



PLANNING JUSTIFICATION REPORT

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Application for:
Zoning By-law Amendment,
Draft Plan of Condominium and
Site Plan Approval

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18314 & 18309 Hurontario Street,
Town of Caledon,
Region of Peel

Prepared by
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Table of Contents

- 1. Introduction..... 3
 - 1.1 Description of the Subject Lands 3
 - 1.2 Description of the Proposal..... 4
 - 1.3 Current & Past use 5
 - 1.4 Surrounding Land Uses..... 6
- 2. Provincial Legislation and Plans..... 7
 - 2.1 Planning Act, R.S.O. 1990, c.P.13 7
 - 2.2 Provincial Policy Statement, 2020 11
 - 2.3 Places to Grow Act, 2005 and Growth Plan for the Greater Golden Horseshoe, 2020 13
 - 2.4 Greenbelt Plan, 2017..... 15
- 3. Region of Peel Official Plan, 2018 16
- 4. Town of Caledon Official Plan, 2018 17
- 5. Town of Caledon Zoning by-law 2006-50..... 21
 - 5.1 Existing Zoning..... 21
 - 5.2 Proposed Zoning 21
- 6. Other supporting Reports and Studies Reviewed..... 22
- 7. Summary & Conclusion 28
- 8. Schedules 30

Schedules

- Schedule A Context Map
- Schedule B Survey
- Schedule C Site Plan
- Schedule D Draft Plan of Condominium
- Schedule E Greenbelt Plan, Land Use Map Enlargement
- Schedule F Growth Plan for the GGH, A Place to Grow Concept
- Schedule G Region of Peel Official Plan (Schedule D – Regional Structure - APPEALED)
- Schedule H Region of Peel Official Plan (Schedule D – Regional Structure - IN EFFECT)
- Schedule I Region of Peel Official Plan (Schedule D4 – Growth Plan Policy Areas - APPEALED)
- Schedule J Region of Peel Official Plan (Schedule D4 – Growth Plan Policy Areas - IN EFFECT)
- Schedule K Region of Peel Official Plan (Figure 2 – Selected Areas of Provincial Interest)
- Schedule L Region of Peel Official Plan (Schedule A – Core Areas of the Greenlands System in Peel)
- Schedule M Town of Caledon Official Plan (Schedule A- Land Use)
- Schedule N Town of Caledon Official Plan (Schedule A1 – Town Structure)
- Schedule O Town of Caledon Official Plan (Schedule E – Caledon Village Land Use)
- Schedule P Town of Caledon Official Plan (Schedule S – Greenbelt Land Use)
- Schedule Q Town of Caledon Zoning By-law No. 2006-50 (Schedule A – Zone Map 62)
- Schedule Q-1 Town of Caledon Zoning By-law No. 2006-50 (Schedule A – Zone Map 62) Excerpt
- Schedule R Proposed Draft Zoning By-law
- Schedule R -1 Proposed Draft Zoning By-law
- Schedule S Proposed Draft Zoning By-law Schedule
- Schedule T Preliminary Landscape Master Plan
- Schedule U Elevations
- Schedule V Floor Plans

1. Introduction

This Planning Justification Report has been prepared in support of development applications under the *Planning Act*, R.S.O. Chapter p.13, as amended, for Draft Plan of Condominium, Zoning By-Law Amendment and Site Plan Approval for lands in Caledon Village located at 18314 & 18309 Hurontario Street. These applications, if approved, would result in 30 new residential condominium townhouse dwellings on a private condominium road with a combination of private and municipal services. A Pre-Consultation (D.A.R.T) meeting took place on March 1, 2018 and it was determined that a Planning Justification Report is one of the supporting reports required with the complete application submission. This planning justification report has been prepared in conjunction with the Draft Plan of Condominium dated November 12th, 2020 and other supporting documents as required by the D.A.R.T checklist dated March 1, 2018.

1.1 Description of the Subject Lands

The subject property is located in the south-west portion of Caledon Village, within the Town of Caledon, in the Regional Municipality of Peel. It is more specifically located on the west side of Hurontario Street, generally south of Charleston Sideroad.

The legal description of the subject property is Part of North Half Lot 15, Concession 1, West of Hurontario Street (Former Township of Caledon, County of Peel) in the Town of Caledon within the Regional Municipality of Peel. The municipal address is 18314 & 18309 Hurontario Street. The subject property is currently occupied by a two-storey single detached residential dwelling with a one storey addition.

The subject property is a total of 1.38 ha in size and is rectangular in shape, with approximately 133.95 metres of frontage on Hurontario Street, and an approximate depth of 107.93 metres. The existing residential dwelling is located at the northeast corner of the subject property and the balance of the property is currently vacant. The existing residential dwelling is designated under Section 29 of the *Ontario Heritage Act* as a property of architectural and/or historical value or interest. It is the intent of the proposed condominium townhouse development to maintain the existing residential dwelling, in situ, which has been

identified as a building of architectural and/or historical value or interest. There is an existing retaining wall located at the southwest corner of the subject property and another existing retaining wall located on the northwest portion of the subject property, in close proximity to the existing residential dwelling. As well, there is an existing municipal watermain along Hurontario Street.

1.2 Description of the Proposal

The subject property is proposed to be developed for 30 condominium townhouse residential dwellings with a condominium road to provide internal circulation and access from Brock Street. Brock Street is located immediately north of the subject property and will provide primary community connectivity (see Schedule “C”). Brock Street has been identified by the Town’s Official Plan as a municipal street but it is currently an unopened road allowance. The landowner will continue to work with the Town of Caledon regarding the construction of Brock Street.

The Vision for this development is a small, self-contained condominium community that meets the Provincial objectives of increased density on infill sites and provides a new form of housing in Caledon. The architecture will be traditional in design approach, to respect the character and context of the surrounding residential neighbourhoods.

Pedestrian connections are proposed to be made to the municipal sidewalk along Hurontario Street. An internal concrete walkway is proposed to be provided to access the play area/amenity space on the north-eastern location of the site.

Streetscape treatment within the proposed development will involve a combination of landscape elements, including boulevard trees, fencing, front entry planting, and false front treatments along Hurontario Street. The proposed streetscape treatment will enhance the character of the surrounding community context.

The built form of the proposed development will consist of two-storey townhouses and 1 ½ storey bungalow loft townhouses. The unit widths are proposed to be 9.14m and 12m respectively. The wider units are proposed to have double garages and driveways, providing 4

parking spaces per unit. The narrower units are proposed to provide single garage and a driveway with 2 parking spaces per unit. The proposed development will comply with the applicable rate of visitor parking to be provided on the subject property as per Zoning By-law 2006-50. The massing of the proposed townhouses is similar to that of existing neighbourhoods in and around Caledon with higher pitched roofs, front-facing one and two storey gables and large porches to the street. The detailing of the front elevations will provide a level of streetscape interest, both internally to the site and to Brock Street and Highway 10 (see Schedule “U”).

The proposed development will include landscape features as shown on the Preliminary Landscape Master Plan (see Schedule “T”). Proposed landscape features within the development include; Deciduous trees along the east side of the subject property, a landscaped open space containing Deciduous trees in the approximate centre of the subject property, Coniferous trees throughout the property as well as shrubs, perennials and grasses located along the exterior main walls of the proposed townhouse dwelling units. The proposed development will also include a wood privacy fence along the western and southern property boundaries as well as a decorative metal fence along the eastern property boundary. All proposed dwelling units except for the dwelling units located along eastern property boundary will include a patio slab located in the rear yard.

The subject property is approximately 13,791.61 square metres (1.38 ha). The density proposed for the condominium townhouse development which is to be situated on the subject property is 30 units per 1.38 ha (3.41 acres). This proposed density would result in 21.74 units per hectare (30 units/1.38 ha = 21.74 units per ha) within the condominium townhouse development. The proposed density for the subject property is in keeping with the surrounding residential context of Caledon Village while providing a modest increase in density within a designated “Settlement Area”.

1.3 Current & Past use

The subject property is currently, and has previously been, used for residential purposes. There is currently a two-storey detached residential dwelling located on the subject property,

which is the heritage dwelling previously noted within this report. Note, that the proposed residential land use is consistent with, and implements the Official Plan designation on this land, which is “Residential”.

1.4 Surrounding Land Uses

- a) North
 - To the north of the subject property there are predominantly residential, commercial and institutional land uses.
 - Immediately north of the subject property, there are detached residential dwellings.
 - Further north, there are commercial and institutional uses such as; Tim Hortons (approx 214 metres), Petro-Canada (approx. 325 metres) and the Knox United Church (approx. 267 metres).
 - As well, Mistywood Park is located northwest of the subject property (approx. 604 metres).
- b) South
 - To the immediate south of the subject property, the predominant land use is residential.
 - Further south, there is an active aggregate mine, approximately 1.4 km away (more commonly known as the James Dick Aggregate Pits or Caledon Sand and Gravel). The closest part of the aggregate extraction appears to be over 300 m away from the subject property with residential land uses between that area and the subject property.
- c) East
 - The lands east of the subject property are largely made up of residential uses consisting of detached dwellings.
 - The Caledon Fairgrounds is located in close proximity to the subject property (approx. 183 metres).
 - Caledon Central Public School is located further east of the subject property.
- d) West
 - The immediate land use to the west of the subject property is residential.
 - Further west, there is a part of the Caledon Sand and Gravel land previously noted.

The Town of Caledon is currently in the process of creating a new Official Plan. Through this process, the Town of Caledon has received a variety of development requests for consideration. One such request is a new residential development proposal in close proximity to the subject property. The development proposal is located immediately west of the subject property and proposes to extend the existing Caledon Village settlement boundary. As well, the proposal intends to rehabilitate and develop lands which are currently part of the James Dick Aggregate Pits or Caledon Sand and Gravel. The development proposal has been described as a logical progression of the Caledon Village community and further expresses the importance of directing development to established “Settlement Areas”.

2. Provincial Legislation and Plans

2.1 Planning Act, R.S.O. 1990, c.P.13

The *Planning Act* is provincial legislation that sets out the policies for land use planning in Ontario. Section 51 of the Planning Act specifically deals with plans of subdivision and plans of condominium approvals and subsection 51(24) sets out the criteria that must be considered. The proposed development will meet the criteria specifically as follows:

- a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed development is designed and planned to meet all of the provincial interests. The proposed residential townhouse development is located within a rural settlement area that has existing residential communities and will not have any negative effect on matters of provincial interests.

- b) *whether the proposed subdivision is premature or in the public interest;*

A D.A.R.T. meeting was held on March 1, 2018 with the Town of Caledon and the requirements of a complete application submission were identified. This Planning Justification Report is part of the requirements and all the other required studies and reports

are submitted in the requested form and format to the Town as part of this application submission. All supporting reports which are further detailed in Section 6 of this report have indicated that the proposal is not premature and that it will be in the public interest. The proposed residential development is in an area designated for residential development and is in the public interest. As well, the proposal will be in the public interest as it will provide additional housing opportunities within a designated "Settlement Area" in the Town of Caledon. There are no ongoing studies or projects within the Town or Region that would affect the status of this proposal as a premature application.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The subject property is located within "Caledon Village" and is designated "Residential" under the Town's Official Plan (see Schedule "O") where residential land uses and development is permitted. Please refer to Section 3 and 4 of this report for detailed justification of conformity to both the Region and Town's Official Plan.

d) the suitability of the land for the purposes for which it is to be subdivided;

The subject property is designated as "Residential" within Caledon Village by the Town's Official Plan (see Schedule "O") and residential development is permitted. The proposal is directly implementing the Official Plan designation in an area that already contains residential land uses, and therefore the land is suitable for residential uses. The Functional Servicing and Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc, dated June 2020 has indicated that the proposed condominium townhouse development will meet water, sanitary services and storm water quantity and quality control requirements/demand (see Section 6(a) of this report). As well, other supporting documents reviewed indicate that the land is suitable for the proposed development (see Section 6).

- e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The subject property is well served by public roads maintained all year round. There is also an unopened public road allowance and the owner will work with the Town regarding how that road may provide access to the subject property.

- f) *the dimensions and shapes of the proposed lots;*

The proposal is for a Draft Plan of Condominium on the subject property and the dimensions and shape of the lot will remain unchanged. The proposed residential units, in the form of condominium townhouses, will be of a typical shape and size found throughout the Town and Region.

- g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

There are no restrictions on the subject property that would affect the use of the land for the proposed townhouse condominium development.

- h) *conservation of natural resources and flood control;*

The subject property does not contain any natural resources and there are no floodplains which may affect the subject property.

- i) *the adequacy of utilities and municipal services;*

The proposed development will be serviced by a 150 mm diameter water service. The proposed watermain will connect into the existing municipal watermain along Hurontario Street. Sanitary services for the proposed development will be provided by a proposed 250 mm diameter internal sanitary sewer system that connects to an onsite sewage treatment and disposal system. For further details, please refer to Section 6(a) of this report for the Functional Servicing and Preliminary Storm Water Management Report prepared by C.F. Crozier & Associates Inc, dated June 2020.

j) the adequacy of school sites;

Caledon Central Public school is in close proximity to the subject property (approximately 1.6km) and the Town of Caledon is well served by both the Peel District and Peel Catholic District School Boards.

k) the area of land, if any, within the proposed subdivision, exclusive of highways, is to be conveyed or dedicated for public purposes;

No area of the subject property has been requested to be conveyed or dedicated for public purposes. Should land conveyances be required, the site plan and draft zoning may be updated to reflect such a change to the proposal.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

New residential dwellings meeting current building standards and best practices are typically more energy efficient than older buildings. The developer may consider incorporating sustainable or green technologies in their building construction plans, but those details are not yet available and beyond the scope of this report.

m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006.*

The proposed development is subject to site plan control and a Site Plan Application is intended to be submitted. Depending on the timing of completion of this report and the Site Plan Application, they may be submitted concurrently or the Site Plan Application may be submitted subsequent to the Zoning By-law Amendment, however, the draft zoning by-law, this report, and the site plan application will be coordinated to match throughout the process.

2.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) 2020 was issued under section 3 of the *Planning Act* R.S.O. Chapter p.13, as amended, and came into effect on May 1, 2020. It replaces the Provincial Policy statement issued April 30, 2014. It was approved by the Lieutenant Governor in Council, Order in Council No 229/2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The relevant and applicable policies of the PPS 2020 are addressed below.

- a) Policy 1.1.1 indicates that Healthy, livable, and safe communities are sustained by:
 - promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - promoting development and land use patterns that conserve biodiversity; and
 - preparing for the regional and local impacts of a changing climate.
- b) Section 1.1.3 deals with Settlement Areas in Municipalities and states that:
- Settlement areas shall be the focus of growth and development.
 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) prepare for the impacts of a changing climate;
 - e) support active transportation;
 - f) are transit-supportive, where transit is planned, exists or may be developed; and
 - g) are freight-supportive.
 - Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The proposed development takes advantage of currently under-utilized lands within Caledon Village, in the Town of Caledon as the subject property is mostly vacant. The built form proposed for the subject property is compatible with the existing housing stock in Caledon Village and provides desirable, and anticipated residential housing to the community, adding a greater variety of housing types and represents a logical progression of the community. As well, the subject property is located within a “Settlement Area” and there is an existing municipal watermain along Hurontario Street, which efficiently uses infrastructure and public service facilities that are currently available. The proposed development is consistent with and will implement the policies of the Provincial Policy Statement, 2020.

2.3 Places to Grow Act, 2005 and Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2019 has been prepared and approved under the places to Grow Act, 2005 to take effect on May 16th, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Lieutenant Governor in Council, Order in Council No 1244/2020 to take effect on August 28, 2020. The Growth Plan is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region to the year 2041.

