Directions Report

Preservation of Rural Community Character & Infill Policy Review

July 2019

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1.0   Introduction

1.1   Purpose and Overview

The Town of Caledon is a "Community of Communities", comprising a number of rural service centres, villages and hamlets connected by approximately 700 square kilometres of countryside. The Town recognizes the unique and diverse history of each of its communities and favours a mix of thriving interconnected settlement areas. As such, the Town of Caledon initiated the "Preservation of Rural Community Character and Infill Policy Review" study. The main purpose of this study is to identify, protect and enhance the valued aspects of the Town's communities in a manner that allows for sensitive growth and infill development. This study aims to establish a policy framework that ensures that any new development positively contributes to the established character, sense of place, and cultural heritage assets of the individual settlement areas.

The purpose of this Directions Report is to expand on the work completed to date and provide more specific recommendations and Official Plan policies that achieve the purpose of this study.

2.0   Study Overview

MBTW | WAI was retained by the Town of Caledon in 2017 to conduct the "Preservation of Rural Community Character and Infill Policy Review" study. The study focused on the Town's villages and hamlets and includes the rural service centre of Caledon East (referred to as individual study areas).

2.1   Phase One

In the first phase of the study, the project team reviewed the current policy framework and existing conditions of each study area. An outcome of the initial background research included the identification of the following key guiding principles for the project:

i)   *Preserve the established neighbourhood character.*
ii)   *Ensure compatibility of new development with the established character.*
iii)   *Maintain or improve the vitality and wellbeing of core areas.*
iv)   *Promote compact, attractive main streets and streetscapes.*
v)   *Preserve views, significant landscapes, and cultural and natural heritage.*
vi)   *Promote pedestrian-oriented development.*
vii)   *Promote high quality architecture and community design.*
viii)   *Promote connected development.*
ix)   *Promote innovation and environmental sustainability.*

Phase one of the study also included a public engagement session and visioning workshop, which were accompanied by an online survey. This contributed to the identification of key themes and gaps with regards to the preservation of rural community character and infill policy direction.

A Background Review Paper (BRP) was produced in February 2018 and includes findings from the comprehensive review of the current policy context, analysis of the site and individual study areas, and the outcome of the public engagement exercises undertook in Phase One of the study. Key themes were provided to guide the policy recommendations for the Town's Official Plan in Section 6.0 of the Background Review Paper, including:

1. the protection and preservation of rural community character;
2. appropriate growth;
3. compatibility with cultural heritage and rural landscapes;
4. safe communities; and
5. main street and economic vitality.

This Directions Report builds upon these themes and provides policy recommendations for the Town's Official Plan. This information is presented in more detail in Section 4.0 of this report.

2.2 Phase Two

The second phase of the project builds upon the information collected during Phase One and includes the development of potential policy and guidance options required to preserve and enhance rural community character. As part of the process, the project team reviewed key terms and definitions used in the Town's Official Plan and identified gaps that resulted in ambiguity and confusion. A review of precedent official plans, studies and documents was conducted to inform the development of new or revised terms and definitions.

The Directions Report, which is the key deliverable for the second phase of the project, includes policy recommendations geared to achieve the key themes identified in the BRP and through the public engagement process. The Directions Report includes a list of refined key terms and definitions, which aims to clarify terminology and eliminate ambiguity in an effort to achieve the objectives of this study.

2.2.1 Community Engagement

A range of community engagement methods were utilized throughout the project. Public consultation sessions included a Visioning Workshop in October 2017, with the main purpose to obtain resident input on the guiding principles and objectives for future infill development in Caledon. An Online Survey was also conducted in November 2017, which aimed to receive a broader range of responses and feedback with regards to community character and the identification of compatible development and appropriate built form. Further detail with regards to these community consultations can be found in Section 5.0 of the Background Review Paper, prepared in February 2018.

Community Drop-in Sessions were hosted at the Town of Caledon on December 6, 2018 and January 10, 2019. At the Drop-in Session a series of panels were set up throughout the room, which displayed background information that detailed the study's purpose and guiding principles. The panels also identified key themes as well as strengths, opportunities and concerns that were identified from the

previous Visioning Workshop. The boards also presented definitions for key terms such as character, identity, ambiance and compatible; these terms are discussed further in Section 4.1.1 of this report. In addition, panels for each of the study's 16 settlement areas were presented, which included a map with the settlement area boundary and potential "Character Areas". Settlement area features were also identified, including the type of settlement area, population, area, servicing, number of heritage properties, community amenities and the number of proposed "Character Areas". Each settlement area board included a space for the public to write their comments. Feedback varied from the identification of additional cultural heritage assets to refining "Character Area" boundaries. Many of the comments addressed concerns regarding the incompatibility of new developments or infill housing; the quality and safety of the Town's roads; the need for dark-sky policies; the need to restore and strengthen the Town's historic cores and main streets; the need for increased recreational facilities; and improved access to existing open spaces and trailways. Additional comments addressed the increasing senior population and the need for aging in place policies and housing that accommodates seniors.

3.0   Precedence Review

Growth and development pressures are currently being experienced across the Greater Golden Horseshoe (GGH) area. As a result, many municipalities have initiated studies in order to guide and better direct future infill housing, redevelopment or new development taking place in and around established neighbourhoods. The following section will provide a brief overview of some of the studies being conducted with regards to protecting mature neighbourhoods within municipalities across the GGH.

Town of Halton Hills
The Town of Halton Hills completed their 'Mature Neighbourhood Character Study' in May 2017. The purpose of the study was to determine whether the Town's Official Plan and Zoning By-law were effective in maintaining the character of the Town's mature neighbourhoods with an objective to determine how to better accommodate new housing, replacement housing, additions and alterations while maintaining the character of its mature neighbourhoods. The Town enacted an Interim Control By-law while the study was being conducted.

The final report provided recommendations to the Town's Official Plan and Zoning By-law. The Official Plan recommendations included refining policy in order to address the issue of new housing, replacement housing, additions and alterations that do not maintain the character of mature neighbourhoods. It also proposed to amend and add three key definitions including: Mature Neighbourhood Areas, Character and Compatible. In addition, the report included recommendations for refined Zoning By-law standards, which introduced Mature Neighbourhood provisions for single detached dwellings, which address maximum lot coverage, maximum height, and minimum interior and exterior side yard setbacks. The report also recommended introducing new definitions and amending existing definitions in the Zoning By-law.

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City of Picking

The City of Pickering is currently in the second phase of their 'Infill and Replacement Housing in Established Neighbourhoods Study'. The key objectives of the study are to identify the established neighbourhoods that are susceptible to infill and replacement housing pressures in the South Pickering Urban Area. The study also aims to identify and evaluate the unique qualities and characteristics of the City's established neighbourhoods. The study intends to provide direction for the preparation of appropriate Official Plan policies, zoning regulations and other implementation tools, and to develop design guidelines that will facilitate a sensitive transition between exciting houses and new construction in the City's established neighbourhoods.

Town of Aurora

The Town of Aurora has conducted a 'Stable Neighbourhood Study' to manage change in four of its stable neighbourhoods. The Town conducted a peer-reviewed Stable Neighbourhood Study which provided a number of recommendations for strengthening and protecting the Town's stable neighbourhoods. The study provided tools for managing character, including the preparation of amendments to the Zoning By-law and the preparation of Design Guidelines. The final study identifies seven new zoning by-law provisions, as well as a proposed maximum Ground Floor Area (GFA) in order to discourage larger developments. The study also includes Infill Design Guidelines, which provide guidance for homeowners, designers, architects and landscape architects by outlining the framework and design principles of the physical layout, massing and relationship of new and modified dwellings in the Town's four Stable Neighbourhoods.

As development pressure increases within the GGH, municipalities have taken it upon themselves to develop appropriate tools, processes and policies to help navigate new development, infill development and redevelopment within their settlement areas. The precedence review has identified key approaches that have been implemented within the case study municipalities, which are considered valuable to the development of the Directions Report and next steps for the Town of Caledon's Preservation of Rural Community Character & Infill Policy Review.

- Amendment of the Official Plan and Zoning By-law's to provide more direction with regards to compatible development and the protection of mature neighbourhoods. This includes revising definitions or introducing new definitions; the enhancement of existing policies and the introducing new policy that addresses infill, redevelopment and new development within mature neighbourhoods.
- Identification of character areas and mature neighbourhoods that have an existing identity and have either experienced incompatible development or are susceptible to incompatible development.
- Preparation of design guidelines that provide design principles and a framework to facilitate sensitive and compatible development within the mature neighbourhoods.

4.0   Policy Direction

As outlined in Section 2.1 and in the BRP, five themes have been identified to achieve the study purpose of protecting and enhancing the valued aspects of the Town's communities in a manner that allows for sensitive growth and infill development. A comprehensive review of these themes is provided below and is accompanied by a detailed analysis of the Caledon Official Plan, provided in Appendix A. This review was conducted against the April 2018 Office Consolidation of the Town of Caledon Official Plan, policy recommendations have been made in track changes.

4.1   Direction A: Protection & Preservation of Rural Community Character

A clear understanding of what defines "rural community character" is required in order to better understand how best to protect and preserve it. Through the public engagement process, it became very clear that rural community character comprises both tangible and intangible elements. The natural environment, rural streetscapes, agricultural landscapes and significant cultural and historical assets are all physical elements that significantly contribute to the character of Caledon's rural communities. Similarly, a "small town feel", friendliness, country charm and peacefulness were all identified qualities that residents felt were integral to maintaining their rural lifestyle. New development that do not compromise these physical attributes and intangible qualities threaten the rural community character and way of life.

4.1.1   Clarification of Key Terms

As identified in Section 6 of the BRP, the Town's Official Plan is ambiguous in its definitions and terminology and lacks a clear understanding of what rural community character is and its value to the Town. There are opportunities to bolster the Town's Official Plan policies in order to ensure the protection and preservation of rural community character, including refining existing terms and definitions and introducing new language that would provide more clarity and minimize ambiguity and room for interpretation. These are reviewed in more detail in the section below and in Appendix A.

<u>Compatibility</u>

The term "compatibility" is used in various contexts throughout the Town's Official Plan, the term is often used ambiguously and universally and there is no definition provided in Section 6.7, Glossary of Terms. Therefore, it is proposed that the following definition be included:

> ***Compatibility****: shall mean development that may not necessarily be the same as or similar to surrounding buildings but nonetheless enhances an established community and character, and coexists with the existing built form without negative impact. Compatibility has regard for scale, density, setbacks, massing, proportion, height, rhythm, architectural style and materials.*

The Town of Caledon's Official Plan also utilizes the word "sympathetic" which is defined as "*being respectful of and compatible with the scale, type and form of existing built heritage resources and the contextual landscape*" (page 6-50). References to "sympathetic development" arise specifically in relation to heritage matters, including Heritage Conservation Districts, the relocation and/or retention of heritage buildings, the adaptive reuse of cultural heritage resources, and repair to a cultural heritage feature. The existing definition is therefore limited as it does not include established residential areas, settlement area cores or the Town's rural character. Therefore, it is proposed that the definition be revised to state:

> **Sympathetic:** *shall mean being respectful of and compatible with the scale, type and form of existing built heritage resources,* **established residential areas, settlement area cores,** *the contextual landscape* **and the Town's rural character.**

Character, Ambiance & Identity

The Official Plan also frequently uses the term "character" throughout various policy themes such as in reference to "historic character", "cultural heritage character", "open rural and countryside character", "small town character", "landform character" and "existing community character". The overreaching use of this term results in ambiguity without references to the unique components that define the various types of "character". Furthermore, the lack of recognition for the intangible qualities that contribute to rural community "character" prompted a detailed review of these terms.

Therefore, it is proposed that three new terms are used, such that:

Identity = Character + Ambiance
where,

> Character = the collection of physical elements that contribute to community identity; and

> Ambiance = the collection of intangible qualities that contribute to community identity.

Definitions for these terms are proposed as follows:

> **Identity**: *shall mean the combination of physical, tangible features (<u>character</u>) and intangible qualities (<u>ambiance</u>) that make a settlement area unique.*

> **Character**: *shall mean a unique, identifiable form resulting from tangible, physical features (natural and built), which indicate/distinguish the quality and nature of a particular place and contribute to a community <u>identity</u>. The form is defined by such characteristics as architectural vernacular, cultural heritage features, scale, form, texture, material, relationships between structures, spaces and landforms, among other characteristics.*

Ambiance: shall mean the intangible or atmospheric essence of a particular place that contribute to its identity. Ambiance is typically driven by perceptions and can result from the sights, sounds, smells or stories (reputation or folklore) that are distinctive to a particular place.

It is also recommended that the term "character" be further defined for areas and streetscapes with special physical attributes that define the rural landscape. The following definitions are proposed:

Character Areas: shall mean a geographical area displaying certain physical qualities and characteristics that contribute to its identity and differ from neighbouring areas. (Refer to the definition of character for a list of potential physical elements.)

Streetscape Character: shall mean a streetscape which exhibits particular characteristics based on street width, landscape patterns (integration of natural features, street trees, and street furnishing), lighting, building siting and density, architectural style, and maturity.

A clear understanding of what defines "rural community character" is also required in order to better understand how best to protect and preserve it. The natural environment, rural streetscapes, agricultural landscapes and significant cultural and historical assets are all physical elements that significantly contribute to the character of Caledon's rural communities. Similarly, a "small town feel", friendliness, country charm and peacefulness were all qualities that residents identified as integral to maintaining their rural lifestyle. New development should positively contribute to these physical attributes and intangible qualities to ensure preservation. A new definition for "rural identity" is proposed as follows:

Rural Identity: shall mean the combination of physical characteristics and intangible elements that distinguish Caledon's rural areas from its urban settlements. The rural character reflects a predominantly natural and agricultural setting with clusters of built-up area, comprising the Town's rural villages and hamlets. Caledon's rural areas have a relaxed ambiance that is rooted in farming and an appreciation for the environment. Common traits of Caledon's rural areas include:
- *a collection of cultural heritage landscapes and resources;*
- *access to natural heritage features;*
- *a dark sky with visibility of the stars at night; and*
- *established low density settlements.*

Common elements that define the ambiance of Caledon's rural areas include:
- *country charm;*
- *a low-intensity, relaxed pace;*
- *a "small-town" feel;*
- *places of social gathering, neighbourliness and family-oriented activity; and*
- *places of integrity and pride.*

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4.1.2   Protection of Rural Identity

It is imperative that the Town's identity and role within the Greater Toronto Area be clearly expressed in the initial contextual sections of the Town's Official Plan. There are opportunities to expand upon Sections 1.0 and 2.0 of the Official Plan in a manner that supports the purpose and objectives of this study. The current preambles to the Official Plan clearly state threats to the rural lifestyle, but do not effectively present preservation and protection of the Town's rural identity as a key goal and objective of the Official Plan. Furthermore, policy additions and modifications could be added throughout various sections of the Official Plan, to ensure that all aspects of protection are considered, including:

- achieving a dark sky with visibility of the stars at night;
- sensitive integration of development adjacent to natural heritage and agricultural lands;
- sympathetic development in the Town's settlements and rural areas;
- maintaining a streetscape character that exhibits characteristics representative of the rural areas;
- among others.

Potential modifications to the Official Plan are explored in more detail in Appendix A.

4.1.3   Strengthen and Maintain Access to Open Spaces and Trailways

Throughout the public engagement events, participants identified the value in having access to the open space network and associated trails and the relevance of such recreational opportunities to the rural lifestyle. The Town of Caledon already has a number of significant recreational trails, including the:

- Caledon Trailway,
- Bruce Trail,
- Cataract-Elora Trailway,
- Trans-Canada Trail,
- Grand Valley Trail, and
- Oak Ridges Trail.

These trails are identified on Figure 2 of the BRP (page 16).

There are opportunities, through additional studies (including a trails master plan, or the Caledon Tourism Strategy) to expand and improve the supportive retail opportunities and infrastructure servicing these trails; for example, the Town can provide opportunities for public parking adjacent to trailheads, or incentives through CIPs to locate ice cream shops, coffee shops, and small stores and/or restaurants within proximity to key trailheads, especially in downtown areas. Therefore, it is recommended that further study should be conducted to identify whether there are opportunities to provide appropriate and sensitive local amenities and services adjacent to or within open spaces or trailways. This could help further establish the rural identity of the area as well as bolster tourism and economic development.

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4.1.4   Ensure Effective and Thorough Development Application Review Process

Throughout our background review and public engagement sessions, a gap was identified at the development approvals stage, which has resulted in an ineffective review of various types of development that subsequently lead to incompatible developments. A review of the Town's development application process and Site Plan Control Manual would be of benefit. It is recommended that the Town introduce a dedicated Planning & Urban Design section to the Town's Site Plan Control Manual that requires the development proposal's information with regards to built form, scale, density, setbacks, massing, proportion, height, architectural style and materials. The Town may also want to introduce a further site plan review stream for development activities associated with new estate residential developments or single detached dwellings that involve new replacement housing, infill housing or significant additions that fall within or adjacent to sensitive "Character Areas" or "Mature Neighbourhoods", as identified by the Town. These proposed measures would ensure that development applications in the Town's rural settlement area are evaluated with regards to the compatibility of the development proposal and its impact on the surrounding built and natural context.

Additionally, there is an opportunity to explore the feasibility and appropriateness of implementing various planning tools, such heritage conservation districts or designated cultural heritage landscapes, that would provide for added protections in these settlements and therefore require additional review.

Additionally, a review of the Town's Development Standards, Policies and Guidelines is essential to ensure that new developments are proposed in a manner that is sympathetic to their context. For example, current road standards do not distinguish rural cross sections from the urban counterparts, and therefore require new developments to introduce curbs and gutters in settlement areas where swales and rolled curbs are part of the established streetscape character. Furthermore, road widths are defined based on current generalized "urban standards", and the process for implementing alternative road cross sections is unclear. Finally, the process for introducing more compatible, alternative road cross sections would rely on the developer's initiative, which leaves the fate of the rural streetscape character subject to the good will or whim of the developer.

4.2   Direction B: Appropriate Growth

The Town's location within the Greater Golden Horseshoe, one of the fastest growing regions in North America, renders it susceptible to growth pressures and urbanization. Caledon's proximity to employment opportunities within the Region, relatively affordable housing market and access to a range of natural heritage features have made it an attractive location for development. As previously mentioned, the Town comprises of 16 settlement areas, each with their own boundaries. As identified in the BRP and further informed through the public consultation sessions, each settlement area is unique and has specific opportunities for future growth. The Town would benefit from a strategic growth plan by classifying thresholds for settlement areas and identifying appropriate locations for intensification and infill development. This analysis coupled with bolstering of the Official Plan will help the Town manage its growth strategically.

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4.2.1   Identify Thresholds for Settlement Areas

The Town has established a settlement hierarchy which consists of Rural Service Centres, Villages, Hamlets and Industrial/Commercial Centres. Currently, these settlement area types are defined by their servicing capacity, and do not consider physical attributes or qualities that are common to each settlement type. In order to better direct growth, it is recommended that the Town establish thresholds for each settlement area type, that signify when, for example, a village grows to the point in which it should be reclassified as a Rural Service Centre. A review of the Town's definitions for the different settlement area types would ensure that each of the settlement areas accurately fits within the definition of it's type of settlement area. As part of the background review in Phase One of the study, typical settlement area traits were identified by examining existing trends and identifying outliers. These traits may contribute to more accurate definitions of the three existing settlement area categories, that include definition criteria beyond servicing capacity. Typical settlement area traits are provided in Table 3.1.

Table 3.1: Typical Settlement Area Traits				
Settlement Area	**Traits**			
	Population Range	**Area (ha)**	**Community Amenities**	**Servicing**
Rural Service Centres	2,500 +	300 +	Wide range of goods and services	Full piped water and sewer services
Villages	400 – 2,500	70 – 300	One or more of the following municipal services: swimming, pool, arena, library, fire hall, or community hall	Central water and supply system and/or well/private water, private septic or communal sewage disposal system
Hamlets	< 400	< 70	Very limited services, if any. Rely on Villages and Rural Service Centres for most services	Predominately private individual water and sewage services

These thresholds will aid the Town in better directing and managing growth, intensification and infill. The delineation of settlement area traits can also help to bolster the Town's existing policy as well as aid in the evaluation of development applications to ensure that development is carefully considered and densities across the Town's villages and hamlets are maintained to preserve their rural character, without limiting opportunities for growth. The delineation of the settlement area traits also helps to make strategic decisions to redesignate a settlement area in recognition of its growth, where warranted.

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Through our analysis and from conversations with residents, we have identified a few settlement areas which are considered to be outliers. Notably;

- **Claude**: the settlement area for Claude is approximately 10.5 ha, and it is fragmented by Hurontario Street. While Claude hosts a landmark building and a designated heritage property, its characteristics do not differ from the various residential or institutional properties that are dispersed across Caledon's rural areas, not located within specific settlement area boundaries.

- **Belfountain**: the typical settlement area for hamlets in the Town of Caledon ranges from 18 to 35 hectares. The settlement area for Terra Cotta is approximately 66 hectares, and the settlement area for Belfountain is approximately 128 hectares, a significant deviation from the Town's average. The Town's villages, in comparison, range in size from approximately 94 to 260 ha. While Terra Cotta lies somewhere in-between the average area of hamlets and villages, Belfountain's area falls within the typical range for a "village". These observations prompt the need to review the Town's intention for intensification and growth within Belfountain. Is there an opportunity to extend servicing capacity? Is there a strategic benefit to transitioning Belfountain into a "village" from a "hamlet"? Should the "threshold" be studied in greater detail with the objective of maintaining these settlement as "hamlets"? Is there an opportunity to revisit the growth boundary surrounding Belfountain in order to better manage growth levels and ensure that it maintains its "hamlet" character?

Additionally, many of the Town's settlement areas have occupied lots that are located beyond the settlement area boundaries. These lots contribute to the character and identity of the settlement areas.

The Town's settlement areas are unique and mature places; however, they can also be dynamic, and some have seen growth and change over the years. Therefore, it is recommended that the Town revisits the classification system and re-delineated settlement area boundaries, where possible, through the Official Plan review process and in coordination with the Province.

4.2.2   Identify Appropriate Locations for Intensification

Growth patterns in the various settlement areas have resulted in the development of "Character Areas". As defined on page seven of this report, "Character Areas" are geographical areas that display certain physical qualities and characteristics that contribute to the areas identity and differ from neighbouring areas. "Character Areas" have unique features with respect to the:

- age of development;
- architectural style;
- lotting patterns and lot sizes;
- scale of built form;
- relationship between the building and the street; and
- road layout.

Within each settlement area, multiple "Character Areas" may exist, subject to its growth patterns and general size. Often smaller hamlets exhibit a similar character throughout and therefore only have one "Character Area". The identification of "Character Areas" within each settlement area provides further clarity with regards to compatible and sensitive development.

Preliminary mapping for each settlement area has been prepared and identifies the general location of potential "Character Areas" for each of the study areas. As shown in Appendix B, settlement areas range from having no particular "Character Area" as in the case of Albion to having twelve in Caledon East. Alphabetical coding is used to distinguish the different "Character Areas". The Town should ensure that any new development applications taking place within a specific character area are generally consistent with the features of an identified "Character Area", as listed above.

Furthermore, the mapping analysis provided in Appendix C identifies existing vacant or underutilized lots that appear to have development or infill potential, as well as lots that either require severance or amendment prior to any potential development. A high-level review of each of the Town's settlement areas accompanies the mapping provided in Appendix C.

This information could assist the Town in the analyse of development proposals on a site-by-site basis and help to determine whether the proposed built form and intensity is appropriate with respect to the established features of the "Character Area", and the identified opportunities for infill and growth for a specific settlement area. Although this information is not contained in a document with legislative authority it represents valuable background information that may be used in the formation of professional opinions and recommendations to Town Council in much the same way as guideline documents are often used.

4.3   Direction C: Compatibility with Cultural Heritage & Rural Landscapes

Compatibility with the rural landscape and built form is considered an area of great importance for the Town of Caledon. Provincial and Regional policy both require compatibility of development in rural lands and recognize the value of rural settlement areas and various cultural opportunities. There are opportunities to bolster the Town's policies and guidelines to ensure that new developments are compatible with the Town's built heritage resources and cultural heritage landscapes. Policy and guidelines should take into consideration specific rural character and design element such as fencing or lighting that is sensitive to the prevailing rural character. In addition, the Town should enhance its criteria for selection of Community Improvement Areas to include criteria relating to cultural and built heritage preservation.

4.3.1   Identification of Rural Character Features

In order to ensure that new or infill development is compatible and sensitive to the existing context, it is essential to identify significant rural character features within each settlement area. Rural character features differ from the "Character Area" features identified above as they relate to the greater settlement area and comprise physical characteristics and intangible elements that are within the natural landscape or built up area. As identified in the Phase One study, Caledon's rural character reflects a predominately natural and agricultural setting with clusters of low-density development.

The most common rural character traits that were identified during the community engagement process include:

- Cultural heritage landscapes and resources;
- Preservation of and access to natural heritage features;
- Dark sky and low-impact lighting; and
- Established low density settlements.

Intangible elements that define Caledon's rural character and identity include the country charm and "small-town" feel as well as a relaxed ambiance that is gained from the surrounding natural and agricultural backdrop.

To begin analysing the Town's rural character features, an Urban Design Inventory (Appendix D) has been prepared, which provides a preliminary identification of existing community character, placemaking and public realm features such as gateways, street furniture, lighting and signage. In addition, the inventory identifies existing built form character within The Town's established neighbourhoods, greenfield development and mixed-use areas. It is recommended that the Urban Design Inventory be used as a basis for further analysis of the Town's rural character features and to assist in identifying compatible development, in order to protect and enhance the community character. The Urban Design Inventory can also be used to establish detailed design standards, including considerations for fencing style and lighting standards. The Town's current fencing standards, as detailed in the Development Standards, Policies & Guidelines, do not including fencing details that are distinctly rural. Therefore, to preserve and protect the rural character, it is recommended that an inventory of rural fencing styles be conducted in order to create rural fencing standards that new developments, within rural communities, must adhere to. Residents also expressed concern regarding lighting policies, the lack of dark-sky and the negative impact they have on the natural heritage and rural landscape. Therefore, there are opportunities to provide policy and guidelines that ensure lighting, when required, is directed to the ground, minimizing glare, light pollution and carbon emissions[1]. It is recommended that design guidelines for fencing and lighting be included during the 5-year review of the Town Wide Design Guidelines (TWDGs).

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[1] International Dark-Sky Association, Public Policy https://www.darksky.org/our-work/lighting/public-policy/policy-makers/

4.3.2   Key Elements that Ensure Compatible Development

Through the public engagement sessions, residents vocalized the importance of 'heritage-inspired' development for infill housing and the need for new developments to be sensitive to their surroundings, especially when viewed from the public realm. Residents identified key elements, with regards to landscape and built form, that impact the quality of the development and contribute to the character of the settlement area. The following elements should be considered in determining the compatibility of any development proposal within the Town's settlement areas:

<u>Landscape preservation:</u>
- **Existing vegetation and trees:** The natural environment significantly contribute to the character and identity of the Town's rural settlement areas. Therefore, it is recommended that, where possible, developments aim to retain existing vegetation and trees. If existing vegetation must be removed, then it is advised that similar landscaping design and native species are utilized for all new developments or subdivisions. It is recommended that policy to this effect be introduced in Section 3.1.3.7 of the Official Plan, as per Appendix A.
- **Streetscape:** Rural streetscapes vary between settlement areas and even within "Character Areas". Streetscape character should be preserved by conserving, enhancing and integrating cultural and landscape heritage assets. New developments should also ensure they are compatible with the larger heritage streetscape. Street furniture along the streetscape and within the public realm should be consistent and coordinated with materials, colours and styles that are complementary to the architectural style of the community and "Character Area". Proposed policy recommendations have been included in Section 3.3 of the Official Plan and can be found in Appendix A. More details on streetscape design and perseveration of rural character can be found in Section 9 of Caledon's Comprehensive Town Wide Design Guidelines (TWDG).
- **Dark sky:** To maintain the natural aesthetic and country feel, and to minimize the harmful effects of light pollution, all new lighting should be dark sky compliant. As advised by the International Dark-Sky Association (IDA), light posts or fixtures should be positioned to minimize glare, and improve visibility, whilst providing an efficient source of light. It is also recommended that the Town establish detailed lighting standards for each of the settlement areas so to ensure that new lighting is consistent with the community character and reflects the architectural style of the community in scale and profile. Policy recommendation have been proposed in Appendix A, which requires that all street lighting for infill or redevelopment be Dark Sky compliant. These standards should also be addressed in the 5-year review of Caledon's TWDGs.
- **Fencing style:** The design and placement of fencing influences the character of the community. Each settlement area has unique fencing styles; therefore, it is recommended that the Town prepare an inventory of rural fencing styles. This should be used to prepare design guidance and standards, as part of the TWDGs, in order to ensure that new developments incorporate distinctly rural fencing design that are sensitive and compatible with the rural character of the community.

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Built form (especially when viewed from the public realm):

- **Streetscape:** New built form should positively contribute to and enhance the image of the streetscape. It should also consider architectural queues from established styles within the streetscape. The arrangement of front yards, walkways, driveways and street furniture result in creating distinct streetscapes. As identified in the TWDG, maintaining a level of consistency while also incorporating some variation provides visual interest along the streetscape. The design of streetscape furniture, such as light posts, benches and mailboxes should be coordinated so they are compatible with the existing or adjacent streetscape character. Larger building setbacks that accommodate a pedestrian-oriented streetscape may be advisable for dwellings in a new subdivision and should be studied on a case-by-case basis.

- **Architectural style:** Buildings should be of an architectural style that is harmonious with the natural landscape and the "Character Area" in which they are situated. However, imitations of historic architectural styles should be avoided. The design of new developments and infill housing should ensure that architectural styles are compatible with the existing, surrounding built form. Providing varied but compatible architectural styles contributes to creating a sense of place. It is recommended that new developments and infill housing incorporate similar architectural details, elevations, articulations and projecting elements such as window treatment, balconies, chimneys or alcoves. Infill development should also aim to complement and be compatible with the existing roof forms of adjacent buildings. Garages or secondary units should also have a consistent architectural style to the principle dwelling.

