



**PLANNING JUSTIFICATION REPORT  
ZONING BY-LAW AMENDMENT AND  
DRAFT PLAN OF SUBDIVISION  
APPLICATIONS**

2256 Mayfield Road  
Town of Caledon

Caledon Terra Investments Inc.

OCTOBER 2016  
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PREPARED BY:

KLM PLANNING PARTNERS INC.

FILE No: P-2760

*Planning • Design • Development*

64 Jardin Drive, Unit 1B, Concord, Ontario L4K 3P3 T. 905.669.4055 F. 905.669.0097 [klmplanning.com](http://klmplanning.com)

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## **1.0 INTRODUCTION**

KLM Planning Partners Inc. are the planning consultants for Caledon Terra Investments Inc. owners of a 10.074 hectare (24.893 acres) parcel of land municipally known as 2256 Mayfield Road and legally described as Part of Lot 18, Concession 2 in the Town of Caledon, Region of Peel.

On behalf of Caledon Terra Investments Inc., KLM Planning Partners Inc. has prepared a Draft Plan of Subdivision and a proposed implementing Zoning By-law Amendment which has been submitted to the Town of Caledon to facilitate residential development on the subject lands.

As part of the review process associated with the above noted development applications, Town of Caledon staff has requested a Planning Justification Report be submitted. This report provides a planning analysis and justification in support of the proposed amendments to the Town's Zoning By-law as well as the proposed Draft Plan of Subdivision.

## **2.0 SUBJECT LANDS & SURROUNDING AREA**

### **2.1 Subject Lands**

The subject lands are located north of Mayfield Road and west of McLaughlin Road as shown on Figure 1. The subject lands are located on the southern edge of Caledon and is part of the Mayfield West Phase 2 Secondary Plan. As noted above, the Caledon Terra Investments Inc. land holding is approximately 10.074 hectares (24.893 acres).

The subject lands have frontage onto Mayfield Road and are generally flat with minor topographical deviations. The site currently contains an agricultural field abutting a woodlot located to the north of the property.

### **2.2 Surrounding Area**

The surrounding area is characterized by rural uses to the north and a future residential development to the south. The subject lands are bounded by the following:

North: Woodlot and agricultural uses beyond.

South: Mayfield Road and City of Brampton Mount Pleasant Block Plan 51-2.

East: Agricultural use.

West: Agricultural use.

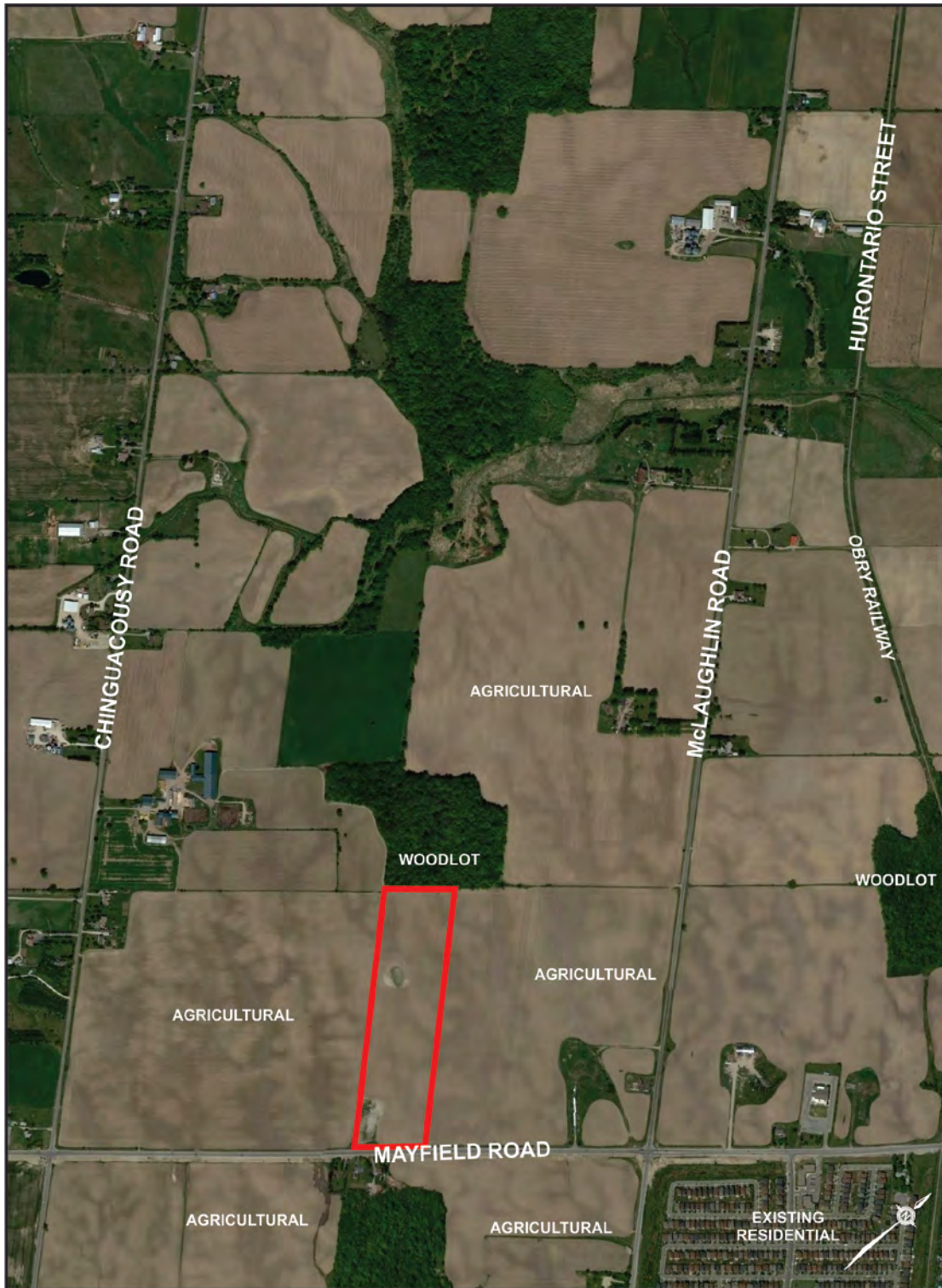
### 3.0 PROPOSAL

The proposed Draft Plan of Subdivision and Zoning By-law Amendment have been submitted to the Town of Caledon to permit the development of the subject lands for residential purposes. As noted previously, the proposed development of Caledon Terra Investments Inc. land holding is comprised of approximately 10.074 hectares (24.893 acres). The Draft Plan of Subdivision, as shown on Figure 2, proposes the following:

- 180.5 units consisting of 168 detached dwelling lots with frontages ranging from 9.15 metres to 13.7 metres and 25 part lots to be combined with the subdivision to the east;
- 1 block, 0.442 ha (1.092 acres) in size for the preservation of the woodlot on the northern property boundary;
- 2 greenway corridor blocks, totaling 0.327Ha (0.808acs.) in size;
- an east-west collector roadway via Tweedhill Street and four local streets;
- 1 road widening block 0.188 ha (0.465 acres) along Mayfield Road; and
- 1 0.3m reserve block along Mayfield Road.