- a) The subject property is located within the designated “Greenbelt Area” as per the Growth Plan, 2019 (see Schedule "F").
- b) The guiding principles of the growth plan include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize on new economic and employment opportunities as they emerged; supporting a range and mix of housing options; Improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; protect and enhance natural heritage, hydrologic, and landform systems, features and functions; Support and enhance the long-term viability and productivity of agriculture; Conserve and promote cultural heritage resources to support the social,

economic and cultural well-being of all communities and integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure to successfully achieve this vision.

- c) Policy 2.2.6 of the Growth Plan addresses 'housing', and includes the following policies:
 - 1. a). i. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities.
 - 2. Municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality
- d) Policy 2.2.9 addresses development in Lands identified as Rural Areas, and includes the following policies:
 - 1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.
 - 2. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.

The subject property is located within the “Greenbelt Area” and is within a designated “Settlement Area” (see Schedule “F”). The built form proposed for the subject property respects the existing and surrounding housing stock of Caledon Village. The proposed plan will contribute to a complete community in a manner that respects the existing community character, has little to no direct impact on adjacent land uses and will likely be economically beneficial. It is our professional opinion that the proposal conforms to, or does not conflict with the policies of the Growth Plan for the Greater Golden Horseshoe, 2019.

2.4 Greenbelt Plan, 2017

The Greenbelt Plan (2017) was approved by the Lieutenant Governor in Council, Order-in-Council No. 1025/2017, as an amendment to the Greenbelt Plan effective July 1, 2017. The Greenbelt Plan was approved under Section 3 of the Greenbelt Act, 2005 and took effect on December 16, 2004. The subject property is contained within the area regulated by the Greenbelt Plan. The subject property is within an area designated as “Towns/Villages” by the Greenbelt Plan (see Schedule “E”). Key policies from the Greenbelt Plan regarding areas designated “Towns/Villages” reads as follows:

a) 3.4.3 Town/Village Policies

- For lands within Towns/Villages in the Protected Countryside, the following policies shall apply:
 1. Towns/Villages are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2.
 2. Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of section 4.2 of this Plan, including the requirements regarding environmental assessments and agricultural impact assessments.
 3. As part of a municipal comprehensive review under the Growth Plan, an upper- or single-tier planning authority may allow expansions of settlement area boundaries in accordance with the policies 2.2.8.2 and 2.2.8.3 of the Growth Plan.

The subject property is located within an area designated as “Towns/Villages” within the Greenbelt Plan; this designation establishes Caledon Village as a “Settlement Area”. Growth and development within areas regulated by the Greenbelt Plan are intended to be directed towards “Settlement Areas”. “Towns/Villages” are identified as having the largest concentration of population, employment and development within the “Protected Countryside” and tend to be the central settlement area(s) for their respective municipalities. The proposal intends to create 30 new residential condominium townhouse dwellings within an existing

“Settlement Area”. It is our professional opinion that the proposal conforms to, or does not conflict with, the policies of the Greenbelt Plan, 2017.

3. Region of Peel Official Plan, 2018

The subject property lies within an area designated as “Rural System” within the Region of Peel Official Plan (see Schedules “G” & “H”). The subject property is also located within the boundary of the “Greenbelt Plan Area” and is within a “Rural Settlement” boundary (See Schedule “K”).

- a) Section 5.4 of the Official Plan provides policies with regards to lands within the Rural System Area. The goal of the section is to implement the policies of the Provincial Greenbelt Plan and to provide policy direction for lands outside of the 2031 Urban Regional Boundary. The subject property is located within the Greenbelt Plan Area, and the proposed development meets the goals and intent of the policies outlined in the Regional Official Plan and the Greenbelt Plan.
- b) Section 5.4.5 of the Official Plan addresses Rural Settlements. The proposed development intends to provide an opportunity for growth within an existing “Settlement Area”. Opportunities to direct growth to rural settlements is encouraged and the following Regional Official Plan objectives and policies are applicable:
 - 5.4.5.1 Objectives
 - 5.4.5.1.1 To preserve and enhance the distinct character, cultural attributes and historical heritage of rural settlements.
 - 5.4.5.1.2 To add to the diversity of lifestyle choices in the Rural System.
 - 5.4.5.1.3 To provide appropriate opportunities for economic development in rural settlements.
 - 5.4.5.2 Policies
 - 5.4.5.2.3 Consider development in rural settlements, as designated in the Town of Caledon Official Plan, consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

The subject property is located within Caledon Village. The proposed development is compatible with the rural landscape and surrounding land uses. The proposal intends to provide an appropriate opportunity for residential development within a “Rural Settlement” boundary which is predominantly comprised of residential land uses. The proposal intends to maintain and preserve the existing residential dwelling on the subject property, which has been designated under section 29 of the *Ontario Heritage Act*. It is our professional opinion that the proposed development is a logical extension of the existing residential uses in the area and conforms to the objectives and policies of the Region of Peel Official Plan.

4. Town of Caledon Official Plan, 2018

The Town of Caledon Official Plan states the principles, goals, objectives, and policies intended to guide future land use, physical development and change throughout the Town. The subject property is designated as “Residential” by the Town's Official Plan (see Schedule "O"). The Official Plan has a direct policy impact on the social, economic, and natural environment within the Town of Caledon. The proposed development is on lands that are included in the area covered by the Caledon Village Land Use Plan. Listed below are objectives and policies that the Town has established in order to develop the lands in ways that are sustainable and promote healthy growth throughout the Town.

a) Housing (Section 3.5 of Caledon's Official Plan)

The Town has established policies regarding the need for a diverse range and mix of housing types and tenures within its boundaries. Caledon faces a unique set of challenges due to its mix of rural communities and the ever-growing development pressure experienced by small communities surrounding the Greater Toronto Area. The policies pertinent to the development proposed here are listed below:

- 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 through all stages of their lives.

- 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.
- 3.5.3.1 – In conformity with the Strategic Direction of the Plan, the majority of new housing shall be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner.

The proposed development includes 30 units of residential condominium townhouses. The predominant housing type in Caledon Village is single detached dwellings; the proposed townhouses would introduce a new housing type which promotes the development of a more diverse mix of housing types and provides housing opportunities for current and future residents of Caledon Village as well as the Town of Caledon. The location of the development is within the “Settlement Boundary” of Caledon Village and with the existing municipal servicing available in the community, the proposed development is an appropriate form of intensification.

b) Town Structure (Section 4.1 of Caledon's Official Plan)

In order to direct growth to areas that have been identified as targets by the Town's Official Plan, the Town Structure section of the Plan establishes a hierarchy of settlement types. The subject property is within Caledon Village (see Schedules “M” and “N”). Villages are identified as being of the second highest priority for development in the planning period accounted for by the Official Plan. The policies relevant to the proposed development from this section are shown below:

- 4.1.1.2.2 - To allocate growth according to the hierarchy of settlements to foster and enhance the distinct community character of settlements in Caledon, develop Caledon as a complete community, ensure equitable and efficient provision of services, maintain a high quality of life and promote economic development and employment.
- 4.1.1.3.1 b) - Villages - primarily residential communities that are generally focused on a historic main street or crossroads. They are smaller than Rural Service Centres and provide a limited range of services to the surrounding community.

Each village is served by a central water supply system operated by the Region and private septic systems or a communal sewage disposal system and contains one or more of the following municipal services: swimming pool, arena, library, fire hall, or community hall.

Villages serve two primary functions:

- To provide an alternative lifestyle to the Rural Service Centres, Hamlets and the Rural Lands; and ,
- To provide local convenience goods and services within the village and to the surrounding area that complements 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

Given that the Town has identified Villages as the alternative life style to the Rural Service Centres and to provide goods and services that complements the Rural Service Centres. The proposed development (within Caledon Village) implements the Town's objectives and policies regarding town structure and contributes to a complete community in the Town and Region.

c) Growth Management (Section 4.2 of Caledon's Official Plan)

This section of the official plan focuses on growth management through intensification. The limited opportunities for intensification within the boundaries of the built-up area of Caledon Village mean that the Town must take advantage of those parcels with appropriate servicing and existing land uses to grow responsibly. Listed below are the relevant objectives and policies that the Town of Caledon has established to responsibly guide growth and intensification.

- 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.
- 4.2.1.2.2- To ensure that intensification occurs in an appropriate manner in keeping with the role and function of Caledon's communities according to the hierarchy of settlements

within the Town Structure through the preparation of an intensification strategy, community design guidelines and other measures.

- 4.2.1.3.1- Caledon will encourage intensification within the built-up area and undelineated built-up areas and will work to overcome barriers to intensification, where consistent with Section 3 of the Provincial Policy Statement.

The proposed plan implements the Town's policies by locating development within a “Village”. Given the Town's limited ability to intensify in areas regulated by the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, it is of high importance that opportunities within the built-up areas of the Town be appropriately utilized to provide needed residential density to this growing community.

d) Sustainability (Section 3.1 of Caledon's Official Plan)

As concerns over climate change on the natural environment grow more pressing, the move toward sustainable development has become a necessity. The Town has included policies in its Official Plan to address the increasingly relevant issues surrounding sustainable development. Those relevant to this plan are shown below.

- 3.1.2.1 - To ensure that the pillars of sustainability: economic, environmental; and social/cultural are considered as a primary guiding principle for land use planning and decision-making in the Town of Caledon.
- 3.1.2.2- To ensure that new development and redevelopment promotes and integrates the principles of sustainability as detailed in this and other sections of the Official Plan.
- 3.1.2.3- To work with Caledon residents, land and business owners, community organizations, the Region of Peel, conservation authorities, and other levels of government in researching, implementing and monitoring the sustainability objectives, policies and programs of this plan.

The proposed development will work to provide a range of housing types to current and future residents of Caledon Village. Building vibrant and compact communities is a key element in viably creating sustainable housing models that will limit the effects of development on the natural environmental features that characterize Caledon. This development proposal's location

within Caledon Village indicates that it will help Caledon grow in a manner consistent with the policies set out in the Official Plan.

e) **Villages** (section 5.10.5 of Caledon's Official Plan)

This section of the Official Plan focuses on policies pertaining to Villages in the Town of Caledon. Listed below are the relevant objectives and policies that the Town of Caledon has established for the Villages:

- Residential uses shall be the predominant land use within these settlements. Village Commercial uses may be permitted in accordance with the policies contained in Section 5.4 and Section 7.6 of the Plan. Other uses, including schools, places of worship, small scale government offices, fraternal association halls, parks, as well as home occupations may be permitted.

The proposed development is a residential development for 30 units of condominium townhouses which will directly implement the Town's objective and policies regarding “Villages” in the Town of Caledon.

5. Town of Caledon Zoning by-law 2006-50

5.1 Existing Zoning

The subject property is currently zoned “RR” (Rural Residential) under the Town of Caledon's Zoning By-law 2006-50, as amended (see Schedule "Q" and “Q1”).

5.2 Proposed Zoning

The proposed draft zoning by-law is included as Schedule "R" of this report and includes standards that would permit the proposed condominium townhouse development as shown on the Draft Plan of Condominium and Site Plan (see Schedules “D” & “C”). The proposed zone is “RT-XX” to permit the Residential Townhouse use which is not currently permitted as per the existing “RR” zone.

At the time of writing this report, the specific design for the townhouse development is still in progress, and therefore some basic development regulations are proposed in the draft zoning by-law however, we would suggest that the Town accept some minor changes to the proposed development standards as the specific building designs are progressed closer to the time of passing of the zoning by-law.

6. Other Supporting Reports and Studies Reviewed

- a) Functional Servicing & Preliminary Stormwater Management Report (prepared by C.F. Crozier & Associates Inc, dated June 2020)

The Functional Servicing and Preliminary Stormwater Management Report has demonstrated that the proposed development can be serviced by existing and proposed servicing infrastructure. Water demand for the proposed development will be met using a 150 mm diameter water service. The proposed watermain will connect into the existing municipal water main along Hurontario Street. Municipal sanitary services do not exist within the proximity of the proposed development. The site will be serviced by a proposed 250 mm diameter internal sanitary sewer system that connects to an onsite sewage treatment and disposal system. Stormwater quantity controls are to be provided by oversized storm sewers and an orifice control. Sufficient Stormwater Quality control and Water Balance are to be provided by an on-site infiltration chamber.

- b) Cultural Heritage Impact Statement for 18309 & 18314 Hurontario Street Caledon (prepared by Letourneau Heritage Consulting Inc, dated July 2020)

The Cultural Heritage Impact Statement has demonstrated that the retention of the heritage structure in *situ*, located on the subject property is in keeping with the objectives and policies of the Town of Caledon Official Plan. Further, it was determined that the proposed development will result in only one potential direct adverse impact caused by the installation of a dispersal bed on the subject property. This potential direct impact is being addressed through an archeological assessment under separate cover. As well, with the implementation

of appropriate mitigation measures, potential indirect impacts related to construction vibrations will be avoided. The Cultural Heritage Impact Statement has recommended the following heritage conservation strategies; A Temporary Protection Plan is recommended to be developed for this project to mitigate potential direct and indirect impacts when construction works start on the property and once project design has progressed this CHIS should be revisited to include a review of the compatibility of the design and materials of the new structures with the former creamery.

c) Noise Impact Study (prepared by Aercoustics Engineering Ltd, dated July 2020)

The results of the Noise Impact Study indicate that standard window and wall construction meeting the requirements of the *Ontario Building Code* will suffice for this project. However, some of the dwelling units, as discussed in Section 5.2 of the Noise Impact Study, will require central air conditioning in order to comply with the applicable noise control guidelines. Also, as discussed in Section 5.1 of the Noise Impact Study, noise barriers are required for some of the outdoor amenities.

With the incorporation of the noise controls discussed in the Noise Impact Study, the sound levels at the sensitive receptors of the proposed residential development will comply with the noise guidelines of the MECP. As indicated in MECP implementation guidelines, where mitigation is required or where noise may be a concern, future occupants will be advised through warning clauses. Sample wording for warning clauses is provided within Section 7 of the Noise Impact Study. Further analysis should be conducted to confirm the noise controls recommended in the report when the final grading and architectural design of the dwellings becomes available.

d) Urban Design Brief (prepared by Design Plan Services Inc., Strybos Barron King Ltd. And RN Design Ltd. dated September 2020)

The Urban Design Brief dated September 2020 states that the vision for this development is a small, self-contained condominium community that meets the Provincial objectives of increased density on infill sites and provides a new form of housing to Caledon, in response to current

market demands. The architecture will be traditional in design approach, to respect the character and context of the surrounding residential neighbourhoods.

In regards to Circulation and Access, the vehicular entrance to the site's condominium road is to be connected to Brock Street. Vehicular circulation is provided through the site's proposed condominium road providing convenient access to all lots, and parking spaces. Pedestrian connections have been made to the municipal sidewalk along Hurontario Street. An internal concrete walkway has been provided to access the play area/amenity space on the north-eastern location of the site.

In regards to Streetscape, Streetscape is defined as the boulevard edge treatment of the streets throughout the development. Streetscape treatment will involve a combination of landscape elements, including boulevard trees, fencing, front entry planting, and false front treatments along Hurontario Street. The proposed streetscape treatment will enhance the character of the surrounding community context. Section 2.2 of the Urban Design Brief will provide guidelines for the various landscape elements and streetscape treatments to be used throughout the proposed townhouse community.