- **Scale, Size and Setback:** In order to appropriately integrate new developments and infill housing with the existing neighbourhood, buildings should be compatible with and sensitive to the prevailing lot scale and size, and the massing of the adjacent dwellings. As stated in the TWDGs, subdivisions and infill housing should maintain a compatible lot size and shape with its surroundings and should not dominate adjacent residential areas. Lot widths should be compatible with the average lot width along the streetscape, although a small variation of lot widths is acceptable if they create diversity and interest while keeping with the rhythm of the streetscape. Garages or secondary units should not be larger in scale, massing or height as compared to the primary dwelling. New dwellings should respect setbacks of adjacent, existing dwellings, especially when they are close to the property line. Providing a consistent setback and compatible height and massing ensures that a consistent street wall is maintained. A greater building setback along major arterials is recommended in order to accommodate landscaping and a pedestrian sidewalk. For mixed use developments or developments along a main street it is recommended to maintain a consistent street wall, which should have little-to-no setback. Buildings along main streets should be pedestrian-scaled, with high quality design and materials, landscaping, lighting and signage that is compatible with the existing character. Height transitions between similar building typologies should be limited to only a single storey difference along the streetscape in order to maintain cohesive and harmonious rooflines with gentle transitions.

- **Materials:** As mentioned in architectural style above, new developments and infill housing should integrate predominant materials used within the surrounding neighbourhood. Buildings materials and colour palettes should be compatible with adjacent buildings and the overall streetscape.

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4.3.3   Appropriateness of Subdivision-Style Development in Rural Settlements

The Town's villages and hamlets have developed organically around major crossroads, rivers, or railways, and as a result, they reflect their history as mill or railway towns in their form of development. With this understanding, it is necessary to question whether the "subdivision-style" of development is appropriate within this context. In general, "subdivision-style" development is development that is:

- *"primarily residential with no mix of uses;*
- *built in areas that are unserviced by municipal water and wastewater services;*
- *ground-related, meaning that only one household occupies a single land parcel; and*
- *constructed in relatively large numbers at a time (compared with a small lot severance or with building three or four infill units where only one or none existed before)[2]".*

A potential strategy for the Town is to prohibit or limit this style of development in the Town's hamlets and/or villages. This would also allow for a manageable rate of growth within these settlement areas. Appendix C illustrates the potential intensification opportunities within the Town's settlement areas and identifies where a severance or amendment is required and where there is vacant land. For lands within the built up area, development through lot severances would allow for more appropriate and organic rate of growth. In addition, such development would also represent a more appropriate and compatible built form, as compared to subdivision-style development. However, subdivision-style development may be permitted where lands are within but on the periphery of the settlement's built up area and/or occupy the area of three or more adjacent lots.

4.3.4   Enhance Criteria for the Selection of Community Improvement Areas

As per Section 5.17 of the Town's Official Plan, Community Improvement Areas are defined as areas needing improvements to the physical, social and recreational facilities and services in response to localized issues. The Official Plan, policy 5.17.2, provides criteria for defining Community Improvement Areas in residential, commercial and industrial areas. The existing criteria are largely focused on deficiencies with regards to services, however there is one criterion for residential and commercial areas that speaks to opportunities for historical preservation. It is recommended that this criterion be expanded to include consideration for character enhancement and preservation. A criterion should also be added that addresses the need to revitalize and strengthen settlement area cores and main streets. Bolstering the criteria for selecting Community Improvement Areas will also help to enhance residential areas impacted by incompatible land uses.

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[2]Source: Undelineated Built-Up Areas (2017) by DeMarco Allan LLP (commissioned by the Neptis Foundation)

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4.4   Direction D: Community Safety

As identified in section 3 of the BRP, there are various provincial, regional and local policies with regards to planning for safe and secure communities. The Town's Official Plan includes objectives that aim to promote safe and secure communities and policies and design guidelines to achieve sustainable development patterns and high-quality design to promote and protect public health, well-being and safety. Policy 3.1.3.7.1 of the Town's Official Plan speaks to ensuring that appropriate design guidelines are developed and implemented in order to achieve sustainable development patterns and high-quality design while promoting and protecting public health, well-being and safety. In addition, Section 5.10.2 of the Official Plan includes objectives for the Town's settlements and aims to promote safe and secure communities and improvement of quality of life through proper design and effective use of the built environment. As a result of the BRP and public engagement sessions, recommendations have been made with regards to enhancing community safety, specifically with regards to providing safer access to the Town's open spaces, trailways and streets.

4.4.1   Promote Safe Access to Open Spaces and Streets

As identified in the BRP, due to the historic nature of the Town, many of its villages and hamlets are located at key crossroads. Many of these roads have now become major arterial roads, which has resulted in increased traffic flow and has ensued safety concerns for residents in some settlement areas. Many of the historic streetscapes also do not accommodate pedestrian or cycling modes of transportation.

The Official Plan includes objectives for Settlement Areas (Section 5.10.2) with regards to promoting safe and secure communities through effective use of the built environment. It is recommended that the objectives specifically speak to road safety, pedestrian-oriented streetscapes, compatibility, identity or access to the Town's trailways. Section 5.9.5.9 of the Official Plan provides policy with regards to active transportation, it encourages the development of a system of bicycle and pedestrian facilities to link major public open spaces, activity centres and the transportation network. There is an opportunity to enhance this section to include policies and objectives that require active transportation facilities to be integrated with the transportation network, provide efficient and permeable connections between land uses, and require developments to have a regard for pedestrian and cyclist oriented street design and Crime Prevention Through Environmental Design (CPTED) principles, in order to create safe and accessible streets. Residents also requested for an increase in accessible and safe access to and between the Town's natural heritage systems. Therefore, there is an opportunity to enhance existing policy in Section 3.1.3.7 of the Official Plan to include language with regards to creating safe access to the Town's trail network, natural heritage systems and open spaces, as proposed in Appendix A.

4.4.2   Update Road Classifications for Town's Roads

As identified in Section 6.4 of BRP, there is a disconnect between the Regional and Municipal classification for the Town's streets. Many of the current Official Plan roadway designations place priorities on vehicular traffic and allow for high speed travel. As a starting point, it is recommended that the roadway designations and classifications be reviewed and updated so they are consistent between Regional and Municipal policies and reflect their current design and function.

Similar to the recommendations in Section 3.4.1, the Town should consider including policy that requires a reduction in travel speed when roads are intersecting hamlets and/or villages, so to reduce safety concerns and risk for residents in these communities. The Town, in consultation with Regional and Municipal departments, should identify whether it would be appropriate to include new policy in section 5.9.4, General Policies within the Transportation section of the Official Plan. The policy could state that where a roadway intersects with hamlets and/or villages, traffic speeds are to be reduced through traffic calming techniques such as pavement markings, speed humps, or signalization.

Currently, the Town's Official Plan and standards do not recognize the difference between urban and rural streetscapes. Therefore, it is recommended that distinctly rural cross sections should be developed to ensure that rural streetscape character is protected. The Town, in consultation with Regional and Municipal departments, should conduct a review of rural streetscape features. This should inform the development of rural streetscape design guidelines and standards, which   could consider utilizing swales for rural streetscapes as compared to paved curbs and gutters, which is currently required on all standard municipal right-of-ways. In addition, street lighting requirement should be reviewed. Currently, all of the Town's cross-sections include at least one light fixture, therefore, consideration should be given to minimize and/or limit lighting for rural streets, where appropriate and with respect to safety. Such standards should also include the requirement for dark sky compliant lighting. The rural cross-section design features and standards should be included in the 5-year review and update of the TWDGs, specifically within Section 13 'Rural Areas'.

4.5   Direction E: Main Street & Economic Vitality

When revitalizing the Town's settlement areas, there is an opportunity to enhance the quality of the Town's existing main streets and to introduce new commercial and retail uses. As per feedback from the public engagement component of the Phase One study, residents desired enhancements to the Town's main streets and an increase in commercial uses. The BRP best practice review established that strong settlement area cores are created when they provide opportunities for interaction, shopping, work and play. As the Town evaluates the thresholds and development opportunities for each settlement areas, there is also an opportunity to identify enhancements for main streets and historic cores within the Town.

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4.5.1 Identify and Develop "Main Street" Design Principles

The Town of Caledon comprises a number of settlement areas with unique main streets and historic cores. Although each are unique in their size, architectural style and retail/commercial uses, there are some similarities in principles that contribute to traditional "main streets". It is recommended that the Town work with businesses and residents to establish a number of design principles that define the "main street" and the rural character of the historic core. These principles can be integrated into the TWDGs in order to provide more clarity and guidance with regards to preserving and enhancing the Town's "main streets". As a starting point, the design principles can reflect the findings from Section 4.3.2, which identified key elements that impact the quality of the development and contribute to the character of the area. Therefore, design principles for the "main street" and historic cores can include the streetscape design, architectural style, scale, size and setback and building materials. Design principles could also include the requirement of compatible signage or ensuring that a consistent street wall is established along the main street. The principles can also be used to support the revitalization of settlement area cores as well as protect and preserve cultural heritage features and streetscapes.

4.5.2 Main Street Streetscape Improvements

As discussed in Section 3.4, many of the main streets are negatively impacted by the increase in traffic and poor road conditions. These streets are often considered unwelcoming or unsafe for pedestrians. Therefore, it is recommended that streetscape improvements and traffic calming measures be implemented throughout the Town's historic cores and "main streets". In order to do this, the Town should prepare an inventory of its main streets to determine their existing conditions and potential improvements or enhancements. Improvements could include road upgrades or repairs; enhancements to sidewalks; lay-by parking to calm traffic; and planting or supportive street furniture to create a more welcoming and pedestrian-friendly environment. In addition, as a means to strengthen the Town's main streets and historic cores, the inventory could also include key tourist attractions or locations and identify ways to promote and enhance these existing cultural assets. The inventory could also identify locations for new local, small businesses to develop that are within close, walking proximity to both the existing main street and to local residents.

Road expansion and enhancement projects have the potential to alter the streetscape character of an area, especially within a settlement area's historic core or main streets. The evaluation of the Town's "main streets" and historic cores could identify instances where a high capacity arterial intersects with a settlement area's main street or historic core. For example, Caledon Village is currently experiencing high levels of run-off due to recent road upgrades, which have caused businesses to close, reducing the economic viability of the historic main street. Currently in Section 7.3.6, Vehicular and Pedestrian Accessibility in Bolton's Core Commercial Area, non-local truck traffic through the Core is to be eliminated and the Town is to pursue alternative routes for traffic around the Bolton Settlement. It is recommended that Town expand this pursuit, in consultation with the Finance and Infrastructure Services department, in order to determine the feasibility of developing alternative routes or by-passes to divert non-local vehicles in order to accommodate traffic and support the commercial and local activities within the settlement area's "main street" or historic core.

5.0   Recommendations for Area Specific Policies & Guidelines

The Phase One study has identified opportunities to enhance some of the Town's Area Specific Policies and Guidelines. As mentioned throughout Section 3.0, there are a number of recommendations for the Town Wide Design Guidelines (TWDGs), which should be assessed during it's 5-year review. These recommendations include but are not limited to the inclusion of dark-sky guidelines, fencing standards and main street design principles.

Area specific policies also include the Caledon East Secondary Plan (Sections 7.7 of the Town of Caledon Official Plan). A number of policy directions are recommended in Appendix A with regards to protecting and preserving rural character, establishing policies to ensure compatible development and creating safe and vibrant main streets. These area specific policies would benefit from more defined community design objectives that are supported by rural community guidelines.

6.0   Conclusion and Next Steps

The Town of Caledon has initiated the "Preservation of Rural Community Character and Infill Policy Review" study, which aims to establish policy frameworks and guidelines to help the Town accommodate sensitive growth and development in its hamlets, villages and in Caledon East. The main objective of the study is to establish a policy framework to help manage and facilitate infill development that positively contributes to the community character and cultural heritage assets of the Town. The Directions Report is the second document to be produced for the study. It builds on the Background Review Paper, which provided policy and guideline review and identified five overarching themes that would help achieve the study's objective. The Directions Report is also informed by the study's public engagement strategy, which included Visioning Workshop, online survey and public workshops and open houses.

The Directions Report expands on the five themes identified in the BRP and provide policy and design recommendations with regards to the protection and preservation of rural community character; appropriate growth; compatibility with cultural heritage and rural landscapes; community safety; and main street and economic vitality. To further advance on the directions identified in this report, it is recommended that the Town conduct studies, prepare guidelines and review policies, as follows:

- **Update Town Wide Design Guidelines:** As mentioned throughout Section 4.0, there are many opportunities to enhance the TWDGs during the 5year review process. Most notably, the Town should consider the following:
  - **Establish detailed lighting standards:** A common concern raised by residents was with regards to an increase in lighting for new developments. Therefore, it is recommended that the Town establish detailed lighting standards for settlement areas by identifying acceptable fixtures that shield the light source in order to minimize glare and light pollution while also facilitating better vision at night. The standards should also address the number of luminaires per post, material, colour and finishing of posts, and style (historical or contemporary).

- o **Mainstreet Streetscape Improvement Inventory:** The Town should conduct an inventory of streetscapes within its historic cores and along it's "main streets" in order to identify streetscape improvements and traffic calming measures that could be implemented. The inventory should determine the streetscape's existing conditions and potential improvements or enhancements. Improvements could include road upgrades or repairs; enhancements to sidewalks, lay-by parking to calm traffic, and planting or supportive street furniture to create a more welcoming and pedestrian-friendly environment.
- o **Prepare Rural Design Guidelines:** Currently Section 13 of the TWDG's provides guidelines with regards to Rural Areas, the section speaks to the rural context, commercial and industrial uses, specialty destinations and estate housing. It is recommended that this section of the TWDGs be expanded to include guidelines with regards to rural streetscape, rural built form such as character elements and fencing design.
  - ▪ **Develop Rural Cross Sections:** The Town, in consultation with Regional and Municipal departments, should develop distinct rural street cross sections by first reviewing existing rural streetscape design features and adopting best practices and design principles from other municipalities. The rural street cross section should consider utilizing bio swales, rolling curbs, appropriate streetscape furniture and dark sky compliant lighting to ensure that rural streetscape character is protected.
  - ▪ **Identify and provide guidance with regards to Rural Character Elements:** To ensure compatible design and preservation of historic character, the TWDGs should provide guidance and design consideration with regards to the built form and natural landscape within rural areas. The section should reflect the findings in Section 4.3.2 of this report and provide guidance with regards to the architectural style, scale, size and setback, and building materials for built form within the rural area. In addition, the section should also speak to streetscape, landscape, lighting and fencing design guidelines.
  - ▪ **Fencing inventory:** The Town should conduct an inventory of rural fencing styles in order to create rural fencing standards. These standards should be used to ensure that new developments incorporate distinctly rural fencing design so that new development is sensitive to and compatible with the rural character of the community.

- **Heritage Conservation District Studies:** The Town comprises sixteen (16) settlement areas, each of which contain cultural and built heritage resources. As identified in Table 1, Inventory of Rural Community Features, in the BRP, Cheltenham, Alton, Caledon East, Belfountain and Caledon Village each have at least five heritage properties and are within or adjacent to Natural Heritage Systems. During the public engagement session, residents expressed that some historic buildings or cultural heritage assets were not accounted for. Therefore, it is recommended that the Town evaluate each settlement area to determine whether there are grounds for a Heritage Conservation District (HCD) study. The Town should then undertake an HCD study to ensure that "Character Areas" that are rich of cultural and built heritage resources and features are preserved.

- **Strengthen and Maintain Caledon's Open Spaces and Trailways:** In order to enhance and bolster the Town's existing natural heritage assets and open spaces, it is recommended that the Town identify supportive retail opportunities and infrastructure services adjacent to it's existing open spaces and trailways. These opportunities could include public parking adjacent to trailheads, or supportive retail such as ice cream shops, coffee shops, general stores and/or restaurants in close proximity to key trailheads or open spaces, especially those close to a settlement's main street or core. Opportunities that are identified can be solidified through the development of a trails master plan or by way of a Community Improvement Plan incentive program. In addition, the proposed enhancements would attract tourism and economic development; therefore, the plans and opportunities can also be integrated in an update to the Caledon Tourism Strategy.

- **An update to the Town's Site Plan Control Manual:** It is advised that the Town review it's existing development application process in order to identify ways to ensure development is compatible with and sensitive to it's stable and mature neighbourhoods. Currently, the Town's Site Plan Control Manual do not have a specific planning and urban design section that provides guidance on compatible built form or any specific language that requires the site plan or development to have regard for or sensitivity to adjacent lands uses. Therefore, it is recommended that a specific Planning & Urban Design section be included in the Site Plan Control Manual that speaks to the proposed built form, scale, density, setbacks, massing, proportion, height, architectural style and materials. The Town may also want to implement a separate site plan review stream for any new estate residential developments or single detached dwellings that involve new replacement housing, infill housing or significant additions that fall within or adjacent to sensitive "Character Areas" or "Mature Neighbourhoods". The proposed measures would encompass a more vigorous review of development proposals to ensure their compatibility and their impact on the surrounding built and natural area.

- **Classification of Roadways and Increased Pedestrian and Cyclist Safety:** As identified in Section 4.4.2, the Town should identify design features and principles that are inherent to urban and rural streetscapes. In addition to preparing rural streetscape cross sections and design guidelines, the Town should also review the roadway designations and classifications so that they are consistent between Regional and Municipal policies and reflect their current design and function. Once this review is completed, the Town should identify roadways which intersect with hamlets and villages. As part of the review, the design, posted speed and travel mode priority for these roadways should be re-evaluated such that traffic speeds are reduced through 'traffic calming' techniques such as pavement markings or signalization. In addition, where high capacity arterials intersect with a settlement area's main street or historic core, The Town, in consultation with Regional and Municipal engineers and the Finance and Infrastructure Services department, should determine the feasibility of developing alternative routes or by-passes to divert non-local vehicles in order to accommodate traffic and support the commercial and local activities along the roadway.

- **Strategy for "Subdivision-style" Development:** The Town should examine the potential for creating a strategy with regards to subdivision-style development within it's hamlets and villages. As identified in Section 4.3.3, lot severance development is more organic and management rate of growth for smaller settlement areas. The strategy should consider evaluating the intensification opportunities mapping provided in Appendix C, which identifies lands that require severance or amendments or where there are vacant lands within each of the sixteen settlement areas. The potential strategy could require that for lands within the built-up area, development through lot severances would be permitted as this type of development represent a more appropriate and compatible built form, as compared to subdivision-style development. The strategy could also identify areas where subdivision-style development may be permitted, such as where lands are within but on the periphery of the settlement's built up area and/or occupy the area of three or more adjacent lots.

- **Development of Residential Infill Guidelines:** As part of the Preservation of Rural Community Character & Infill Policy Review, the Town may develop Residential Infill Guidelines, which will support the policy framework identified in the study and provide design principles and guidelines to ensure that intensification and infill development is appropriate, compatible and sensitive to the Town's built and natural environment. The Residential Infill Guidelines will supplement the Town Wide Design Guidelines. The Residential Infill Guidelines will include an overall vision and design principles for infill development for the Town. The guidelines will identify character areas and provide an overview of their character traits and architectural styles. In addition, the guidelines will identify locations for infill and intensification potential within the Town's urban/village cores, urban corridors and existing neighbourhoods. The guidelines will also highlight the varying types of intensification from infill development and redevelopment to adaptive re-use, additions and expansions. This will be complemented with design considerations for each intensification type. The document will include general infill design guidelines, which will help the Town achieve appropriate intensification and infill development.

APPENDICIES

Appendix A: Policy Recommendations to Town of Caledon Official Plan (2018 Consolidation)

Appendix B: Preliminary Mapping of Character Areas

Appendix C: Preliminary Mapping Indicating Opportunities for Infill

Appendix D: Urban Design Inventory Sample Images

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Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
	1.0 INTRODUCTION				
1	1.1 Geographic Context of Caledon	The Town of Caledon is a geographically diverse municipality covering over 700 square kilometres. Located north-west of Toronto, the Town exhibits the characteristics of a distinct rural area under increasing pressure from the expanding urban area. The Town is the most northerly of the three area municipalities constituting the Regional Municipality of Peel and comprises 55% of the total land area in the Region. (Refer to Location Map)	**A. Protection & Preservation of Rural Community Character**	Reference to the "*increasing pressure from the expanding urban area*" focuses on the threat of urban expansion rather than capitalizing on the opportunity to strategically position Caledon as "an escape" from the nearby busy urban centres that could function as a valuable source of revenue (via tourism, for example).	Consider revisiting this introductory statement to reposition Caledon as a "*distinct rural area that provides respite from the adjacent urban metropolis.*"
2	1.4 Basis of the Plan	… Among other things, this growth management framework established a hierarchy of settlement areas, reflecting the distinctive attributes and planned functions of Caledon's settlement areas. This hierarchy identified: Rural Service Centres; Villages; Hamlets; and Industrial Commercial Centres. Under the "tri-nodal" concept, the majority of Caledon's new growth was to be directed to three Rural Service Centres: Bolton; Caledon East; and Mayfield West. These three communities have full water and wastewater servicing which allows them to be planned as compact communities, with a full range of land uses, housing and economic development opportunities and to provide services to Caledon's urban and rural residents.

OPA 114 also identified the Villages of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave as locations for a moderate amount of growth to occur in order to maintain their vitality and provide a more limited range of services to the surrounding rural community, and called for the completion of Village Studies to guide growth within each of these communities. … The Hamlets were other historic settlement areas in Caledon which were identified for only minor growth through infill and the development of vacant parcels. | **A. Protection & Preservation of Rural Community Character**
- and –
B. Appropriate Growth
- and –
C. Compatibility with Cultural Heritage & Rural Landscapes | The Town's Official Plan is currently limited in its definition of the three settlement area types of "Rural Service Centres", "Villages", and "Hamlets", in that it only defines these areas based on the servicing capacity for each settlement (refer to Section 4.1.1 and 5.10.3.2 of the Official Plan). It is recommended that this approach is expanded upon to include additional community traits that contribute to this categorization system. This is explored in more detail under policy 5.10.3.2. | The following are recommended revisions to this introductory policy (new text underlined):

"…Under the "tri-nodal" concept, the majority of Caledon's new growth was to be directed to three Rural Service Centres: Bolton; Caledon East; and Mayfield West, <u>recognizing that Caledon East is restricted by surrounding environmentally sensitive features.</u> These three communities have full water and wastewater servicing which allows them to be planned as compact communities, with a full range of land uses, housing and economic development opportunities and to provide services to Caledon's urban and rural residents.

OPA 114 also identified the Villages of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills and Palgrave as locations for a moderate amount of <u>compatible</u> growth to occur in order to maintain their vitality and provide a more limited range of services to the surrounding rural community, and called for the completion of Village Studies to guide growth within each of these communities. … The Hamlets were other historic settlement areas in Caledon which were identified for only minor growth through infill and the <u>compatible</u> development of vacant parcels." |
| | **2.0 STRATEGIC DIRECTION** | | | | |
| 3 | 2.1 Introduction | Caledon's rural ambiance is enhanced by major natural features such as the Oak Ridges Moraine and the Niagara Escarpment as well as numerous scenic river valleys, greenspaces and productive agricultural land. Much of the population is rural-based, with 20 designated settlements ranging in size from less than 100 to more than 10,000 people. The Town also has a well-established rural estate residential community. Collectively, these physical and human resources have encouraged a strong sense of heritage, and have helped shape the Town's enduring rural character. There is a strong tradition of maintaining the sense of community by preserving the unique aspects of each settlement.

The location of the Town, on the edge of a growing urban area and the existence of natural heritage resources, one of which is of global significance, requires that the Town play the role of steward for these natural resources and the life style of existing residents. This responsibility has to be balanced with the Town's responsibility to future residents and as part of the Greater Toronto Region…

Caledon is subject to both internal and external demands that threaten its rural character. There is growing pressure not only to maintain or upgrade existing municipal government services such as roads, recreational facilities and programs, fire protection and library services but also to deal with external demands to improve arterial roads, to cope with through traffic and to provide visitors with additional open space and recreational resources. As a result, future actions must follow a strategy that takes into account the | **A. Protection & Preservation of Rural Community Character**
- and –
B. Appropriate Growth
- and -
C. Compatibility with Cultural Heritage & Rural Landscapes
- and -
D. Safe Communities
- and -
E. Main Street & Economic Vitality | With the introduction of new terminology, the use of the word "*identity*" would capture both physical and intangible elements of Caledon's rural areas, as opposed to the current use of the term "*ambiance*".

The preservation of the Town's natural heritage resources is a significant contributor to maintaining its rural identity.

The review of Caledon's internal and external demands should be superseded by a strong statement of its position regarding the preservation of its rural identity. The paragraph's focus on internal and external pressures without a clear direction for protection and preservation results in a lack of strategy and positioning within the Greater Toronto Area context. | Recommended modifications to the policy text as follows (new text underlined):

"*Caledon's rural* <u>identity</u> *is* <u>defined</u> *by major natural features….*"

"<u>The objectives of preserving Caledon's rural identity and protecting its natural and cultural heritage resources will guide decision making in a manner that ensures compatible development, safe communities and economic vitality.</u> *Caledon is subject to both internal and external demands* <u>including urbanization; maintaining or upgrading</u> *existing municipal government services such as roads, recreational facilities and programs, fire protection and library services*<u>; improving</u> *arterial roads to cope with through traffic*<u>; and providing residents and</u> *visitors with additional open space and recreational resources.* <u>Strategies to deal with these growing pressures must be underlined by the Town's objectives of rural identity preservation and natural and cultural heritage protection.</u>" |

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
		large size of the municipality, pressures for urbanization, fiscal capacity and the demand for more urban services. This strategy must also accommodate factors such as the community's desire to preserve its rural character and protect its natural and cultural heritage resources.			
4	2.2.1 Principles	Within the context described in the introduction it is the intention of the Town to exercise its responsibility for land use regulation, the provision of infrastructure and the delivery of services in a manner consistent with achieving a balance between the following principles: a) That the Town will seek to preserve, protect and enhance natural physical features and biological communities, and cultural heritage resources. b) That the Town will seek to improve the health and well-being of residents, employees, landowners and businesses by fostering the development of communities where individuals can pursue diverse goals for personal development and where individual needs for employment, learning, culture, recreation, physical and social wellbeing can be satisfied. c) That the Town will seek to achieve fiscal sustainability by protecting, expanding and diversifying the Town's employment and assessment base and balancing service standards, service demands, and growth in assessment within a regime of local municipal tax rates and user charges that are acceptable to the Town's taxpayers.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth** *- and -* **E. Main Street & Economic Vitality**	The preservation of Caledon's rural identity should be included as a key and high priority principle.	Include the following as principle b), and re-number the current principles b) and c): "b) That the Town will seek to preserve its established rural identity and will foster compatible development that positively contributes to the character and ambiance of the Town's unique settlement areas and promotes economic vitality."
5	2.2.2 Strategic Direction	The strategic direction is based on the three principles and forecasts of the forces that will affect the Town in the future a) Stewardship of Resources … As a municipality with a strong rural character, adjacent to a large urban area where urban activities are intensifying rapidly, the responsibility for conserving the resources and related rural ambiance of the Town is a major basis for the policies of this Plan… b) Settlement Patterns A hierarchy of settlement areas will be maintained as the focus for future growth, and growth will be managed so that the majority of new residential and employment development will be concentrated in the Rural Service Centre settlements of Mayfield West, Bolton and Caledon East. … Mayfield West will experience a higher growth rate than Bolton over the Plan Period. In the longer term, it is anticipated that Mayfield West and Bolton will be similar in size. Both communities will grow larger than Caledon East, which is constrained by geophysical characteristics. Generally, villages and hamlets will experience only modest growth during the plan period. This pattern of growth will focus development in the south of the Town, away from the sensitive environmental areas of the Niagara Escarpment in the west and the Oak Ridges Moraine in the north, also away from sensitive heritage settlements that need to be protected. This nodal approach will also minimize interference with agricultural activity and concentrate new demands for services in locations where this demand can be most readily met. The Town has established a hierarchy of roads and a road pattern that complements the proposed settlement pattern and which minimizes the impact of traffic on sensitive environmental areas, heritage features and human settlement, while at the same time providing for the convenient movement of residents and the movement of through traffic traversing the Town. The road pattern is intended to channel the largest flows of north/south traffic away from	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth** *- and -* **D. Safe Communities** *- and -* **E. Main Street & Economic Vitality**	*Rural Character & Identity* Under direction a), we proposed to replace the term "rural character" with "rural identity" to be consistent with the newly proposed terminology and in order to capture both physical and atmospheric aspects of the rural areas. *Appropriate Growth* The statement that "*Generally, villages and hamlets will experience only modest growth during the plan period*" is vague and inconclusive. What is "modest" growth? Does the amount of growth differ dependent on the size of the settlement area? Is "modest" growth measured collectively across all of the villages and hamlets? Is "modest" growth appropriate in all village and hamlet settings? A more conclusive statement that clearly state's the Town's objective to locate key intensification opportunities in the rural service centres and encourage only compatible infill development that is reflective of the established community character and identity would provide clearer direction for the implementation of the Official Plan policies. *Safe Communities; Main Street & Economic Vitality* As explored in detail in the Background Review Paper, the Town's road hierarchy listed in Section 5.9.5.2.9 of the Official Plan and illustrated on Schedule J is based on throughway functions and does not consider impact on historic main streets nor on the safety of some of the Town's villages and hamlets. Partnership	As part of the upcoming Official Plan review, The Town should revisit it's strategy for growth and reclassify the road network in coordination with the Region of Peel. Consider the Region's Road Characterization Study as a starting point to identify the character of rural streetscapes. Streetscapes in the rural area significantly contribute to rural character as they provide the highest public exposure for the rural settlement areas and landscapes. Roads that intersect the various villages and hamlets should be safe and should encourage economic opportunity, where they have historically provided the function of a "main street".