The Draft Plan of Subdivision has been designed and coordinated with the surrounding landowners draft plans. The proposed draft plan of subdivision generally conforms to the Council-endorsed Framework Plan. However, the proposed street layout has been modified to account for revisions to the stormwater channel design and to match the street layout of the adjacent draft plan to the east. As a result of these changes and the desire for a more efficient development pattern, the single loaded road adjacent the greenway corridor was removed. As discussed in greater detail below, policies of the Provincial Policy Statement 2014 (PPS 2014), Growth Plan and the Caledon Official Plan promote efficient and cost-effective development patterns in a compact urban form to minimize land consumption and servicing costs. The provision of a single-loaded road is neither efficient use of land nor the infrastructure located within the right-of-way. The costs associated with the construction and maintenance of the road and services are most efficiently utilized by providing access and service to dwellings on both sides of the street. Providing a single-loaded road would also result in a lower density of the subject lands. The current plan proposes a density of 27.5 units per net hectare and 57.5 persons per gross hectare. The density target for Mayfield West is 68.2 persons per hectare. Lowering the density of the subject lands would hinder the Town in achieving its own density targets. Finally, the design of the Greenway Corridor includes a channel running along the east side and a pathway along the west side. As a result, providing an opening to the Greenway from the subject lands would not be beneficial as no physical connection to the pathway would be possible. Cyclists and pedestrians are able to gain access to Tweedhill Avenue to the north or Mayfield Road to the south via the proposed public sidewalk along Stratford Drive. Not having a connection to the Greenway Corridor from Stratford Drive would not affect the ability of the residents of this development to move throughout the community using active transportation. Finally, architectural control guidelines can ensure that the streetscape on the west side of the proposed Street 2 will be varied and vibrant.

Figure 1: Context Map




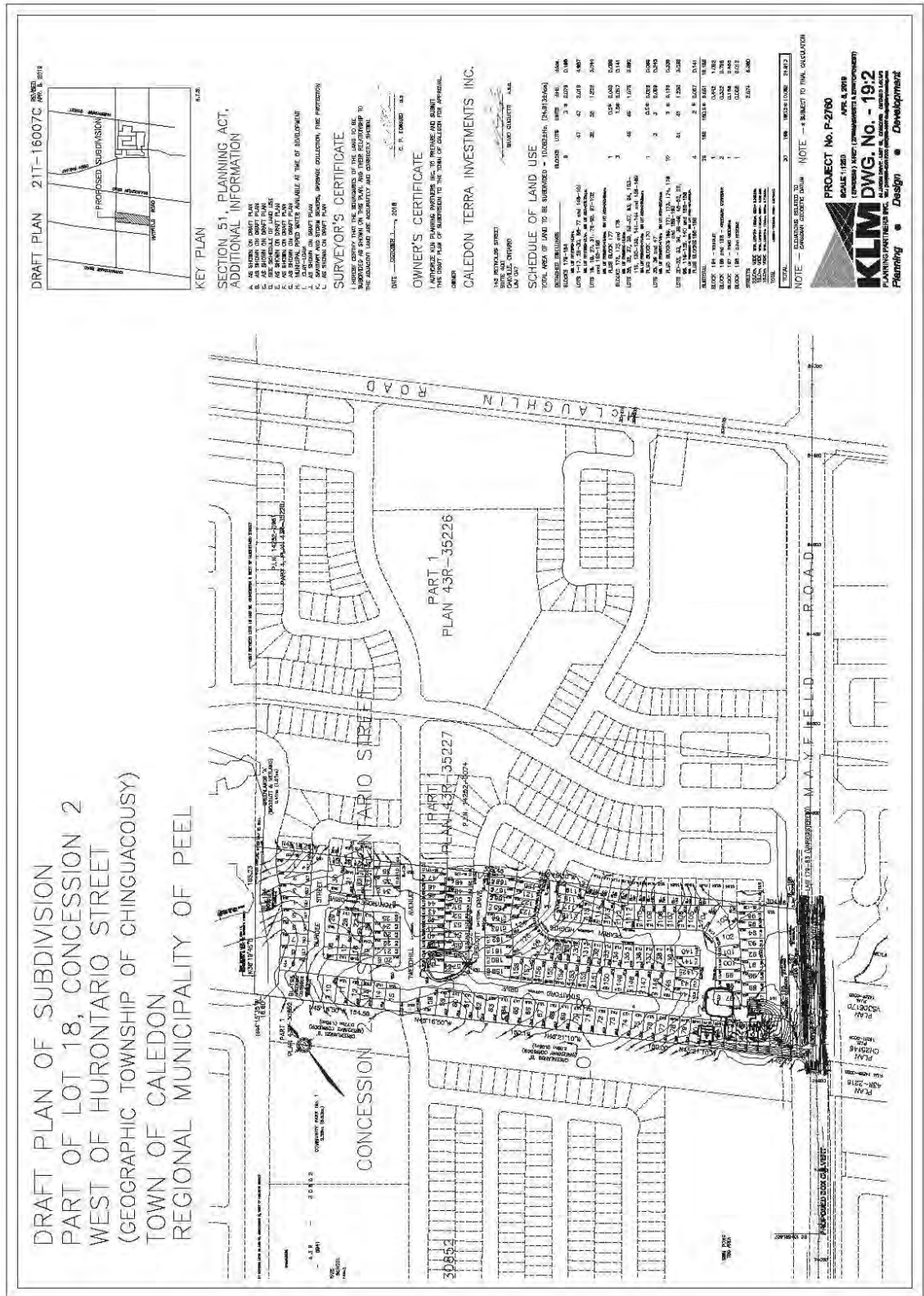
 **SUBJECT LANDS**  
Part of Lot 18, Concession 2  
West of Hurontario Street  
Town of Caledon  
Regional Municipality of Peel



Figure 2: Proposed Draft Plan of Subdivision



#### **4.0 PLANNING APPLICATIONS**

Applications for draft plan of subdivision and amendment to the Town of Caledon Zoning By-law 2006-50 are requested at this time to implement the proposed development of the subject lands.