In regards to Built Form principles, the development proposes two-storey townhouses and 1 ½ storey bungalow loft townhouses. The unit widths are 9.14m and 12m respectively. The wider units have double garages and driveways, providing 4 parking spaces per unit. The narrower units provide a single garage and driveway with 2 parking spaces per unit. The zoning appropriate rate of visitor parking is provided on the site. The massing of the proposed townhouses is similar to that of the existing neighbourhoods in and around Caledon with higher pitched roofs, front-facing one and two storey gables and large porches to the street. The detailing of the front elevations will provide a level of streetscape interest, both internally to the site and to Brock Street and Highway 10.

e) Traffic Brief (prepared by C.F Crozier & Associates Inc. dated August 26, 2020)

The Traffic Brief dated August 26, 2020 states that the development proposal is not expected to generate significant traffic volumes during the weekday a.m. and p.m. peak hours,

respectively. Therefore, C.F. Crozier & Associates Inc. has assumed that the Town of Caledon will accept a scoped Traffic Brief in lieu of a comprehensive Traffic Impact Study (TIS) and that the focus of the Traffic Brief will be mainly on traffic safety as opposed to typical traffic operations and capacity analysis.

The Traffic Brief has concluded that no traffic operations nor safety issues are identifiable with the proposed development. Therefore, the proposed development can be supported from a traffic operations and safety perspective, and parking perspective.

Further, the proposed development is required to provide a total of 62 resident parking spaces and 8 visitor parking spaces. The development proposes individual car garages and driveways for each residential dwelling unit, thus effectively providing 2 parking spaces per dwelling unit. 4 of the proposed dwelling units will feature double-car garages, thus effectively providing more parking for those dwelling units. As well, the development proposes 8 visitor parking spaces on site. Therefore, the proposed parking supply satisfies minimum Zoning By-Law requirements.

It is also noted within the Traffic Brief that the analysis was conducted using the Preliminary Concept Plan dated November 13, 2019. Any minor changes to the plan will not materially affect the conclusions contained within the Traffic Brief.

- f) Preliminary Geotechnical Investigation (prepared by Sirati & Partners Consultants Limited dated August 2, 2019)

The Preliminary Geotechnical Investigation dated August 2, 2019 has provided preliminary recommendations based on the information obtained about the subsurface conditions at borehole locations and from the findings in the boreholes. The recommendations are pertaining to the geotechnical design of the underground utilities, access roads and to comment on the foundation conditions for general house construction.

The comments given within the report are intended for the guidance of design engineers. Further review of the final design and specifications will be required to verify that the recommendations of this report have been properly interpreted and implemented. Please refer

to Section 4 of the Preliminary Geotechnical Investigation for a detailed discussion and recommendations regarding Geotechnical aspects of the proposed development.

- g) Stage 1 and 2 Archaeological Assessment (prepared by Letourneau Heritage Consulting Inc. dated August 17, 2020)

The Stage 1 and 2 Archaeological Assessment dated August 12, 2020 has identified two Euro-Canadian archaeological sites on the subject property: Caledon Village 1 Site AIGx-388 and Caledon Village 2 Site AIGx-389.

In regards to Caledon Village 1 Site AIGx-388, the report has concluded that the site did not produce more than 20 artifacts indicating a pre-1900 occupation or deposition, as such, the site retains no further Cultural Heritage Value or Interest and no further archaeological investigation is required. The site is likely the product of general occupation of the property.

In regards to Caledon Village 2 Site AIGx-389, the report has concluded that the site produced in excess of 20 artifacts indicating a pre-1900 occupation or deposition, as such, the site retains Cultural Heritage Value or Interest and a Stage 3 archaeological assessment is required in accordance with the S&Gs Section 2.2, Standard 1 c. The variability with the assemblage in the form of tablewares, structural elements such as nails and brick indicate this is an area of focused occupation or discard and is highly indicative of a domestic occupation. The diagnostic artifacts recovered date the site from between 1830 to the early 20th century.

The Archaeological Assessment recommends that the Caledon Village 1 Site (AIGx-388) has been sufficiently documented in the assessments undertaken and retains no Cultural Heritage Value or Interest, as such no further archaeological investigation of the site is recommended. Further, the Caledon Village 2 Site (AIGx-389) retains Cultural Heritage Value or Interest, as such a Stage 3 assessment is recommended. It is the intent of the property owner to conduct a Stage 3 assessment at a later date, likely before or during the Site Plan Application process.

- h) Long-Term Groundwater Monitoring Report (prepared by Sirati & Partners Consultants Limited dated June 26, 2020)

The Long-Term Groundwater Monitoring Report dated June 26, 2020 has concluded that based on the groundwater monitoring completed between June 2019 and May 2020 at the Site, the following findings could be concluded: The measured groundwater levels ranged from 1.96 mbgs measured in March 2020 at MW7 to 4.52 mbgs measured in September 2019 at MW2. The elevations ranged from 411.38 mAMSL measured in September 2019 at MW7 to 415.76 mAMSL measured in December 2019 at MW2; The maximum water level fluctuation observed in the monitoring wells with water all the year round was 2.07m at MW2, and the minimum was 1.73m at MW1. Therefore, the maximum water level fluctuation at the Site may reach up to 2.1m; Groundwater flow direction at the Site was inferred to be to the south to southeast, with minor seasonal change.

- i) Soil Percolation Tests (prepared by Sirati & Partners Consultants Limited dated June 26, 2020)

The Soil Percolation Tests dated June 26, 2020 has concluded that based on the infiltration tests conducted at the subject property, the test results have indicated infiltration rates ranging between as low as 79mm/hr to a maximum infiltration rate of 381mm/hr; Infiltration rates have demonstrated the presence of highly pervious sand and gravel deposits at most of the subject property contributing to the groundwater recharge; The areas of active recharge into the groundwater in which septic beds are situated may create water quality problems due to more infiltration; Since the soils at the subject property are highly pervious in nature and therefore, the most important aspects of the development of the subject property may be to examine enhanced septic systems protecting the groundwater quality.

- j) Arborist Report (prepared by Strybos Barron King Ltd. dated September 4, 2020)

The Arborist Report dated September 4, 2020 has concluded that the property is mainly composed of remnant, naturalized groupings of trees and hedgerows. As part of the site planning, the existing dwelling at the northeast limit of the property is to remain. A new, future road will be constructed north of the site to provide access to the development. Existing, coniferous hedgerows flank the south property limit.

Based on the proposed conceptual site plan and pending detailed rear lot grading requirements, the hedgerows along the south property limit are recommended for preservation. All other trees, internal to the property, are to be removed to accommodate the proposed development.

7. Summary & Conclusion

The proposed development is contemplated by the policies of the Town of Caledon Official Plan, the Region of Peel Official Plan and represents a logical progression of the existing residential community within Caledon Village in the Town of Caledon.

While contributing to the overall variety of dwelling types available to the current and future residents of the Town, this development directly assists the Town in achieving a complete community with appropriate density that reflects current policy and plans from the Province.

The development of the subject property will contribute positively to the lives of residents of the Town by implementing Official Plan policies and goals. The existing heritage structure designated under Section 29 of the *Ontario Heritage Act* which is located on the subject property is planned to be retained in situ, and the proposed development will have no impact on any natural features as there are none located on or within close proximity to the subject property.

Based on all of the information above, and after a review of all the supporting documentation, it is our professional opinion that the submitted applications should be approved to permit the residential development as proposed. This proposal implements all applicable Provincial, Regional and Town policies, and will have minimal impact on the surrounding land uses. It is our professional opinion that the proposed residential townhouse development represents an appropriate and desirable use of the subject property in an area that has been designated for residential land uses and settlement.



I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.

Date: December 7th, 2020

A handwritten signature in blue ink, appearing to read 'T.J. Cieciora', written over a horizontal line.

T.J. Cieciora, MSc MCIP RPP

Planner and Principal

8. Schedules

Schedule A Context Map

Schedule B Survey

Schedule C Site Plan

Schedule D Draft Plan of Condominium

Schedule E Greenbelt Plan, Land Use Map Enlargement

Schedule F Growth Plan for the GGH, A Place to Grow Concept

Schedule G Region of Peel Official Plan (Schedule D – Regional Structure - APPEALED)

Schedule H Region of Peel Official Plan (Schedule D – Regional Structure - IN EFFECT)

Schedule I Region of Peel Official Plan (Schedule D4 – Growth Plan Policy Areas - APPEALED)

Schedule J Region of Peel Official Plan (Schedule D4 – Growth Plan Policy Areas - IN EFFECT)

Schedule K Region of Peel Official Plan (Figure 2 – Selected Areas of Provincial Interest)

Schedule L Region of Peel Official Plan (Schedule A – Core Areas of the Greenlands System in Peel)

Schedule M Town of Caledon Official Plan (Schedule A- Land Use)

Schedule N Town of Caledon Official Plan (Schedule A1 – Town Structure)

Schedule O Town of Caledon Official Plan (Schedule E – Caledon Village Land Use)

Schedule P Town of Caledon Official Plan (Schedule S – Greenbelt Land Use)

Schedule Q Town of Caledon Zoning By-law No. 2006-50 (Schedule A – Zone Map 62)

Schedule Q-1 Town of Caledon Zoning By-law No. 2006-50 (Schedule A – Zone Map 62) Excerpt

Schedule R Proposed Draft Zoning By-law

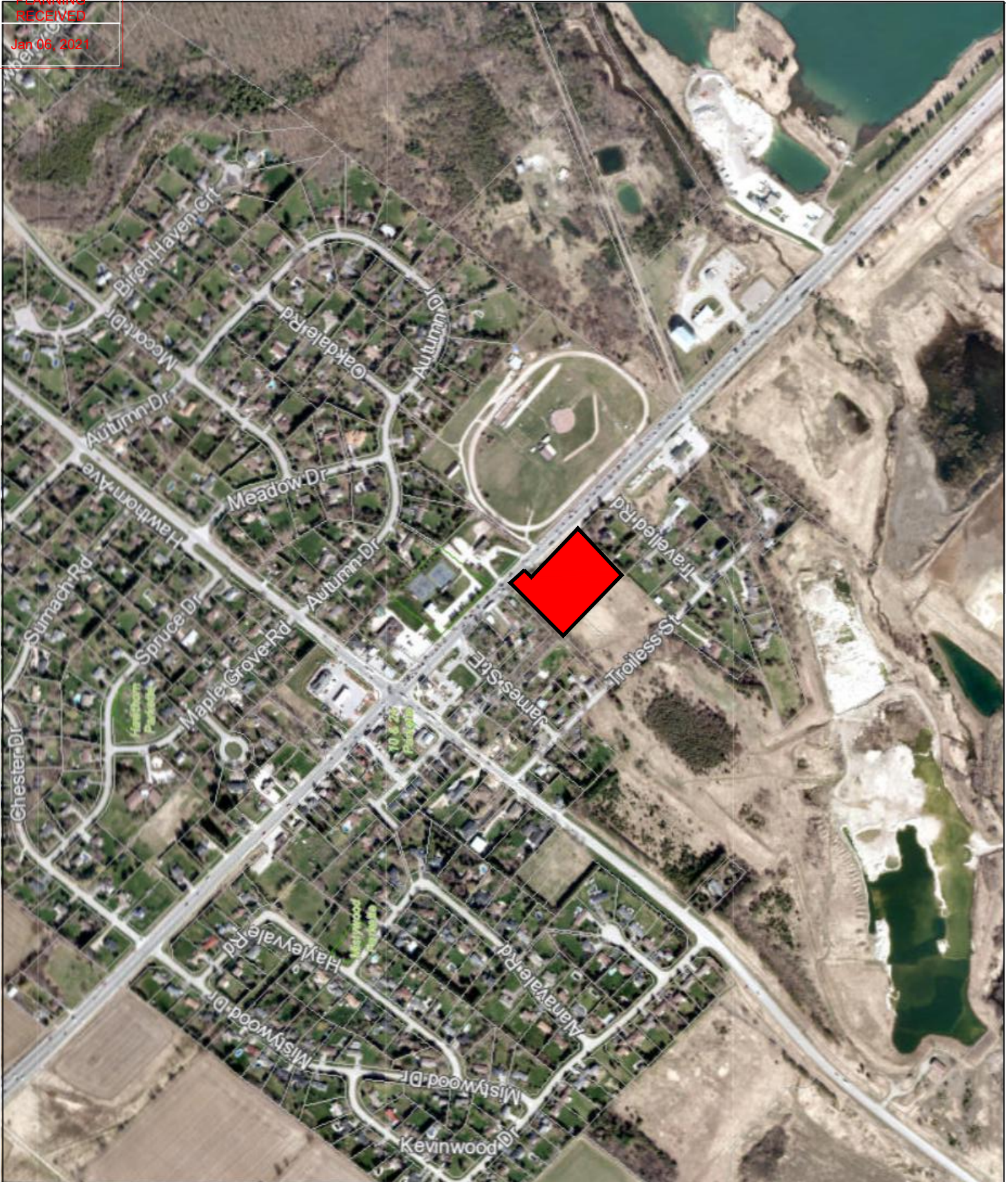
Schedule R -1 Proposed Draft Zoning By-law