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		the Niagara Escarpment and through the central and easterly sections of the Town… c) Managing Growth The Town will manage the rate of growth and the sequencing of development in a manner that is consistent with the Principles of this Plan and the need for fiscal responsibility. The rate and type of growth permitted in some communities may be different from that which would otherwise be dictated by the market.		is required with the Region of Peel to ensure that the impact of these thoroughfares is minimized on the relevant settlement areas. These roadways are part of the heritage fabric of the Town and link many of the settlement areas. Considerations for bypasses, where appropriate, should be studied by the Town and Region.	
6	2.2.3 Goals	Together the following goals provide the context within which the policies in this Plan should be interpreted: • *To establish a growth pattern for the Town, including rates and location of population and employment growth that maximizes the overall quality of life for Caledon's residents.* • To protect and steward ecosystems in the Town. • To conserve and promote cultural heritage resources in recognition of the non-replaceable nature of cultural heritage, as well as the contribution it makes to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community. • To establish a settlement structure that enhances the existing model of a community of communities, establishes a hierarchy of settlements that optimizes orderly development and convenient access to services for residents, protects and stewards ecosystems, focuses growth away from sensitive cultural resources and supports municipal fiscal sustainability. • To provide residents with a quality of community life that provides access to community based services in a manner that best responds to the need for employment, learning, shopping, culture, recreation and social opportunities. • *To provide residents with an open space system which promotes a diversity of recreational and leisure opportunities.* • *To achieve a mix and range of housing that responds to the needs of the community.* • To preserve, expand and diversify the Town's employment base. • To strengthen the local economy and tax base. • To plan and support a transport system that provides for both inter and intra-Town traffic movements, balances demand with capacity, protects and stewards ecosystems, and protects heritage sites and sensitive human environments. • *To allow development in a manner that provides the best opportunity to optimize municipal service provision.* • To achieve user charges and tax rates that are acceptable to tax payers. • To provide the opportunity for a pattern of public and private service support that efficiently and conveniently meets the needs of the Town. • To prevent undue property damage and reduce the potential for injury and loss of life as a result of naturally occurring hazards. • *To balance the protection and use of mineral aggregate resources now and in the future with other goals of the Town of Caledon as expressed in the Official Plan, including, but not limited to, maintenance of the local community/social values; protection and stewardship of the Town of Caledon's natural ecosystems and cultural/human heritage resources; and strengthening the local economy and tax base.* • To recognize the Town of Caledon's mineral aggregate resource industry as an important component of the Town of Caledon's economic base and to provide for the continuation of presently licenced mineral extraction operations; to protect	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes** *- and -* **D. Safe Communities** *- and -* **E. Main Street & Economic Vitality**	The current goals of the official plan generally do not speak to the key themes of this study. It is recommended that these goals be expanded or modified to address: • the preservation of rural community identity; • appropriate growth; • compatibility with cultural heritage and rural landscapes; • safe communities; and • main streets and economic vitality.	Recommendations for policy modifications below (new text underlined): • "To establish a growth pattern for the Town, including rates and location of population and employment growth that maximizes the overall quality of life for Caledon's residents <u>and preserves the established identity of the rural and settlement areas</u>." • "To provide residents with <u>access to</u> an open space system which promotes a diversity of recreational and leisure opportunities." • "To achieve a mix and range of housing that responds to the needs of the community <u>and is compatible with the established character and identity of the area</u>" • "<u>To balance the need to address the demand for</u> both inter and intra-Town traffic movements <u>with the need to</u> protect and steward ecosystems, <u>ensure community safety, promote main street vitality</u>, and protect heritage sites and sensitive human environments." • "To <u>promote</u> development in a manner that provides the best opportunity to optimize municipal service provision<u>, and to restrict development in the Town's hamlets and villages to levels that will ensure the protection and preservation of their established community character</u>".

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		existing licenced facilities from new adjacent land uses which may hinder their operation; and to stress the need for progressive rehabilitation in existing facilities, as well as rehabilitation of abandoned pits and quarries. • To identify high potential mineral aggregate resource areas in Caledon, to protect them for possible use and to establish policies that allow as much of the resource as is realistically possible to be made available for use, to supply resource needs, in a manner consistent with this Plan and the Niagara Escarpment Plan where applicable.			
3.0 GENERAL POLICIES					
3.1 Sustainability					
7	3.1.1 Introduction	Sustainability, in its broadest sense, refers to the wise use of available resources to meet the needs of the present without compromising the ability of future generations to meet their own needs. Under many policy models, the primary pillars of sustainability are: economic; environmental; and social/cultural. The Town of Caledon prides itself for its tradition of progressive local, community-based land use planning. This tradition has, over the past several decades, resulted in Official Plan policies that embody and embrace many of the principles of sustainability. This includes: • *Growth management policies that focus new development into areas that can be planned as compact, diverse and transit-supportive communities while minimizing impacts on the natural environment and rural/agricultural resources;* • *Economic development and employment policies which pursue an enhanced tax base and promote live-work opportunities;* • Fiscal and economic management policies aimed at ensuring Caledon's continued and enhanced fiscal sustainability; • Advanced ecosystem planning and management policies which ensure the continued health and integrity of Caledon's natural heritage; • Innovative policies fostering a vibrant, economically vital, rural and agricultural community; • Resource management policies that strive to balance the wise use of renewable and non-renewable natural resources with community/social values and the protection and stewardship of natural and cultural resources; • Progressive cultural heritage conservation policies; and, • *Protection and promotion of health and well-being.*	**A. Protection & Preservation of Rural Community Character** - and - **D. Safe Communities** - and - **E. Main Street & Economic Vitality**	The policies provide a good baseline for understanding the Town's sustainability objectives, however, they could be expanded further with respect to "social sustainability" and "economic sustainability".	Recommendations for policy modifications below (new text underlined): • "Growth management policies that focus new development into areas that can be planned as compact, diverse and transit-supportive communities; <u>minimize</u> impacts on the natural environment and rural/agricultural resources<u>; and preserve and protect the rural identity of the Town's rural areas and settlements</u>;" • NEW: "<u>Preservation policies that seek to protect and enhance the social and cultural fabric of the Town's settlement areas, including considerations for physical character and an intangible ambiance.</u>" • "Economic development and employment policies which pursue an enhanced tax base<u>,</u> promote live-work opportunities <u>and support historic main streets</u>;" • "<u>Policies that foster the</u> protection and promotion of health and well-being." • NEW: "<u>Holistic transportation policies that recognize the impact of Caledon's roads on community character and provide for efficient, safe and accessible travel for all modes of transportation.</u>"
8	Development Patterns and Community Design (3.1.3.7 Sustainable)	The Town of Caledon is committed to implementing sustainable development patterns and sustainable urban design in order to create complete, compact and connected communities. An emphasis on a high standard of community design is essential as the Town continues to plan for and promote development and redevelopment opportunities that incorporate the principles of sustainability. In accordance with Provincial and Regional planning directions and the Town's Official Plan policies, the Town will be planning for higher density residential and mixed-use neighbourhoods and employment areas, intensification in appropriate locations, the use of energy conservation techniques and alternative energy sources, a wide range of housing types and tenures that address affordability, accessibility and the needs of different age and income groups, recreation opportunities and innovative techniques to manage the quality and quantity of stormwater run-off. All of these progressive ideas require a strong attention to design to ensure that the end products - the Town's communities, neighbourhoods, residences, shopping and employment areas - are healthy, liveable, viable, compatible and attractive. The creation	**A. Protection & Preservation of Rural Community Character** - and - **B. Appropriate Growth** - and - **C. Compatibility with Cultural Heritage & Rural Landscapes** - and - **D. Safe Communities** - and -	These policies provide a good baseline for sustainable development and community design guidelines for future development and redevelopment within the City. However, expansion on "compatible development" is recommended. The policy should also speak to safe and accessible active and passive recreation and mobility. Feedback received from public engagement sessions spoke to the need to better link the Town's natural heritage systems and open spaces. In addition to requiring native species to be planted adjacent to the Town's natural heritage systems, the Town should require that existing vegetation and	Recommendations for policy modifications below (new text underlined): • Compatibility between existing uses and new uses, including uses on lands adjacent to the Caledon boundary in neighbouring municipalities, considering such items as <u>density, scale,</u> lighting, height, traffic, noise, dust, air quality, odours and vibrations; • Promotion of <u>safe and accessible</u> active and passive recreation such as walking and cycling in an integrated trail network<u>, which encompasses the Town's natural heritage systems and open spaces</u>; Recommendations to add new bullet point after third bullet from the top (after 'Planting of native species'…):

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		of a complete community requires developments that provide alternative forms of transportation, provide linkages that facilitate access by pedestrians and cyclists to residential, employment and recreational areas, and provide public spaces that are safe and accessible to all, including people with disabilities. 3.1.3.7.1 Development and redevelopment shall be designed to achieve the Town of Caledon sustainability objectives and policies of this Plan, including the detailed policies of Sections 3.1 and the Community Form and Complete Communities policies contained in Section 4.1.8. The Town shall ensure that appropriate design guidelines are developed and implemented to assist in achieving sustainable development patterns and high quality design. Such guidelines may include, but are not necessarily limited to, the following considerations: • Integration of natural systems, features and functions into the design of the community in an ecologically compatible manner; • Preservation of existing trees and other significant vegetation; • Planting of native species on lands adjacent to the Town's natural heritage and ecosystem components and other appropriate natural system enhancements; • Promotion of active and passive recreation such as walking and cycling in an integrated trail network; • Providing access between residential and employment areas; • Optimizing existing public services and infrastructure; • Energy and water efficiency and conservation techniques; • Integration of renewable energy and locally produced or district energy, where appropriate; • Promoting and protecting public health, well-being and safety; • Public views of and, where appropriate, public access to natural features; • Landform conservation; • Appropriate protection and stewardship measures for greenways and/or watercourses; • Design opportunities to introduce links that connect different areas of the Town, parks, walkways and trails, for an integrated community. • Promotion of public transit and alternative forms of transportation which decrease automobile dependency; • The needs of persons with disabilities and other special needs groups including public transit accessibility, easily accessible parking for the physically challenged and universal design in housing; • Compatibility between existing uses and new uses, including uses on lands adjacent to the Caledon boundary in neighbouring municipalities, considering such items as lighting, height, traffic, noise, dust, air quality, odours and vibrations; • Innovative design techniques promoted through various programs, such as Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID) and Energy Star; and, • Alternatives to hard surfacing, where technically feasible and appropriate.	**E. Main Street & Economic Vitality**	mature trees are retained and if new landscaping is proposed it should utilize local, native species.	• For all redevelopments, infill development, or new developments, existing trees and significant vegetation should be retained, where it is not feasible similar landscaping and native species shall be utilized.

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9	NEW: 3.1.3.14 Dark Sky	Currently the OP does not provide any specific dark sky policies. However, the Town Wide Design Guidelines do have design standards for dark sky compliance.	**A. Protection & Preservation of Rural Community Character**	Many comments were received from the public with regards to the need for dark sky policies to ensure that compatible lighting is installed in adjacent developments or redevelopments. Dark Sky Compliance policy will also help to promote sustainable development and minimize light pollution . As per the Directions Report, the TWDGs should be updated to include Dark Sky Compliant guidelines, which should consist of the identification of appropriate light fixtures and other design considerations.	Add new policies that states: 3.1.3.7.2 All street lighting for infill or redevelopment within the Town of Caledon shall be Dark Sky compliant, light fixture selection and design considerations should adhere to the standards outlined in the Town Wide Design Guidelines"
	3.3 Cultural Heritage Conservation				
10	Cultural Heritage Conservation (3.3.2 Objectives)	3.3.2 Objectives *no objective with regards to compatible development adjacent to cultural landscapes or built heritage in either the Cultural Heritage Conservation 'objectives' section or the Plan's Strategic Directions 'Goals' section (2.2.3)	**C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently the objectives do not include text that speaks directly to development adjacent to built or cultural heritage resources. Therefore, there is an opportunity to include an objective for new developments or infill housing adjacent to designated or listed cultural or built heritage resources that requires compatible and sensitive consideration to landscape preservation and built form.	Add new objective that states: "3.3.2.5 Where a new development or infill housing is proposed adjacent to designated or listed heritage buildings, integration of heritage building elements should be made to the greatest extent possible by, among other things: compatible building materials and architectural styles, as well as lot size, layout and setback,"
11	Cultural Heritage Conservation (3.3.3 Policies)	3.3.3.4.5 In reviewing proposals for the construction, demolition or removal of buildings and structures or the alteration of existing buildings within a Heritage Conservation District, the Town will be guided by the applicable Heritage Conservation District Plan and the following general principles: d) New construction and/or infilling should fit the immediate physical context and streetscape and be consistent with the existing heritage architecture by, among other things: being generally of the same height, width and orientation as adjacent buildings; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.	**C. Compatibility with Cultural Heritage & Rural Landscapes**	The policy could be enhanced by adding key terms and definitions identified in our study such as sympathetic and compatible development and streetscape character.	Recommendations for policy modifications below (new text underlined): d) New construction and/or infilling should be compatible with the immediate physical context and streetscape and be sympathetic to the existing heritage architecture by, among other things: being generally of the same height, width, scale and orientation as adjacent buildings; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape. New construction and/or infilling should also be compatible with the larger heritage streetscape. Street furniture should be consistent and coordinated with materials, colours and styles that are complementary to the architectural style of the community.
12	Policies Areas with Cultural Heritage Character (3.3.3.5 General)	3.3.3.5.1 The Town may identify through the Zoning By-law areas of existing settlements that have cultural heritage character. It is intended that: a) Conversion, redevelopment or new construction in these areas is sympathetic to and compatible with the prevailing cultural heritage character of the area; b) Infilling be permitted provided that heritage buildings and features are retained and not removed to create vacant parcels of developable land; and, c) Re-development of non-residential land and/or buildings for residential purposes will be encouraged.	**C. Compatibility with Cultural Heritage & Rural Landscapes** - and - **E. Main Street & Economic Vitality**	The policy is enhanced by now defining the term 'Compatibility'. Text relating to infill can be strengthened to ensure infill is "sympathetic to and compatible with the prevailing cultural heritage character of the area", as per a) Add new policy relating to traditional main streets to Section 3.3.3.5 Areas with Cultural Heritage Character.	Recommendations for policy modifications below (new text underlined): a) Conversion, infilling, redevelopment or new construction in these areas is sympathetic to and compatible with the prevailing cultural heritage character of the area; Add new policy that states: d) New developments or infill buildings along traditional main streets shall be sympathetic to and compatible with the prevailing cultural heritage character and built form of the area.

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13	General Policies (3.3.3.5 Areas with Cultural Heritage Character)	3.3.3.5.3 New construction should fit the immediate physical locale and streetscape by being generally of: a) The same height and of similar width as adjacent side buildings; b) Similar orientation of roof gables as adjacent buildings; c) Similar setback; d) Like materials and colours; e) Similar proportions for windows, doors and roof shape; and, f) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.	**C. Compatibility with Cultural Heritage & Rural Landscapes** *- and -* **E. Main Street & Economic Vitality**	This needs to be reflected in development approvals. Strengthen policy be revising 'fit' with 'compatible with' The policy should specify both infill and new development. The list should also include fencing, consistent streetwall for main streets, signage and lighting (dark sky compliance).	Recommendations for policy modifications below (new text underlined): 3.3.3.5.3 New developments and/or infill development should be compatible with and sensitive to the immediate physical locale and streetscape by being generally of: f) Compatible fencing and signage; g) Appropriate dark sky compliant lighting; h) Consistent streetwall along main streets; and i) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.
		3.5 Housing			
14	Housing Policies (3.5.2 Objectives)	3.5.2.1 To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people though all stages of their lives.	**B. Appropriate Growth**	The housing objective should specify that the diverse mix of housing types and tenures should be compatible with the existing housing stock.	Recommendations for policy modifications below (new text underlined): 3.5.2.1 To promote and foster the development of compatible but diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people though all stages of their lives.
15	Housing Policies (3.5.2 Objectives)	3.5.2.2 To encourage all forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure and community services.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	Is "all forms of residential intensification" appropriate? Does it follow the intent of the Study to preserve rural character?	Recommendations for policy modifications below (new text underlined): 3.5.2.2 To encourage appropriate forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure and community services.
16	Housing Policies (3.5.2 Objectives)	Currently no policy that speaks to the need for intensification to be sensitive to the existing neighbourhood context and adjacent uses.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	It is recommended that the Town introduce an additional policy with regards to the sensitive integration of new housing and intensification in the Town's built up area.	Add new policy that states: 3.5.2.6 To ensure that new housing development and intensification is sensitive to the existing neighbourhood context and adjacent uses.
17	Housing Policies (3.5.3.10 Apartments-in-Houses)	3.5.3.10.1 Criteria for Apartments-in-Houses a) An Apartment-in-House shall be permitted within a detached, semi-detached, duplex or link house and is located on residentially designated lands within the Rural Service Centres of Bolton, Mayfield West and Caledon East, on lands within Villages and Hamlets where the primary use is residential, or located on lands identified as Prime Agricultural Area and General Agricultural Area, Rural Lands, Rural Estate Residential Area, Policy Area 1, 2 or 3 within the Palgrave Estate Residential Community, or Environmental Policy Area lands within the Town of Caledon in accordance with the policies of this Plan, the provisions of the Comprehensive Zoning By-law, and where required, the approval of the Building Department and/or the appropriate conservation authority. b) In accordance with the requirements of the Niagara Escarpment Plan, except for lands lying within a Minor Urban Centre, Apartments-in Houses shall not be permitted within the Niagara Escarpment Plan Area.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Apartments in House should ensure that any renovations or alterations to the unit are compatible with regards to scale, rhythm, architectural style and materials.	Add new policy that states (and revise numbering accordingly): f) Apartments-in-Houses should generally be compatible with the surrounding built form, with regards to scale, rhythm, architectural style and materials.

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		c) Within the ORMCPA, Apartments-in-Houses shall also be required to meet all applicable policies contained in Section 7.10, and in particular 7.10.3.10.1. d) Apartments-in-Houses should generally have a minimum size of 32.5 m 2 . e) Apartments-in-Houses should generally be restricted to a maximum size of 30% of the detached, semi-detached, duplex or link house excluding the cellar and private garage. f) An Apartment-in-House will be registered in the Town's Apartment-in-House Register.			
4.0 Town Structure and Growth Management					
		4.1 Town Structure			
18	General Policies (4.1.1 Hierarchy of Settlements)	A hierarchy of settlements as shown on Schedule A1 has been established to implement the Town's growth management strategy by defining the role and function of various types of settlements and allocating growth accordingly consistent with Section 2.2.2 Strategic Directions, subsection b) Settlement Patterns.	**B. Appropriate Growth**	Currently the Town's settlement types are defined by their servicing capacity and do not consider physical attributes or qualities that are common to each settlement type. In order to better direct growth, it is recommended that the Town establish thresholds for each settlement type, beyond just servicing capacity. Such as the typical community traits identified in Table 3.1 of the Directions Report.	The OP review should include reviewing settlement area categories and classifications. It is recommended that the Town expand the definitions for the settlement areas to include the community traits proposed in Table 3.1 of the Directions Report.
		4.2 Growth Management			
19	(Growth Management 4.2.1 Intensification)	Intensification Objectives 4.2.1.2.1 To achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification.	**B. Appropriate Growth**	"Urban environment" may not be the appropriate term for rural communities/rural settlement areas. It is possible to intensify while maintaining a rural character. Intensification and revitalization of rural areas should aim to achieve compact and efficient built form, while also maintaining a rural character.	Recommendations for policy modifications below (new text underlined): 4.2.1.2.1 To achieve compact and efficient built form, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification.
20	(Growth Management 4.2.1 Intensification)	4.2.1.3.2 Caledon will prepare an intensification strategy that will identify: opportunities for intensification appropriate to the role and function of Caledon's communities within the Town structure and the availability of community infrastructure, water and wastewater services to support intensification; appropriate areas for focusing intensification, such as intensification corridors, urban nodes, Major Transit Station Areas and other appropriate intensification areas; the appropriate type and scale of development in intensification areas; barriers to intensification and measures for overcoming identified barriers	**B. Appropriate Growth**	A clearer intensification strategy for each settlement area will strengthen this goal. Intensification should also be sympathetic to the existing context.	Recommendations for policy modifications below (new text underlined): 4.2.1.3.2 Caledon will prepare an intensification strategy that will identify: opportunities for intensification appropriate to the role and function of Caledon's communities within the Town structure and the availability of community infrastructure, water and wastewater services to support intensification; appropriate areas for focusing intensification, such as intensification corridors, urban nodes, Major Transit Station Areas and other appropriate intensification areas; the appropriate and sympathetic type and scale of development in intensification areas; barriers to intensification and measures for overcoming identified barriers
21	(Growth Management 4.2.1 Intensification)	4.2.1.3.3 Caledon will permit and encourage compatible forms of intensification in existing residential neighbourhoods and the rural area such as Apartments-in-Houses, coach houses (apartments above garages), and duplexes in accordance with Section 5.10.3.14 of this Plan.	**A. Protection & Preservation of Rural Community Character** - and - **B. Appropriate Growth**	This policy is enhanced now that the term compatible is defined.	Recommendations for policy modifications below (new text underlined): 4.2.1.3.3 Caledon will permit and encourage compatible and sympathetic forms of intensification in existing residential neighbourhoods and the rural area such as Apartments-in-Houses, coach houses (apartments above garages), and duplexes in accordance with Section 5.10.3.14 of this Plan.

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		5.0 Land Use Policies			
		5.2 Rural Lands			
22	Town Structure and Land Use Policies (5.2.3 Objectives)	5.2.3 Objectives a) To protect the unique open rural character and view sheds of the countryside landscape and in particular, the Oak Ridges Moraine Complex, the Niagara Escarpment and other natural features. b) To create a sustainable, compatible and environmentally friendly local tourism industry that respects community carrying capacities. c) To identify, protect and promote its historic structures and resources through adaptive re-use opportunities such as bed and breakfasts and country inns. d) To protect the unique rural lifestyle found in Caledon's countryside for the quality of life of the residents. e) To protect existing agricultural uses and encourage appropriate new agricultural uses.	**A. Protection & Preservation of Rural Community Character**	Objectives do not speak to compatibility of new development adjacent to natural features, which can contribute to the integrity and appearance of these natural features. Public engagement feedback spoke to the need to enhance access to natural features. Policies relating to the protection of and access to the surrounding rural landscape will promote development that has regard for the rural character.	Add new policy that states (and revise numbering accordingly): d) To ensure that any new development or infill development are in keeping with the rural identity and are compatible with and sensitive to the adjacent natural features as well as the built and cultural heritage features; e) To protect the unique rural lifestyle found in Caledon's countryside for the quality of life of the residents. f) To protect existing agricultural uses and encourage appropriate new agricultural uses. g) To enhance access to Caledon's natural features such as trailways and other recreational opportunities while preserving the natural landscape;
23	Town Structure and Land Use Policies (5.2.5 Rural Economic Development Area)	5.2.5.3 Rural economic development uses must be of an appropriate scale and in an appropriate location so as to be compatible with existing uses; maintain the natural topography and open landscape character to the extent possible; have no Adverse Effects; have minimal impact on surrounding farm operations; must ensure adequate separation distance in accordance with Section 5.1.1.16.1; and, have adequate servicing, on-site parking, setbacks, landscaping and access	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	The policy can be enhanced by providing language with regards to compatible and sensitive architectural style and materials.	Recommendations for policy modifications below (new text underlined): 5.2.5.3 Rural economic development uses must be of an appropriate scale and in an appropriate location so as to be compatible with existing uses; maintain the natural topography and open landscape character to the extent possible; have compatible architectural style, rhythm and materials; have no Adverse Effects; have minimal impact on surrounding farm operations; must ensure adequate separation distance in accordance with Section 5.1.1.16.1; and, have adequate servicing, on-site parking, setbacks, landscaping and access
		5.3 Rural Estate Residential			
24	Town Structure and Land Use Policies (5.3.2 General Policies)	5.3.2.1 The predominant use of land outlined as Rural Estate Residential Area on Schedule F, is single-family dwellings on large lots. Apartments-in-houses as per Section 3.4.3.6 of this Plan, shall be permitted in Rural Estate Residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be permitted in Rural Estate Residential. The emphasis is on minimum disturbance of the natural setting and environment offering a distinctly "rural" atmosphere to those people not wishing to live in continuously built-up urban areas	**A. Protection & Preservation of Rural Community Character**	This policy could be enhanced by referencing new terms such as 'rural identity', 'ambiance', 'sympathetic' and 'compatible'	Recommendations for policy modifications below (new text underlined): …The emphasis is on minimum disturbance of the natural setting, the environment or to the existing rural identity, offering a distinctly "rural" ambiance and sympathetic and compatible development for those people not wishing to live in continuously built-up urban areas.
		5.4 Commercial Areas			
25	Town Structure and Land Use Policies (5.4.9 General design Policies)	5.4.9.1 All Commercial development permitted in Sections 5.4, shall be subject to the following General Design Policies to ensure that the development will have a high standard of site and building architectural design, appropriate buffering from possible adjacent residential uses, a safe and efficient design for internal and external vehicular/pedestrian circulation, and an adequate supply of parking/loading facilities on-site including: a) The architectural design and development of commercial districts shall encourage a variety of massings of commercial buildings, which shall be compatible with the scale of the surrounding community and shall discourage linear commercial strip development along roadways in commercial areas;	**B. Appropriate Growth** *- and -* **E. Main Street & Economic Vitality**	Commercial development should be compatible in more ways than just "scale". Policy could be enhanced by expanding to include other design elements.	Recommendations for policy modifications below (new text underlined): a) The architectural design and development of commercial districts shall encourage a variety of massings of commercial buildings, which shall be compatible with the scale, density, setback, proportion, height, rhythm, architectural style, materials and character of the surrounding community and shall discourage linear commercial strip development along roadways in commercial areas;

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		5.5 Employment Areas			
26	Town Structure and Land Use Policies (5.5.2 Objectives)	5.5.2.4 To ensure that all industrial developments are visually attractive and enhance the aesthetic qualities of the Town.	**B. Appropriate Growth**	This objective could be enhanced by including new defined terms such as ambience and character.	Recommendations for policy modifications below (new text underlined): 5.5.2.4 To ensure that all industrial developments are visually attractive, contribute to the existing character and enhance the aesthetic qualities and ambience of the Town.
27	Town Structure and Land Use Policies (5.5.7 General Design Policies)	5.5.7.2 Lands with a prominent visual exposure or lands adjacent to residential uses shall be developed in a compatible manner utilizing such provisions as landscaping, berming, site design, and on-site open space and landscaping features.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	More detail with regards to site design and compatibility could be provided in order to enhance this policy.	Recommendations for policy modifications below (new text underlined): 5.5.7.2 Lands with a prominent visual exposure or lands adjacent to residential uses shall be developed in a compatible manner, with regards to scale, setbacks, massing, character, materials, and lighting, as well as provisions for landscaping, berming, site design, and on-site open space and landscaping features.
28	Town Structure and Land Use Policies (5.5.7 General Design Policies)	5.5.7.4 Lands adjacent to any non-industrial uses shall be developed in a compatible manner utilizing such provisions as landscaping, berming, and site design.	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	Same as above – should have regard for more then just landscaping.	Recommendations for policy modifications below (new text underlined): 5.5.7.4 Lands adjacent to any non-industrial uses shall be developed in a compatible manner with regards to scale, setbacks, massing, character, materials, and lighting, as well as utilizing such provisions as landscaping, berming, and site design.
29	Town Structure and Land Use Policies (5.5.7 General Design Policies)	5.5.7.5 Lands adjacent to industrial uses shall be developed to enhance and be compatible with adjacent road patterns, land uses, landscaping/street streetscape and site design	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	This policy could be enhanced by also considering ambiance and character of adjacent lands.	Recommendations for policy modifications below (new text underlined): 5.5.7.5 Lands adjacent to industrial uses shall be developed to enhance and be compatible with adjacent road patterns, land uses, landscaping, streetscape character, site design and ambiance.
		5.9 Transportation			
30	Town Structure and Land Use Policies (5.9.2 Transportation System Principles)	5.9.2 Transportation System Principles The broad principles for formulating the transportation system policies are to: b) Provide for an adequate network of roads, highways, transit, pedestrian, bicycle and rail links between the Town and adjacent municipalities;	**B. Appropriate Growth** *- and -* **D. Safe Communities**	Where possible the Town should emphasize safe and accessible transportation networks. Therefore, it is recommended that 'adequate' be replaced with 'well connected, safe and accessible'. Between the Town could be clarified by adding 'Town's settlement areas'	Recommendations for policy modifications below (new text underlined): b) Provide a well connected, safe and accessible network of roads, highways, transit, pedestrian, bicycle and rail links between the Town's settlement areas and adjacent municipalities;
31	Town Structure and Land Use Policies (5.9.3 Objectives)	5.9.3.4 To support the planning and development of pedestrian and bicycle facilities and their linkages with open space areas.	**B. Appropriate Growth** *- and -* **D. Safe Communities** *- and -* **E. Main Street & Economic Vitality**	This policy should include language with regards to safety and accessibility. It should also consider linkages beyond just with open spaces areas.	Recommendations for policy modifications below (new text underlined): 5.9.3.4 To support the planning and development of safe and accessible pedestrian and bicycle facilities and their linkages between the settlement area's neighbourhoods, main streets and open space areas.
32	Town Structure and Land Use Policies (5.9.4 General Policies)	N/A – there is no existing policy with regards to reducing traffic speed when roads intersect with Hamlets or Villages.	**B. Appropriate Growth** *- and -* **D. Safe Communities** *- and -*	It is recommended that the Town, in consultation with Regional and Municipal departments, should identify whether it would be appropriate to include new policy in section 5.9.4 that ensures traffic speed is reduced when roadways intersect with Hamlets and Villages.	New policy could state: 5.9.4.6 The Town shall work with the Region and the Province to reduce traffic speeds on roadways that intersect with hamlets and/or villages. Traffic speeds are to be reduced

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			E. Main Street & Economic Vitality		through traffic calming techniques such as pavement markings, speed humps, or signalization.
33	Town Structure and Land Use Policies (5.9.4 General Policies)	5.9.4.6 The Town shall, in co-operation with various jurisdictions as appropriate, undertake or participate in transportation studies as needed to determine and refine transportation requirements and to designate and protect corridors/areas required for future transportation infrastructure. Amendments to the transportation policies and Schedules of this Plan may be needed, from time to time, to properly facilitate changes in the transportation system.	B. Appropriate Growth	As mentioned in the Directions Report, the road classification system requires the introduction of more compatible, alternative rural road cross sections.	The Town, in consultation with the Region, should: - Re-designate and re-classify the roadways so they are consistent between Regional and Municipal policies and reflect their current design and function. - Require that traffic speeds are reduced on roadways that intersect with Hamlets and/or Villages, through the implementation of traffic calming measures or reduce traffic speeds. - Prepare a rural streetscape cross section and design guidelines
34	Town Structure and Land Use Policies (5.9.5.1 Transportation Study Areas)	5.9.5.1 Transportation Study Areas The Transportation Study Area designation (identified on Schedule J) defines areas within the Town where outstanding issues related to Transportation are unresolved and it is the intention of the Town that further studies are to be undertaken. These areas of study are described as follows: a) Caledon Village Alternate Route Caledon Village and lands in the immediate vicinity are designated as a Transportation Study Area in recognition of the need for appropriate transportation and environmental studies to assess the demand for an alternate route to Highway 10 through the village.	B. Appropriate Growth - and - D. Safe Communities	As discussed in the Directions Report, it is recommended that the Town, in consultation with the Region, assess the demand for an alternate route to Highway 10 through the village.	No recommendations made as Town and Region should work together in assessing and identifying alternative by-pass route or traffic calming measures.
35	Town Structure and Land Use Policies (5.9.5.2 Provincial Freeway and Road Network)	5.9.5.2 Provincial Freeway and Road Network The Town of Caledon's road network consists of the Town's local roads, Regional roads and Provincial highways. The Town will work with appropriate jurisdictions to ensure that the Town's road network is geared to respond to the changing urban development patterns and travel demands. **The role and function of each element of the road system should be well-defined within an effective road classification system to support the provision of an efficient, safe and accessible road network with adequate capacity for both passengers and goods movement.** It is the policy of the Town to plan and support a road network which is in accordance with Schedules J and K that provides for both inter and intra Town traffic movements, balances demand and capacity, protects and stewards ecosystems and preserves/conserves cultural heritage resources and human environments. The Town will co-ordinate local road improvements with the Region, Province, Metrolinx, neighbouring municipalities and other appropriate jurisdictions.	B. Appropriate Growth - and - D. Safe Communities - and - E. Main Street & Economic Vitality	As discussed in the Background Report Paper and the Directions Report, the Town's roadway designations and classification system should be reviewed and updated so that they are consistent between Regional and Municipal policies and reflect the current design and function. This should be conducted in consultation with the Region. In addition, the Town and Region should also consider including permitted vehicular speeds on its roadways, as well as study the potential of speed calming measures for 'High Capacity Arterials', 'Medium Capacity Arterials', or 'Low Capacity Arterials' that intersect with the settlement area's collector or local road network, to increase safety and implement vision zero principles.	No recommendations made as Town and Region must work together in reviewing and updating the roadway designations, classification system and permissions for vehicular speed, especially when intersecting with settlement area's main streets and historic cores. The Town and Region should also consider including a Rural Road classification, which would accompany the proposed rural street cross section and design guidelines. Revisions should be made to policy 5.9.5.2.9 and Schedule J.
36	Town Structure and Land Use Policies (5.9.5.9 Active Transportation)	5.9.5.9.1 The Town will encourage the development of a system of bicycle and pedestrian facilities to link major public open spaces, activity centres and the transportation network in a manner that enhances the quality of life for residents, businesses and visitors.	B. Appropriate Growth - and - D. Safe Communities - and - E. Main Street & Economic Vitality	The bicycle and pedestrian facilities should be integrated with the transportation network, not just link to it. Therefore, it is recommended that it be revised to state these facilities should be *integrated with* the Town's transportation network. The land uses should be well connected to each other, providing those who choose active transportation with accessible, permeable and efficient network.	Recommendations for policy modifications below (new text underlined): 5.9.5.9.1 The Town will encourage the development of a system of bicycle and pedestrian facilities that are integrated with the transportation network, and provide safe, accessible, permeable and efficient links between the Town's neighbourhoods, open spaces, historic cores, main streets and activity centres in a manner that enhances the quality of life for residents, businesses and visitors.

