of the application, and are subject to the provisions of Section 7.1.~~
- g) ~~Access to the Communal Sewage Treatment System will be via the internal subdivision road system, or from the Town and Regional transportation system, if permitted.~~
- h) ~~Where Communal Sewage Treatment Systems are proposed final effluent disposal will be via an approved surface and/or sub-surface disposal technique in accordance with applicable Town, and Region of Peel policies and guidelines.~~
- i) ~~Direct disposal of effluent to existing surface waterbodies and watercourses is not anticipated by these policies.~~
- j) ~~Communal Sewage Treatment Systems are not to be located in Policy Area 4 or EZ 1. Artificial wetlands within structural envelopes and expanded or restored wetlands within EZ 2 may be utilized for final polishing of effluent seepage from tile fields.~~
- k) ~~Communal Sewage Treatment Systems will require detailed hydrogeological investigations and modelling to permit accurate prediction of effluent plume characteristics, direction of travel, and impacts on down gradient surface and groundwater consumers and environmental features.~~
- l) ~~Groundwater impact prediction will be required for each application. The groundwater impact assessment will evaluate the property with respect to the MOE guideline entitled "The Incorporation of Reasonable Use Concept into Groundwater Management Activities of the Ministry of the Environment", or subsequent applicable guideline.~~
- m) ~~Effluent plume monitoring capabilities will be included as part of the Communal Sewage Treatment System installation.~~
- n) ~~Until operational experience may be obtained with Communal Sewage Treatment Systems and policies further refined, the number of applications to be accepted within the Palgrave Estate Residential Community will be limited to a maximum of three, preferably one in each of Policy Areas 1, 2, and 3. These applications will be encouraged in the Highway 50/Humber River corridor and west of Mount Hope Road where~~

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~~environmental conditions are considered more appropriate for sub-surface effluent disposal.~~

~~Applications within the Palgrave Estate Residential Community, but outside of this corridor will generally not be permitted unless it is demonstrated that local environmental conditions are favourable for a Communal Sewage Treatment System, and all other policies of Section 7.1 can be satisfied~~

- ~~e) Where Communal Sewage Treatment Systems are utilized, a minimum of 40% of the lands subject to the application will remain undisturbed and ungraded, and will be environmentally managed/reforested in accordance with the policies of Section 7.1.9. This includes all Environmental Zones and Policy Area 4. As the maximum permitted density allowed in Section 7.1.20.5 has factored in this required level of environmental management and reforestation no additional density bonuses will be awarded for this work.~~

~~7.1.20.4 Buffers~~

- ~~a) Communal Sewage Treatment Systems will be located a minimum of 100 metres and a preferred 150 metres distance within the limits of the lands subject to the application or as otherwise specified in approved Region of Peel guidelines. The intervening spaces will be buffered with natural and reforested tree vegetation.~~
- ~~b) Residential uses on the applicant's property should not be placed immediately adjacent to sewage treatment systems unless it is demonstrated that potential noise and odour incidents can be mitigated under all operating conditions.~~

~~7.1.20.5 Density and Lot Size~~

- ~~a) Effluent quality loading from the Communal Sewage Treatment System must not exceed that for the equivalent Policy Area densities based on individual on-site (sub-surface) disposal.~~
- ~~b) Where it is demonstrated with scientific, engineering and hydrogeological monitoring data and predictive calculations that effluent recharge quality will be significantly improved beneath the treatment site in comparison to the equivalent Policy Area density utilizing conventional private sewage disposal systems on individual lots, an increase in the allowable equivalent residential unit density will be considered. The unit density will be determined based on the proposed system design, environmental site parameters and resultant predicted effluent recharge quality for sub-surface disposal.~~
- ~~c) Where an increase in the residential unit density is being considered in accordance with Section 7.1.20.5.2, the maximum allowable residential unit densities will not exceed 55 units per 40.5 hectares (100 acres), for~~

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~~each of Policy Area 1, 2 and 3. Density is to be calculated in accordance with the applicable policies of Section 7.1.6.~~