Schedule S Proposed Draft Zoning By-law Schedule

Schedule T Preliminary Landscape Master Plan

Schedule U Elevations

Schedule V Floor Plans



Schedule A

CONTEXT MAP

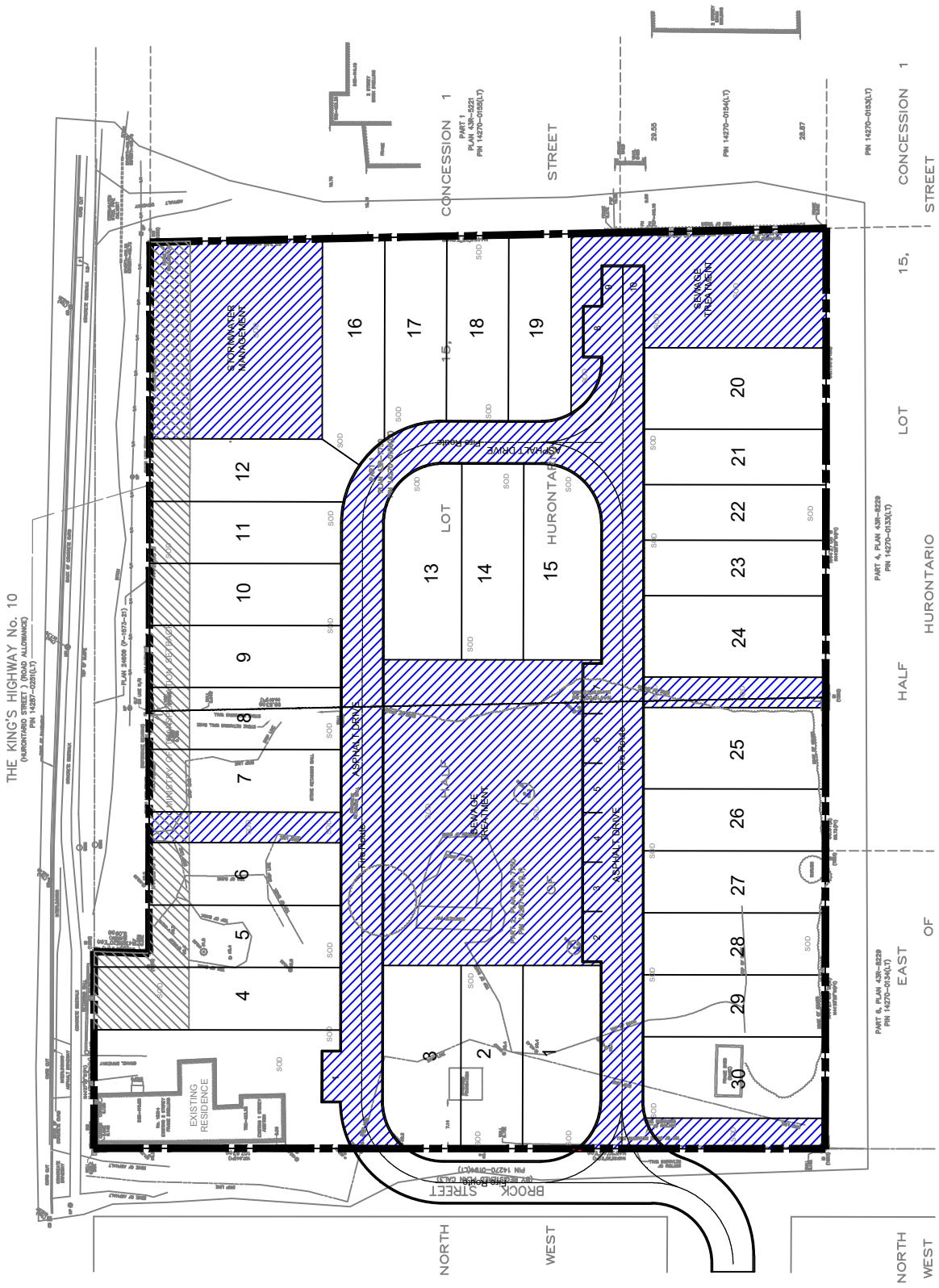


Subject Property

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Schedule D

DRAFT PLAN OF CONDOMINIUM

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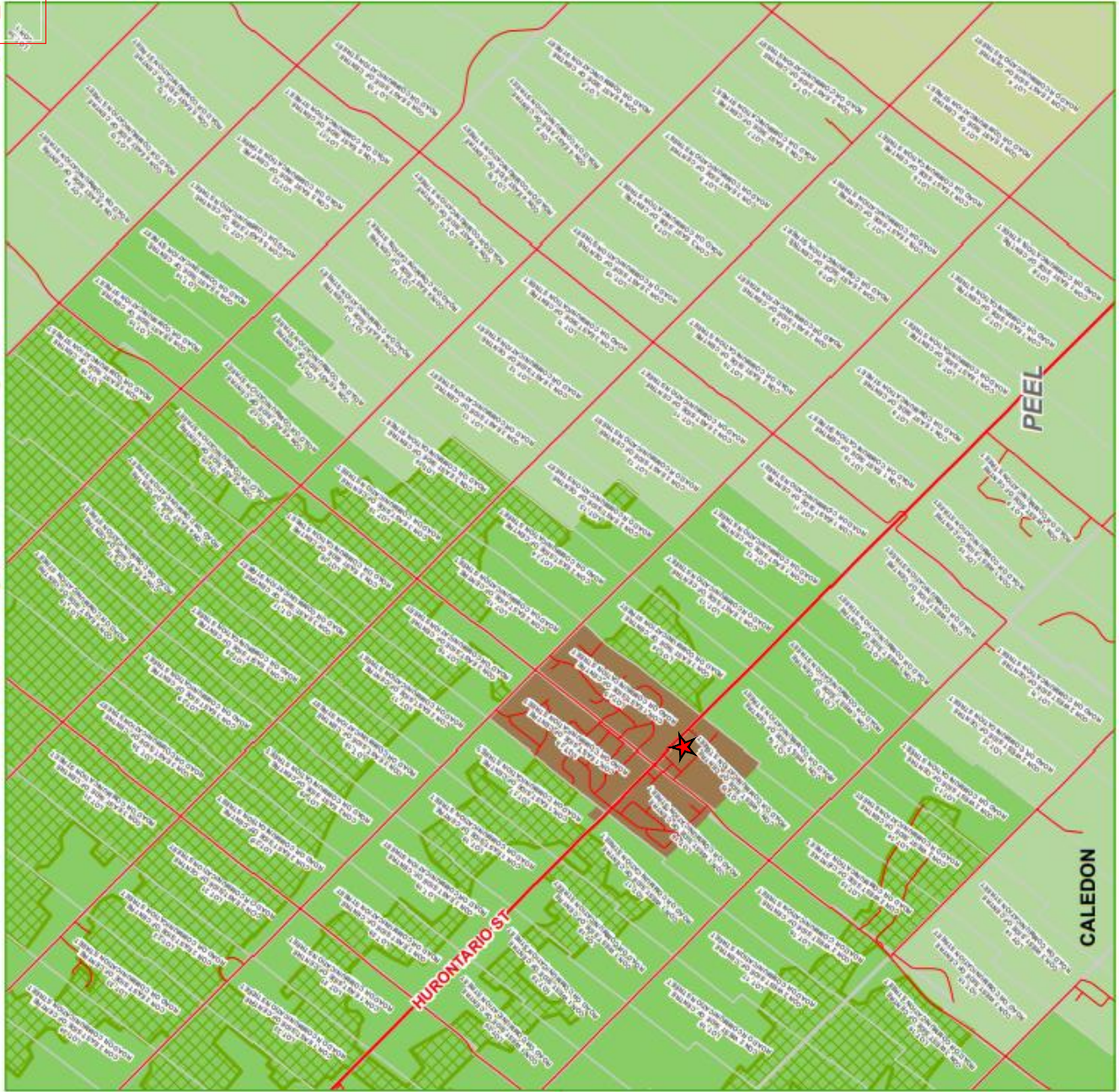
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Jan 06, 2021

Map 56

Greenbelt Plan, map division and enlargement



greenbelt



LEGEND

- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns / Villages
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper Tier Municipal Boundaries
- Lower & Single Tier Municipal Boundaries
- Lots and Concessions
- Major Road or Highway
- Minor Road
- First Nations

LEGEND Ontario

This information displayed on this map has been compiled from various sources. While every effort has been made to accurately locate the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

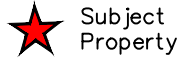
Settlement boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (Greenbelt Towns/Villages and Hamlets) the appropriate municipalities should be consulted.

Source of information:
Produced by and using data sources from the Ministry of Municipal Affairs, Ministry of Agriculture, Food and Rural Affairs
Producers: UTM Zone 17 NAD83
© 2017, Queen's Printer for Ontario
* Ontario Regulation 5905, as amended.

0 0.5 1 1.5 2 Kilometres

Schedule E

GREENBELT PLAN,
LAND USE MAP ENLARGEMENT



Subject Property

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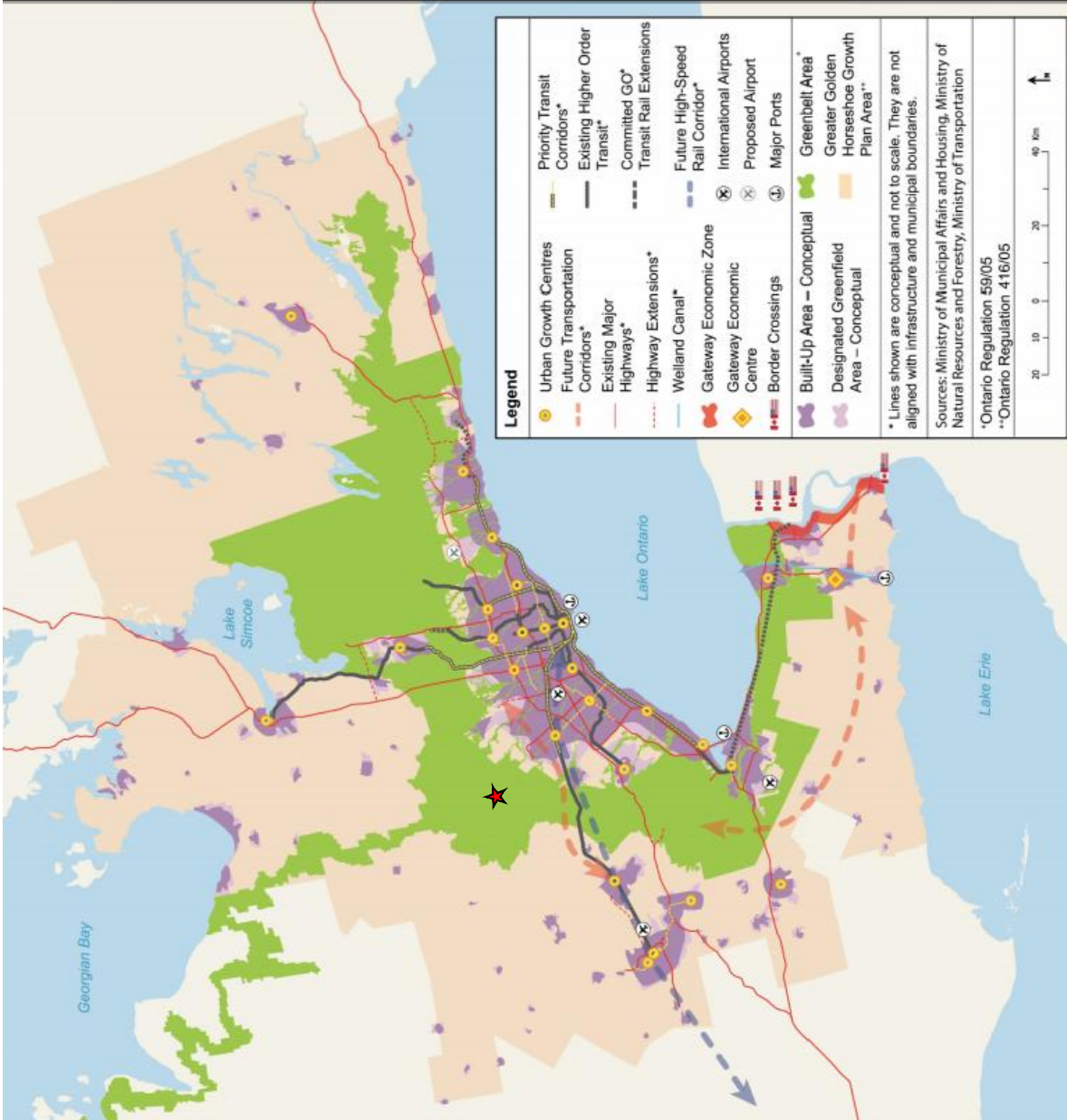
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SCHEDULE 2
 A Place to Grow Concept

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.



Schedule F

GROWTH PLAN FOR THE GGH,
 A PLACE TO GROW CONCEPT

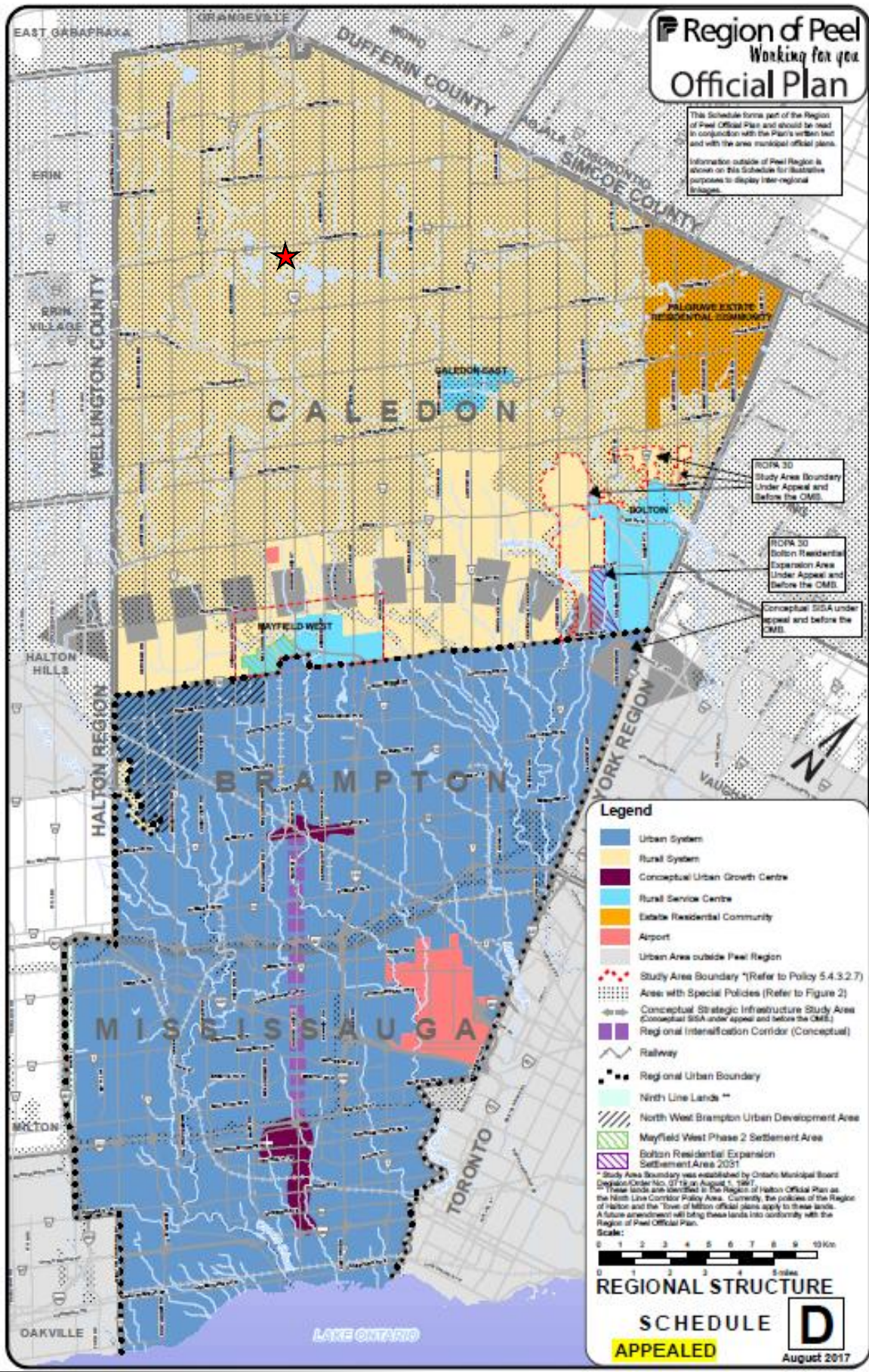


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Schedule G

REGION OF PEEL OFFICIAL PLAN
(Schedule D – Regional Structure - APPEALED)