##### **4.1 Draft Plan of Subdivision**

A Draft Plan of Subdivision has been prepared to facilitate the proposed development (refer to Figure 2) which consists of:

- 180.5 units comprising of 168 detached dwelling units and 25 part lots;
- 1 woodlot block;
- 2 greenway corridor blocks;
- Local street network including a portion of the east-west collector road;
- 1 road widening block; and
- 1 0.3m reserve block.

##### **4.2 Zoning By-law Amendment**

A Zoning By-law Amendment application has been prepared to implement the above noted Draft Plan of Subdivision. The Zoning By-law Amendment application rezones the subject lands from Agricultural (A1) to Residential Two Exception (R2-614) and Environmental Policy Area 1 (EPA1) for the woodlot and greenway corridor. The Residential One Exception zone standards are consistent with the Mayfield West Phase 2 Secondary Plan Proposed Community Zoning By-law Standards, which was approved by Town Council on July 10, 2018.

##### **4.3 Supporting Documents**

The proposed development has been prepared together with various supporting documents. These have been submitted separately but the findings are summarized below:

FSR and EIS/EIR prepared by Urbantech and Hensel Design Group Inc. respectively

The Functional Servicing Report (FSR) and Environmental Impact Statement/Environmental Implementation Report (EIR) have been prepared by Urbantech and Hensel Design Group Inc. respectively on behalf of the Mayfield West Phase 2 Landowners group. The FSR and EIR have been submitted to the Town of Caledon, Region of Peel and CVC/TRCA and are currently under review. Updated reports were submitted in January 2019 (FSR) and March 2019 (EIS/EIR). The reports take a coordinated environmental and grading/servicing approach for the entire Mayfield West Phase 2 Secondary Plan (MW2) lands in support of the individual Draft Plans of subdivision. RAND Engineering Corporation, consulting engineers for the proposed draft plan of subdivision, has reviewed the Functional Servicing Report prepared by Urbantech (submitted Jan. 2019) and the Environmental Impact Statement/Environmental Implementation Report prepared by Hensel Design Group Inc. (submitted March 2019) for the MW2 Phase 1 lands. RAND is satisfied that the proposed development plan has been adequately accounted for and that sufficient site specific information has been provided in the documents to support the draft plan application for the subject lands.

Transportation Impact Study – Response to Town comments prepared by LEA Consulting Ltd., dated March 21, 2019

A Traffic Impact Study prepared by LEA, dated October 2016 was submitted in support of the proposed draft plan of subdivision. Comments were received from Town staff and have been addressed through this letter.

Noise Control Feasibility Study prepared by SS Wilson Associates Consulting Engineers dated March 29, 2019

Based on the analysis conducted in this investigation it is concluded that:

1. The unattenuated daytime sound levels in the Outdoor Living Areas (OLAs) of some of the residential dwellings will exceed the recommended objective sound level. For these dwellings, outdoor noise control measures are required along with relevant warning clauses. All other dwellings on the development will have acceptable outdoor sound levels in their OLAs and, therefore, no outdoor noise control measures need be considered.
2. The unattenuated sound levels at the outside walls of some of the dwellings will exceed the recommended objective sound levels. Indoor noise controls are required for these dwellings along with relevant warning clauses. All other dwellings on the development will have acceptable indoor sound levels. Therefore, noise control measures are not required.
3. Although the projected sound levels are predicted to be above the sound level criteria outlined in Section 3, it is feasible to control sound levels within the outdoor and indoor areas of the proposed development to meet the stated criteria.

In order to address comments received based on the previous report, dated October 7, 2016, the study was updated as follows:

1. Traffic data for Mayfield Road has been updated
2. Traffic data for Tweedhill Avenue has been updated.
3. The posted speeds have been increased by an additional 10 km/hr. (over and above the speed increases received in the updated traffic data) as per the Town's policy.
4. The written criterion have been updated throughout the report to account for the Town and the Region's policies. The required mitigation measures were reassessed accordingly.
5. Assessment for Blocks 170, 171 and 178 have been included in this revised study. It should be noted that Blocks 179 and 180 are not a part of this submission as confirmed by the proponent and therefore shall be assessed at a later date in the noise report for the adjoining development.
6. The wording in the warning clauses have been revised to incorporate the Region's wording.

Phase One Environmental Site Assessment prepared by WSP Canada Inc., dated Aug. 31, 2016

The report makes the following conclusions and recommendations:

- There are four (4) APECs on the Phase One Property, further investigation is warranted to evaluate the environmental quality of the soil and groundwater. The potential contaminants of concern (PCOCs) in soil and groundwater were determined to include: metals and inorganics, electrical conductivity and sodium adsorption ratio (EC/SAR), PHCs including benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), and OC pesticides.



- Based on the findings of this Phase One ESA, further assessment of the soil and groundwater conditions on the Phase One Property is recommended and a RSC under Ontario Regulation (O.Reg.) 153/04, as amended (MOECC, 2011a) cannot be filed based solely on this Phase One ESA.
- Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of the use or activity.

Phase Two Environmental Site Assessment prepared by WSP Canada Inc., dated September 13, 2016

Based on the findings of this Phase Two ESA, WSP presents the following conclusions and recommendations:

- A total of six (6) boreholes (BH16-1 to BH16-6) were advanced to depths ranging from 3.0 to 8.5 metres below ground surface (mbgs) on June 24, 2016 under the supervision of a WSP personnel. Three (3) boreholes (BH16-1, BH16-2, and BH16-4) were converted into monitoring wells. These wells were developed and sampled by WSP on June 27, 2016. The borehole locations were selected based on APECs and to provide site coverage. Soil and groundwater samples were submitted for analysis of metals and inorganics, PHCs, VOCs, and OC Pesticides.
- Should aesthetically impacted soil be identified during future redevelopment, WSP should be notified in order to collect soil samples for soil characterization.
- All monitoring wells should be decommissioned in accordance with O.Reg. 903 when no longer required.

Geotechnical Investigation prepared by AME Materials Engineering, dated November 2011

The Geotechnical Investigation has revealed that the site is covered by surficial layer of topsoil, locally by earth fill, followed by disturbed native soil which in turn is underlain by thick deposits of glacial till.

Stage 1-2 Archaeological Assessment prepared by The Archaeologist Inc., dated Aug. 12, 2013

The Stage 1 background study found that the subject property exhibits potential for the recovery of archaeological resources of cultural heritage value and concluded that the property requires a Stage 2 assessment. The Stage 2 property assessment, which consisted of a systematic pedestrian and test pit survey, did not result in the identification of archaeological resources.

The Stage 1 background study concluded that the property exhibits archaeological potential. The Stage 2 property assessment did not identify any archaeological resources within the subject property. The report recommends that no further archaeological assessment of the property is required.