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37	Town Structure and Land Use Policies (5.9.5.9 Active Transportation)	5.9.5.9.3 Consideration will be given in all new subdivision and development proposals to provisions for multi-use links with transportation networks.	**B. Appropriate Growth** *- and -* **D. Safe Communities**	All new subdivision and development proposals should also have provisions for pedestrian and cyclist oriented street design and Crime Prevention Through Environmental Design (CPTED) principles, in order to create safe and accessible streets.	Recommendations for policy modifications below (new text underlined): 5.9.5.9.3 Consideration will be given in all new subdivision and development proposals to provisions to <u>pedestrian and cyclist oriented street design, Crime Prevention Through Environmental Design (CPTED) principles, and</u> multi-use links with transportation networks.
38	Town Structure and Land Use Policies (5.9.5.10 Trucking and Goods Movement)	5.9.5.10.6 The Town shall endeavor to minimize the adverse noise and pollution impacts associated with truck traffic particularly in residential areas through the following measures: a) Through-truck movement to be prohibited on collector and local roads within residential neighbourhoods; b) Activities generating substantial truck traffic will be encouraged to locate near arterials and Provincial highways; and, c) Work with the Region and Province to improve connections between arterials, expressways and inter-modal freight facilities to ensure that through traffic is concentrated on major arterials and highways due to their separation from residential areas.	**B. Appropriate Growth** *- and -* **D. Safe Communities**	In addition to adverse noise and pollution impacts, the Town should also endeavor to minimize safety concerns associated with truck traffic. The Town should also consider implementing Vision Zero principles to make streets safer for residents.	Recommendations for policy modifications below (new text underlined): 5.9.5.10.6 The Town shall endeavor to minimize the adverse noise and pollution impacts <u>and safety concerns</u> associated with truck traffic particularly in residential areas through the following measures: New policy to state: d) The Town will consider implementing vision zero principles such as traffic calming measures at key intersections to reduce traffic speeds and create for safer streets.
		5.10 Settlements			
39	Town Structure and Land Use Policies (5.10 Settlements)	5.10.2 Settlement Objectives a) To foster and enhance the distinct community character of settlements in the Town	**A. Protection & Preservation of Rural Community Character**	Objective can be enhanced by using the new definitions. Results from the Online Survey identify "character of streets" as an important factor contributing to community character. Streetscape character is not mentioned in the objectives.	Recommendations for policy modifications below (new text underlined): a) To foster and enhance the distinct community character, <u>identity and streetscape character</u> of settlements in the Town
40	Town Structure and Land Use Policies (5.10 Settlements)	5.10.2 Settlement Objectives c) To provide for orderly and efficient residential, commercial and industrial growth within settlements;	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth**	There is little regard for "appropriate" and/or "compatible" growth in this objective – revise to include 'compatible'.	Recommendations for policy modifications below (new text underlined): c) To provide for orderly, efficient <u>and compatible</u> residential, commercial and industrial growth within settlements;
41	Town Structure and Land Use Policies (5.10 Settlements)	5.10.2 Settlement Objectives e) To ensure that development within settlements has regard for environmental and cultural heritage resources, including Escarpment Natural or Protection Areas as designated in the Niagara Escarpment Plan	**A. Protection & Preservation of Rural Community Character**	"regard" can be interpreted in many ways. Stronger language encouraged.	Recommendations for policy modifications below (new text underlined): e) To ensure that development within settlements is <u>respectful and sensitive</u> to <u>the Town's open spaces, trailways and</u> environmental and cultural heritage resources, including Escarpment Natural or Protection Areas as designated in the Niagara Escarpment Plan
42	Town Structure and Land Use	5.10.2 Settlement Objectives	**B. Appropriate Growth**	Objective should touch on location and compatibility of commercial and industrial uses, when adjacent to residential uses in settlement areas.	Recommendations for policy modifications below (new text underlined):

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	Policies (5.10 Settlements)	f) To encourage the concentration of industrial and commercial development with employment opportunities within settlements, with adequate provision of housing opportunities for the labour force.			f) To encourage the concentration of compatible industrial and commercial development with employment opportunities within settlements, with adequate provision of housing opportunities for the labour force.
43	Town Structure and Land Use Policies (5.10 Settlements)	5.10.3.2 Development of settlements will take place within the following hierarchy: a) Rural Service Centres - compact, well-integrated, rural towns that provide the widest range of goods and services to residents within the centres, and residents in a larger geographic area of the Town; b) Villages - residential communities that are generally focused on an historic main street or crossroads. They are smaller than Rural Service Centres, and provide a limited range of services to the surrounding community; c) Hamlets - small residential communities that are generally limited in size to a cluster of houses. They are smaller than Villages, and provide very limited services, if any; and, d) Industrial/Commercial Centres - small, mixed-use settlements that provide a supportive industrial/commercial function to the Rural Service Centres.	**B. Appropriate Growth**	Definitions of settlement areas should reflect the reality of each one and identify the capacity for each to absorb growth, while still maintaining the established character (as per mapping study). As discussed in Section 4.2.1 of the Directions Report, it is recommended that the Town expand the definitions for the settlement areas to include community traits that contribute to the categorization system, such as population range, area, community amenities and servicing.	It is recommended that the Town expand the definitions for the settlement areas to include the community traits proposed in Table 3.1 of the Directions Report.
44	Town Structure and Land Use Policies (5.10 Settlements)	5.10.3.3 Reclassification of a specific settlement from one settlement category to another will require an amendment to the Plan.	**B. Appropriate Growth**	Settlement area designations do not necessarily match OP definitions, ie: Belfountain is considered a hamlet, but centers around a historic main street. It's population, as per Table 4.5 of the OP is 520 people. This population is considerably larger than the other Hamlet's and is more aligned with the population ranges identified in Table 3.1 of the Directions Report, which proposes that Villages have a population range of 400-2,500 people.	The OP review should consider reviewing settlement area categories and classifications.
47	Town Structure and Land Use Policies (5.10 Settlements)	5.10.3.10 The land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscape(s) of the community.	**A. Protection & Preservation of Rural Community Character**	The definition of compatibility in the OP strengthens infill policy. Stronger language encouraged relating to architectural design of the proposed development, as to address "monster homes" issue. More detail required as to what "compatible" with streetscapes relates to, ie: add specific design elements that impact the streetscape, such as scale, setback, materials, architectural styles, dark sky compliant lighting etc.	Recommendations for policy modifications below (new text underlined): 5.10.3.10 Proposed policy: The land uses and design of any proposed developments will be compatible with, or enhance, the community character of the settlement, and development will be compatible with and sensitive to the land use patterns, architectural styles, scale, densities, setback, materials, lighting, road systems, parks and open space system, and streetscape(s) of the community.
48	Town Structure and Land Use Policies (5.10 Settlements)	5.10.3.11 Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets.	**A. Protection & Preservation of Rural Community Character** - and - **E. Main Street & Economic Vitality**	Main streets are presently threatened by the high volume of traffic passing through the historic cores. The policy could be enhanced by including language with regards to how development is to maintain/improve the historic cores and main streets such as high quality architecture/built form, compact, attractive main streets and pedestrian-oriented streetscapes;	Recommendations for policy modifications below (new text underlined): 5.10.3.11 Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets with a focus on high-quality, compact, attractive and compatible built form; a consistent street wall; compatible land uses; and coordinated street furniture.
49	Town Structure and Land Use	5.10.3.14 Residential intensification will generally be permitted in settlements where:	**B. Appropriate Growth**	An opportunity to emphasize the need for new developments to contribute to and enhance the identity and character of the settlement area.	Recommendations for policy modifications below (new text underlined, revise numbering accordingly):

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	Policies (5.10 Settlements)	a) The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community: b) The existing and planned services in the community can support the additional households; and, c) The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.		The definition of compatibility enhances this policy, however there is an opportunity to also expand the policy to speak to compatibility with regards to the built form, lighting and streetscape.	5.10.3.14 Residential intensification will generally be permitted in settlements where: a) The development contributes to and enhances the identity and character of the settlement area; b) The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the built form, lighting and streetscape of the surrounding community; c) The existing and planned services in the community can support the additional households; and, d) The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.
50	Town Structure and Land Use Policies (5.10.4.3.3 Policy Areas - Mayfield West)	5.10.4.3.3.1 Residential Policy Area A Residential Policy Area A shall require the preparation of a Secondary Plan. Development for this area must have regard for the Environmental Assessment Study outcomes related to the proposed extension of Highway 410. Growth in this policy area will proceed in an orderly fashion from the westerly boundary of the Policy Area, and the internal road layout for this area will be designed to avoid, or minimize direct road access onto Mayfield Road. Development will have regard for existing and proposed land uses in the City of Brampton.	**A. Protection & Preservation of Rural Community Character**-and -**B. Appropriate Growth**	The word 'regard' does not provide direction and clarity – recommend to revise with compatible and sensitive	Recommendations for policy modifications below (new text underlined): 5.10.4.3.3.1 Residential Policy Area A Residential Policy Area A shall require the preparation of a Secondary Plan. Development for this area must have regard for the Environmental Assessment Study outcomes related to the proposed extension of Highway 410. Growth in this policy area will proceed in an orderly fashion from the westerly boundary of the Policy Area, and the internal road layout for this area will be designed to avoid, or minimize direct road access onto Mayfield Road. Development will be compatible with and sensitive to the existing and proposed land uses in the City of Brampton.
51	Town Structure and Land Use Policies (5.10.4.5.5 Bolton South Hill Commercial Area)	5.10.4.5.5.6 Proposals for redevelopment for Mixed-Use commercial/residential shall promote the enhancement of streetscapes, pedestrian and vehicular safety and connectivity between sites, and compatibility with adjacent land uses. Design guidelines may be prepared to provide more specific guidance for the development of Mixed-use sites within the Bolton South Hill Commercial Area.	**A. Protection & Preservation of Rural Community Character**-and -**B. Appropriate Growth**	This policy could be enhanced by providing more direction on compatible development and including compatible built form in addition to the land uses.	Recommendations for policy modifications below (new text underlined): 5.10.4.5.5.6 Proposals for redevelopment for Mixed-Use commercial/residential shall promote the enhancement of streetscapes, pedestrian and vehicular safety and connectivity between sites, and compatibility with adjacent land uses and built form. Design guidelines may be prepared to provide more specific guidance for the development of Mixed-use sites within the Bolton South Hill Commercial Area.
52	Town Structure and Land Use Policies (5.10.5 Villages)	5.10.5.1 Introduction The Villages are existing diverse communities which are primarily residential nodes focused on an historic main street, or crossroads. Each Village is served by a central water supply system operated by the Region and private septic systems and contains one or more of the following municipal services: swimming pool, arena, library, fire hall, or community hall. Villages serve two primary functions: a) To provide an alternative lifestyle to the Rural Service Centres, Hamlets and the rural areas; and,	**B. Appropriate Growth**	As discussed in the Directions Report, it is recommended that the Town re-evaluate its categorization of settlement areas and to consider expanding the traits that define them, such as including population range and area. As discussed in the Directions Report. It is also recommended that the Town consider redesignating Belfountain to a Village.	During the OP review, the Town should re-examine the settlement area boundary, population and the settlement's hierarchical classification.

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		b) To provide local convenience goods and services within the Village and to the surrounding area that complement the wider range of goods and services available in the Rural Service Centres. The Villages are the settlements of Alton, Caledon Village, Cheltenham, Inglewood, Mono Mills, and Palgrave.			
53	Town Structure and Land Use Policies (5.10.5 Villages)	5.10.5.2.1 The boundaries of the Villages are shown on Schedule E, Schedule M and Figures 2, 7, 10, and 12 respectively.	**B. Appropriate Growth**	During the public engagement sessions there were considerable discussion regarding the apparent inaccuracy of many of the boundary lines in the Town's GIS system resulting from the digitalization of boundary lines from existing analog print maps.	During the OP review, the Town should re-examine settlement area boundaries to ensure their accuracy.
54	Town Structure and Land Use Policies (5.10.5 Villages)	5.10.5.2.5 The Village Study will include a review and assessment of each Village in terms of: a) Growth management and related fiscal impacts; b) Settlement boundary; c) Settlement population; d) Development density; e) Impact of development on environmental and heritage resources; f) Community facilities and services; g) Servicing and transportation; h) Applications for development; i) Relationship of development to surrounding uses and designations;	**B. Appropriate Growth**	As previously discussed, the Town should review and assess each of the settlement area's boundaries and population.	During the OP review, the Town should re-examine the settlement boundary, population and settlement area hierarchical classification.
55	Town Structure and Land Use Policies (5.10.6 Hamlets)	5.10.6.1 Introduction Hamlets are existing communities which are generally a cluster of houses located around a small historic settlement. Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services. The Hamlets are Albion, Belfountain, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, and Wildfield.	**B. Appropriate Growth**	As discussed in the Directions Report, it is recommended that the Town re-evaluate its categorization of settlement areas and to consider expanding the traits that define them, such as including population range and area. For example, Belfountain has three community amenities (a school, library and community hall) and could be classified as a village. Recent development applications may bring Belfountain's population closer to that of Cheltenham, which is classified as a village.	During the OP review, the Town should re-examine the settlement boundary, population and the settlement area hierarchical classification.
		5.16 LANDSCAPE AND STREETSCAPE			
56		5.16.2.4 Provisions outlined in Council-approved Landscape and Streetscape Plans, beyond those identified in an implementing restricted area by-law, shall be implemented through subdivision development agreements or, in the case of single-development proposals, implementation shall be through site plan agreement.	**B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	As per the recommendations from the Directions Report, the Town, in consultation with Regional and Municipal departments, should develop distinct rural streetscape cross sections and design guidelines. If the Town decides to implement this, then text acknowledging the rural streetscape cross sections should be included in this section.	Recommendations for policy modifications below (new text underlined): 5.16.2.4 Provisions outlined in Council-approved Landscape, Rural Streetscape Guidelines and Streetscape Plans, beyond those identified in an implementing restricted area by-law, shall be implemented through subdivision development agreements or, in the case of single-development proposals, implementation shall be through site plan agreement.
		5.17 COMMUNITY IMPROVEMENT AREAS			
57	Town Structure and Land Use Policies (5.17 Community Improvement Areas)	5.17.2 Criteria for Selection The following criteria provide the basis for defining community improvement areas: a) Residential Areas i) Deficiencies in water supply, sanitary sewerage or storm drainage; ii) A substantial portion of housing stock in need of maintenance or rehabilitation; iii) Deficiencies in roads, traffic circulation or parking, sidewalks or curbs, streetlighting;	**A. Protection & Preservation of Rural Community Character** *- and -* **B. Appropriate Growth** *- and -*	As per the Directions Report, it is recommended that the Town include new policy text with regards to criteria that will support/facilitate character enhancement and presentation, as well as address the need for revitalization of the historic cores and main streets.	Add new policy to a) Residential Areas that states: vii) Required improvements to the built form through the restoration of facades and architectural detailing that contribute to enhancing the character of the area. Recommendations for policy modifications to b) Commercial Areas below (new text underlined):

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
		iv) Lack of, or inadequate parks, community or recreation facilities; v) Areas of incompatible land use; and, vi) Opportunities for historical preservation. b) Commercial Areas i) Deficiencies in water supply, sanitary sewerage or storm sewers; ii) Substantial portion of buildings in need of maintenance, rehabilitation or redevelopment; iii) Deficiencies in roads, traffic circulation or parking, sidewalks or curbs, streetlighting or road signage; iv) Required improvement in the aesthetics of the area through landscaping, business signage, and building façades; v) Indication of economic decline - declining tax base, declining retail sales, high vacancy rates; and, vi) Opportunities for historical preservation.	**E. Main Street & Economic Vitality**		iv) Required improvement in the aesthetics of the area <u>and to the streetscape</u> through <u>sidewalk enhancements, lighting,</u> landscaping, business signage, building façades <u>and/or street furniture</u>;
6.0 Implementation and Administration					
	6.7 Glossary of Terms				
58	Implementation and Administration (6.7 Glossary of Terms)	Ambiance – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	This is a term that appeared through the pre-consultation process. We feel that it captures an element of community identity that is not tangible and is missing from the term "character". This new term would be beneficial in achieving the Town's objectives.	Proposed definition: Ambiance: shall mean the intangible or atmospheric essence of a particular place that contribute to its identity. Ambiance is typically driven by perceptions and can result from the sights, sounds, smells or stories (reputation or folklore) that are distinctive to a particular place.
59	Implementation and Administration (6.7 Glossary of Terms)	Character Area – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently the OP does not define the term 'Character Area'. An example of a definition from the Ottawa OP: A geographical area designated in Volume 2 – Central Area Secondary Plan – Central Area Character Areas and Theme Streets, which has distinct land use functions and a unique, identifiable physical character.	Proposed definition: Character Area: shall mean a geographical area displaying certain physical qualities and characteristics that contribute to its identity and differ from neighbouring areas. (Refer to the definition of character for a list of potential physical elements.)
60	Implementation and Administration (6.7 Glossary of Terms)	Character – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently the OP does not define the term 'Character'. It is proposed that 'Character' be defined in the OP and include the sub-definitions for 'Streetscape Character' and 'Rural Character'. To develop a definition for 'Character' The City of Ottawa's Design Guidelines for Rural Villages: a unique, identifiable form associated with buildings and/or villages. It is proposed that the definition focus on tangible, physical aspects.	Proposed definitions: Character: shall mean a unique, identifiable form resulting from tangible, physical features (natural and built), which indicate/distinguish the quality and nature of a particular place and contribute to a community identity. The form is defined by such characteristics as architectural vernacular, cultural heritage features, scale, form, texture, material, relationships between structures, spaces and landforms, among other characteristics.

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
61	Implementation and Administration (6.7 Glossary of Terms)	Compatibility – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently there is no definition for compatibility. A definition would provide clarity and guidance. Definition should differ "compatible" from "sympathetic". The following are three definitions of compatibility: Ottawa DGs for Rural Villages: when the density, form, bulk, height, setbacks, and/or materials of buildings are similar, relative, able to co-exist with to their surroundings. 'Compatible' does not mean 'the same as'. The City of Hamilton's Official Plan: means land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. Compatibility or compatible should not be narrowly interpreted to mean "the same as" or even as "being similar to". Prince Edward County Draft OP: Compatible development is development that may not necessarily be the same or even similar to existing development, but that nonetheless enhances the character of the existing community, and avoids creating any undue, adverse impacts on adjacent properties.	Proposed definition: Compatibility: shall mean development that may not necessarily be the same as or similar to surrounding buildings but nonetheless enhances an established community and character, and coexists with the existing built form without negative impact. Compatibility has regard for scale, density, setbacks, massing, proportion, height, rhythm, architectural style and materials.
62	Implementation and Administration (6.7 Glossary of Terms)	Enhance – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	A definition for "enhance" currently does not appear in any other planning documents. However, providing a definition could help provide clarity and direction. Therefore a definition has been proposed.	Proposed definition: Enhance: shall mean to complement, positively contribute to and assist in promoting the aesthetic and intrinsic value of a neighbourhood, street, site or structure.
63	Implementation and Administration (6.7 Glossary of Terms)	Harmonious – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently there is a no definition for "harmonious", a definition would provide clarity and guidance. The City of Toronto's Urban Design Guidelines for Infill Townhouses defines harmonious as: having the elements arranged in a proportionate, orderly and pleasing method	Proposed definition: Harmonious: shall mean elements of a building or development that are arranged in a compatible, proportionate, orderly and pleasing method. Example of elements include setbacks, materials, styles and architectural features.

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
64	Implementation and Administration (6.7 Glossary of Terms)	Identity – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	"Identity" is proposed to be introduced as a new term, being the combination of character and ambiance. While other OPs do not define the term, we believe it addresses resident concerns and help the Town in its objective. The Ottawa Design Guidelines defines 'identity' for rural villages to mean: unique tangible or intangible traits that make a village definable or recognizable, and that distinguishes it from others.	Proposed definition: Identity: shall mean the combination of physical, tangible features (character) and intangible qualities (ambiance) that make a settlement area unique.
65	Implementation and Administration (6.7 Glossary of Terms)	Infill: shall mean housing development in existing residential neighbourhoods within settlements, on vacant or underutilized land.	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	*Limitations to the OP definition*: • Speaks only to housing development (what about mixed-use or commercial?) • Speaks only to development in residential neighbourhoods (what about settlement core areas?) A new definition has been drafted based on previous work for the Intensification Strategy and addresses the two limitations of the current OP designation. The following definitions have been used as reference in preparing the proposed revised definition. **Intensification Strategy (Draft)**: *Infill housing takes place in already built-up areas, where the creation of a new residential unit occurs on a vacant or severed (underutilized) lot. Infill housing is effective in increasing the densities as it introduces new units within a fixed land area* (page 46). **Ottawa OP**: *Infill is development that occurs on a single lot, or a consolidated number of small lots, on sites that are vacant or underdeveloped. Infill may also refer to the creation of the lot or lots.* **Prince Edward County OP**: *means the development of (a) new residence(s) between two houses and/or vacant residentially zoned lots of record existing as of the date of passage of this Plan.*	Proposed definition: Infill: shall mean development within existing neighbourhoods, on vacant or underutilized land.
66	Implementation and Administration (6.7 Glossary of Terms)	Redevelopment: shall mean the development of a property which is preceded by the proposed demolition of buildings or structures on the property.	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -*	As per feedback received from residents at the public open house, the following revised definition is recommended. The existing The following are precedent definitions for redevelopment: **Innisfil OP**: *means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.*	Proposed definition: Redevelopment: shall mean the creation of new units, uses or lots on a previously developed property within an existing neighbourhood.

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
			C. Compatibility with Cultural Heritage & Rural Landscapes	**Ottawa OP**: *The construction of new residential units or mixed-use development to replace the current development of an area.* **Hamilton OP**: *means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites (PPS, 2005).*	
	Implementation and Administration (6.7 Glossary of Terms)	Currently no definition for Rural Identity	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	As per feedback received from the residents at the public open house, it is also recommended that the Town define 'Rural Identity' as a sub-section to 'Character'. The Township of Muskoka Lakes provides a precedence for defining 'rural character': The rural character is what differentiates the rural area from an urban or semi urban setting. In the Township of Muskoka Lakes, it is the mix of natural landscape and low density, randomly located development in a predominately natural setting. The Rural area is distinguished by forested areas, open countryside and scenic vistas. In the rural area, the natural environment predominates over built environment. The development form which has the largest negative impact on rural character is undirected development at a density, or under development standards, which allow the built environment to dominate. Smaller lot sizes, frontages and setbacks are not characteristic of the rural area and if allowed, they alter the character. Within the rural area of the Township there are specific geographic areas that exhibit distinguishing characteristics. These also need to be recognized, protected and enhanced.	Rural Identity: shall mean the combination of physical characteristics and intangible elements that distinguish Caledon's rural areas from its urban settlements. The rural character reflects a predominantly natural and agricultural setting with clusters of built-up area, comprising the Town's rural villages and hamlets. Caledon's rural areas have a relaxed ambiance that is rooted in farming and an appreciation for the environment. Common traits of Caledon's rural areas include: • a collection of cultural heritage landscapes and resources; • access to natural heritage features; • a dark sky with visibility of the stars at night; and • low rise settlements. Common elements that define the ambiance of Caledon's rural areas include: • country charm; • a low-intensity, relaxed pace; • a "small-town" feel; • places of social gathering, neighbourliness and family-oriented activity; and • places of integrity and pride.
67	Implementation and Administration (6.7 Glossary of Terms)	Scale – currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Currently there is a no definition for "scale", a definition would provide clarity and guidance. The City of Ottawa has a definition of 'Human Scale' in their Official Plan that states: The quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and abilities, and/or which contributes to the citizen's perception and comprehension of the size, scale, height, bulk and/or massing of buildings or other features of the built environment.	Proposed definition: Scale: shall mean the relative or apparent size of a building or architectural feature in relation to the surrounding context and/or to the size of a person (in reference to the "human scale").
	Implementation and Administration	Currently no definition for Streetscape Character	**A. Protection & Preservation of Rural Community Character**	It is recommended that the Town also provide a definition for 'Streetscape Character'. The City of Ottawa's OP has two definitions for 'streetscape character'	Streetscape Character: shall mean a streetscape which exhibits particular characteristics based on street width, landscape patterns (integration of natural features, street trees, and street furnishing), lighting, building siting and density, architectural style, and maturity.