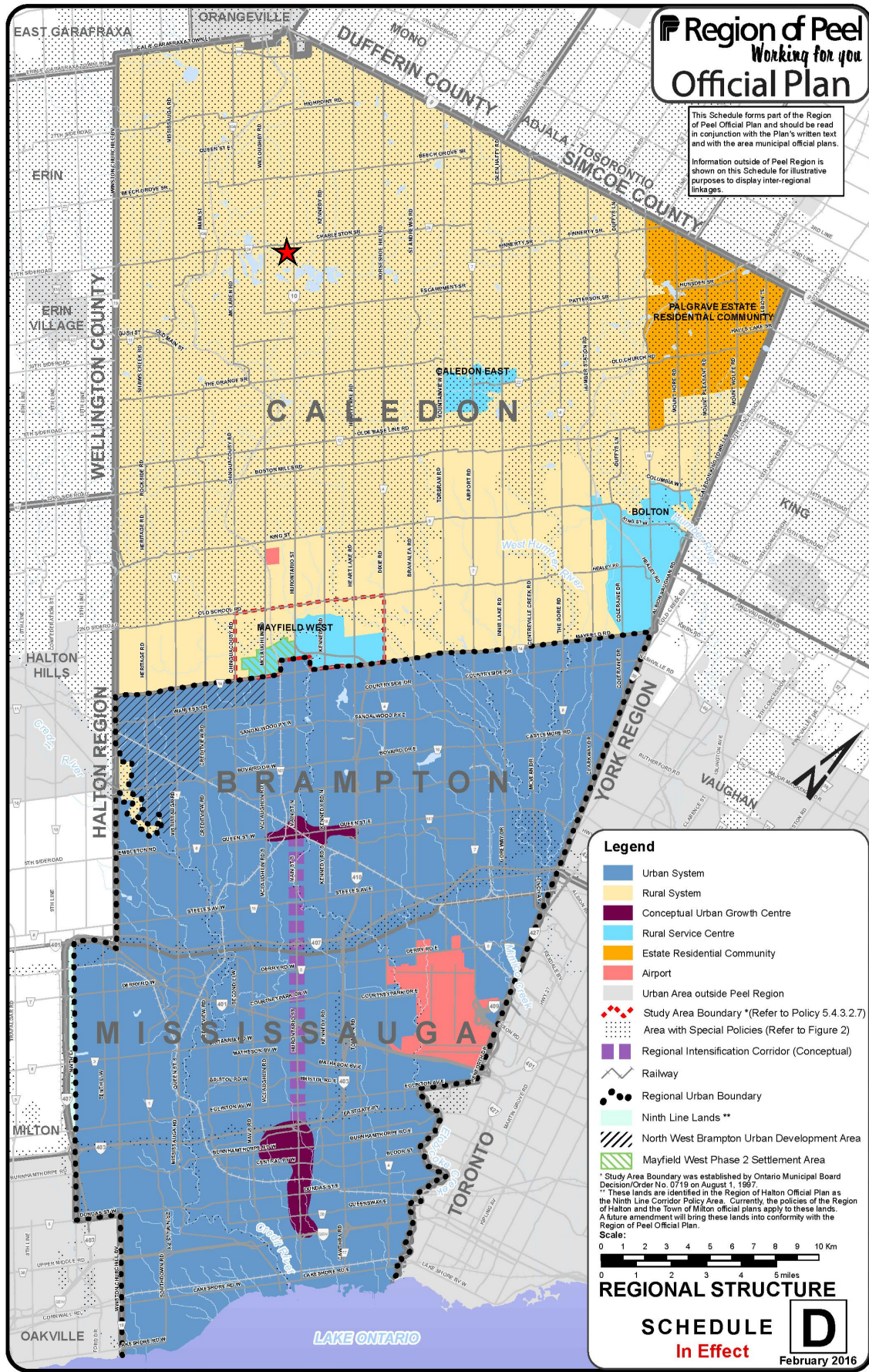


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Schedule H

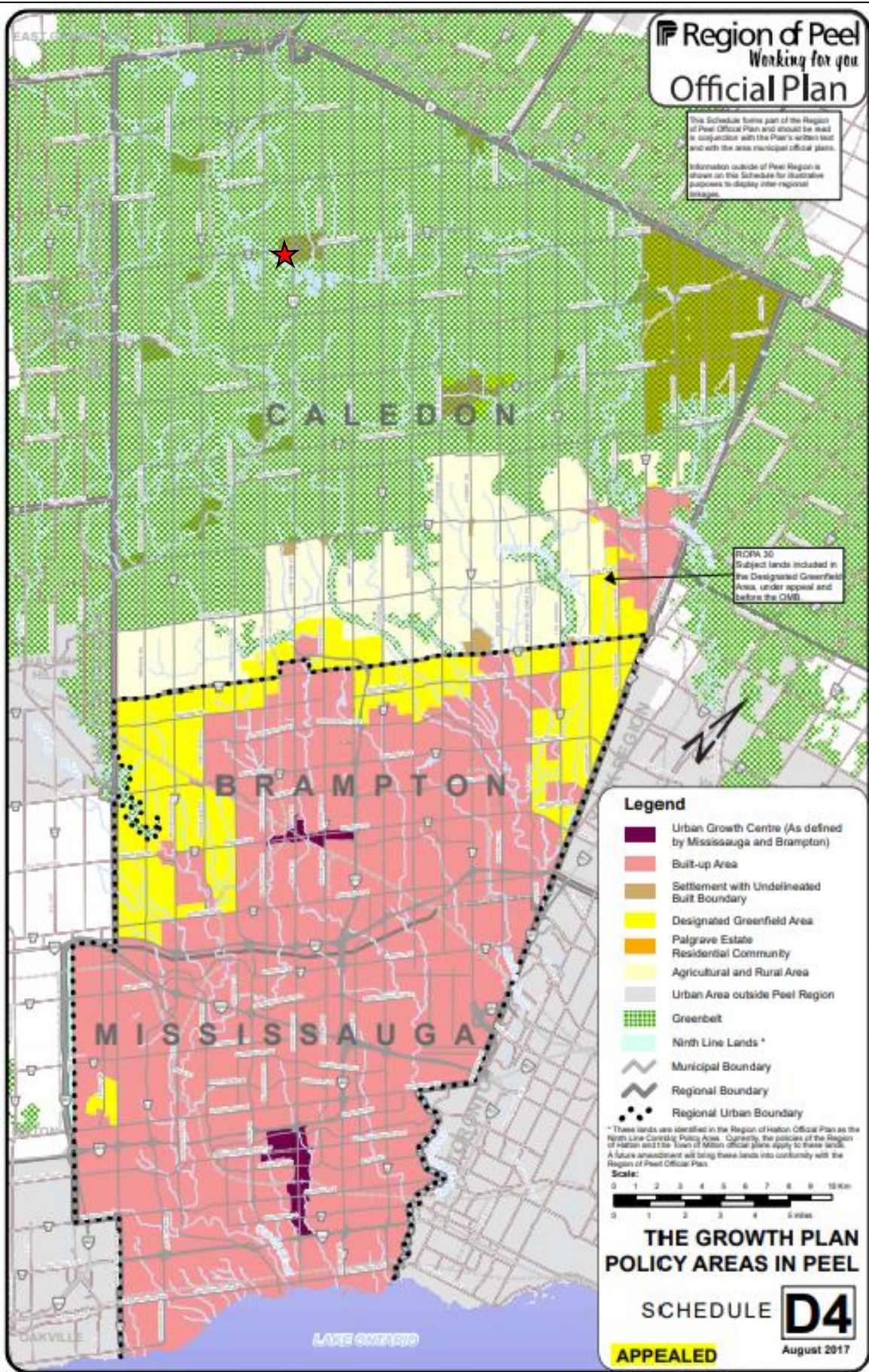
REGION OF PEEL OFFICIAL PLAN
(Schedule D – Regional Structure - IN EFFECT)



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Schedule I

REGION OF PEEL OFFICIAL PLAN
 (Schedule D4 - Growth Plan Policy Areas- APPEALED)



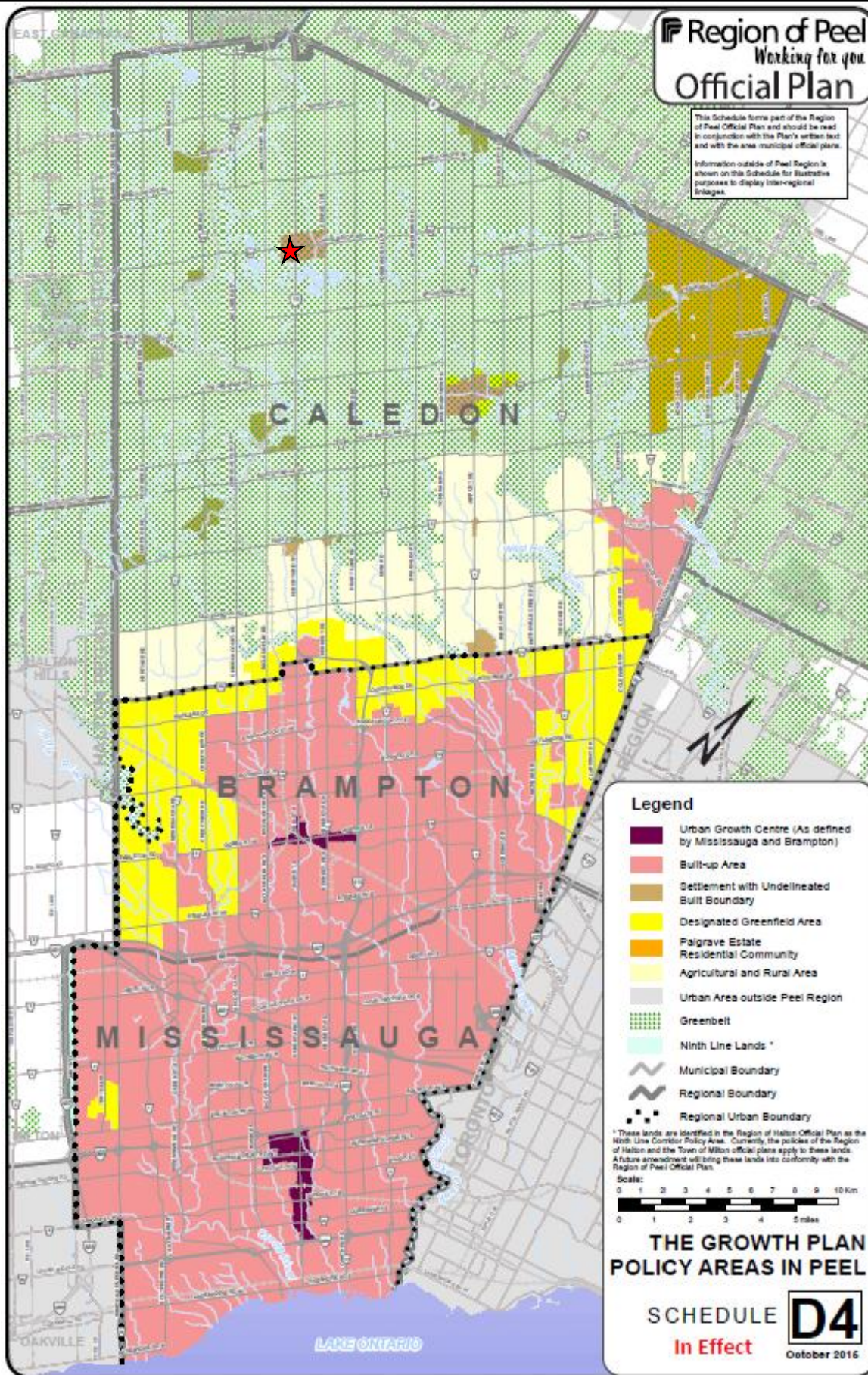
Subject
 Property

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Schedule J

REGION OF PEEL OFFICAL PLAN
(Schedule D4 - Growth Plan Policy Areas - In Effect)