## 5.0 BASIS FOR APPEAL

On April 3rd, 2018, the Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139) was proclaimed in effect and made a number of changes to the Ontario Planning Act. Among many changes, Bill 139 introduced a new standard of review in the form of “tests” to ensure that applications for official plan amendments and zoning by-law amendments are consistent with and conform to the hierarchy of planning policy in Ontario, specifically policy statements issued under Section 3(1) of the Planning Act. These changes now also require that planning applications for privately-initiated official plan and zoning by-law amendments must pass the “tests” in order to have an appeal heard by the Local Planning Appeal Tribunal (LPAT). The tests are set out below:

In accordance with Subsection 34(11.0.0.2) of the Planning Act, for zoning by-law amendments, the application must demonstrate how:

*(a) the existing part or parts of the by-law that would be affected by the amendment that is the subject of the application are inconsistent with a policy statement issued under subsection 3 (1), fail to conform with or conflict with a provincial plan or fail to conform with an applicable official plan; and*

*(b) the amendment that is the subject of the application is consistent with policy statements issued under subsection 3 (1), conforms with or does not conflict with provincial plans and conforms with applicable official plans. 2017, c. 23, Sched. 3, s. 10 (1).*

The subject lands are zoned Agricultural (A1) in Caledon Zoning By-law 2006-50, which was approved on April 18, 2006. The existing zoning of the subject lands predates PPS 2014, the Growth Plan and Caledon Official Plans.

The existing zoning requires a minimum lot area of 8.0 hectares and a minimum frontage of 120 metres. Such a lot size does not represent an efficient use of land or existing and planned infrastructure and services and therefore limits the development of a designated settlement area. The existing zoning limits the ability of both the Town and Region to achieve intensification targets, which in turns limits the ability to achieve sufficient density to support transit and limits the ability to create a complete community.

The existing zoning is therefore inconsistent with PPS 2014 and does not conform to the Growth Plan. Further, the existing zoning permits only agricultural related uses and a single detached dwelling. The full range of uses permitted by the Caledon Official Plan and Mayfield West Phase 2 Secondary Plan is therefore not accommodated by the existing zoning and is therefore not in conformity.

Because the existing zoning of the subject lands is not consistent with PPS 2014, fails to conform to the Growth Plan and fails to conform with the Caledon Official Plan, therefore, the first test for an appeal is met.

The proposed application for amendment to the zoning by-law will facilitate the development of the subject lands for a more efficient use of land and existing and proposed infrastructure and services and will cause the zoning to conform to the policies of the Caledon Official Plan. The manner in which the proposed applications address the applicable policies of PPS 2014, the Growth Plan, the Peel Region Official Plan and the Caledon Official Plan is discussed in further detail in Section 6.0 of this report.

Because the proposed amendment to the zoning by-law is consistent with PPS 2014, conforms to and does not conflict with the Growth Plan, the Peel Region Official Plan and the Caledon Official Plan, the second test for the basis for an appeal is met.

There is now increased emphasis on detailed and comprehensive planning justifications and policy review based on the tests listed above. The policy analyses contained within Section 6.0 of this report have been conducted through the lens of the above tests, and demonstrate in further detail how the above tests are met.

## **6.0 PLANNING ANALYSIS**

### **6.1 The Planning Act**

Section 3(5) of the Planning Act requires that a decision of the council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with provincial plans. It is our planning opinion that the applications for draft plan of subdivision and amendment to the zoning by-law are consistent with PPS 2014 and conform to and do not conflict with provincial plans as discussed in further detail below.

Subsection 51(24) of the Planning Act sets out the criteria that approval authorities must have regard to in considering the approval of a draft plan of subdivision. We have reviewed all of the criteria in Subsection 51(24) (a) through (m) of the Planning Act and it is our planning opinion that the applications for draft plan of subdivision and amendment to the zoning by-law meet and satisfy all of the criteria.

### **6.2 Provincial Policy Statement (2014)**

The Provincial Policy Statement (2014) (“PPS”) provides broad based policy direction on matters of provincial interest related to land use planning and development. The policies that directly apply to the proposed development of the subject lands include:

*“1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, 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;*

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *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;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”*

1.1.2 *Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternative time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.*

*Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”*

The development of the subject lands for residential purposes will provide a mix of residential housing forms to meet long term needs of future residents. In addition, the proposed development protects and provides for connections to environmental features. The proposed development will assist in the Town and Region to meet projected housing needs over the long term by making land available within designated growth areas. Further, the Landowners group through the Community Wide Development Staging and Sequencing Report are working on identifying sites within the Mayfield West Phase 2 Secondary Plan Area to provide land to the various affordable housing agencies.

Section 1.1.3.1 of the PPS states:

*“Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”*

The subject lands are located within a settlement area in the Town of Caledon’s Official Plan. This settlement area was established on November 10, 2015 through Council’s adoption of OPA 222. The proposed development assists the Town in meeting its forecasted growth targets.

Section 1.1.3.2 of the PPS is also of particular relevance as it states:

*“Land use patterns within settlement areas shall be based on:*

- a) densities and a mix of land uses which:
  - 1. efficiently use land and resources;*
  - 2. 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;*
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
  - 4. support active transportation;*
  - 5. are transit-supportive, where transit is planned, exists or may be developed; and*
  - 6. are freight-supportive; and**
- b) 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 residential development, as part of the Mayfield West Phase 2 community will contribute to the densities and mix of land uses within the Town of Caledon. Further, the proposed development will make efficient use of land and is appropriate for the planned infrastructure for the surrounding neighbourhood. The proposed development provides for new development within the Town of Caledon’s designated growth areas in accordance with the PPS which states:

*“1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

*1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:

- a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
- b) the orderly progression of development within designated growth areas and the timely provision of infrastructure and public service facilities required to meet current and projected needs.**

The proposed development within the Town’s designated growth area provides for new residential development that contributes to the mix of uses and densities planned for the Mayfield West Phase 2 Secondary Plan Area. It considers the planned infrastructure and public services required to meet the projected needs of the community. The proposed development also contributes to the Town providing a 10-year supply of residential development in the designated growth area. This is consistent with Section 1.4.1 of the PPS which states:



*“To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”*

The proposed development will be serviced by municipal water and sewage services in accordance with Section 1.6.6.1 of the PPS which outlines:

*“Planning for sewage and water services shall:*

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
  - 1. municipal sewage services and municipal water services; and*
  - 2. private communal sewage services and municipal water services are not available;*
- b) ensure that these systems are provided in a manner that:*
  - 1. can be sustained by the water resources upon which such services rely;*
  - 2. is feasible, financially viable and complies with all regulatory requirements; and*
  - 3. protects human health and natural environment;*
- c) promote water conservation and water efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process; and*
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.”*

The proposed development will be serviced by regional water and sanitary services and municipal storm sewers that are planned to be constructed and extended through the proposed development in accordance with municipal and regional standards as outlined in the Functional Servicing Report prepared by Urbantech dated July 2016.