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
	(6.7 Glossary of Terms)		*- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Ottawa OP (Theme Street): Predominantly linear retail shopping streets and designated in Volume 2 – Central Area Secondary Plan – Central Area Character Areas and Theme Streets, with associated additional land uses, a unique physical character, and a unifying theme. Ottawa OP (Distinctive Street): An important street or road which extends through the Central Area which links important focal points, and which has a unique role and/or character such as through landscape treatment, architectural features, land use, and/or pedestrian or vehicular movement.	
68	Implementation and Administration (6.7 Glossary of Terms)	Subdivision-Style Development: currently not defined in the Glossary of Terms	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	A definition for subdivision style is proposed in order to provide further clarity and guidance for the development of subdivisions.	Subdivision-Style Development: shall mean development that is: • primarily residential with no mix of uses; • built in areas that are unserviced by municipal water and wastewater services; • ground-related, meaning that only one household occupies a single land parcel • constructed in relatively large numbers at a time (compared with a small lot severance or with building three or four infill units where only one or none existed before)
69	Implementation and Administration (6.7 Glossary of Terms)	Sympathetic: shall mean being respectful of and compatible with the scale, type and form of existing built heritage resources and the contextual landscape.	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and -* **C. Compatibility with Cultural Heritage & Rural Landscapes**	*Limitations to this definition*: Does not currently refer to "established residential areas," "settlement area cores" or "rural character"	Proposed definition: Sympathetic: shall mean being respectful of and compatible with the scale, type and form of existing built heritage resources, established residential areas, settlement area cores, the contextual landscape and the Town's rural character.
	Section 7.0 Secondary Plans and Other Detailed Area Policies				
		7.7 Caledon East Secondary Plan			
70	Caledon East Secondary Plan	7.7.2 Objectives In addition to the objectives established elsewhere in this Plan, the following objectives have been established specifically for the Caledon East Area: b) To create a compact community that maintains the character of the surrounding rural landscape, makes effective use of land and services and facilitates pedestrian and vehicular access to community facilities and services; e) To foster integration within the community by providing a diverse mix of housing types and encouraging innovative housing	**A. Protection & Preservation of Rural Community Character** *- and –* **B. Appropriate Growth** *- and –* **D. Safe Communities** *- and -*	b) In addition to maintaining the character of the rural landscape, the community should also maintain the character of the community itself. Therefore, policy language has been proposed with regards to maintaining the community's identity. e) the objective should also speak to fostering compatible and sensitive to the existing single-detached residential dwelling types.	Recommendations for policy modifications below (new text underlined): b) To create a compact community that maintains the character of the surrounding rural landscape and community identity, makes effective use of land and services and facilitates pedestrian and vehicular access to community facilities and services; e) To foster integration within the community by providing a diverse mix of housing types and encouraging innovative housing

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
		developments while retaining the predominance of single-detached residential dwellings; f) To strengthen and protect the commercial core and provide development and redevelopment opportunities within the core; i) To create streetscapes that enhance the character of Caledon East and provide a safe and pleasant pedestrian environment that contributes to a sense of community;	**E. Main Street & Economic Vitality**	f) it is important to emphasize what we are aiming to protect in the commercial core. Is it character, anything else? i) the objective can be revised to also speak to enhancing the ambiance and to ensure the space is also 'accessible'	developments while <u>ensuring compatible and sympathetic development that</u> retains the <u>predominant</u> single-detached residential dwelling <u>typology</u>; f) To strengthen and protect the <u>character of the</u> commercial core and provide development and redevelopment opportunities within the core; i) To create streetscapes that enhance the character <u>and ambiance</u> of Caledon East and provide a safe, <u>accessible,</u> and pleasant pedestrian environment that contributes to a sense of community;
71		7.7.4 **Community Design** 1. Maintaining the historic character and desire for a traditional "main street" commercial area with appropriate (and preferably traditional) architectural style; 6. Integration of housing types;	**A. Protection & Preservation of Rural Community Character** - and – **B. Appropriate Growth** - and – **E. Main Street & Economic Vitality**	1. The policy should include appropriate and 'compatible' architectural style and streetscape character. 6. The policy should specific that housing types should also be compatible.	Recommendations for policy modifications below (new text underlined): 1. Maintaining the historic character and desire for a traditional "main street" commercial area with appropriate, <u>compatible</u> (and preferably traditional) architectural style <u>and streetscape character</u>; 6. Integration of <u>compatible</u> housing types;
72	Caledon East Secondary Plan	7.7.4.1 Community Design Principles c) Design requirements governing features and facilities such as, but not limited to, streetscapes, housing styles, lot size mix and layout, noise barriers, stormwater facilities, walkways, landscape buffers, entrance gates/signs, streetlights, shall be set out in appropriate Community and Architectural Design guidelines for the mixed-use and residential areas of Caledon East. Development proponents will be required to demonstrate how they have addressed and incorporated the design guidelines into their proposals. Without limiting the foregoing, these design guidelines shall reinforce Caledon East's small town community elements, and establish architectural/landscape focal points at the main entrances to the community.	**A. Protection & Preservation of Rural Community Character**	The policy can be enhanced by adding fencing and material detailing to the list of features and facilities that should be considered when determining whether the development is compatible and sensitive to the existing identity and character of the community.	Recommendations for policy modifications below (new text underlined): c) Design requirements governing features and facilities such as, but not limited to, streetscapes, housing styles, <u>materials,</u> lot size mix and layout, noise barriers, stormwater facilities, walkways, landscape buffers, entrance gates/signs, streetlights, <u>fencing,</u> shall be set out in appropriate Community and Architectural Design guidelines for the mixed-use and residential areas of Caledon East. Development proponents will be required to demonstrate how they have addressed and incorporated the design guidelines into their proposals. Without limiting the foregoing, these design guidelines shall reinforce Caledon East's small town community elements, and establish architectural/landscape focal points at the main entrances to the community.
73	Caledon East Secondary Plan	7.7.4.1 Community Design Principles d) Airport Road is a High Capacity Arterial and Old Church Road is a medium Capacity Arterial intersecting in the core of Caledon East. These streets accommodate regional and inter-regional traffic, but they also play a prominent role in defining Caledon East's small town character and community life as locations for and connections between community facilities and services. It is intended that these roads be integrated into the community fabric and exhibit a pedestrian oriented character and scale in keeping with the small town setting. Consequently, commercial and residential development will be oriented toward the street; back lotting and sound walls will be discouraged.	**A. Protection & Preservation of Rural Community Character-** and - **B. Appropriate Growth** - and - **E. Main Street & Economic Vitality**	Distinction should be made between Airport Road and Old Church Road, in terms of character and function. Airport Road serves as the "main street" and should have certain design elements associated with it. As discussed in Section 4.4.2 of the Directions Report, the Town, in consultation with the Region, should review the roadway designations and classiciations so they are consistent between the Region and Town's policies and reflect their current design and function. The character elements of these toads could be captured through the main street character inventory proposed in the Directions Report.	Recommendations for policy modifications below (new text underlined): d) Airport Road is *a High Capacity Arterial* and Old Church Road is a *medium Capacity Arterial* intersecting in the core of Caledon East. These streets accommodate regional and inter-regional traffic, but they also play a prominent role in defining Caledon East's small town character and community life as locations for and connections between community facilities and services. <u>Traffic calming measures shall be introduced where roads intersect with the Town, in order to ensure</u> roads <u>are</u> integrated into the community fabric and exhibit a pedestrian oriented character and scale in keeping with the small town setting. Consequently, commercial and residential

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
				It is recommended that policy text be included to require traffic calming measures, in order to reduce speed and create a more pedestrian oriented character.	development shall be compatible with the existing small-town character and will be oriented toward the street; back lotting and sound walls will be discouraged.
74		f) Low Density Residential neighbourhoods will generally consist of a mix of lot sizes and housing types, with single-dwellings predominating. The mixing of single-dwellings, semi-detached dwellings and townhouses is encouraged within each neighbourhood, subject to the maximum density specified in this Plan. Plans of subdivision should ensure compatibility of building types through consideration of appropriate scale, massing and siting.	**A. Protection & Preservation of Rural Community Character** -and- **B. Appropriate Growth**	Considerations should be expanded to also include architectural style, rhythm, and materials.	f) Low Density Residential neighbourhoods will generally consist of a mix of lot sizes and housing types, with single-dwellings predominating. The mixing of single-dwellings, semi-detached dwellings and townhouses is encouraged within each neighbourhood, subject to the maximum density specified in this Plan. Plans of subdivision should ensure compatibility of building types through consideration of appropriate architectural style, materials, rhythm, scale, massing, and siting.
75	Caledon East Secondary Plan	7.7.4.1 Community Design Principles h) The various types of dwelling units permitted in the Low Density Residential designation shall be visually integrated through compatible building heights, roof lines, eave heights, and window elevations	**A. Protection & Preservation of Rural Community Character** -and- **C. Compatibility with Cultural Heritage & Rural Landscapes**	This policy can be enhanced by including language with regards to architectural styles, materials and setbacks.	Recommendations for policy modifications below (new text underlined): h) The various types of dwelling units permitted in the Low Density Residential designation shall be visually integrated through compatible architectural styles, materials, setbacks, building heights, roof lines, eave heights, and window elevations
76		j) To enhance safety and community interaction, streetscapes will be designed to maximize visibility and encourage pedestrian use. In residential areas, the protrusion of garages in front of the house façade will be avoided or minimized, and architectural designs incorporating front porches will be strongly encouraged.	**A. Protection & Preservation of Rural Community Character** -and- **B. Appropriate Growth**	It is recommended that traffic calming measures are introduced to enhance safety and community interaction where roads lead into the core.	j) To enhance safety and community interaction, streetscapes will be designed to maximize visibility and encourage pedestrian use. In residential areas, the protrusion of garages in front of the house façade will be avoided or minimized, and architectural designs incorporating front porches will be strongly encouraged. Traffic calming measures shall be introduced within the commercial core.
77	Caledon East Secondary Plan	7.7.5.1.8 Within the Caledon East Settlement Area, new development shall be designed to maintain the quality and aesthetic characteristics of the Caledon East Settlement Area. Development proponents will be required to demonstrate how they have addressed and incorporated the Caledon East Community Design Principles and Guidelines into their proposals, to the satisfaction of the Town.	**A. Protection & Preservation of Rural Community Character** -and- **B. Appropriate Growth**	In addition to new development, the policy should also include infill development and redevelopment. Language should be revised to include the new terms that have been proposed in the Directions Report. Rather than 'aesthetic characteristics' it should read 'identity', which refers to both the physical, tangible features and intangible qualities that make a settlement area unique. The Town Wide Design Guidelines should also be included in the requirement for development proponents. In addition, the proposed changes to include an urban design and planning section to the Site Plan Control Manual would provide further guidance when reviewing an application to determine whether the proposed development addresses Town policy and design requirements.	Recommendations for policy modifications below (new text underlined): 7.7.5.1.8 Within the Caledon East Settlement Area, new development, infill development or redevelopment shall be designed to maintain the quality and identity of the Caledon East Settlement Area. Development proponents will be required to demonstrate how they have addressed and incorporated the Caledon East Community Design Principles and Guidelines, and the Town Wide Design Guidelines into their proposals, to the satisfaction of the Town.
78		7.7.5.2.3 Where appropriate, a range of dwelling types and lot sizes shall be encouraged in the Caledon East Settlement Area. To achieve the proposed housing mix and density objectives, draft plans of subdivision within the	**A. Protection & Preservation of Rural**	It is recommended the neighbourhood and streetscape character be included in the list of considerations.	Recommendations for policy modifications below (new text underlined):

Item No.	Policy Section	Relevant Existing Policy	Key Theme	Discussion	Recommended Policy Direction
		Low Density designation will be encouraged to provide a broad range of unit types, with different types of units mixed throughout the development. Single residential dwellings will predominate within the mix, generally making up 70-80% of the units. Consideration will be given to varying from this general mix policy in consideration of site specific considerations such as adjacent land uses, environmental characteristics, and site amenities.	**Community Character-** *and -* **B. Appropriate Growth**		...Consideration will be given to varying from this general mix policy in consideration of site specific considerations such as adjacent land uses, <u>neighbourhood and streetscape character,</u> environmental characteristics, and site amenities.
79		7.7.7.7 In addition to the general design criteria set out in Sections 5.4.8.2 a) and 5.4.9 of this Plan, new commercial or mixed commercial/residential development shall address the following specific criteria: c) All reasonable efforts shall be made to preserve existing vegetation and mature trees, and additional landscaping/buffering may be required; and,	**B. Appropriate Growth** *- and-* **C. Compatibility with Cultural Heritage & Rural Landscapes**	Policy should be enhanced by stating that new landscaping should, where feasible, utilize native species.	Recommendations for policy modifications below (new text underlined): c) All reasonable efforts shall be made to preserve existing vegetation and mature trees, and additional landscaping/buffering <u>using native species, where feasible,</u> may be required; and,

ALBION

Settlement Area Boundary

Character Area

Similar character throughout

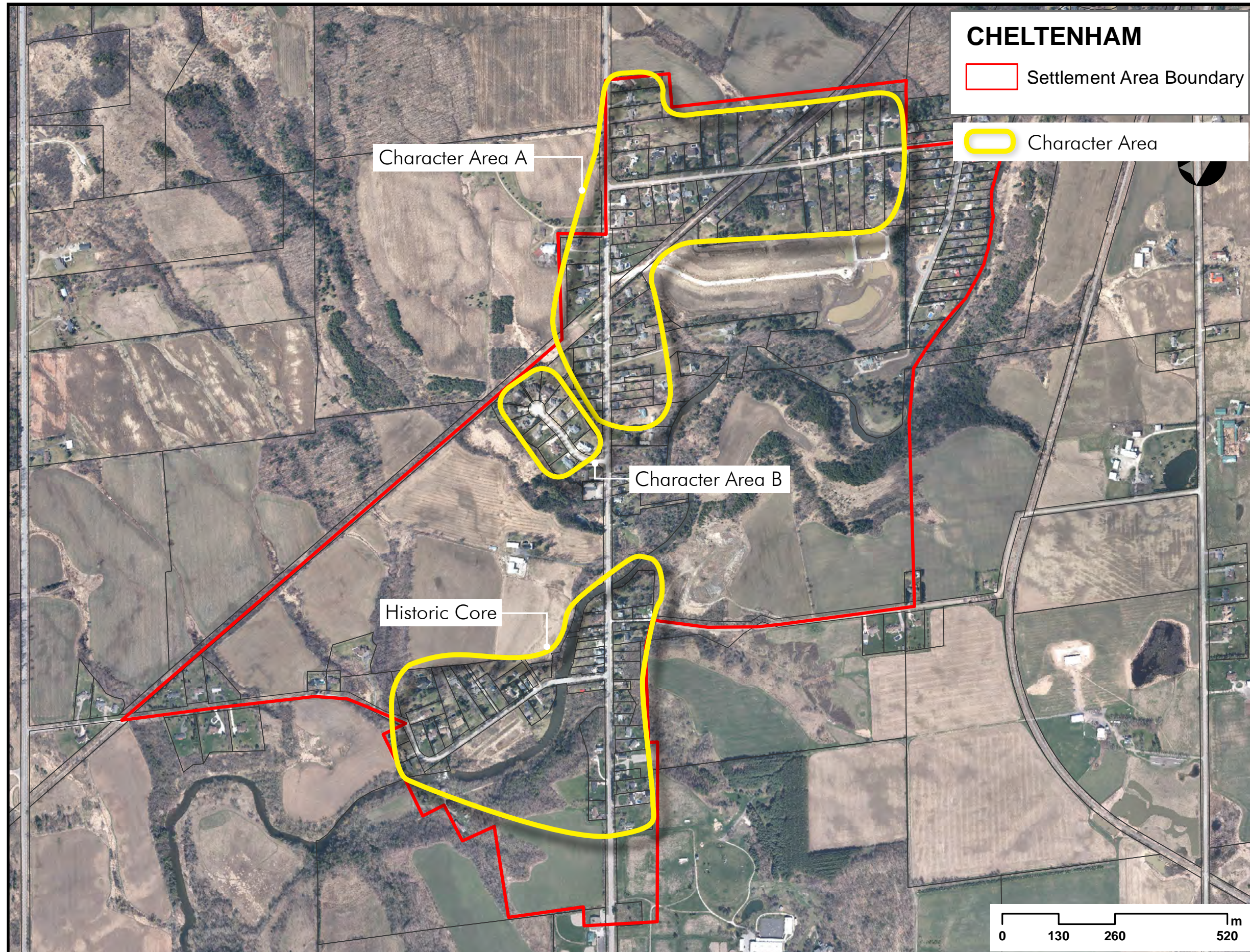## SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 35.15 ha

Servicing: Predominantly private individual water and sewage services

Community Amenities:

1 School; Access to the Caledon Trailway and the Trans-Canada Trail

0   100   200   400 m

ALTON

Settlement Area Boundary

Character Area

Historic Core

Character Area B

Character Area A

0   115   230   460   m
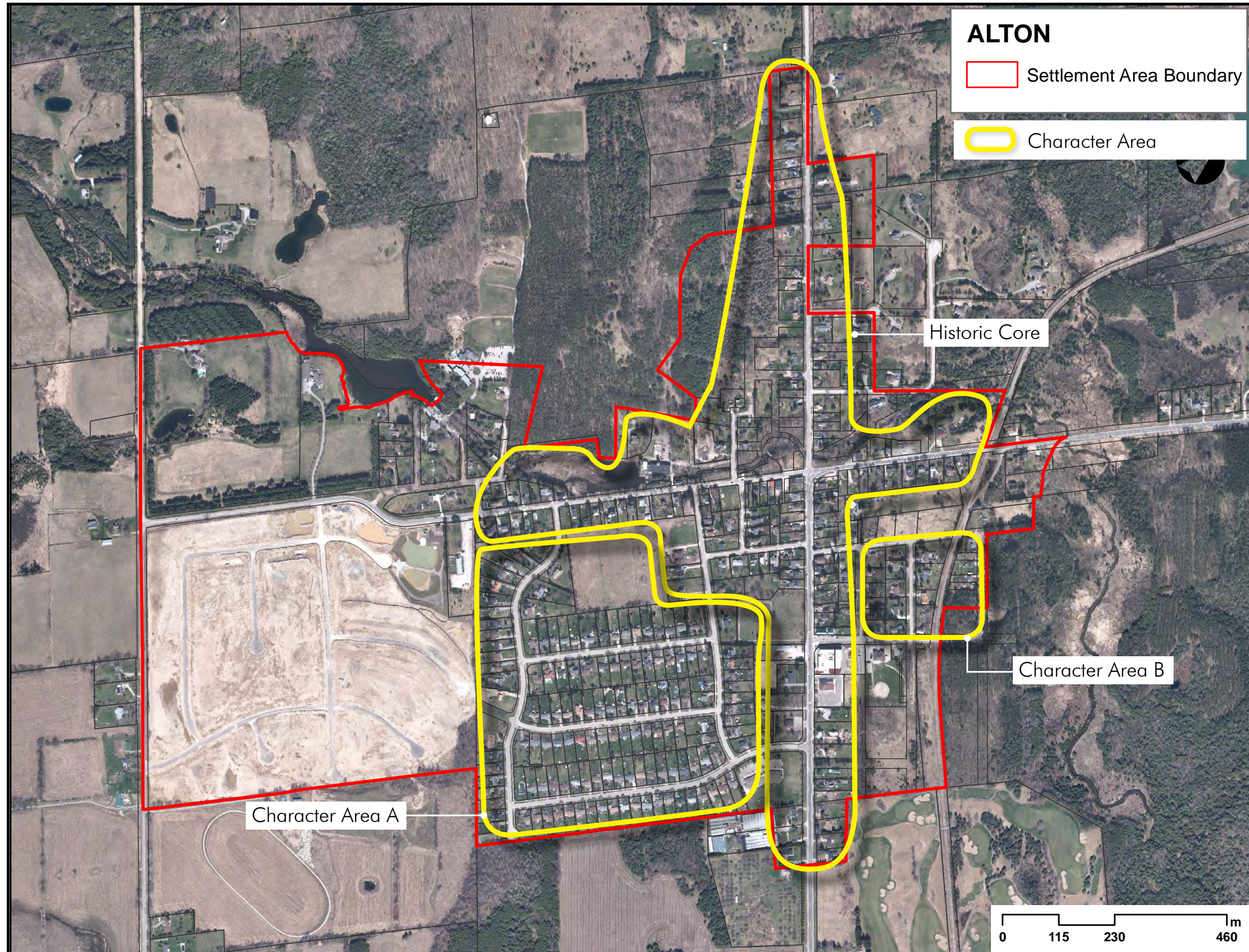
SETTLEMENT AREA FEATURES

Village

Population: 890

Area: 162.11 ha
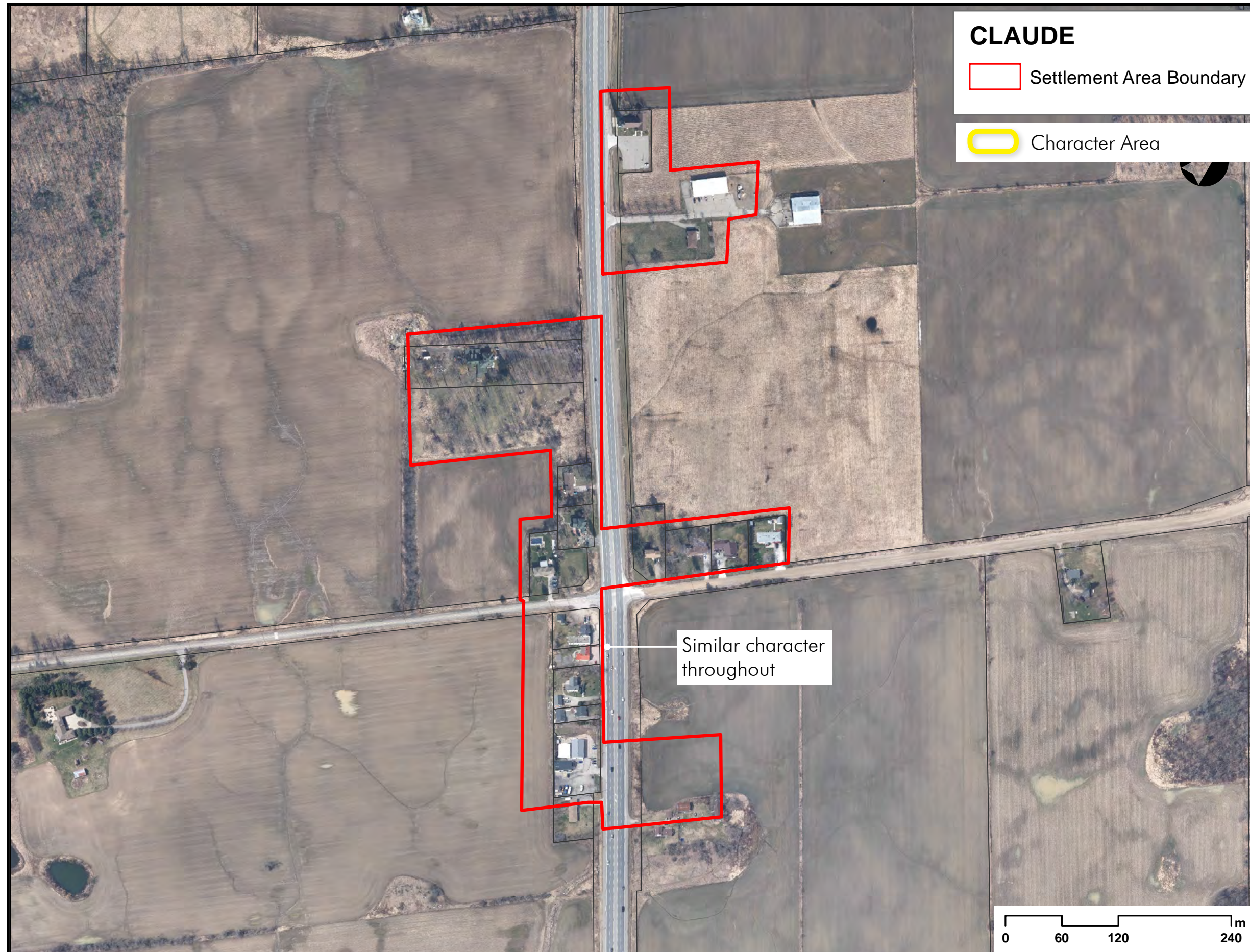
Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

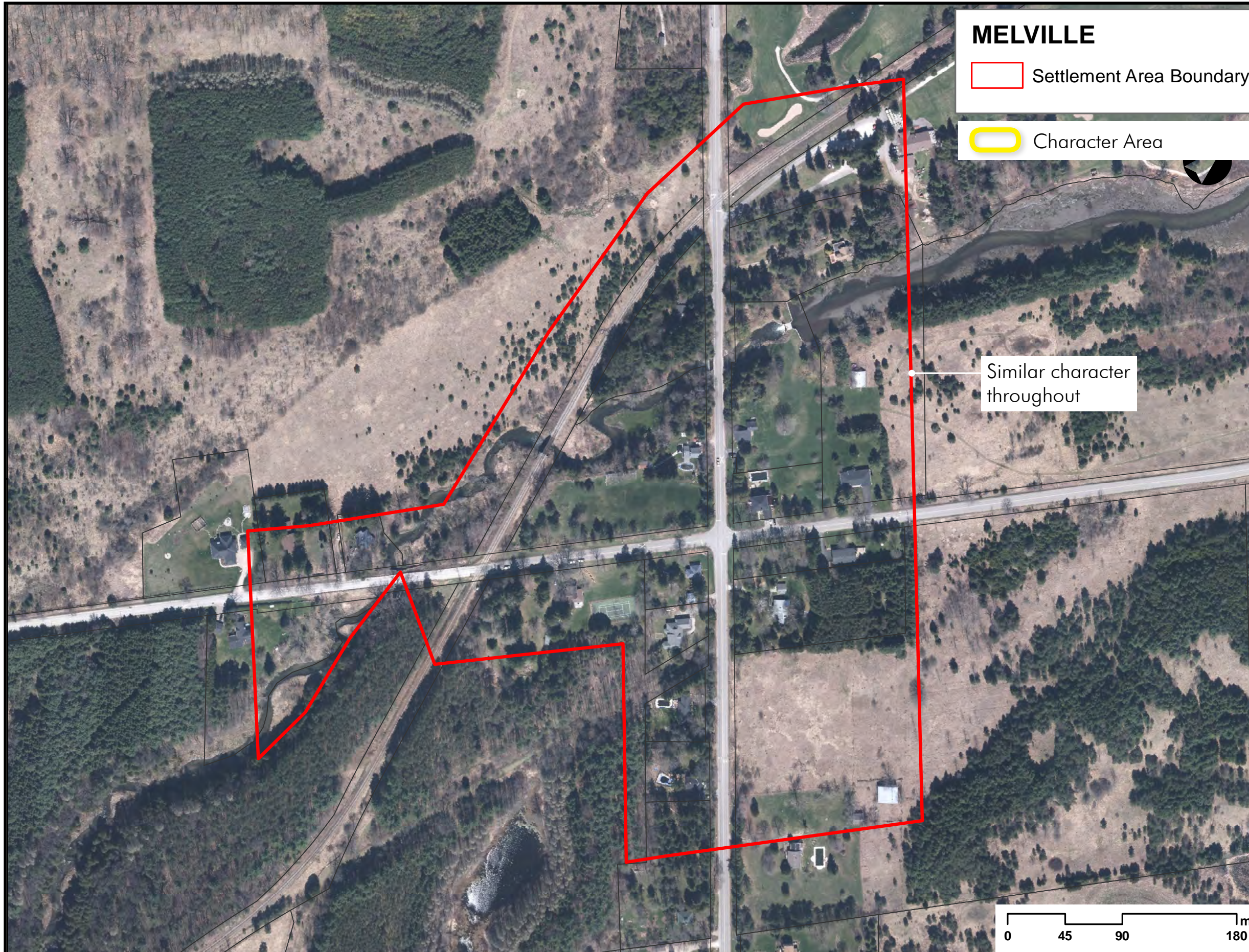**Number of Heritage Properties:** 11

Community Amenities: 1 School; 1 Library; 1 Fire Station; Access to the Grand Valley Trail

Number of Potential Character Areas: 3

BELFOUNTAIN

Settlement Area Boundary

Character Area

Character Area A

Historic Core
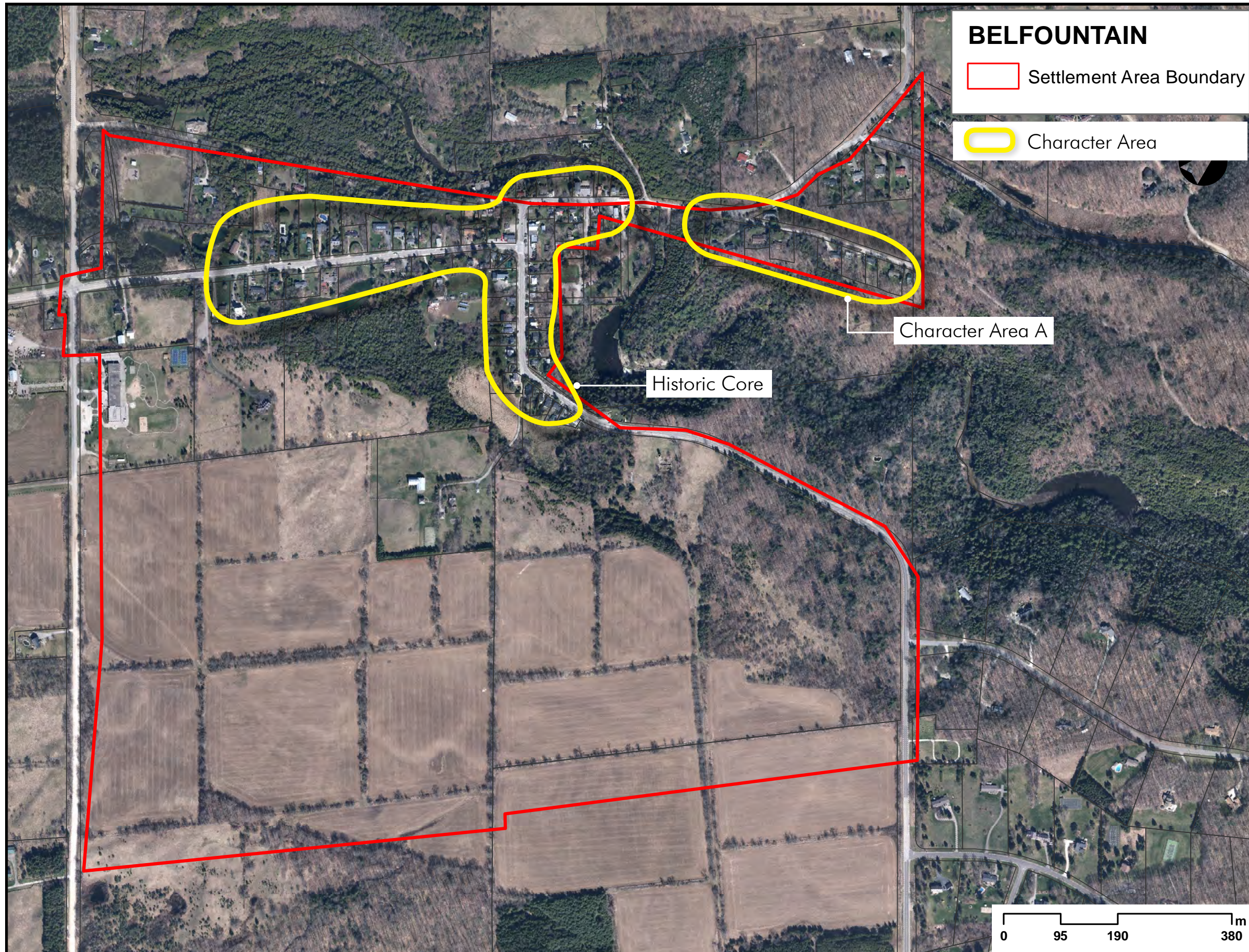
SETTLEMENT AREA FEATURES

Hamlet

Population: 200

Area: 128.16 ha

Servicing: Predominantly private individual water and sewage services

Number of Heritage Properties: 6

Community Amenities: 1 School; 1 Library (in school); 1 Community Hall; Access to the Bruce Trail