- ~~d) Lot areas for individual private lots in developments serviced with Communal Sewage Treatment Systems will generally be calculated in accordance with the policies of Section 7.1.7. Except, a minimum lot area smaller than that permitted in Section 7.1.7 may be considered provided there is a demonstrated environmental benefit to such a reduction, and provided such a reduction satisfies all other applicable policies of Section 7.1.~~
- ~~e) Minimum lot areas do not apply to condominium residential unit proposals.~~
- ~~f) Applicants and subsequent owners of lands serviced with Communal Sewage Treatment Systems may be required to enter into legal agreements with the Town and the Region of Peel, as required, to ensure that remnant open space and environmental management/reforestation lands will not be subject to future development applications.~~

~~7.1.20.6 Site Investigation and Monitoring~~

- ~~a) In addition to the Draft Plan Application Requirements contained in Section 7.1.18, the following additional requirements apply to proposed development based on Communal Sewage Treatment Systems:
 - ~~a) Sub-surface investigations are required at tile field sites and will include at least four test pits to 5 metres depth for visual inspection and four boreholes with piezometers installed and screens extending from 2 to 4 metres below the water table.~~
 - ~~b) An additional three or more as required borehole/piezometers will be installed in the predicted plume attenuation zone along the down gradient boundary of the applicants' property.~~
 - ~~c) At least one deeper borehole piezometer will be established to evaluate site vertical groundwater gradients.~~
 - ~~d) Offsite borehole piezometers may also be required.~~
 - ~~e) Sub-surface investigations will conform to Section 7.1.18 and generally will increase the total depth of drilling required for the applicant's site.~~
 - ~~f) Geotechnical characteristics of boreholes and test pits will be described and logged as specified in Section 7.1.18.~~
 - ~~g) Groundwater will be analyzed for standard parameters including major cations, anions and metals to evaluate background water table conditions prior to commissioning of the Communal Sewage Treatment System.~~~~

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- ~~h) Groundwater will be analyzed for standard parameters at monitoring piezometers on an annual basis or more frequently, as required, following commissioning of the Communal Sewage Treatment System.~~
- ~~b) Where an applicant is preparing an Environmental Study Report (ESR) in accordance with approved Region of Peel guidelines, the applicant shall also address the Town's environmental study requirements relevant to Communal Sewage Treatment Systems.~~

~~7.1.20.7 Offsite Plume~~

- ~~a) On and offsite hydrogeological and geotechnical studies will be undertaken to evaluate tile field area requirements, effluent, plume impacts on neighbouring properties, delineation of contaminant attenuation zone and treatment plant effluent quality requirements.~~
- ~~b) Communal Sewage Treatment Systems will generally be designed to achieve Oak Ridges Moraine or other Reasonable Management objectives for the groundwater plume attenuation zone at the applicant's down gradient site boundary.~~
- ~~c) Offsite plume attenuation zones may be required if existing and predicted plume concentrations exceed Ministry of the Environment and Climate Change Guidelines for increase of critical contaminant concentrations. This process may require obtaining easements and registering the attenuation zone on title on adjacent properties to ensure that existing and future owners of adjoining properties are aware of excess contaminant levels prior to purchase.~~

~~7.1.20.8 Commissioning and Responsibility Agreement~~

- ~~a) The applicant will enter into a Responsibility Agreement with the Region of Peel which will define the conditions under which communal services will be constructed, operated, maintained and monitored.~~
- ~~b) The applicant will be responsible for feasibility studies, preparation of environmental assessments, design of communal sewage disposal facilities, implementation and system monitoring during commissioning.~~
- ~~c) The Region of Peel will be responsible for setting of performance standards and guidelines for operation and approval of designs and construction.~~
- ~~d) The Town of Caledon will participate in the approval of Communal Sewage Treatment System environmental assessments to ensure conformity with Section 7.1 of this Plan.~~
- ~~e) The Responsibility Agreement will include provisions for periodic Environmental Monitoring of the resultant effluent plume in the groundwater.~~

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- f) ~~The Responsibility Agreement will recognize offsite attenuation zone easements as may be required.~~