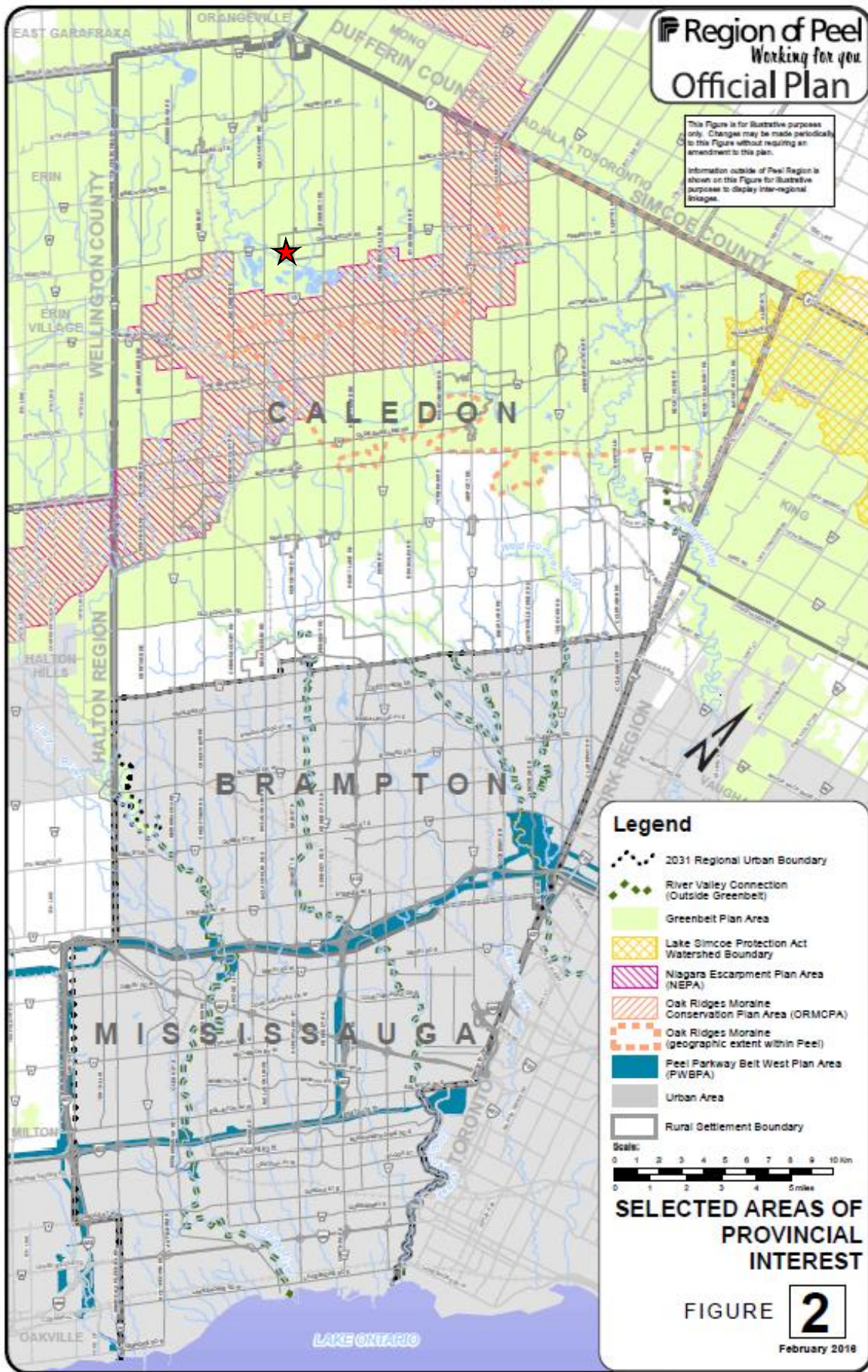


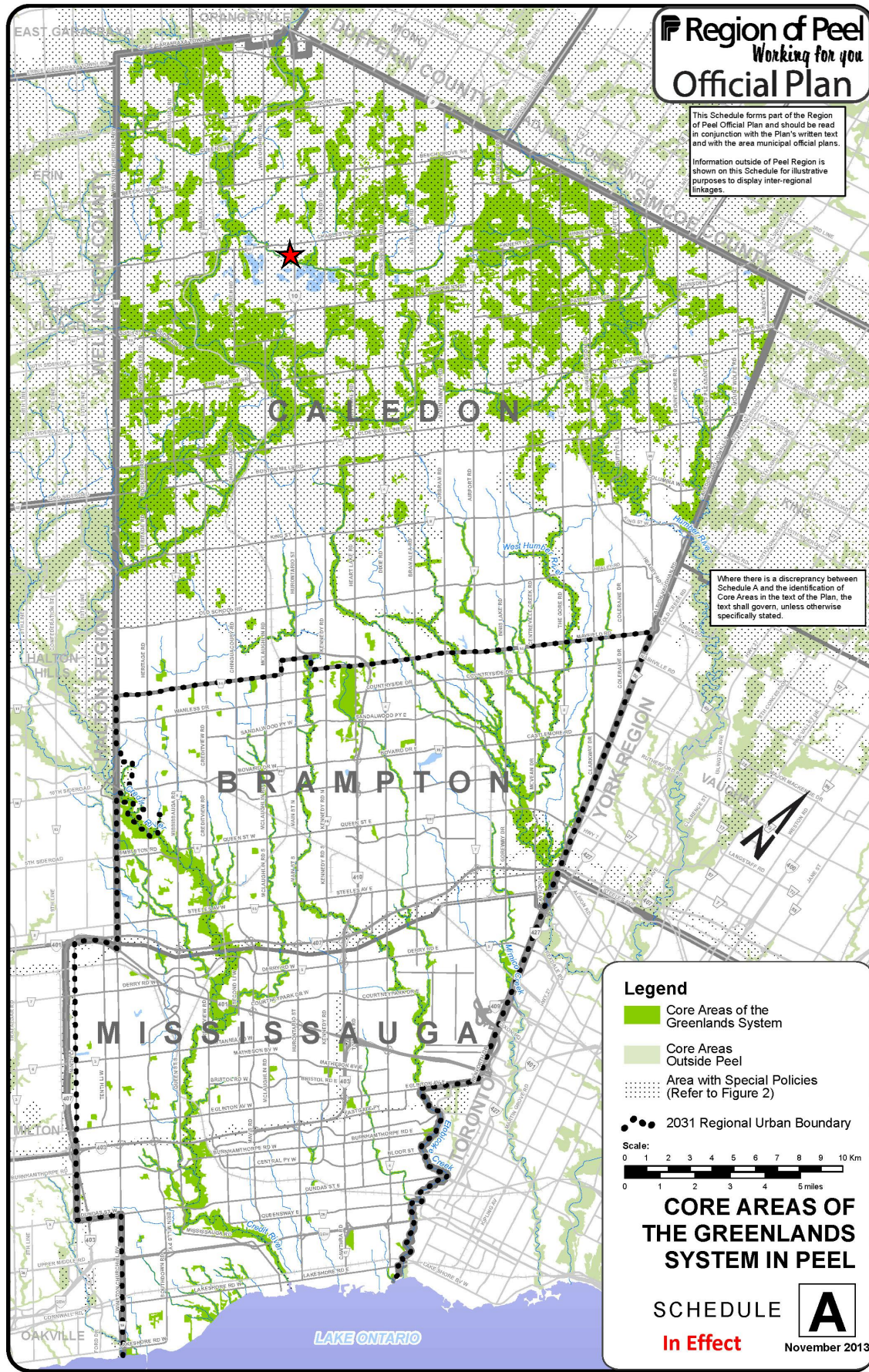
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Property

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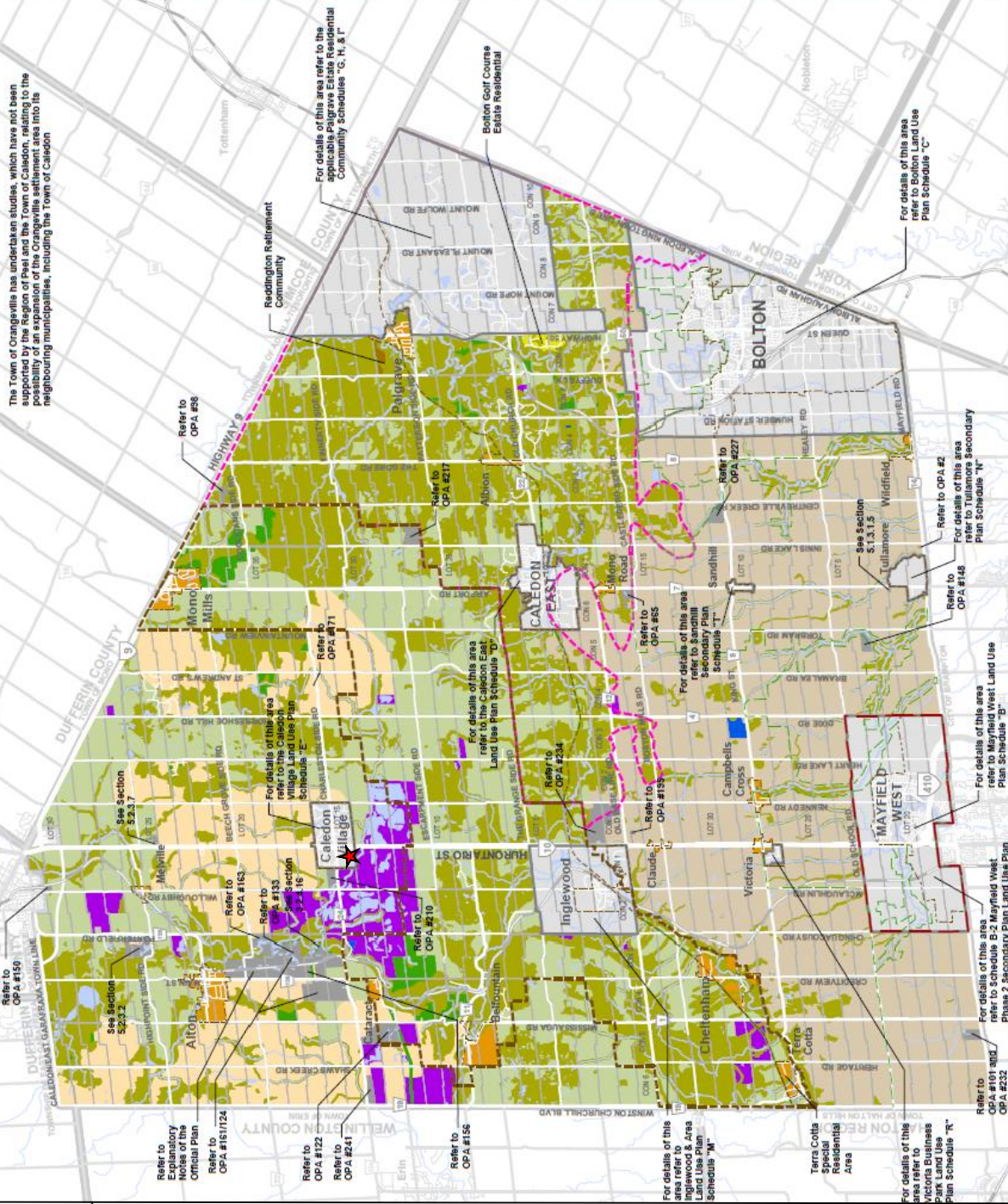


Schedule A TOWN OF CALEDON LAND USE PLAN

- General Agricultural Area
- Prime Agricultural Area
- Rural Lands
- Extractive Industrial Area
- Waste Management Area
- Open Space Policy Area
- Environmental Policy Area
- Estate Residential Area
- Retirement Community Area
- Settlement Area
- Mayfield West Study Area Boundary
- Boundary of Greenbelt Plan Area
- Oak Ridges/McTavish Conservation Plan Area
- Niagara Escarpment Plan Area

- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Railway

Base Data Source: Town of Caledon



Schedule M

**TOWN OF CALEDON OFFICIAL PLAN
(Schedule A - Land Use)**

Subject Property

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D
P
S

Schedule A1
TOWN OF CALEDON
TOWN STRUCTURE

Greenbelt Designations

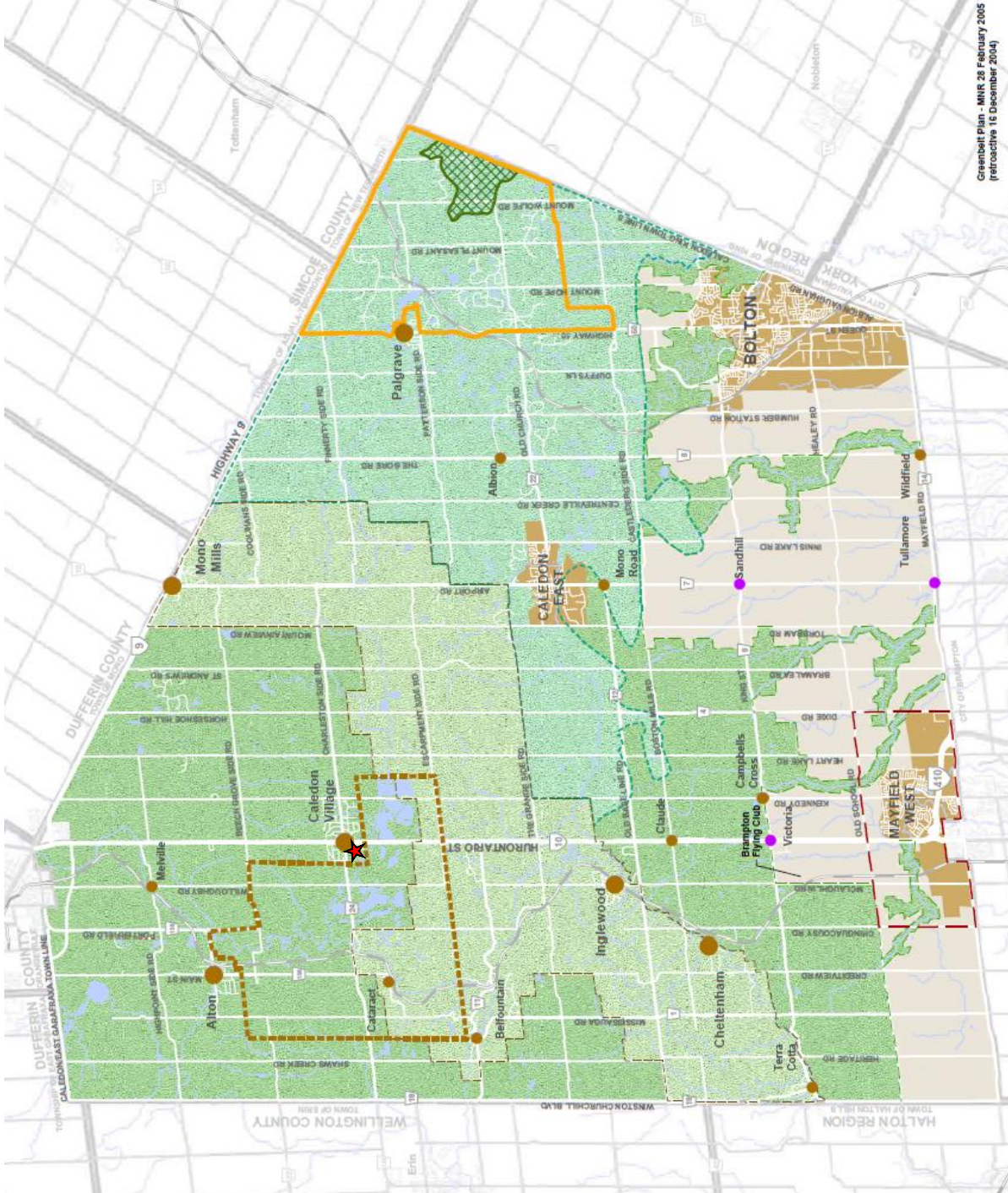
- Greenbelt Plan Area
- Greenbelt Plan Protected Countryside Designation
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area

Agricultural and Rural Area of the Growth Plan
 Mayfield West Study Area Boundary
 Courtleville Special Study Area
 Palgrave Estate Residential Community
 Lake Simcoe Protection Plan Area

Rural Service Centre
 Village
 Hamlet
 Industrial/Commercial Centre

Provincial Road
 Regional Road
 Local Road
 Railway

Base Data Source: Town of Caledon



Greenbelt Plan - MHS 28 February 2005
 (retroactive 15 December 2004)

Schedule N

TOWN OF CALEDON OFFICIAL PLAN
 (Schedule A1 - Town Structure)


Subject Property

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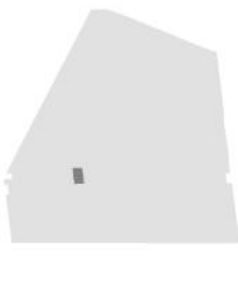
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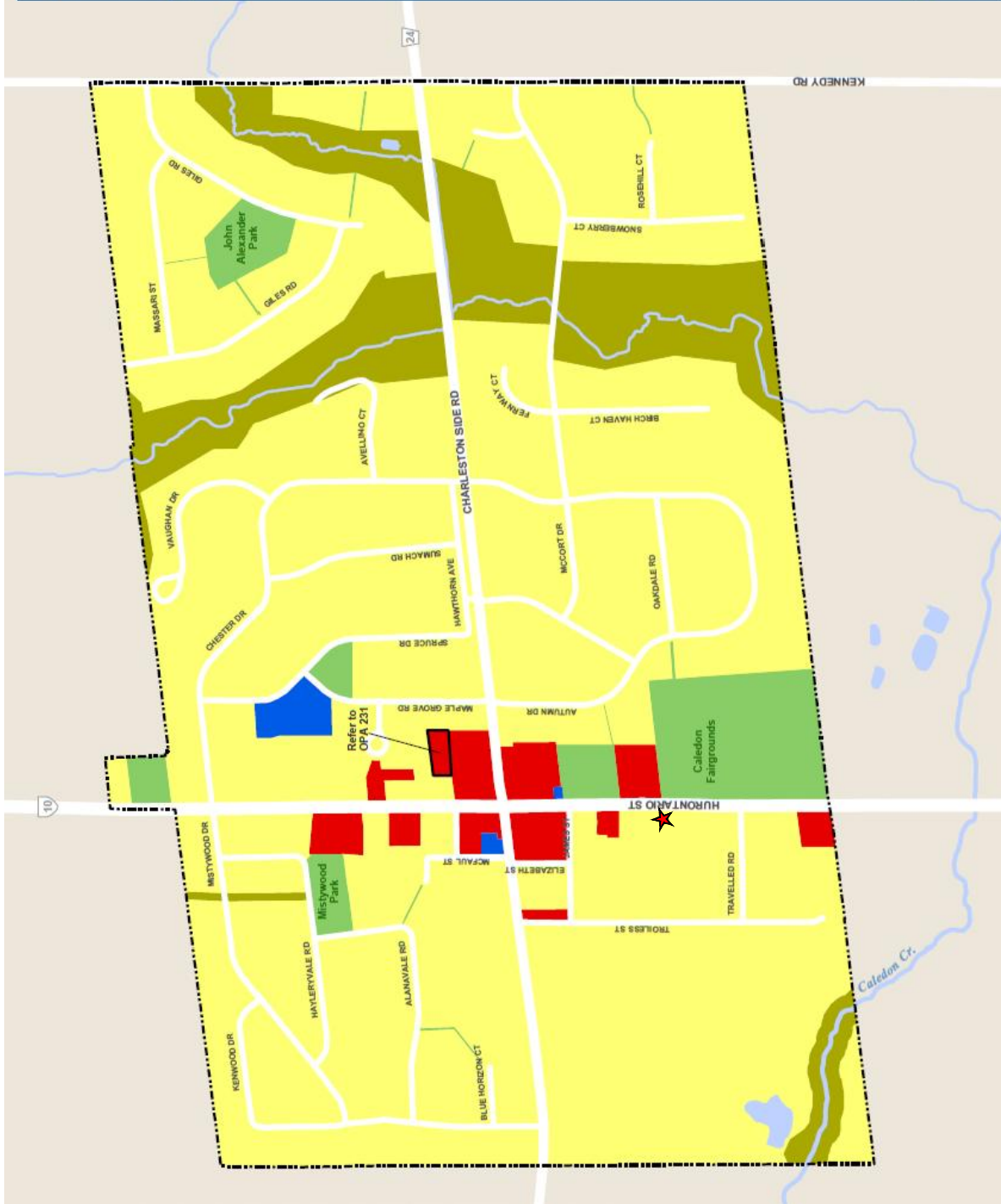
Schedule E
CALEDON VILLAGE
LAND USE PLAN