Number of Potential Character Areas: 2

0   95   190   380   m

CALEDON EAST

Settlement Area Boundary

Character Area I

Character Area A

Character Area B

Character Area C

Character Area D

Historic Core

Character Area E

Character Area G

Character Area F

Character Area H

Character Area J

Character Area K
(Community / Municipal Campus)

Character Area L

Character Area
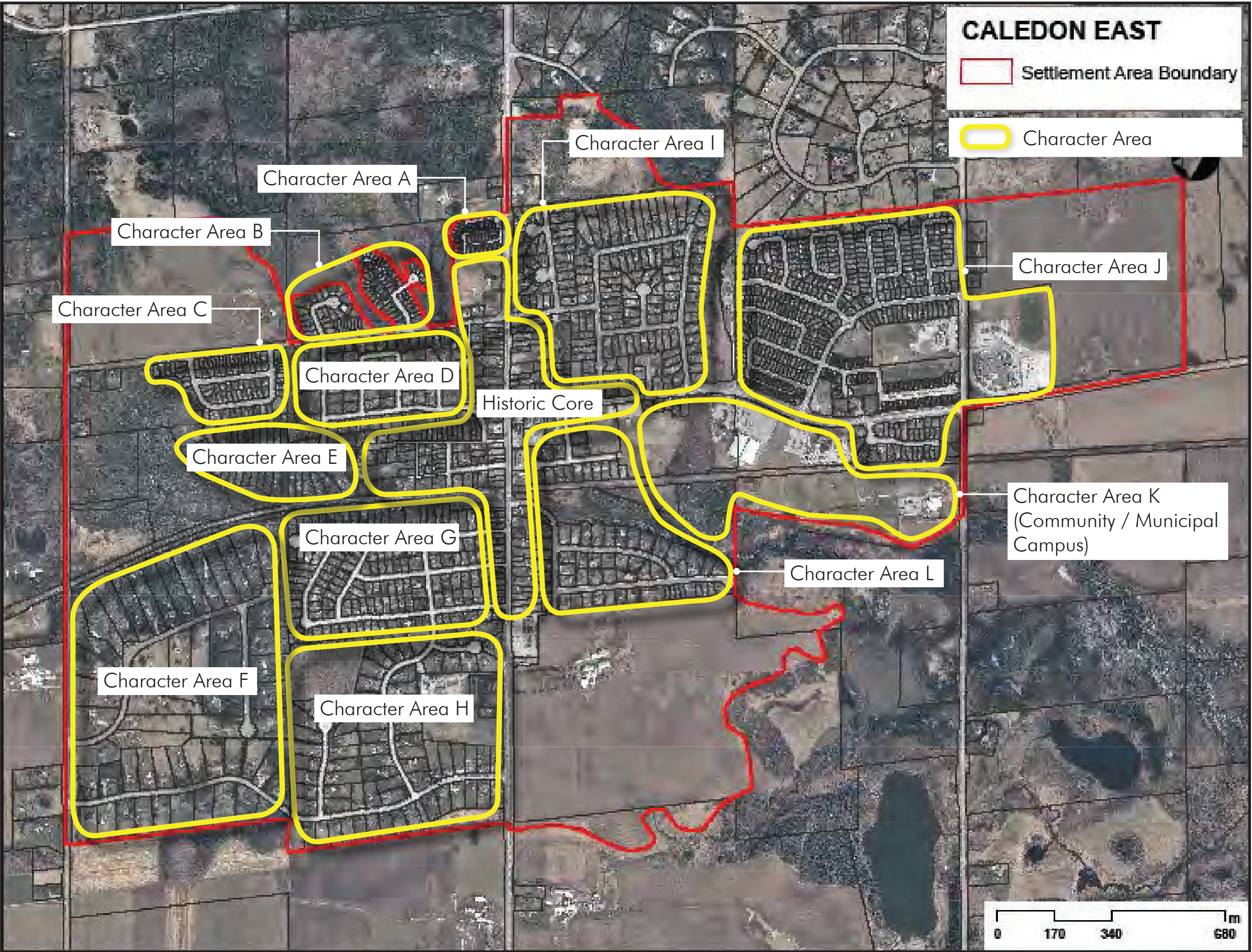
SETTLEMENT AREA FEATURES

Rural Service Centre
Population: 4,282
Area: 479.35 ha
Servicing: Full piped water and sewer services
Number of Heritage Properties: 8
Community Amenities: 3 Schools; 1 Library; Parks; 1 Sports Complex; Town Hall; 1 Fires Station; Access to the Caledon Trailway and the Trans-Canada Trial
Number of Potential Character Areas: 13

0   170   340   680 m

CALEDON VILLAGE

Settlement Area Boundary

Character Area

Character Area B

Character Area A

Historic Core

0   135   270   540 m
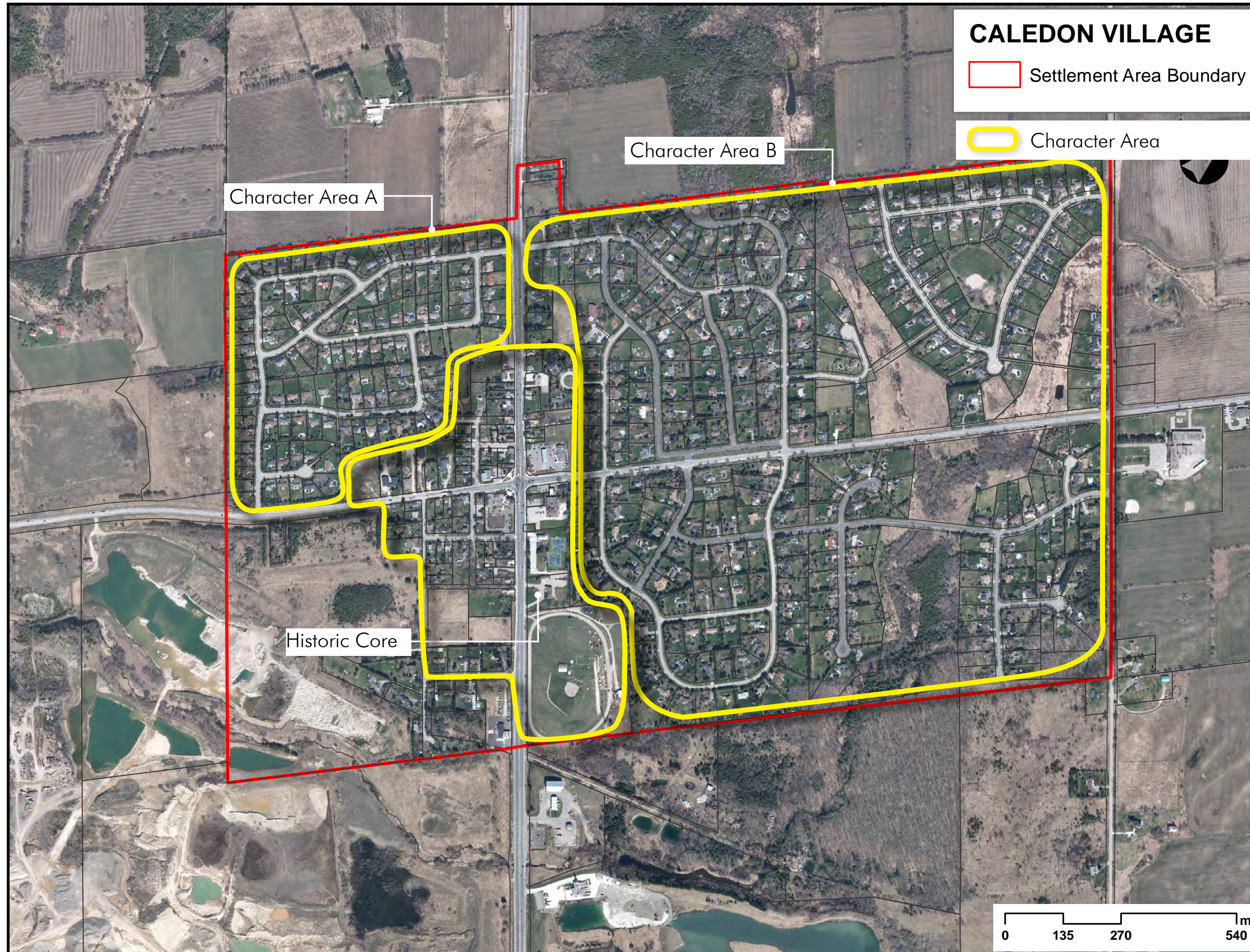
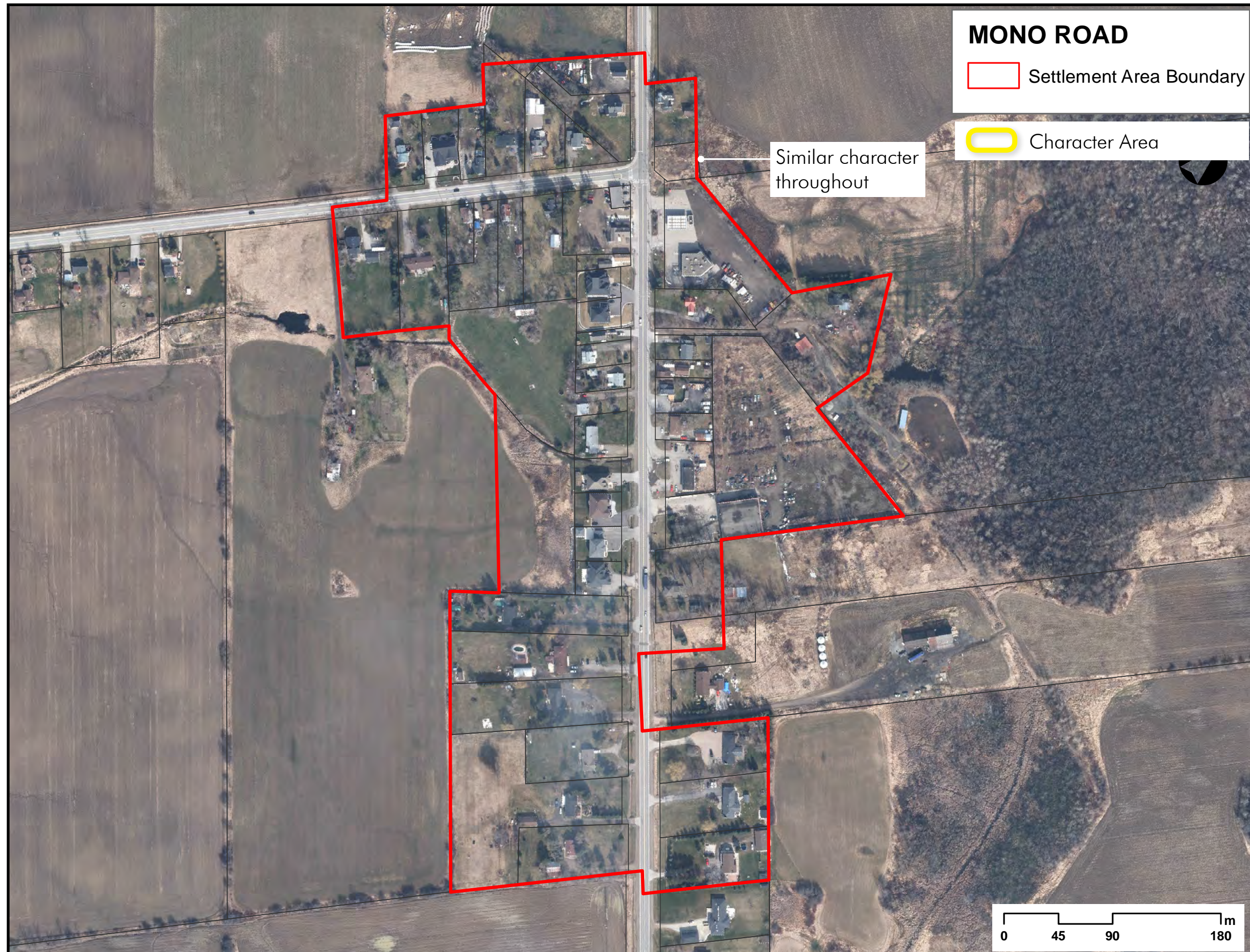**SETTLEMENT AREA FEATURES**

Village

Population: 1,620

Area: 258.13 ha

Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

Number of Heritage Properties: 5

Community Amenities: 1 School (just east of village); 1 Library; Parks; Caledon Fairgrounds

Number of Potential Character Areas: 3

CAMPBELLS CROSS

Settlement Area Boundary

Character Area

Character Area A

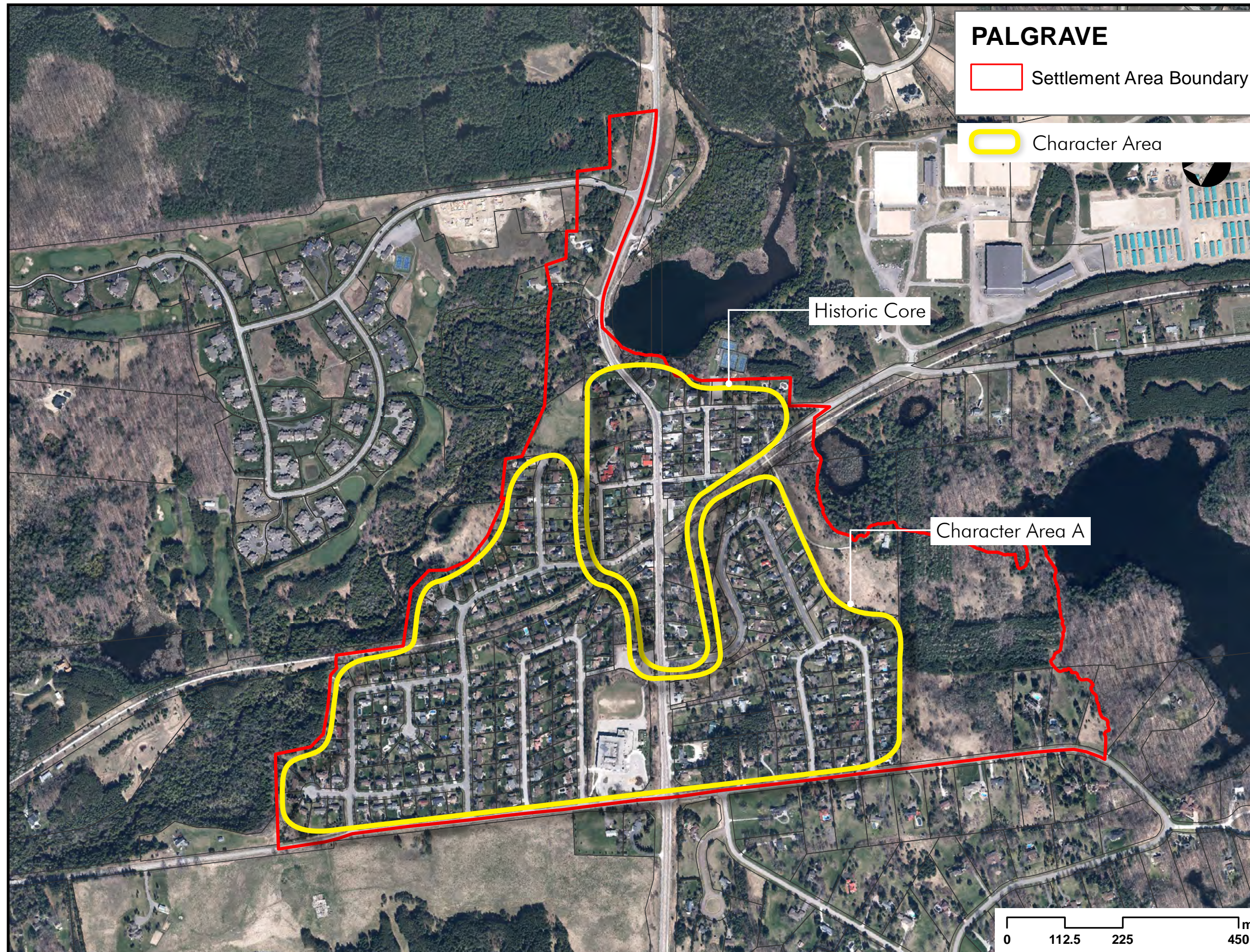Character Area B

0   65   130   260   m
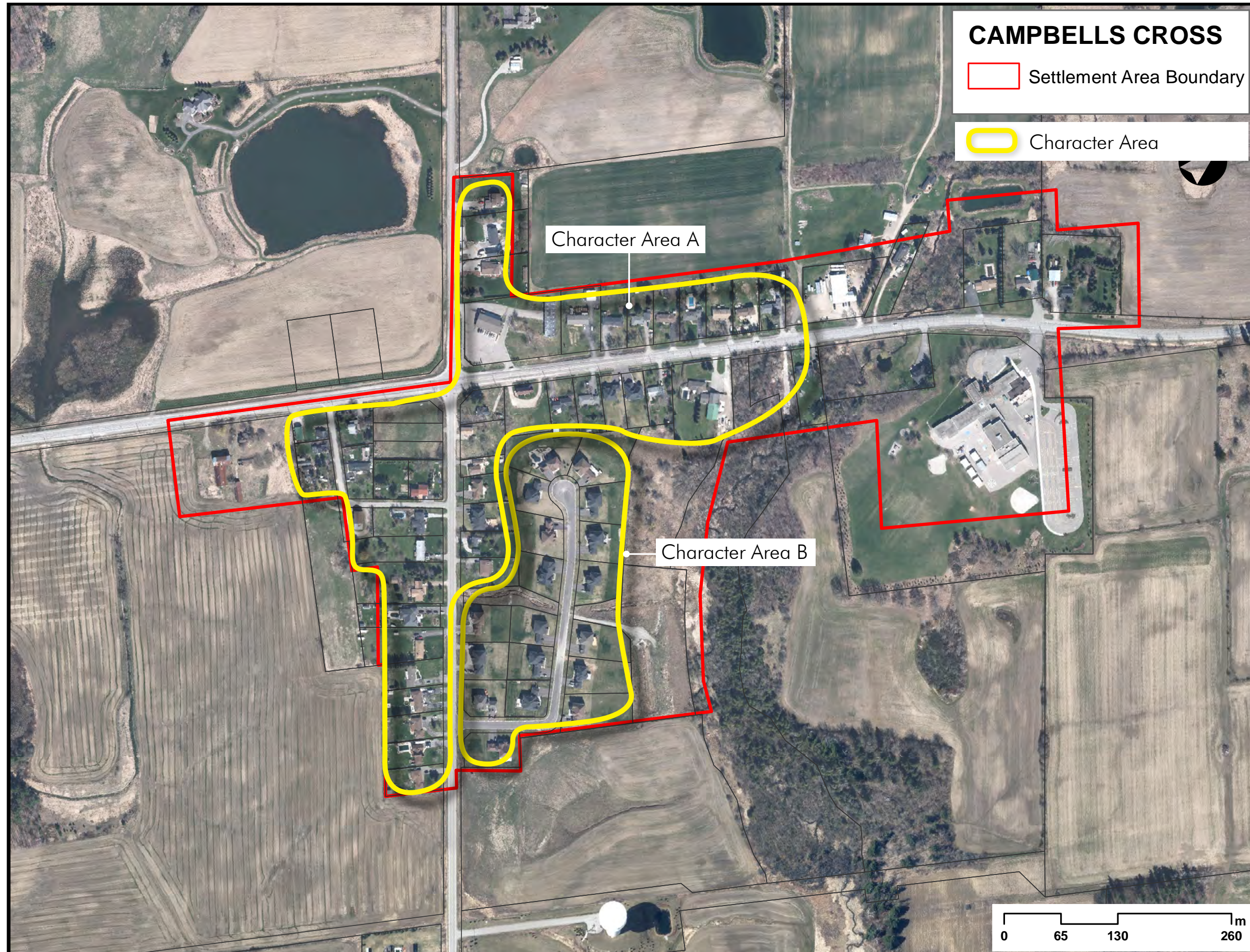
SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 35.37 ha

Servicing: Predominantly private individual water and sewage services

Community Amenities: 1 School

Number of Potential Character Areas: 3

CATARACT

— Settlement Area Boundary

⬭ Character Area

Similar character throughout

0   45   90   180 m
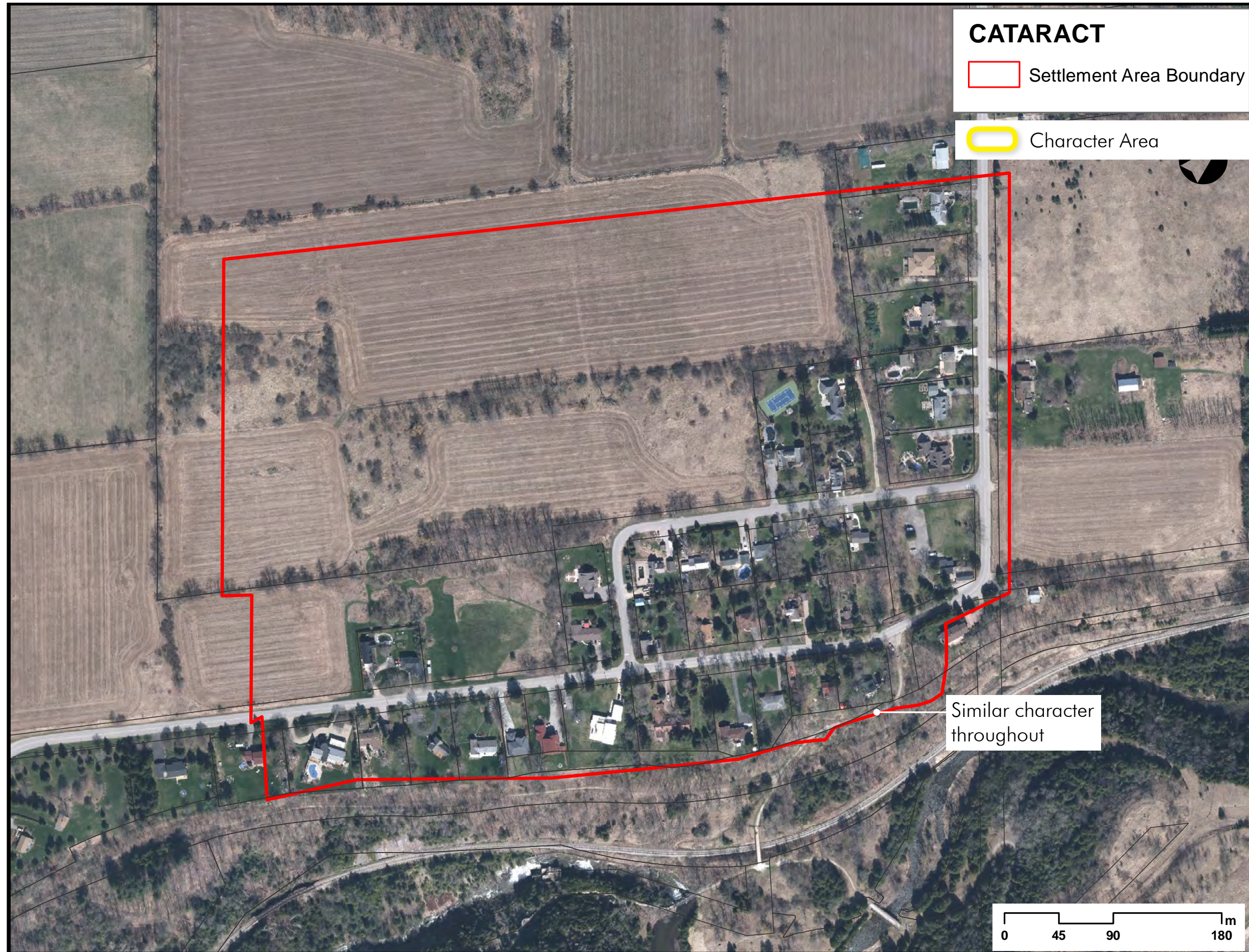
SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 28.77 ha

Servicing: Predominantly private individual water and sewage services

Community Amenities: 1 School; Access to the Cataract-Elora Trailway, the Trans-Canada Trail and the Bruce Trail

CHELTENHAM

Settlement Area Boundary

Character Area

Character Area A

Character Area B

Historic Core

0   130   260   520   m
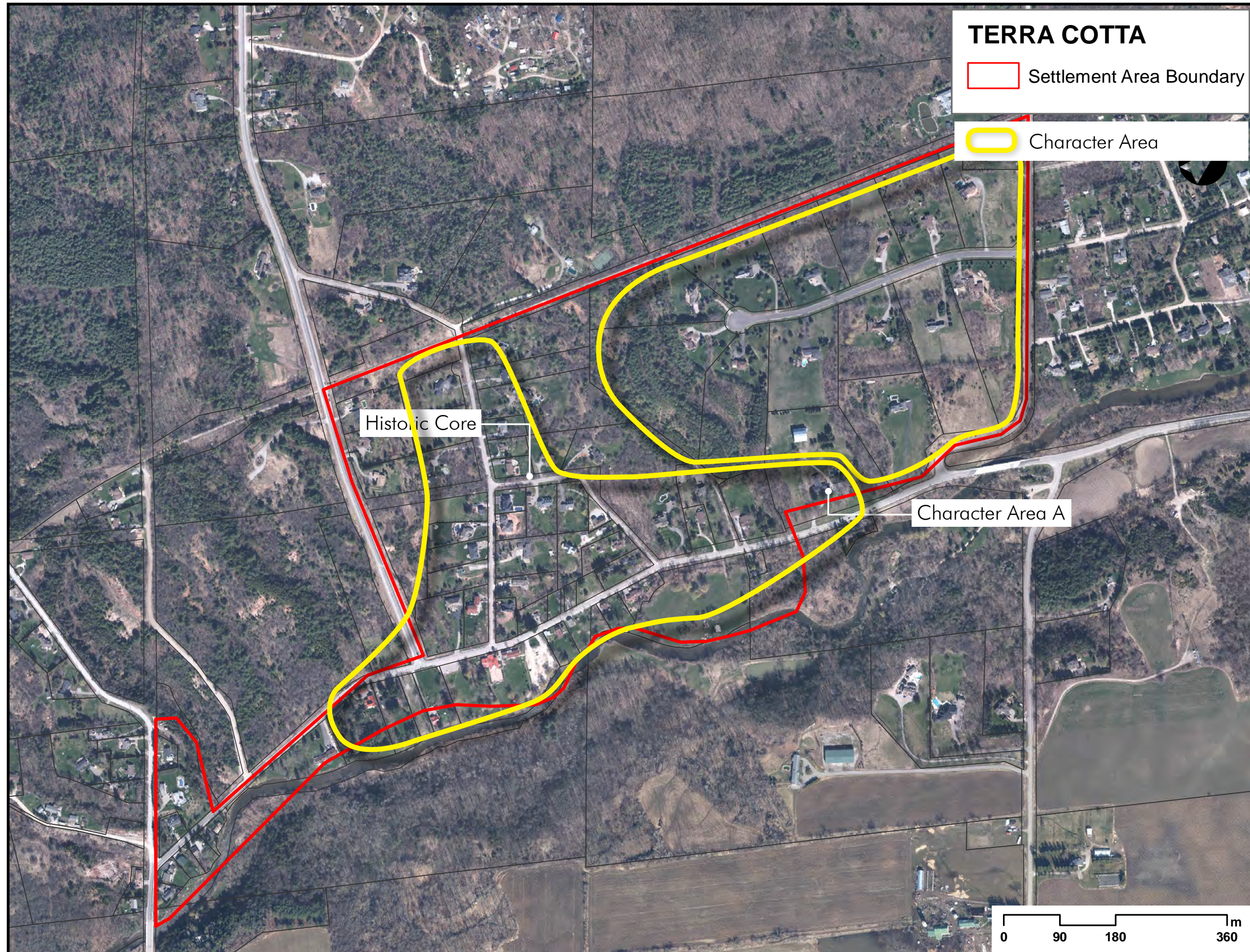
SETTLEMENT AREA FEATURES

Village

Population: 500

Area: 175.68 ha

Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

Number of Heritage Properties: 14

Community Amenities: 1 Fire Station; 1 Parkette; Access to the Caledon Trailway and the Bruce Trail