Section 2.0 of the PPS contains policies related to the wise use and management of resources. Of particular note for the subject lands are the policies relating to Natural Heritage in Section 2.1 which state:

*“2.1.1 Natural features and areas shall be protected for the long term.*

- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored, or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”*

The proposed draft plan of subdivision includes a block for the protection of the woodlot located along the northern boundary of the subject lands as well as a greenway corridor block to facilitate connections to the woodlot. Further, both the woodlot and greenway corridor blocks will be appropriately zoned in the proposed zoning by-law amendment to ensure their protection over the long term.

Given the above policies, the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the policies of the PPS (2014).

### **6.3 “Places to Grow” The Growth Plan for the Greater Golden Horseshoe 2017**

Places to Grow, the Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs growth within the Greater Golden Horseshoe area where it may best be accommodated in order to efficiently use land and infrastructure in achieving population and employment targets. Compact built form and densities with a healthy mix of residential land uses are promoted. The subject lands are located in the designated Greenfield Area of the Growth Plan. The policies that directly apply to the proposed development of the subject lands include:

#### **2.2.1 Managing Growth**

1. *Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*
2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
  - a) *the vast majority of growth will be directed to settlement areas that:*
    - i. *have a delineated built boundary;*
    - ii. *have existing or planned municipal water and wastewater systems; and*
    - iii. *can support the achievement of complete communities;*
  - b) *growth will be limited in settlement areas that:*
    - i. *are undelineated built-up areas;*
    - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
    - iii. *are in the Greenbelt Area;*
  - c) *within settlement areas, growth will be focused in:*
    - i. *delineated built-up areas;*
    - ii. *strategic growth areas;*
    - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
    - iv. *areas with existing or planned public service facilities;*

- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
  - e) *development will be generally directed away from hazardous lands; and*
  - f) *the establishment of new settlement areas is prohibited.*
4. *Applying the policies of this Plan will support the achievement of complete communities that:*
- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
  - b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
  - c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
  - d) *expand convenient access to:*
    - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
    - ii. *public service facilities, co-located and integrated in community hubs;*
    - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
    - iv. *healthy, local, and affordable food options, including through urban agriculture;*
  - e) *ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;*
  - f) *mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and*
  - g) *integrate green infrastructure and low impact development.*

#### **2.2.6 Housing**

1. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:*
- a) *supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
    - i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and*
    - ii. *establishing targets for affordable ownership housing and rental housing;*
  - b) *identifies mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
  - c) *aligns with applicable housing and homelessness plans required under the Housing Services Act, 2011; and*
  - d) *will be implemented through official plan policies and designations and zoning by-laws.*

2. *Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, 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.*
3. *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*
4. *Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.*

#### *2.2.7 Designated Greenfield Areas*

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) *supports the achievement of complete communities;*
  - b) *supports active transportation; and*
  - c) *encourages the integration and sustained viability of transit services.*
2. *The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare.*
3. *The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:*
  - a) *natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*
  - b) *rights-of-way for:*
    - i. *electricity transmission lines;*
    - ii. *energy transmission pipelines;*
    - iii. *freeways, as defined by and mapped as part of the Ontario Road Network; and*
    - iv. *railways;*
  - c) *employment areas; and*
  - d) *cemeteries.*
4. *For upper- and single-tier municipalities in the inner ring, policy 2.2.7.2 does not apply to designated greenfield areas identified in official plans that are approved and in effect as of July 1, 2017. Where policy 2.2.7.2 does not apply:*
  - a) *the minimum density target contained in the applicable upper- or single-tier official plan that is approved and in effect as of that date will continue to apply to these lands until the next municipal comprehensive review is approved and in effect. Until that time:*

- i. the density target will continue to be measured across all lands that were subject to the original target that is approved and in effect; and
    - ii. the municipality will document actions taken to increase the planned density of these lands, where appropriate;
  - b) through the next municipal comprehensive review, these lands will be planned to achieve within the horizon of this Plan, a minimum density target that will:
    - i. be measured in accordance with policy 2.2.7.3;
    - ii. constitute an increase in the planned density of the lands over which it is measured; and
    - iii. not be less than 60 residents and jobs combined per hectare;
  - c) council may request an alternative to the target established in policy 2.2.7.4 b)
    - iii) through the next municipal comprehensive review, where it is demonstrated that the alternative target will:
      - i. not be less than the minimum density target in the official plan that is approved and in effect;
      - ii. reflect documented actions taken to increase planned densities in accordance with policy 2.2.7.4 a) ii);
      - iii. achieve a more compact built form that supports existing or planned transit and active transportation to the horizon of this Plan;
      - iv. account for existing and planned infrastructure, public service facilities, and capital planning;
      - v. account for lands built and planning matters that are approved and in effect;
      - vi. support the diversification of the total range and mix of housing options in designated greenfield areas to the horizon of this Plan, while considering the community character; and
      - vii. support the achievement of complete communities; and
    - d) the Minister may permit an alternative to the target established in policy 2.2.7.4 b). If council does not make a request or if the Minister does not permit an alternative target, the target established in policy 2.2.7.4 b) applies to these lands.

The proposed development has a density of 27.5 units per net hectare and 57.5 persons per gross hectare, which will contribute to the ability to achieve the density target over the entire Region. The proposed residential development will contribute to the creation of a complete community within the Secondary Plan Area through the protection of natural features and provision of a range of single detached dwellings in accordance with the Secondary Plan policies. Further, the collector road (Street '1') is anticipated to include bike lanes or pavement widening/sidewalks on both sides as identified in the Community Design Guidelines to assist in opportunities for alternative modes of transportation.

Therefore, the proposed Draft Plan of Subdivision and Zoning By-law Amendment conforms to the objectives and policies in the Provincial Growth Plan.