- Residential
- Commercial
- Institutional
- Environmental Policy Area
- Open Space Policy Area
- Settlement Boundary
- Provincial Road
- Regional Road
- Local Road

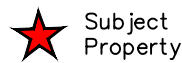


Base Data Source: Town of Caledon

Schedule O

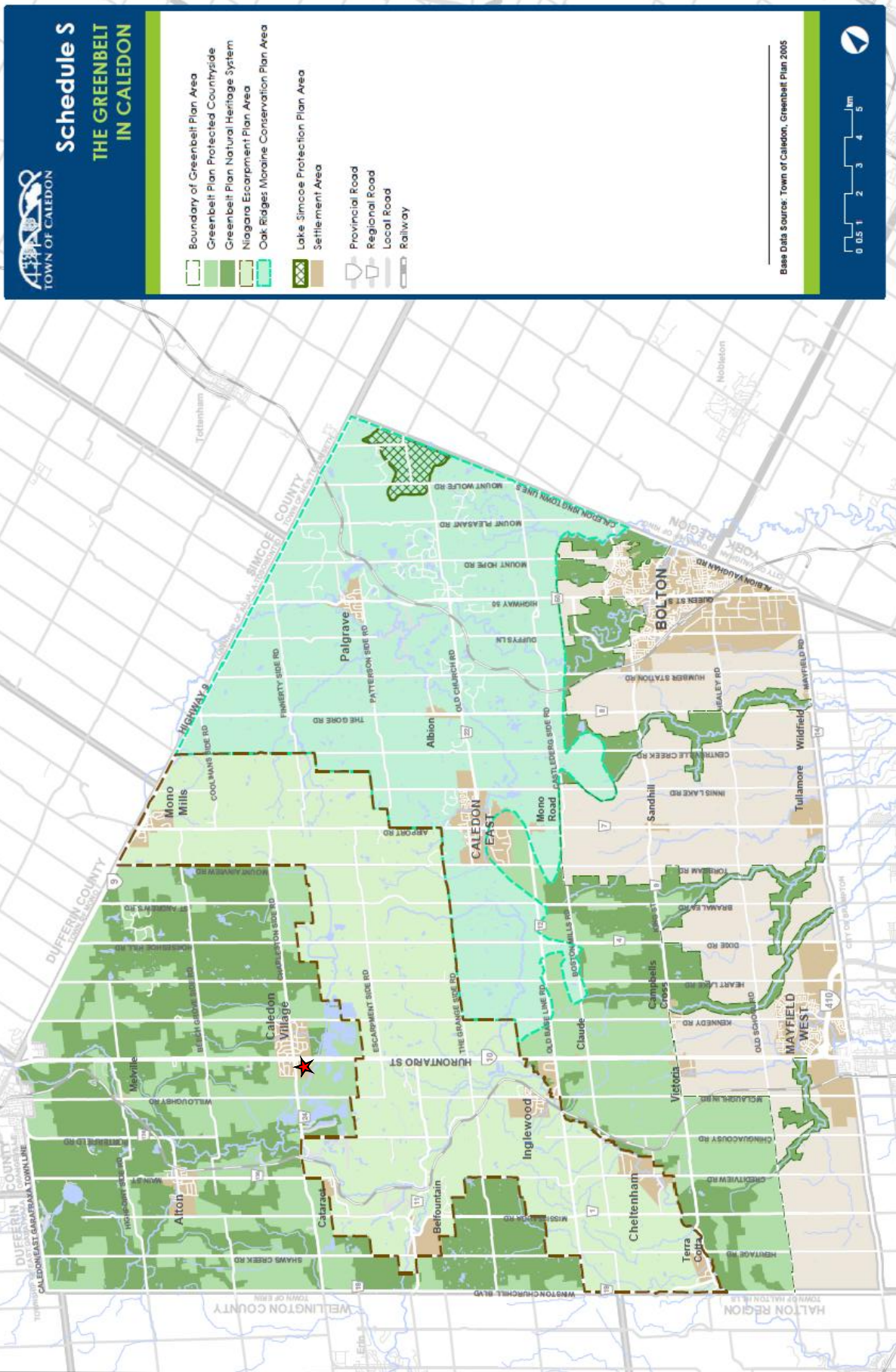
TOWN OF CALEDON OFFICIAL PLAN
(Schedule E - Caledon Village Land Use Plan)



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Schedule P

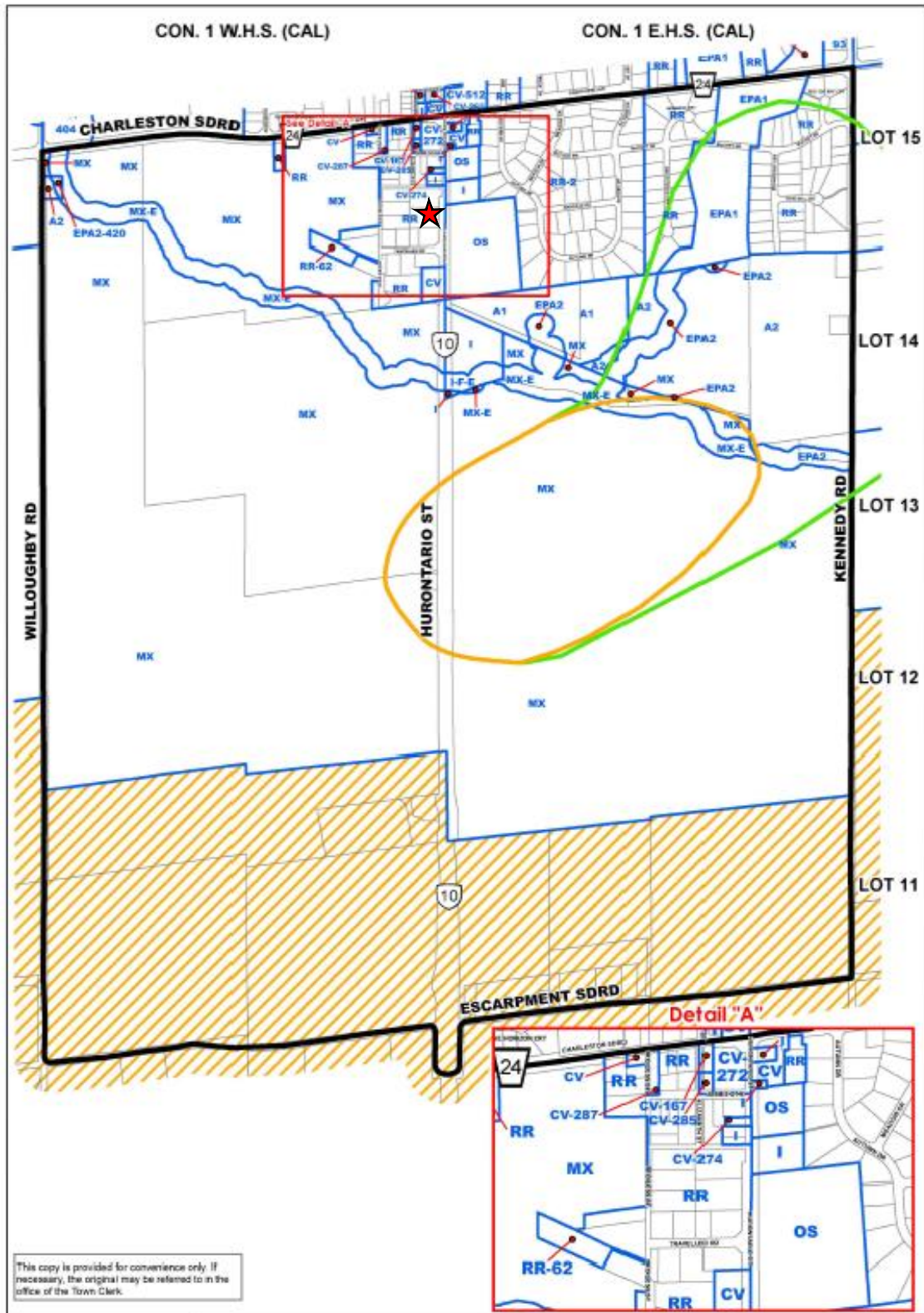
TOWN OF CALEDON OFFICIAL PLAN
 (Schedule S - Greenbelt land use)

★ Subject Property

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**DP
 S**



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- A2 ZONE SYMBOL**
- A2-250 ZONE SYMBOL**
Note: Number of suffixes represent exceptions which can be located in the Schedule section of the By-law.
- ZONE BOUNDARY**
- STRUCTURAL ENVELOPE MAP**
- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA**
Lands lying within the Development Control area pursuant to the Planning and Development Act are subject to permit requirements under Ontario Regulations 695/02, as amended.
- OAK RIDGES MORAINIC CONSERVATION PLAN AREA BOUNDARY**
- WELLHEAD PROTECTION AREA BOUNDARY**
WP-2 WP-E WP-10 WP-25
 Zone Maps amended to include the 2, 5, 10, and 20 year Wellhead Protection Areas.

BY-LAW 2006-50
ZONE MAP 62
 SCHEDULE "A"

TOWN OF CALEDON

Date: 22 April 2006 Revised: March 24, 2016

62

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Schedule Q

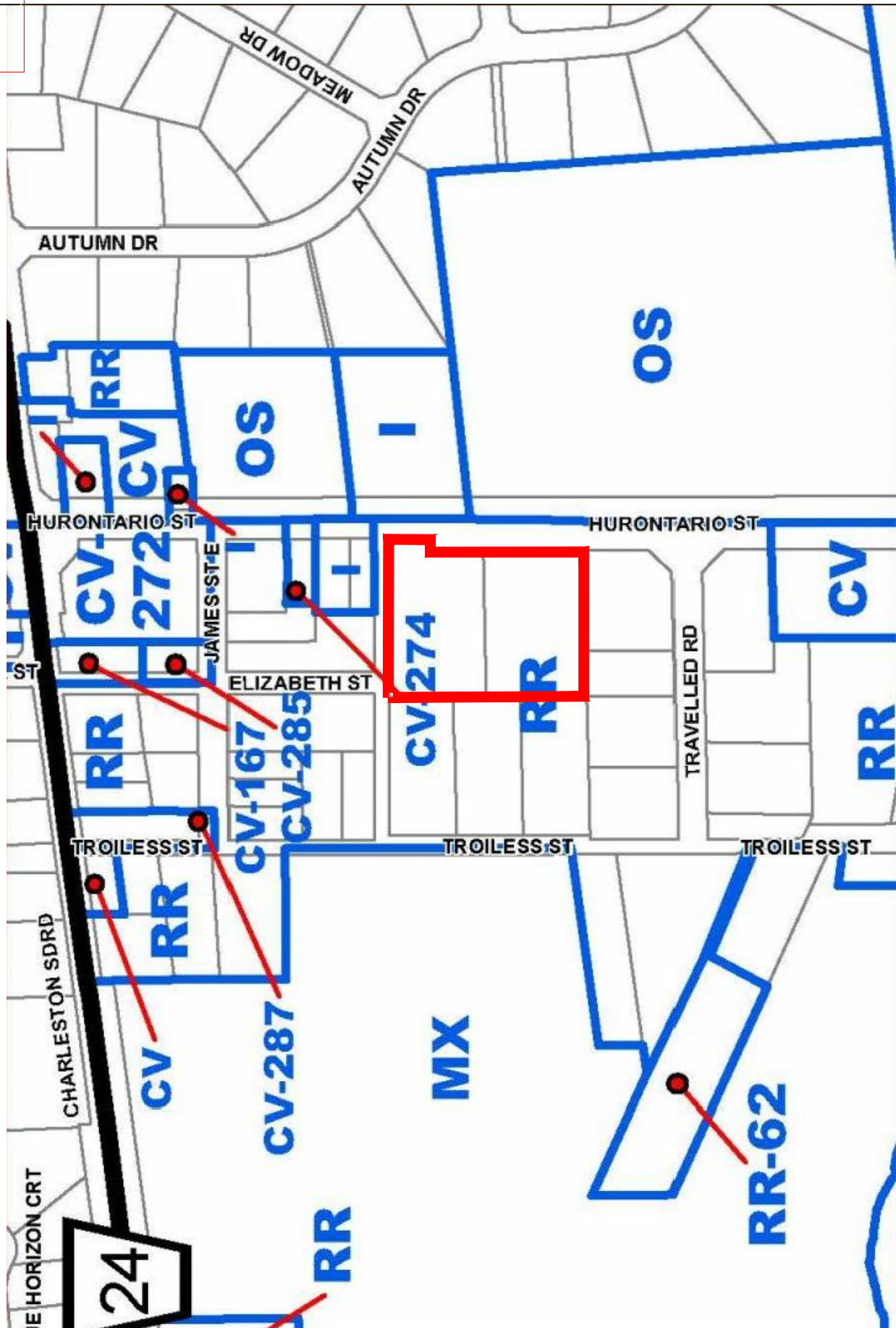
TOWN OF CALEDON ZONING BY-LAW 2006-50
 (Zone Map 62)

★ Subject Property

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SCHEDULE Q-1

TOWN OF CALEDON
Zoning By-law No. 2006-50 (Schedule A - Zone Map 62
Excerpt)



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THE CORPORATION OF THE TOWN OF CALEDON
 BY-LAW NO. 20XX-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
 with respect to Part of North Half Lot 15, Concession 1 (Caledon Village),
 Town of Caledon, Regional Municipality of Peel,
 Municipally known as 18314 & 18309 Hurontario Street

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of North Half Lot 15, Concession 1 (Caledon Village), Town of Caledon, Regional Municipality of Peel, for residential townhouse purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Zone Standards
RT	XX	- Dwelling, Freehold Townhouse - Daycare, Private Home	<p>Building Area (Maximum): 40%</p> <p>Front Yard (Minima): 4 m From the front wall of attached private garage</p> <p>Front Yard (Minima): 3 m from the front wall of main building</p> <p>Exterior Side Yard (Minimum): 1 m</p> <p>Rear Yard (Minimum): 2.5 m</p>

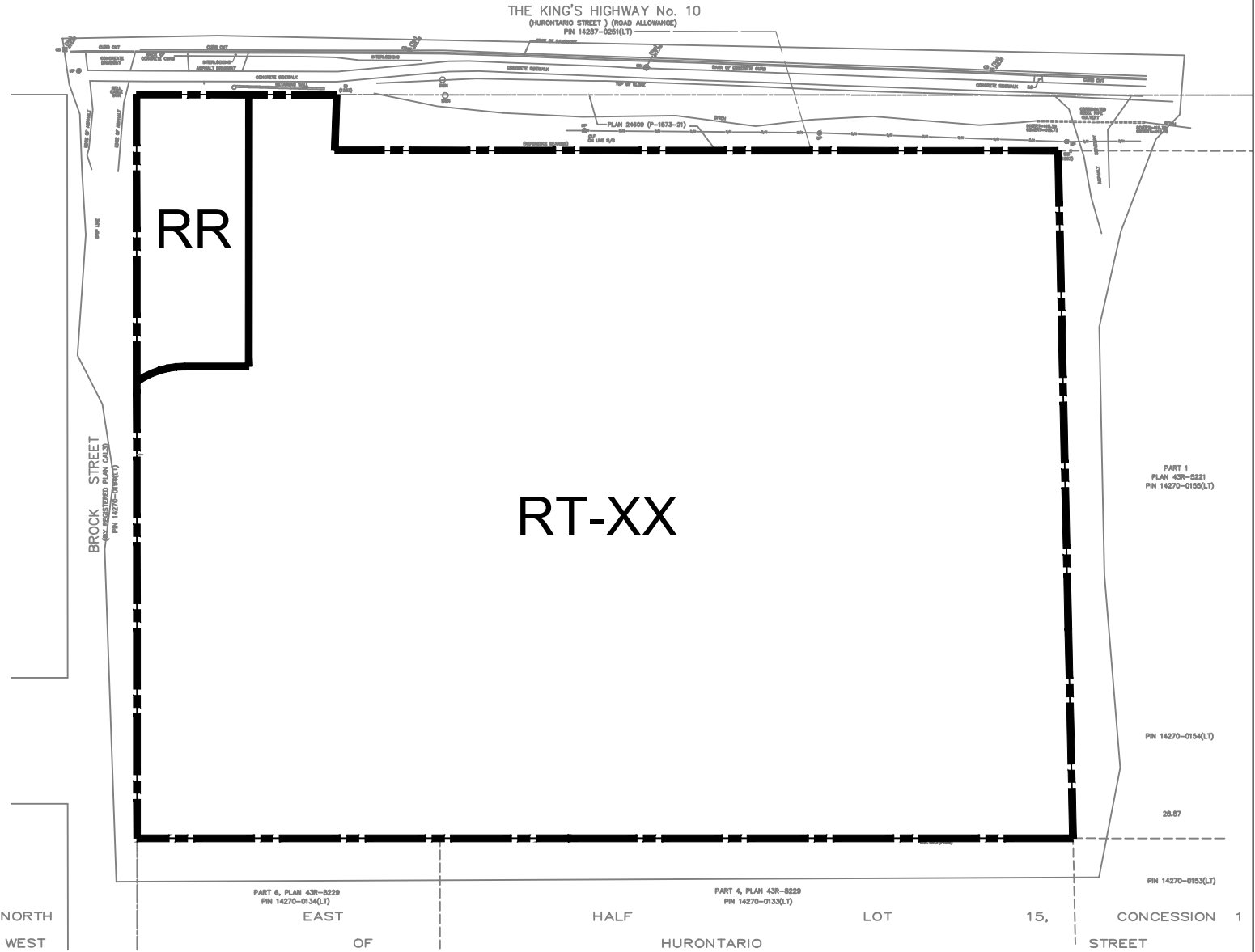
- Schedule "A", Zone Map 62 of By-law 2006-50, as amended is further amended for Part of North Half Lot 15, Concession 1, Town of Caledon, Regional Municipality of Peel, from Rural Residential (RR) to Townhouse Residential (RT-XX) in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 20XX.