Number of Potential Character Areas: 3

CLAUDE

Settlement Area Boundary

Character Area

Similar character throughout

SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 10.47 ha

Servicing: Predominantly private individual water and sewage services

Number of Heritage Properties: 2

0   60   120   240 m

INGLEWOOD

☐ Settlement Area Boundary

◯ Character Area

Character Area A

Character Area B

Historic Core

Character Area C

Character Area D

0   130   260   520 m
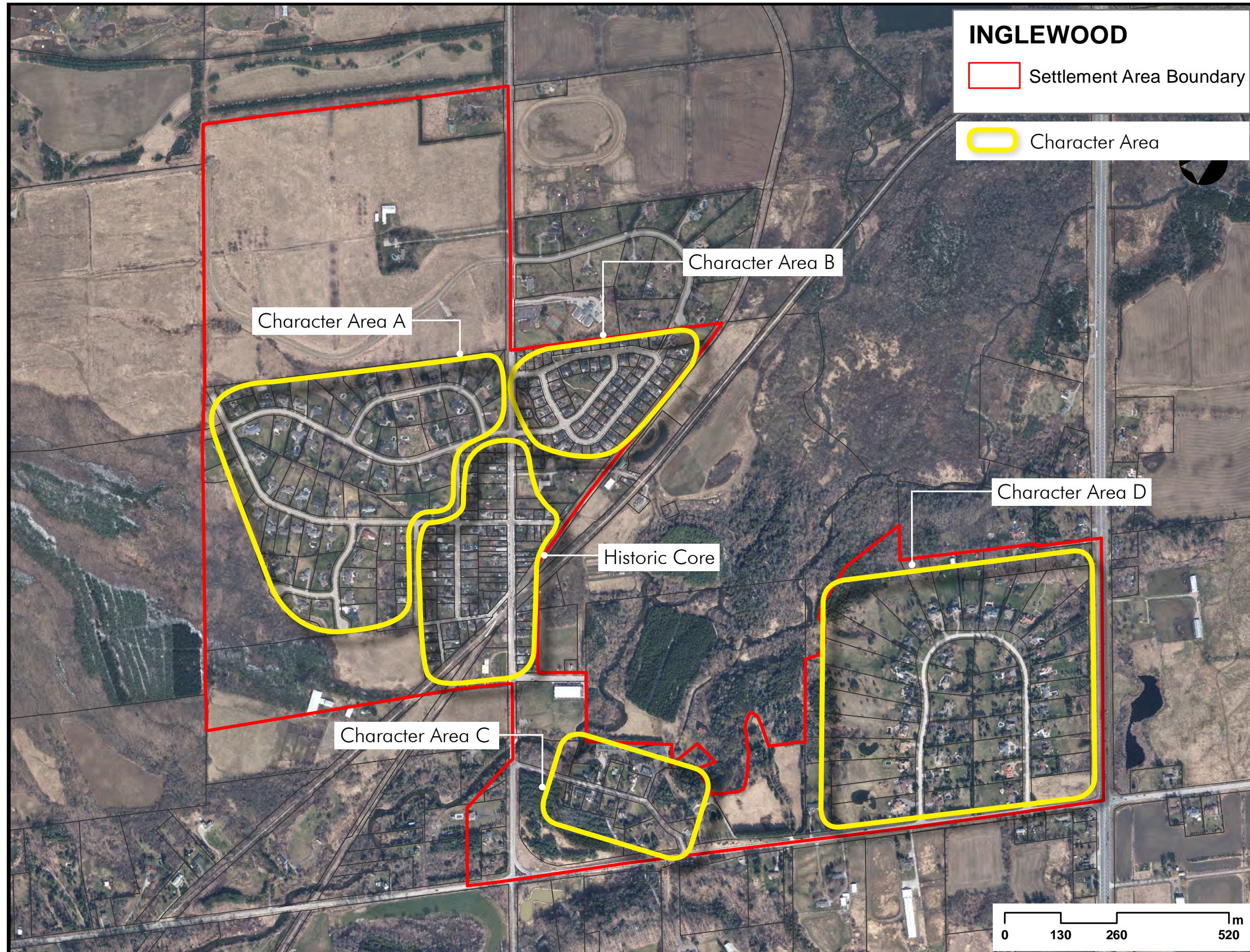
SETTLEMENT AREA FEATURES

Village

Population: 930

Area: 180.79 ha

Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

Number of Heritage Properties: 2

Community Amenities: 1 Library (just outside of settlement area boundary); 1 Fire Station; Access to the Caledon Trailway and the Trans-Canada Trail; Proximity to the Bruce Trail

Number of Potential Character Areas: 5

MELVILLE

Settlement Area Boundary

Character Area

SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 18.09 ha

Servicing: Predominantly private individual water and sewage services

Similar character throughout

0   45   90   180   m

MONO MILLS

☐ Settlement Area Boundary

⬭ Character Area

Character Area A

Historic Core

Character Area C

Character Area B

0   115   230   460 m
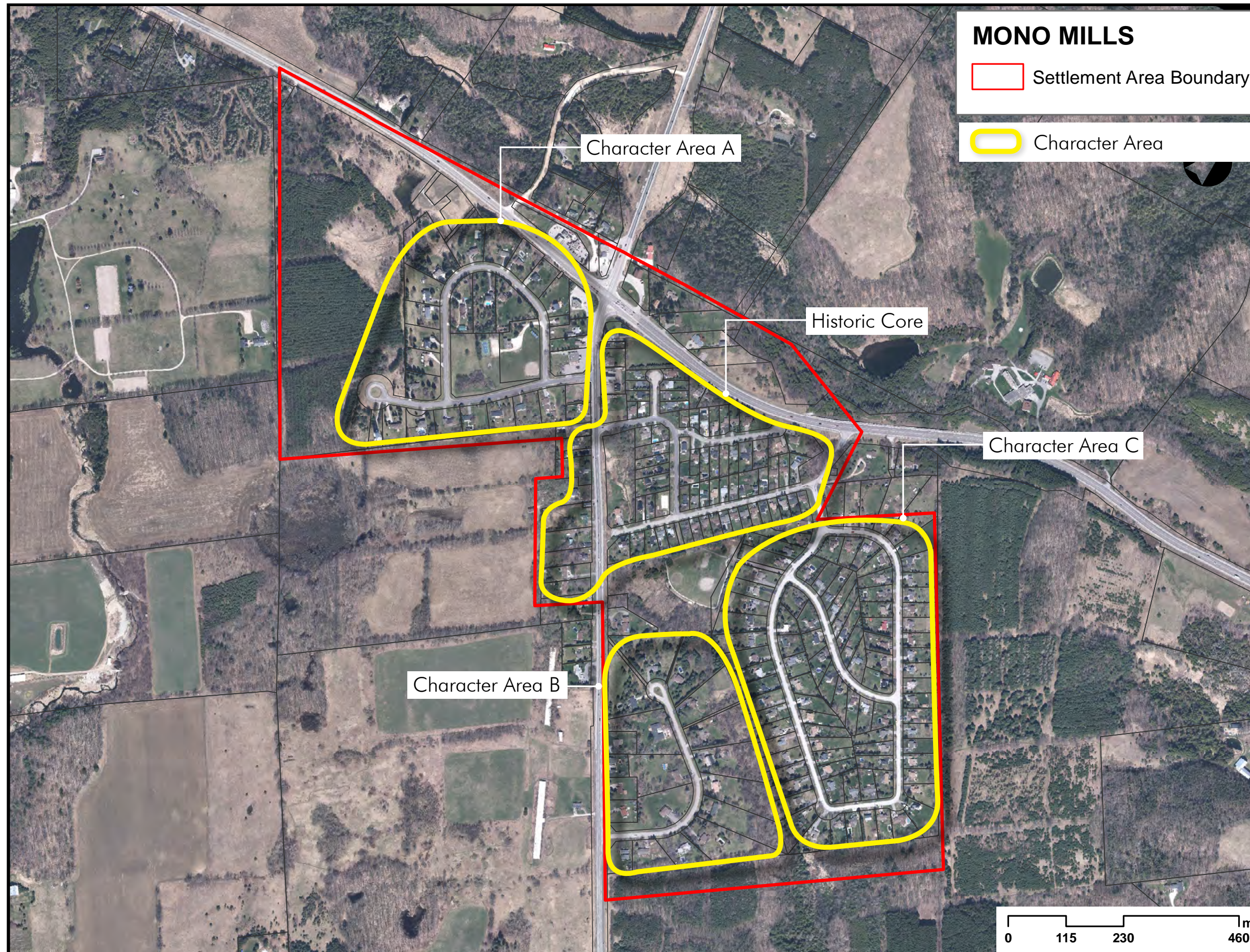
SETTLEMENT AREA FEATURES

Village

Population: 660

Area: 111.40 ha

Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

Number of Heritage Properties: 1

Community Amenities: Parks; 1 Community Centre; 1 Fire Station; Access to the Bruce Trail

Number of Potential Character Areas: 4

MONO ROAD

Settlement Area Boundary

Character Area

Similar character throughout

SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 18.57 ha

Servicing: Predominantly private individual water and sewage services

PALGRAVE

Settlement Area Boundary

Character Area

Historic Core

Character Area A

SETTLEMENT AREA FEATURES

Village

Population: 840

Area: 94.26 ha

Servicing: Served by a central water supply system operated by the Region; Private septic systems or a communal sewage disposal system

Community Amenities: 1 School; 1 Fire Station; Access to the Caledon Trailway, the Trans-Canada Trail and the Bruce Trail

Number of Potential Character Areas: 2

TERRA COTTA

Settlement Area Boundary

Character Area

Historic Core

Character Area A

0   90   180   360 m

SETTLEMENT AREA FEATURES

Hamlet

Population: 210

Area: 66.21 ha

Servicing: Predominantly private individual water and sewage services

Number of Heritage Properties: 2

Community Amenities: Parks; Access to the Caledon Trailway and the Bruce Trail

Number of Potential Character Areas: 2
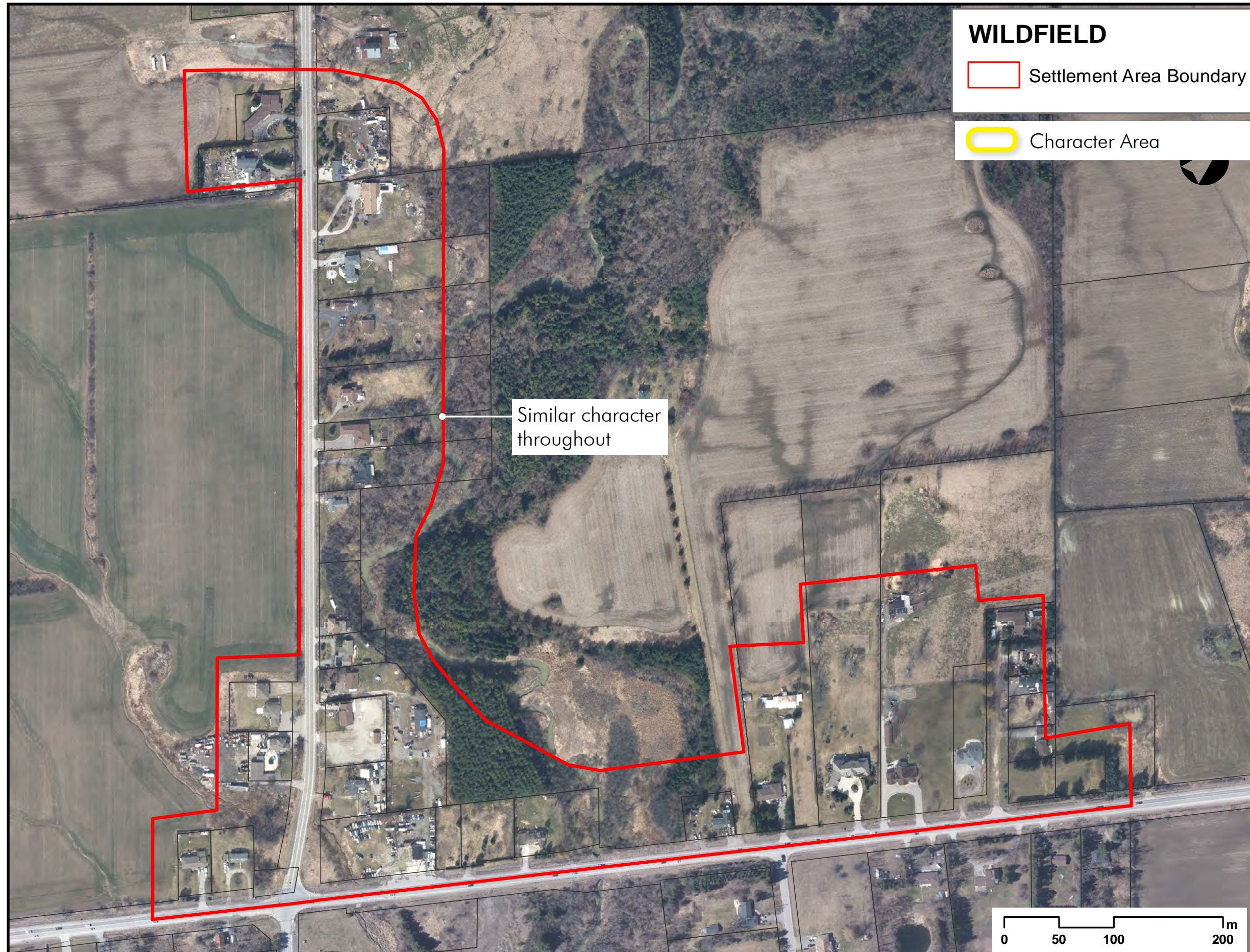
WILDFIELD

▭ Settlement Area Boundary

◯ Character Area

Similar character throughout

SETTLEMENT AREA FEATURES

Hamlet

Population: Information not available

Area: 22.72 ha

Servicing: Predominantly private individual water and sewage services

0   50   100   200 m

Appendix C: Preliminary Mapping Indicating Opportunities for Infill

A mapping analysis of the Town's settlement areas was conducted in order to identify existing vacant lots that have development or infill potential, as well as lots that either require severance or amendment prior to any potential development. The following is a high-level analysis of each settlement areas development potential:

<u>**Rural Service Centres**</u>

- **Caledon East:** This is a rural service centre that has two approved development applications and one active application. Other than these three larger developments, the settlement area has six small vacant lots, and three lots that require severance, one of which is a large plot on the north-east corner.

<u>**Villages**</u>

- **Alton:** there are a few vacant lots within the settlement boundary and one significantly larger vacant plot at the south-west corner of Alton, however it appears this is being developed. There are also two lots that require severance.
- **Caledon Village:** developable potential within the village includes three vacant lots and two lots that require severance. There is also a large lot within the south-west corner that has developable potential if amended.
- **Cheltenham:** There is a vacant lot in the northern segment of the Village, which is now being developed. There are also two lots within the existing lot fabric of the town, one of which is vacant and the other requires an amendment. There are also multiple lots in the southern portion of the village that require severance.
- **Inglewood:** There are currently four vacant lots throughout the village and one lot that requires amendment. The village also has three lots that require severance, one of which is relatively large and in the western corner of the settlement area, adjacent to an existing sub-division.
- **Mono Mills:** There is only one small vacant lot within the village and one lot that requires severance, which is on the south-east corner of Airport Road and Highway 9. There are also 5 lots that require amendment, four of which are clustered together on the western edge of the settlement boundary, off of Airport Road and adjacent to existing residential built form.
- **Palgrave:** There are five vacant lots throughout the village and two lots that require severance.

<u>**Hamlets**</u>

- **Alboin:** Our analysis has identified one vacant lot off of Mills Lane, however from an aerial perspective it appears to be a nearly completed residential lot. Otherwise there is a relatively large plot on to the west side of The Gore Road which requires severance.
- **Belfountain:** Much of the land within the Hamlet's boundary is developable, however it requires an amendment to the Official Plan.
- **Campbells Cross:** The hamlet has one vacant lot that has developable potential and is adjacent to an existing sub-division, just off of King Street. There is also a lot on the south-west corner that is developable but requires severance.

Directions Report: Preservation of Rural Community Character and Infill Policy Review

Appendix C: Preliminary Mapping Indicating Opportunities for Infill

- **Cataract:** Much of the north-western segment of the settlement boundary is developable if amended.
- **Melville:** The vacant, developable parcel within the Hamlet is located off of Highpoint Side Road, however it is situated along the railroad tracks. There is also a developable parcel that requires severance within the north-eastern segment of the Hamlet.
- **Wildfield:** The hamlet has a single lot on the north-western corner of Mayfield Road and the Gore Road that requires severance.

4*

2

3

Legend

- — Settlement Boundary
- — Environmental Constraints
- — Water Courses
- ▢ Vacant
- ▢ Requires Severance
- ▢ Requires Amendment
- ▨ Developable Area

DRAWING TITLE:

Albion (Hamlet)

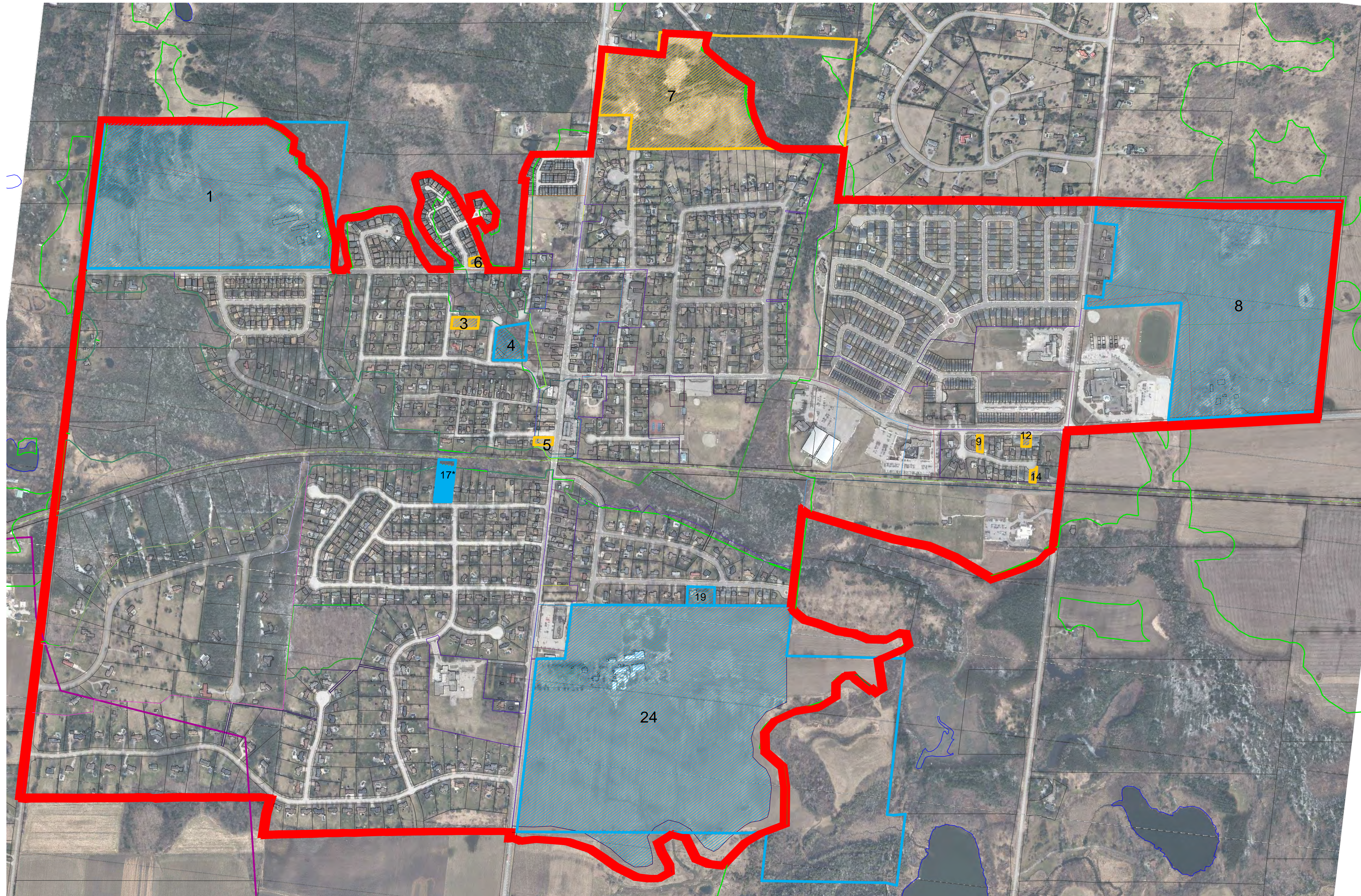PROJECT:

CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: **February 23, 2018**

DRAWN BY: **DR/SP**

MBTW JOB NO.: **TCN006**

DESIGNED BY: **XX**

CONCEPT NO.: **--**

SCALE: **1:3000**

Legend

- **—** Settlement Boundary
- **—** Environmental Constraints
- **—** Water Courses
- **▭** Vacant
- **▭** Requires Severance
- **▭** Requires Amendment
- **▭** Developable Area

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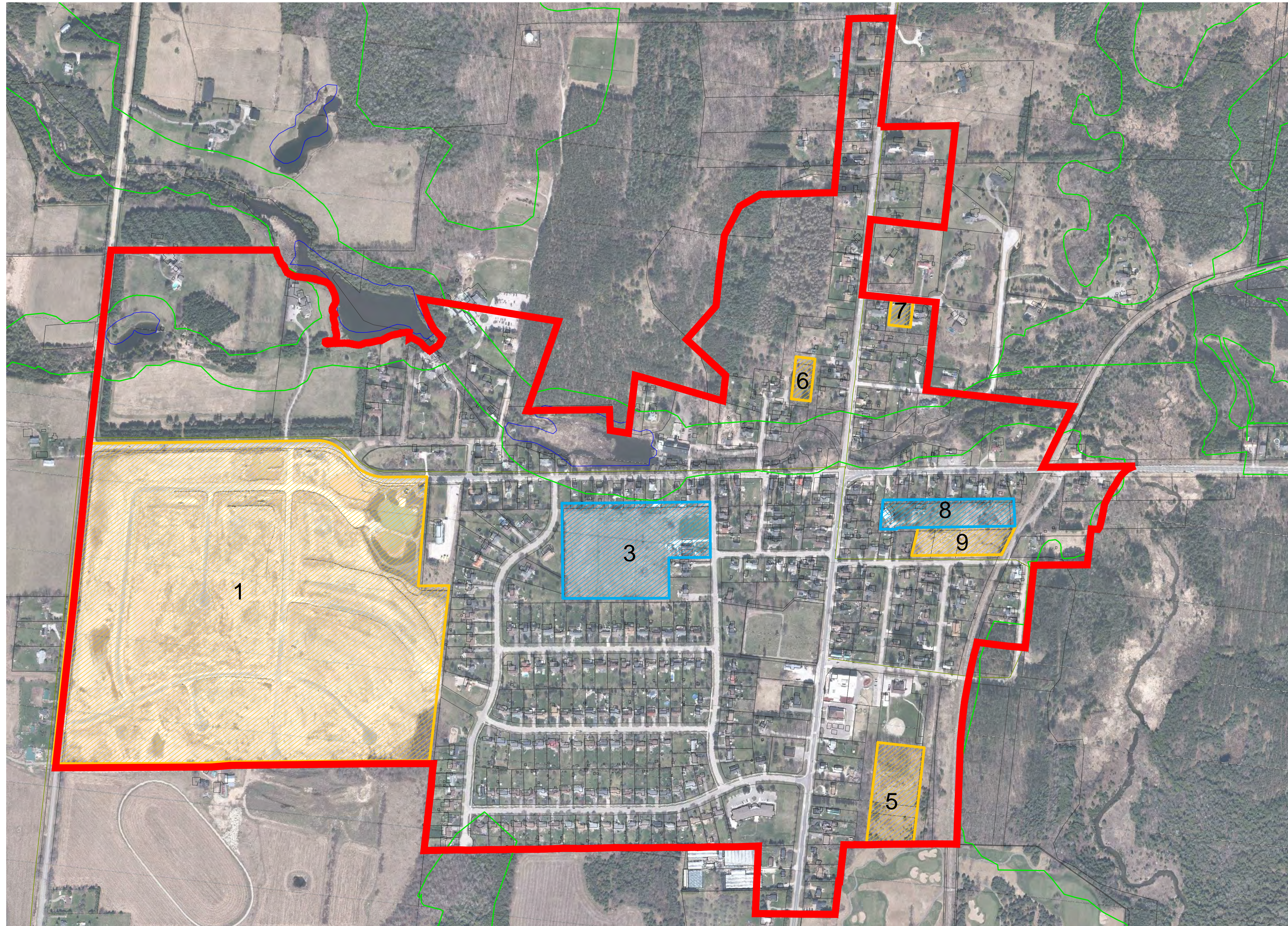
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DRAWING TITLE:
Alton (Village)

PROJECT:
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NORTH ARROW:

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DRAWN BY: **DR/SP**

MBTW JOB NO.: **TCN006**

DESIGNED BY: **XX**

CONCEPT NO.: **--**

SCALE: **1:3500**

1

2

3

4

5

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
— Vacant
— Requires Severance
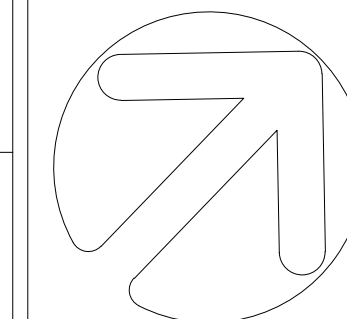— Requires Amendment
— Developable Area

DRAWING TITLE:
Belfountain (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: February 23, 2018

DRAWN BY: DR/SP

MBTW JOB NO.: TCN006

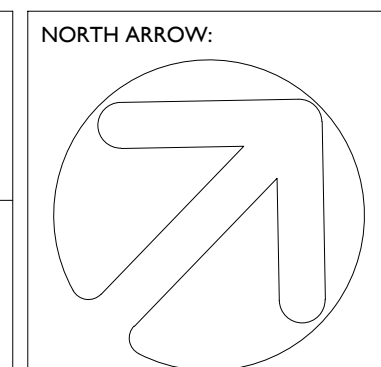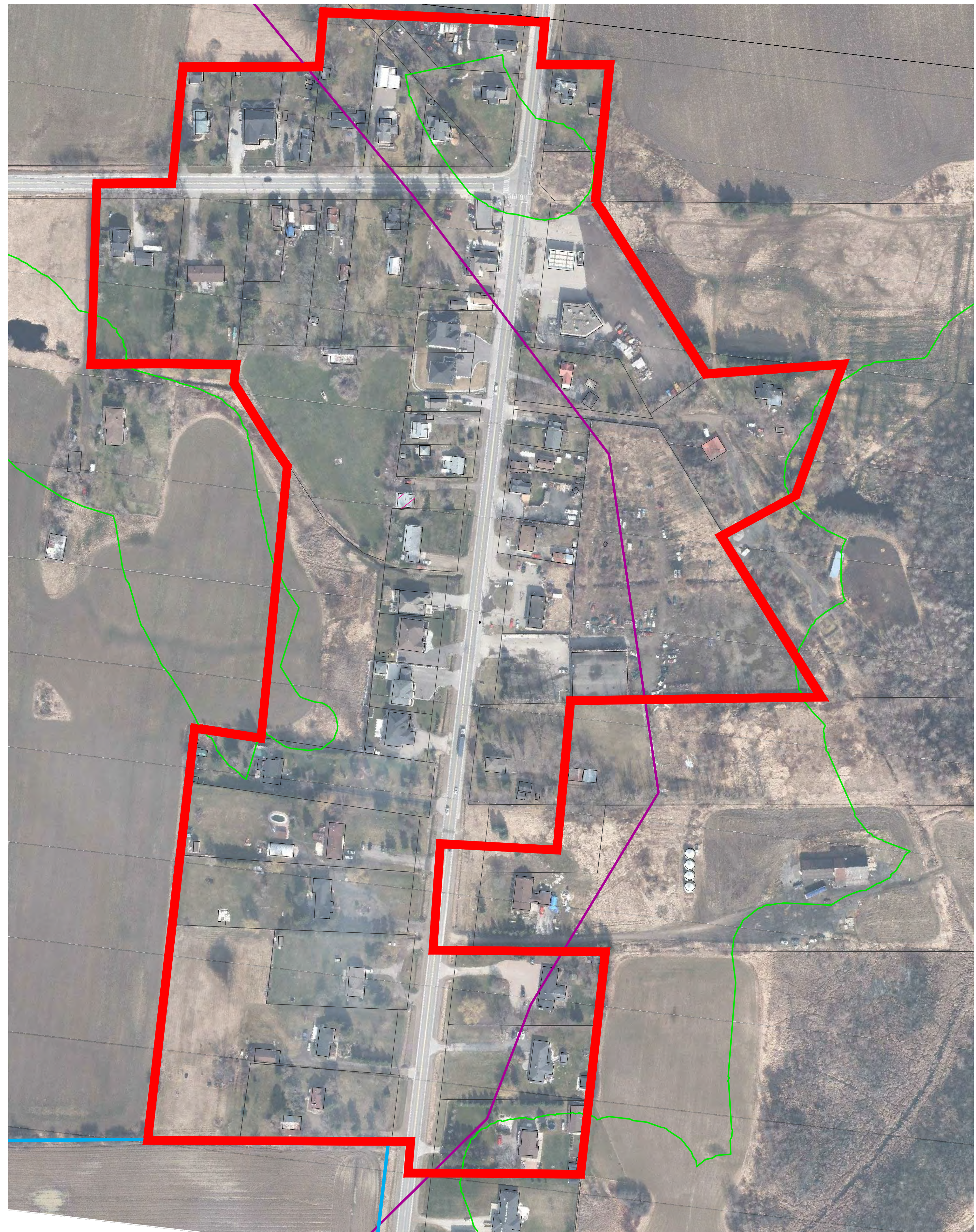DESIGNED BY: XX

CONCEPT NO.: --

SCALE: 1:3000

Legend

- ▬ Settlement Boundary
- ▬ Environmental Constraints
- ▬ Water Courses
- ▭ Vacant
- ▭ Requires Severance
- ▭ Requires Amendment
- ▭ Developable Area

DRAWING TITLE:
Caledon (Village)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
February 23, 2018

DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:

SCALE:
1:3000

Legend

- ▬ Settlement Boundary
- ▬ Environmental Constraints
- ▬ Water Courses
- ☐ Vacant
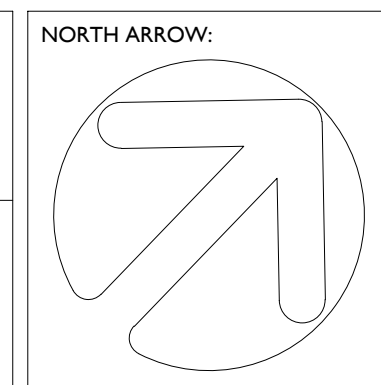- ☐ Requires Severance
- ☐ Requires Amendment
- ▨ Developable Area