#### **6.4 Region of Peel Official Plan (Office Consolidation October 2014)**

On September 11, 2014, Peel Region Council amended the Rural Service Centre boundary for Mayfield West to add 207.5 ha of net developable land for the Mayfield West Phase 2 Settlement Area. The subject lands are located within the Rural System and designated “Rural Service Centre – Mayfield West Phase 2 Settlement Area” as per Schedule D – Regional Structure of Peel Region’s Official Plan (refer to Figure 3). As per the Region’s Official Plan, growth is to be directed towards the Rural Service Centres in the Town of Caledon which includes Bolton, Mayfield West and Caledon East. The Regional Official Plan states:

*“5.4.3.2.1 Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel’s Urban System, providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.”*

Section 5.4.3.2.8 of the Region’s Official Plan contains policies specifically related to the Mayfield West Phase 2 Settlement Area which speak to the creation of healthy communities, the protection of the GTA West corridor and minimum distance separation setbacks to livestock and manure storage facilities. All of these policies direct the Town of Caledon to add specific policies relating to these three areas within their Secondary Plan. As part of the submission materials a health development assessment has been provided in accordance with the Region’s healthy development policy for Mayfield West Phase 2 which states:

*“5.4.3.2.8.1 a) Direct the Town of Caledon to include a policy in the Mayfield West Phase 2 Secondary Plan to require the completion of a health assessment as part of a complete application for any development, to the satisfaction of the Town of Caledon. The health assessment must be completed in accordance with the Region of Peel’s Health Background Study Framework.”*

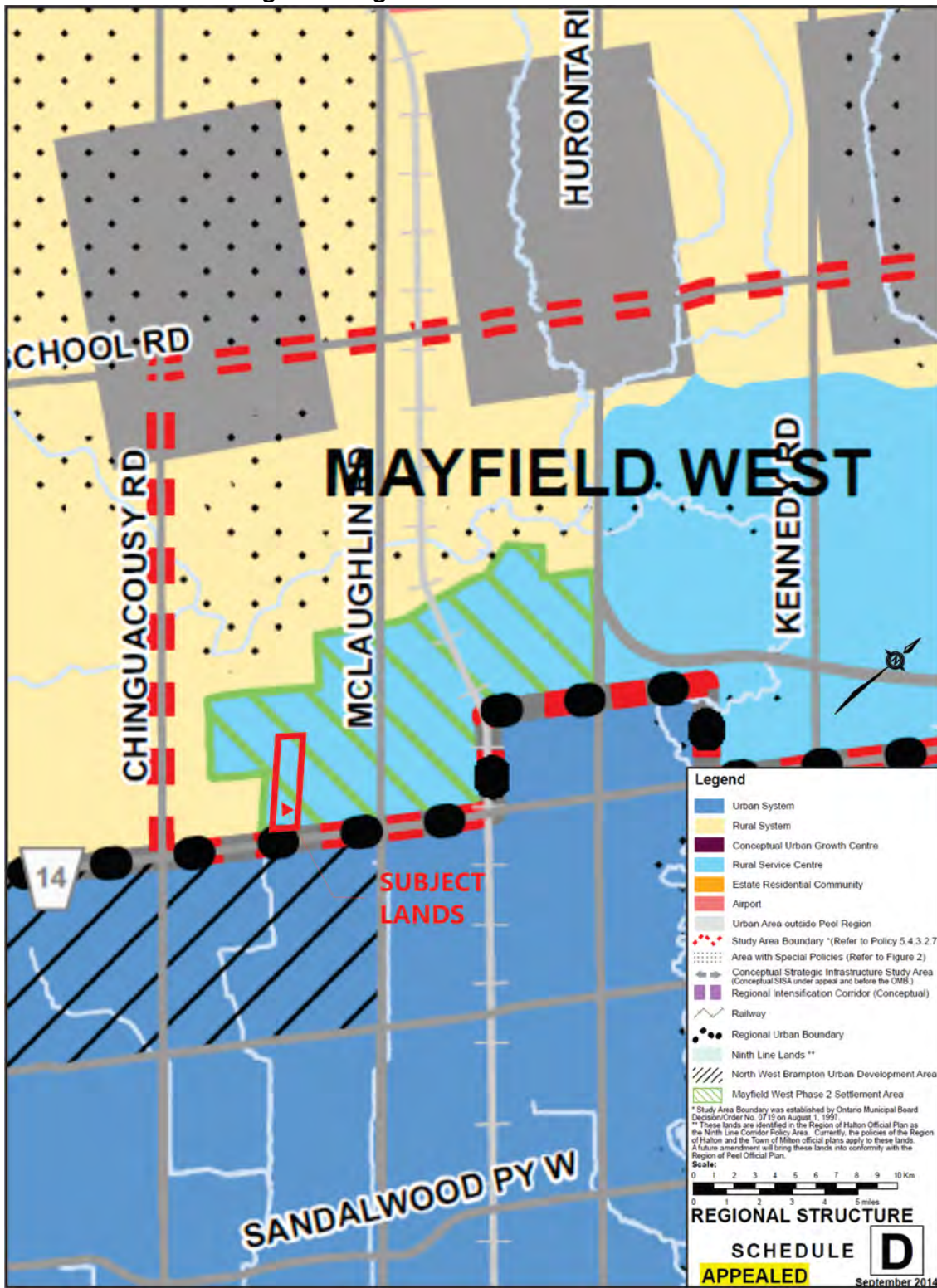
The Region’s Official Plan policies further directs development within the Rural Service Centre to require and provide full municipal services. The Official Plan states:

*“6.3.2.1 Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021. The provision of full municipal sewage and water services in the Urban System and the three Rural Service Centres will be subject to the Regional financial and physical capabilities.”*

Municipal water and sewage services will be provided for the proposed development as demonstrated through the Functional Servicing Report prepared by Urbantech dated July 2016. The services being proposed will have the capability of servicing the proposed development.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications conform to the policies in Region’s Official Plan as it provides for development within the Rural Service Centre providing for residential uses on full municipal services.

Figure 3: Regional Official Plan - Schedule D



**SUBJECT LANDS**  
 Part of Lot 18, Concession 2  
 West of Hurontario Street  
 Town of Caledon  
 Regional Municipality of Peel

## 6.5 Town of Caledon Official Plan

On November 10, 2015, the Town of Caledon Council adopted Official Plan Amendment 222 (OPA 222) which established the Secondary Plan and Land Use Schedule for Mayfield West Phase 2 lands generally located on the west side of Hurontario, north of Mayfield Road, south of the Etobicoke Creek and east of Chinguacousy Road. The following Official Plan housing objectives and policies are applicable to the subject lands:

- “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.*
- 3.5.3.1 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.*
- Other settlements which have limited capacity to absorb and support new housing, especially housing at medium to high densities are planned to have a more moderate increase in housing.*
- 3.5.3.5.1 A full range of housing types and densities will be planned as an integral part of each Rural Service Centre.”*

The proposed development achieves the housing objectives and policies through single detached units with frontages ranging from 9.15 metres to 13.7 metres, which provide a mix of housing units consistent with the low density residential designation in the Secondary Plan. This will assist in providing housing options to meet the demand of current and future residents. The subject lands are located within a settlement area in the Town and will be constructed on full water, sewer and stormwater management infrastructure/facilities.