Allan Thompson, Mayor

Carey Herd, Clerk

DRAFT



Legend

- Subject Property
- Zone Boundary

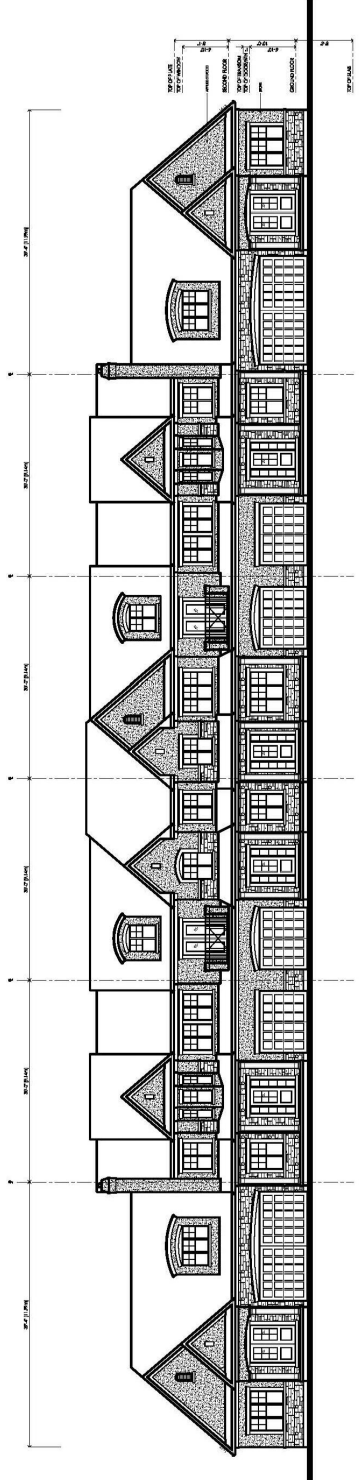
SCHEDULE S

PROPOSED DRAFT ZONING BY-LAW SCHEDULE

DESIGN PLAN SERVICES INC.
 Town Planning Consultants

900 The East Mall, Suite 300
 Toronto, ON M9B 6K2
 Telephone: 416.626.5445
 www.designplan.ca

D	P
S	



client: **Milani Group**
 project: **TBC**
 model: **CONCEPT ELEV**
 project #: **18074**
 scale: **1/8" = 1'0"**
 page: **B1**

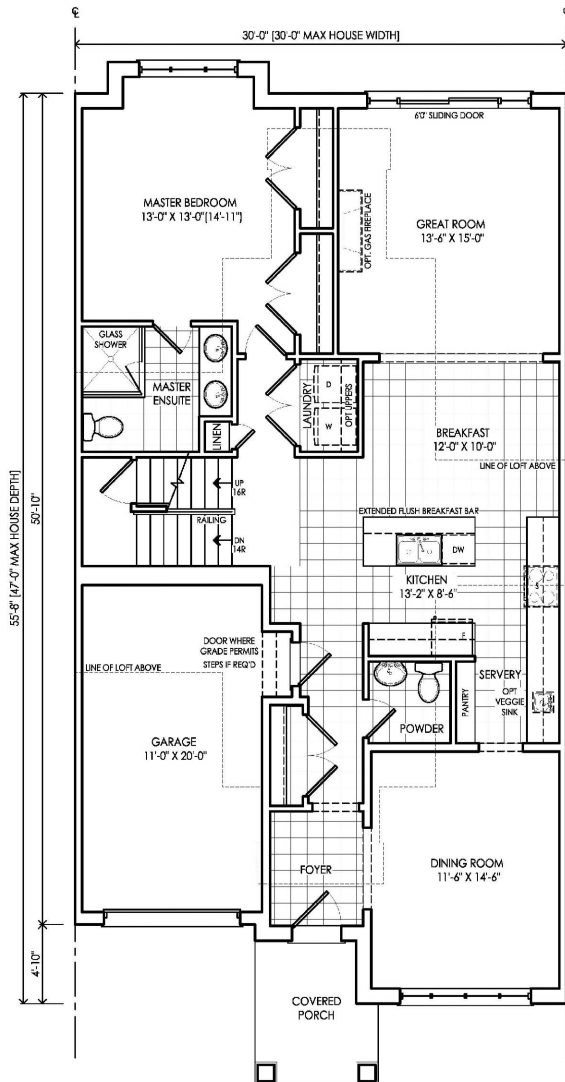
REVISED FOR REVIEW	DATE	BY	CHKD BY

SCHEDULE U

ELEVATIONS

DESIGN PLAN SERVICES INC.
 Town Planning Consultants

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 Toronto, ON M9B 6K2
 Telephone: 416.626.5445
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GROUND FLOOR ELEV. 'A'

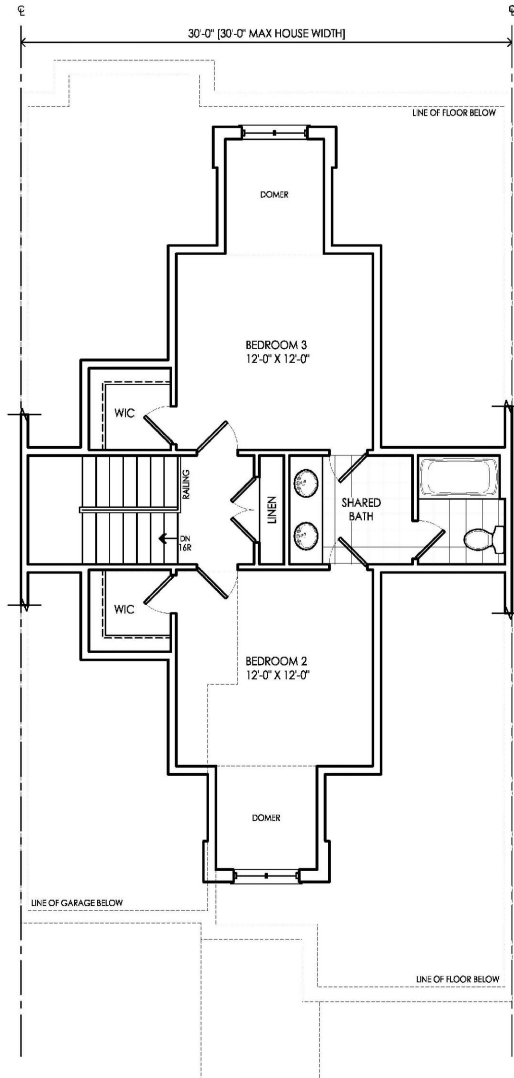
Floor Area: 1368.1
 Open To Below: 0.0
 Total Area (incl. incl. area): 1368.1
 Coverage (with Porch): 1672.6
 Coverage (without Porch): 1612.0

revisions	initials	date
7 ISSUED FOR REVIEW	SJT	2020-12-18

File: CA_RN_Standard\Temp\Arch\ublen_152404\18074-TH-30-1-HLDwg Plot: Mar 07, 2019 By: NCoism

client	Milioni Group
project	TBC
model	TH-30-1
project #	18074
scale	1/8" = 1'0"
page	B1
2076 SF	(includes 0 of oib)





LOFT PLAN ELEV. 'A'

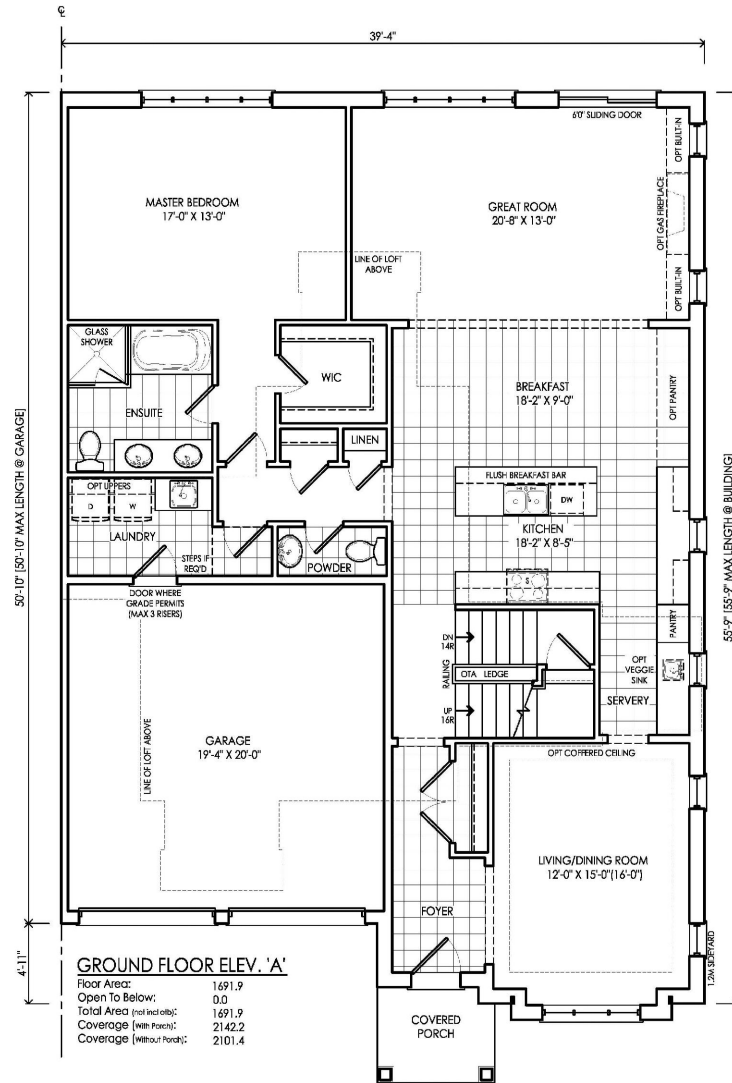
Floor Area: 708.0
 Open To Below: 0.0
 Total Area (not incl. oth): 708.0

revisions	initials	date
1	ASSTED FOR REVIEW	2020-11-18
2		
3		

File: C:_RN_Standards\Temp\Wich\Job\15240\A\18074-TH-30-1-RL.dwg Plotter: AIA 07, 2019 By: NCOIAM

client	Milani Group
project	TBC
model	TH-30-1
project #	18074
scale	1/8" = 1'-0"
page	B2
area	2076 SF (includes 0.0 of oth)

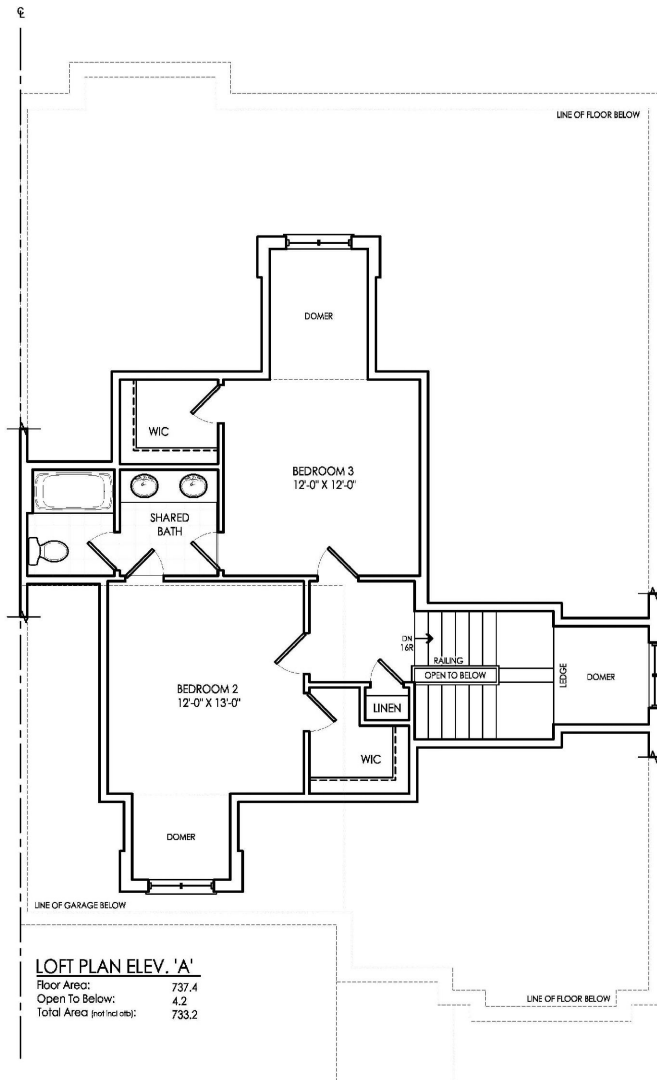




revisions	initials	date
1		2020-08-18
2		2020-08-18
3		2020-08-18
4		2020-08-18
5		2020-08-18
6		2020-08-18
7		2020-08-18
8		2020-08-18
9		2020-08-18
10		2020-08-18

client	Milioni Group
project	TBC
model	TH-30-2
project #	18074
scale	1/8" = 1'0"
page	B1
area	2429 SF (includes 4.0 of oth)





LOFT PLAN ELEV. 'A'
 Floor Area: 737.4
 Open To Below: 4.2
 Total Area (incl. incl. slab): 733.2

revisions	initials	date
1	TS/SD	FOR REVIEW
	SU	25-05-19

client	2429 SF (includes 4.9 sq ft)
project	Milani Group
model	TBC
project #	TH-30-2
scale	1/8" = 1'-0"
page	B2