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DRAWING TITLE:
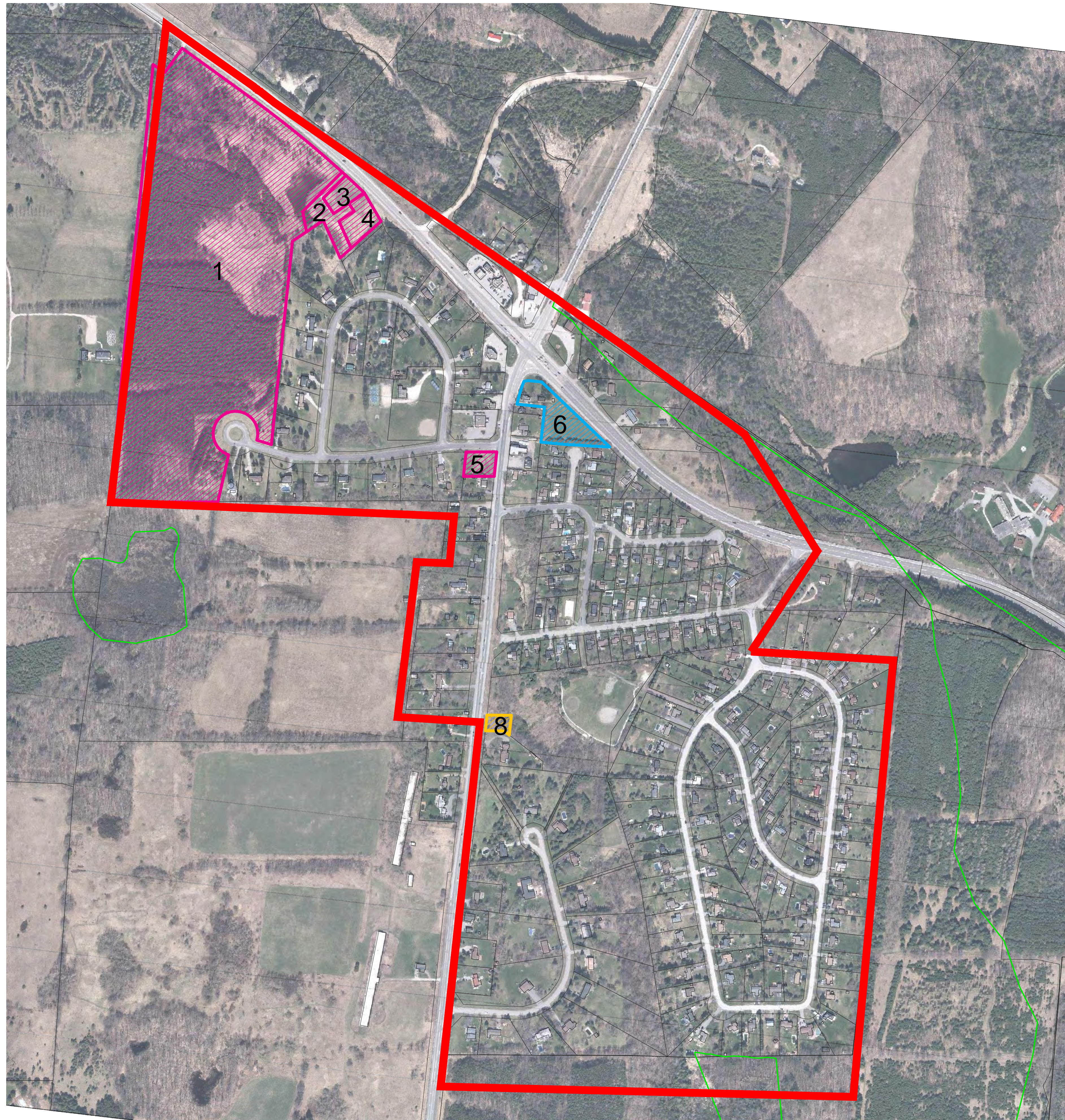**Caledon East (Rural Service Centre)**

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: **February 23, 2018**

DRAWN BY: **DR/SP**   MBTW JOB NO: **TCN006**

DESIGNED BY: **XX**   CONCEPT NO:

SCALE: **1:5000**   **--**

1

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Amendment
▨ Developable Area

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DRAWING TITLE:
Wildfield (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
February 23, 2018

DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:2000

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Requires Amendment
☐ Developable Area

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DRAWING TITLE:
Terra Cotta (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

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DRAWN BY:
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MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:2500

1

2

3   4

5* 6*

8

Legend

- Settlement Boundary
- Environmental Constraints
- Water Courses
- Vacant
- Requires Severance
- Amendment
- Developable Area

DRAWING TITLE:
Palgrave (Village)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: February 23, 2018

DRAWN BY: DR/SP

DESIGNED BY: XX

SCALE: 1:3000

MBTW JOB NO.: TCN006

CONCEPT NO.: --

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Requires Amendment
▨ Developable Area

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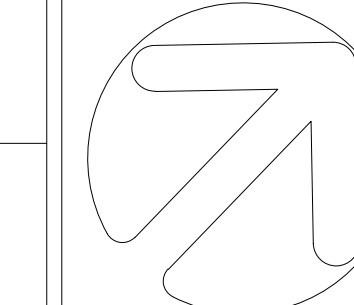T: 416.449.7767 | F: 416.449.1803
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DRAWING TITLE:
Mono Road (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: February 23, 2018

DRAWN BY: DR/SP

MBTW JOB NO.: TCN006

DESIGNED BY: XX
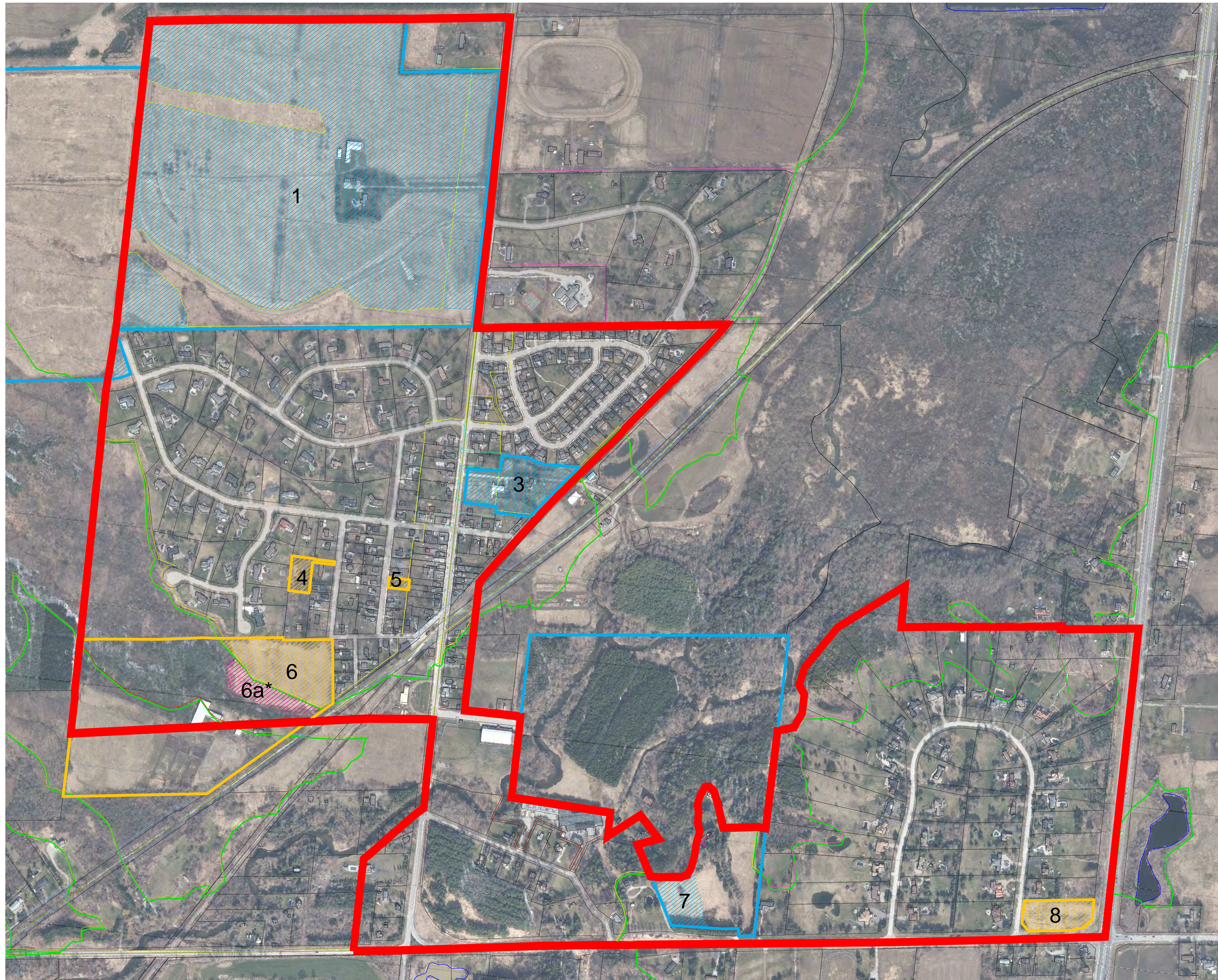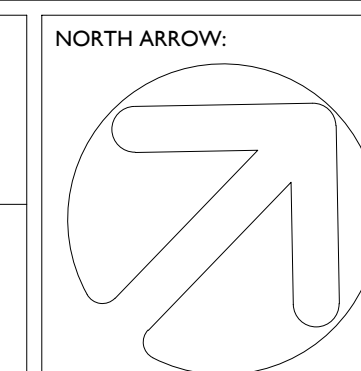
CONCEPT NO.: --

SCALE: 1:1500

Legend

- **Settlement Boundary** (orange line)
- **Environmental Constraints** (green line)
- **Water Courses** (purple line)
- **Vacant** (yellow box)
- **Requires Severance** (blue box)
- **Requires Amendment** (magenta box)
- **Developable Area** (grey shaded)

DRAWING TITLE:
Mono Mills (Village)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: **February 23, 2018**

DRAWN BY: **DR/SP**

MBTW JOB NO.: **TCN006**

DESIGNED BY: **XX**

CONCEPT NO.: **--**

SCALE: **1:3500**

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Requires Amendment
▨ Developable Area

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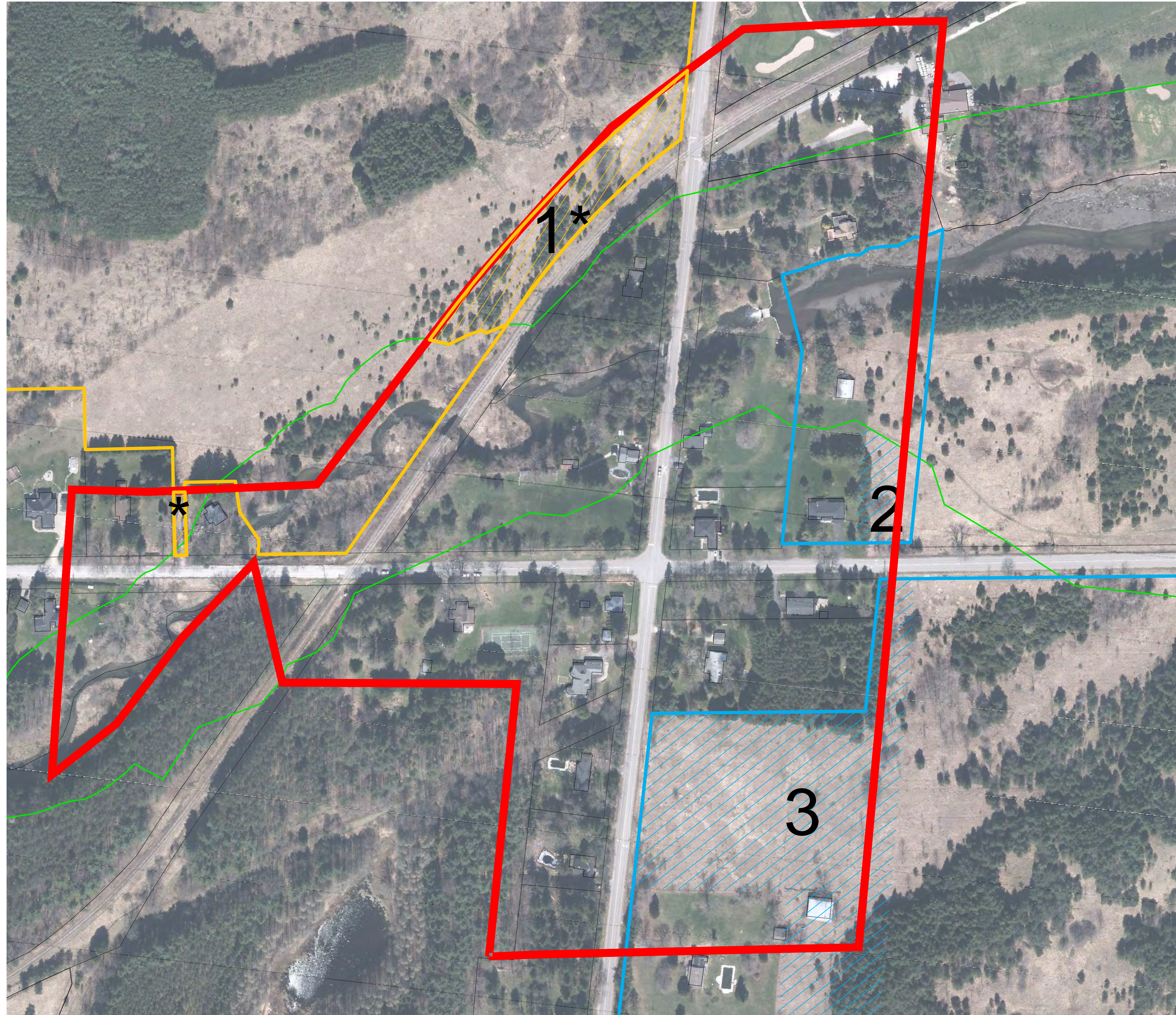
DRAWING TITLE:
Melville (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
February 23, 2018

DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:1500

Legend

▬	Settlement Boundary
▬	Environmental Constraints
▬	Water Courses
▭	Vacant
▭	Requires Severance
▭	Requires Amendment
▭	Developable Area

DRAWING TITLE:
Inglewood (Village)

PROJECT:
CALEDON INTENSIFICATION STUDY

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Requires Amendment
▨ Developable Area

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DRAWING TITLE:
Claude (Hamlet)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
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DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:2000

7*

1

3
4

5
6

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
☐ Vacant
☐ Requires Severance
☐ Requires Amendment
▨ Developable Area

DRAWING TITLE:
Cheltenham (Village)

PROJECT:
CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
February 23, 2018

DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:4000

1

2

Legend

- ▬ Settlement Boundary
- ▬ Environmental Constraints
- ▬ Water Courses
- ▭ Vacant
- ▭ Requires Severance
- ▭ Requires Amendment
- ▨ Developable Area

DRAWING TITLE:

Cataract (Hamlet)

PROJECT:

CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE:
February 23, 2018

DRAWN BY:
DR/SP

MBTW JOB NO.:
TCN006

DESIGNED BY:
XX

CONCEPT NO.:
--

SCALE:
1:1500

DRAWING TITLE:

Campbells Cross (Hamlet)

PROJECT:

CALEDON INTENSIFICATION STUDY

NORTH ARROW:

DATE: February 23, 2018

DRAWN BY: DR/SP

DESIGNED BY: XX

SCALE: 1:2000

MBTW JOB NO.: TCN006

CONCEPT NO.: --

Legend

— Settlement Boundary
— Environmental Constraints
— Water Courses
□ Vacant
□ Requires Severance
□ Requires Amendment
□ Developable Area

Community Character & Placemaking

Existing Character
Rural Service Centres

Image 1 - Bolton, ON

Image 2 - Bolton, ON

Image 3 - Bolton, ON

Image 4 - Mayfield West, ON

Image 5 - Mayfield West, ON

Image 6 - Mayfield West, ON

Appendix D: Urban Design Inventory Sample Images

Image 7 - Caledon East, ON

Image 8 - Caledon East, ON

Image 9 - Caledon East, ON

Image 10 - Caledon East, ON

The Villages

Image 11 - Alton, ON

Image 12 - Alton, ON

Image 13 - Palgrave Village, ON

Image 14 - Palgrave Village, ON

Image 15 - Inglewood, ON

Image 16 - Inglewood, ON

Image 17 - Cheltenham, ON

Image 18 - Mono Mills, ON

Image 19 - Caledon Village, ON

Image 20 - Caledon Village, ON

The Hamlets

Image 21 - Belfountain, ON

Image 22 - Belfountain, ON

Appendix D: Urban Design Inventory Sample Images

Image 23 - Belfountain, ON

Image 24 - Cataract, ON

Image 25 - Terra Cotta, ON

Estate Neighbourhoods

Image 26 - Palgrave Estates, ON

Image 27 - Palgrave Estates, ON

Image 28 - Palgrave Estates, ON

Image 29 - Rural Bolton, Caledon, ON

Image 30 - Mississauga Rd, Caledon, ON

Image 31 - Mississauga Rd, Caledon, ON

Image 32 - Willoughby Rd, Caledon, ON

Industrial / Commercial Centres

Image 33 - Bolton Country Plaza, Bolton, ON

Image 34 - Royal Courtyards, Bolton, ON

Image 35 - Bolton South Industrial Park, Bolton, ON

Image 36 - Bolton South Industrial Park, Bolton, ON

Natural Heritage System

Image 37 - Caledon East, ON

Image 38 - Willoughby Road, Caledon, ON

Image 39 - Alton, ON

Heritage Conservation Districts

Image 40 - Contributing Façade, Bolton Heritage Conservation District, Bolton, ON

Image 41 - Contributing Façades, Bolton Heritage Conservation District, Bolton, ON

Active Transportation
Pedestrian & Bicycle Network

Image 42 - Caledon East, ON

Image 43 - Caledon East, ON

Image 44 - Bolton, ON

Image 45 - Inglewood, ON

Public Realm

Community Edges & Gateways

Image 46 - Valleywood, Caledon, ON

Image 47 - Bolton, ON

Image 48 - Palgrave Village, ON

Community Streetscapes

Transit Stops

Image 49 - Bolton, ON

Image 50 - Bolton, ON

Street Trees

Image 51 - Bolton, ON

Image 52 - Bolton, ON

Image 53 - Inglewood, ON
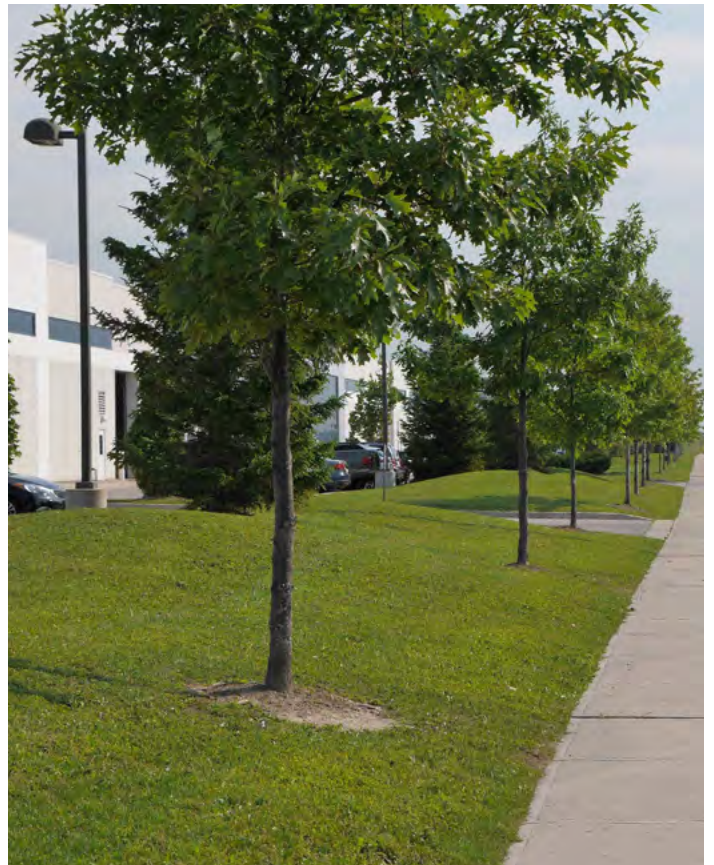
Image 54 - South Bolton Industrial Park, Bolton, ON

Street Furniture

Image 55 - Inglewood, ON

Image 56 - Caledon Village, ON

Image 57 - Bolton, ON

Image 58 - Caledon East, ON

Image 59 - Caledon Village, ON

Image 60 - Bolton, ON
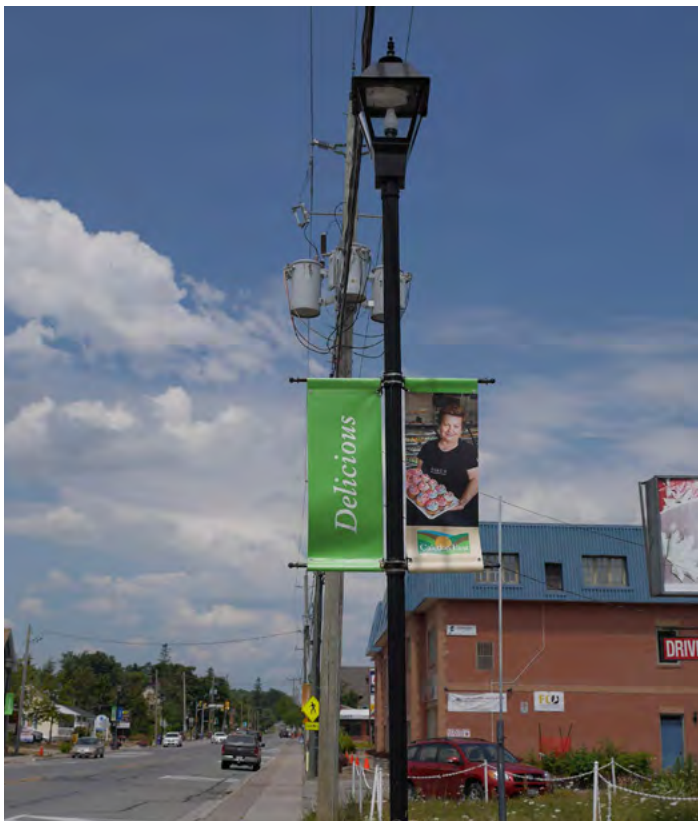
Image 61 - Caledon East, ON

Image 62 - Bolton, ON

Public Open Space

Image 63 - Inglewood, ON

Image 64 - Valleywood Community, Caledon, ON

Image 65 - Valleywood Community, Caledon, ON

Public Art

Image 66 - Bolton, ON

Image 67 - Alton, ON

Image 68 - Bolton, ON

Signage & Wayfinding

Heritage Signage

Image 69 - Caledon East, ON

Image 70 - Alton, ON

Image 71 - Caledon East, ON

Urban Signage

Image 72 - Bolton, ON

Image 73 - Palgrave Village, ON

Image 74 - Bolton, ON

Image 75 - Caledon East, ON

Image 76 - Inglewood, ON

Image 77 - Bolton, ON

Appendix D: Urban Design Inventory Sample Images

Rural Signage

Image 78 - Spirit Tree Estate Cidery, Caledon, ON

Recreational Signage

Image 79 - Caledon, ON

Image 80 - Caledon East, ON

Image 81 - Caledon East, ON

Image 82 - Palgrave Village, ON

Image 83 - Bolton, ON

Image 84 - Bolton, ON
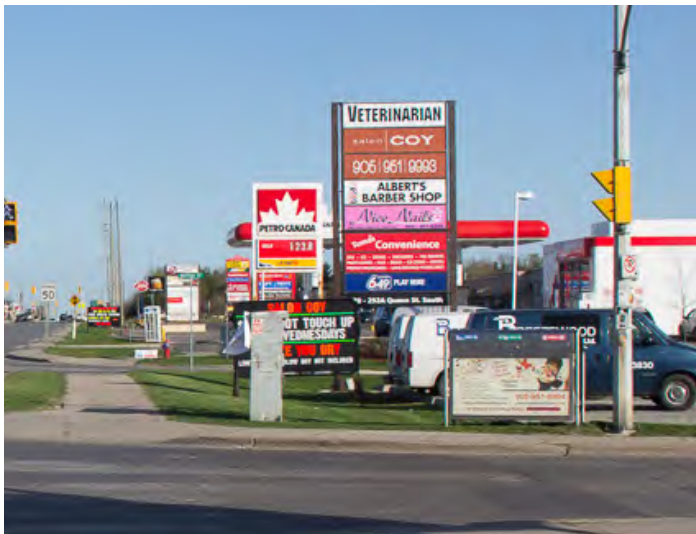
Image 85 - Bolton, ON

Image 86 - Bolton, ON

Residential Development

Greenfield Development

Image 87 - West Bolton, ON

Image 88 - West Bolton, ON

Image 89 - Southfields Community, Caledon, ON

Image 90 - Valleywood Community, Caledon, ON

Image 91 - Bolton, ON
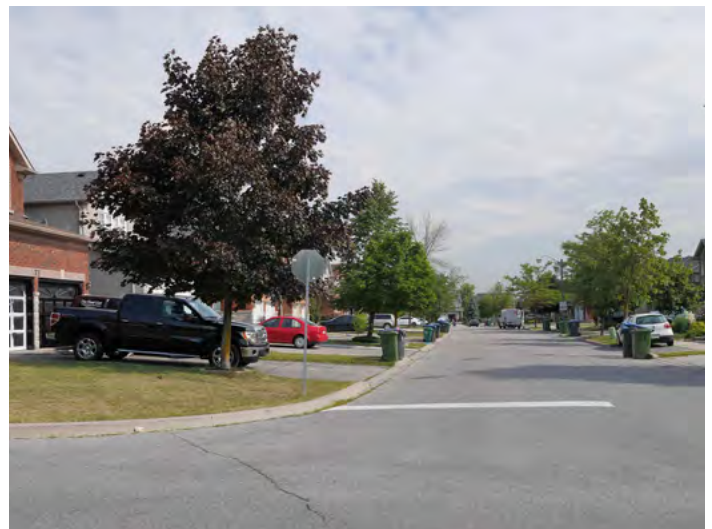
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Established Neighbourhoods

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Image 94 - Palgrave Village, ON

Image 95 - Palgrave Village, ON

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Image 102 - Caledon East, ON

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Townhouse Dwellings

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Estate Housing

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Landscape Design

Residential

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Image 116 - Snell's Hollow, ON

Image 117 - Southfields, ON

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Estate Housing

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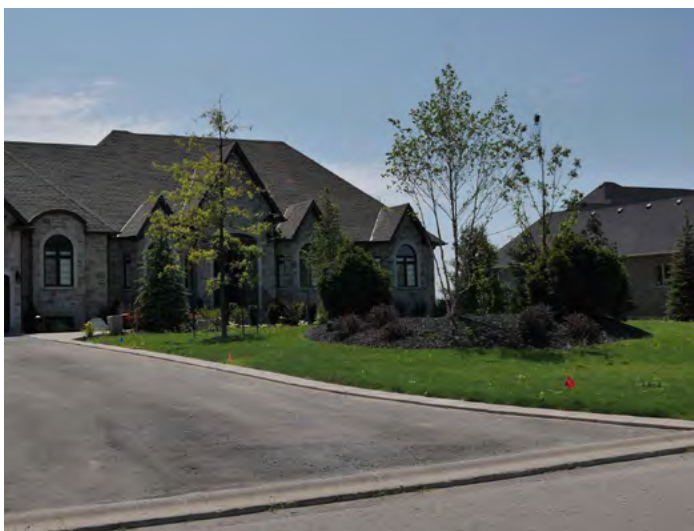
Image 120 - Palgrave Estates

Image 121 - Palgrave Estates, ON

Stormwater Management

Image 122 - Caledon, ON

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Existing Mixed Use Development

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Landscape Design

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Image 133 - Palgrave Village, ON

Image 134 - Alton, ON

Image 135 - Palgrave Village, ON

Parking, Loading & Servicing

Image 136 - Caledon East, ON

Image 137 - Bolton, ON
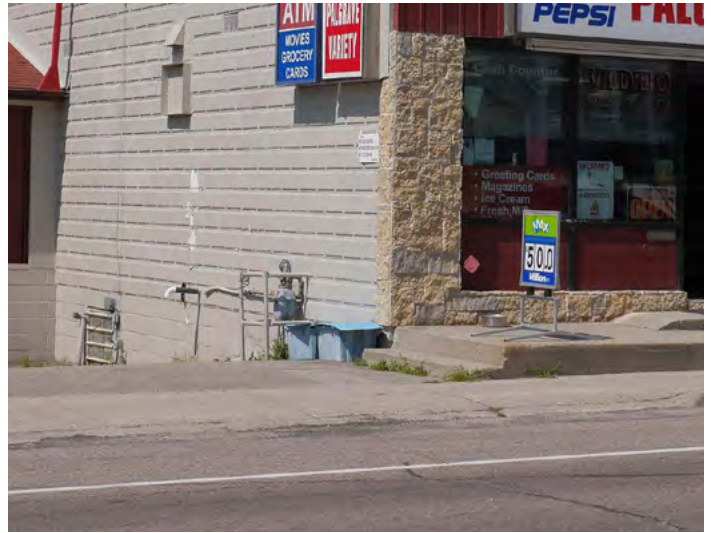
Utilities

Image 138 - Caledon East, ON

Image 139 - Palgrave Village, ON

Commercial & Industrial Areas

Existing

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Image 141 - South Bolton Industrial Park, Bolton, ON

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Site Circulation & Parking

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Landscape Design

Image 148 - South Bolton Industrial Park, Bolton, ON

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Directions Report: Preservation of Rural Community Character and Infill Policy Review

Rural Development

Views & Vistas of the Countryside

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Building Placement, Massing & Orientation

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Building Placement, Massing & Orientation

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Parking, Loading & Servicing

Image 172 - Caledon, ON

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Image 174 - Inglewood, ON

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