The Official Plan states that the Rural Service Centres make up part of the settlement areas in the Town. The Official Plan states that Rural Service Centres are:

*“compact, well integrated rural towns on full piped water and sewer services.*

*Rural Service Centres are designated as the primary growth areas for the planning period. In order to provide services in an efficient manner to the large geographical area that comprises the Town, the Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town. Given this role, the Rural Service Centres are emerging urban communities within the Town and their character will evolve accordingly.*

*The Rural Service Centres are Mayfield West, Bolton and Caledon East.”  
(Section 4.1.1.3.1 a))*

As such, the proposed development is located within the Rural Service Centre and will provide for new residential growth consistent with the growth targets set out in the Town.

The Town's Official Plan contains the following applicable growth management policies with respect to Designated Greenfield Areas:

- "4.2.2.2.1 To optimize the use of the Designated Greenfield Area.*
- 4.2.2.2.2 To achieve compact urban forms within the Designated Greenfield Area.*
- 4.2.2.3.1 Development within the Designated Greenfield Area shall be designed to meet or exceed the minimum overall density of 42 residents and jobs combined per hectare."*

OPA 222 establishes a Designated Greenfield Area target for Mayfield West Phase 2 Secondary Plan Area of 68.2 people and jobs per hectare. The proposed development contains 27.5 units per net hectare and 57.5 persons per gross hectare and contributes to the Town's Designated Greenfield Area density target and will provide for development that optimizes the use of land in the Designated Greenfield Area.

Section 5.10 of the Town's Official Plan contains policies related to Settlements. OPA 222 added Mayfield West Phase 2 Secondary Plan Schedule B-2 to the settlement areas identified in the Official Plan. The Town's general settlement area policies reiterate:

- "5.10.3.5 Development of settlements will occur in an orderly manner that make efficient use of services, and discourages scattered or fragmented land development."*

OPA 222 also amended the general policies for Mayfield West in the Official Plan and the following policies were added:

- "5.10.4.3.2.1 The boundary of the Mayfield West Rural Service Centre is shown on Schedule B, Mayfield West Land Use Plan. This boundary represents the lands needed for the settlement for the 2031 timeframe.*
- 5.10.4.3.2.2 The boundary of the Snell's Hollow Secondary Plan is shown on Schedule B-1, the boundary of the Mayfield West Secondary Plan is shown on Schedule A; the boundary of the Mayfield West Phase 2 Secondary Plan is shown on Schedule B-2. Policies governing the development and redevelopment of these areas are contained, respectively in Section 7.11, Section 7.12 and Section 7.14."*

The proposed development is located within the settlement area and will contribute to the Town achieving their growth targets for 2031.

The proposed residential development provides a compatible land use pattern and scale of development that conforms to the above noted Official Plan policies. The following section provides a detailed analysis of the applicable policies in the Mayfield West Phase 2 Secondary Plan.



### 6.5.1 Mayfield West Phase 2 Secondary Plan

As noted above, Official Plan Amendment 222 (OPA 222) was adopted by Town of Caledon Council on November 10, 2015. OPA 222 implemented the Mayfield West Phase 2 Secondary Plan. The subject lands are located within the Mayfield West Phase 2 Secondary Plan (“the Secondary Plan”). Schedule D to OPA 222 is the land use Schedule B-2 for Mayfield West Phase 2 Secondary Plan and it designates the subject lands as “Low Density Residential”, “Environmental Policy Area”, “Greenway Corridor” and “Stormwater Pond Facility” (refer to Figure 4).

The Secondary Plan contains Growth Management policies to ensure that development occurs in an orderly, timely and cost effective manner. The Secondary Plan states:

*“7.14.4.1.4 The Town will ensure compliance with the population and employment targets identified in Section 7.14.4.1.2 through the approval of the community-wide Development Staging and Sequencing Plan, as described in Section 7.14.4.3, and site specific Development Staging and Sequencing Plans, as described in Section 7.14.4.4.”*

A community-wide Development Staging and Sequencing Plan (DSSP) prepared by Glen Schnarr & Associates Inc. was submitted to the Town of Caledon in July 2016 in accordance with Section 7.14.4.3 – Community-wide Development Staging and Sequencing Plan policies. The community-wide DSSP was updated in July 2017 and further updates are pending. The community-wide DSSP describes the staging and sequencing required for infrastructure to service the proposed development, public transit services, schools, community facilities, affordable housing and the natural heritage system. The DSSP estimates that the subject lands will provide for 181 detached dwelling units with an estimated population of 581 people (3.21 people per unit). The proposed development includes 180.5 units and approximately 580 people. Therefore, the proposed development is consistent with the estimated population projections in the community-wide DSSP and the Secondary Plan planned population of 10,348 people. The proposed application contributes to achieving the Town’s population target for the Secondary Plan Area.

As described above, the subject lands are designated “Low Density Residential” in the Secondary Plan. “Low Density Residential” permits the following:

*“7.14.5.2.1 Lands designated Low Density Residential in the Plan Area shall be developed predominantly for single detached and semi-detached housing. Street townhouses and rear-lane townhouses shall be permitted in the Low Density designation provided that matters of vehicular access, parking and land uses compatibility are properly addressed.”*

The subject lands propose the development of single detached dwellings which is a permitted use in the “Low Density Residential” designation.



The proposed draft plan of subdivision has been designed in accordance with the Mayfield West Phase 2 community plan to be transit-supportive, pedestrian-friendly and to provide and encourage alternate forms of active transportation within the community. The Secondary Plan contains the following policies which are applicable to the subject lands:

- “7.14.15.1.1 Transportation infrastructure in the Plan Area shall be developed as multimodal transportation corridors that are designed to safely, conveniently and efficiently accommodate a blend of vehicular, transit, bicycle and pedestrian movement.*
- 7.14.15.2.1 Roads in the Plan Area are intended to develop and function in accordance with the guidelines and classifications outlined under Section 5.9 of this Plan. Where there is a conflict between the guidelines and classifications outlined under Section 5.9 and the policies of Section 7.14.15, the policies of Section 7.14.15 shall prevail.*
- 7.14.15.2.4 The new spine road, from McLaughlin Road easterly to the north collector road east of the railway line as described in 7.14.15.2.2b), shall be constructed to a 2-lane arterial roadway with a westbound left-turn lane at McLaughlin Road, a 1.5 metre sidewalk on the north side, an extended 2 metre sidewalk on the south side, 2 metre bike lanes on both sides, and no street parking, subject to meeting the requirements of the Environmental Assessment Act.*
- 7.14.15.3.2 Development applications shall demonstrate that sufficient lands are being provided to accommodate bike lanes, medians and on-street parking. The Town may require additional lands at intersections to provide for exclusive turning lanes, and daylight triangles. Such additional rights-of-way requirements shall be kept to the minimum and shall be determined during the development application stage and will become part of the required rights-of-way.*
- 7.14.15.4.2 Arterial and collector roads shall accommodate transit routes and be designed to incorporate transit stops and bus bays.*
- 7.14.15.4.3 Development plans shall be designed with specific regard to the safe, convenient and efficient use of public transit. In particular, applicants shall demonstrate how the proposed development addresses the following:*
- a) Local road patterns and related pedestrian and/or cycling routes should provide direct pedestrian and/or cyclist access to transit routes and transit stops; and*
  - b) Transit stops will be located so that all residents and employees are predominantly within a 400 metre walking distance of a transit stop.*
- 7.14.15.8.1 Generally, the provision of sidewalks in the Plan Area shall be as follows:*
- a) Arterial and Collector roads: Sidewalks or a combination of sidewalk and multi-use trail shall be provided on both sides of the road;*
  - b) Local Streets: Sidewalks shall be provided on one side of the street; and,*
  - c) Laneways: No sidewalks shall be required.*

Collector Road B will be designed and constructed to the satisfaction of the Town and in accordance with the Transportation Master Plan prepared by Paradigm Transportation Solutions Ltd, dated December 2015. Bicycle lanes are incorporated into the design of both Collector Road B and the proposed Street '2' and provide connection to cycling routes in the area, including along a proposed multi-use trail within the proposed greenway corridor and along Mayfield and McLaughlin roads.

The development of the community is anticipated to provide sufficient potential ridership to necessitate a transit route along McLaughlin Road, the proposed east-west spine road and Collector Road C, which will provide connection to BRT and GO Transit routes.

Sidewalks within the proposed development will be provided in accordance with Town requirements.

The subject lands are designated "Environmental Policy Area (EPA)" and "Greenway Corridor" which are both part of the Natural Heritage System as identified in the Secondary Plan area. The EPA and Greenway Corridor aim to protect and enhance key natural features. The Secondary Plan outlines that the Natural Heritage System shall be gratuitously conveyed to the Town or the appropriate Conservation Authority as well as zoned in a restrictive zoning designation to protect these features for the long term. The Secondary Plan contains the following policies applicable to the subject lands:

- "7.14.16.2.1 The EPA in the Plan Area, as shown on Schedule B-2 to this Plan, is comprised of woodlands, wetlands, watercourse corridors, and associated environmental buffers.*
- 7.14.16.2.2 The Greenway Corridor in the Plan Area, as shown on Schedule B-2 to this Plan, connect key natural heritage features and areas in and adjacent to the Plan Area. The design of the Greenway Corridors will include restoration and/or enhancement, including the planting of trees and shrubs, to provide wildlife habitat; opportunities for stormwater management measures, where appropriate; and pathways or trails for walking, cycling and hiking."*

The proposed application protects the woodlot identified in Block 194 on the draft plan of subdivision located at the northerly property line as well as provides for two Greenway Corridor blocks (Blocks 195 and 196) to facilitate a connection from the woodlot to other natural features. Further, blocks 194, 195 and 196 will be gratuitously conveyed to the Town or Credit Valley Conservation Authority during registration of the plan of subdivision. The proposed zoning for both of these blocks are Environmental Protection Zone in order to restrict the uses and ensure protection of the environmental features.

A stormwater management facility is also identified on the subject lands on Schedule B-2. The proposed development will utilize the stormwater management facility located on the north west corner of Mayfield Road and McLaughlin Road as per the community-wide Functional Servicing Report prepared by Urbantech (July 2016). The Secondary Plan allows for adjustments to the number and location of stormwater management facilities without an amendment to the Plan.

*“7.14.17.3.2 Adjustments to the number, location and configuration of the stormwater management facilities as shown on Schedule B-2 to this Plan may be assessed through the preparation of the community-wide FSR – see Section 7.14.4.5. Adjustments to the number, location and configuration of the stormwater management facilities shall be permitted without requiring an amendment to this Plan provided that:*

- a) The Goal of the Plan Area, as described in Section 7.14.3.1, is maintained; and*
- b) The intent of the overall stormwater management strategy for the Plan Area as outlined in the MW2 EIS & MP is maintained.”*

The Secondary Plan requires that new residential dwellings be designed and constructed to conserve water and energy. It states:

*7.14.18.1.1 All residential homes in the Plan Area shall be designed and constructed with water and energy conservation, efficiency, and re-use systems and/or features that will reduce the rate of water and energy consumption and exceed energy efficiency standards in the Building Code Act, 1992, S.O. 1992, c. 23.*

The dwellings within the plan of subdivision are proposed to be constructed in accordance with the “Better Than Code” program. Supporting documentation has been provided to the Town in this regard as part of the draft plan of subdivision application.

The subject lands are located within the “Provincial Minimum Distance Separation Calculated Setback” as per Figure 20 to OPA 222 (refer to Figure 7). The Secondary Plan states:

*“7.14.20.4 Prior to registration of any plan of subdivision or plan of condominium, or final approval of any site plan application for lands within the Setback Area on Figure 20 to this Plan, the Town shall be satisfied that the Setback Area is no longer required, in accordance with Section 7.14.20.5.*

*7.14.20.5 The Setback Area on Figure 20 will no longer be required when the livestock and manure facilities for the dairy farm operation located at 12259 Chinguacousy Road are removed or altered to no longer be capable of housing livestock or storing manure.”*

It is anticipated that the livestock and manure facility at 12259 Chinguacousy Road will be removed prior to registration of the propose plan of subdivision.

In accordance with the Region of Peel policies noted above, the Secondary Plan requires all development applications to require a Health Assessment as part of a complete application. The Secondary Plan states:

*“7.14.21.1 All development applications in the Plan Area shall require, as part of a complete application, the completion of a Health Assessment. The Health Assessment must be completed in accordance with the Region of Peel’s Healthy Development Assessment, in consultation with the Region of Peel.”*

In support of the proposed application, a Health Development Assessment was conducted in accordance with the Region of Peel’s template. The proposed application achieved a gold score with 82%. The proposed development is in close proximity to a number of services including schools, parks and commercial retail services. In addition, the proposed development will be well connected to proposed bicycle networks and trails as per the Town’s Master Transportation Plan.

Based on the above, the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications conform to the policies in Town’s Official Plan and the Mayfield West Phase 2 Secondary Plan. The proposed applications provide for residential development within the Rural Service Centre, provides a range of low density residential units on full municipal services and are consistent with the community-wide DSSP.

Figure 4: Mayfield West Phase 2 Secondary Plan - Schedule B-2

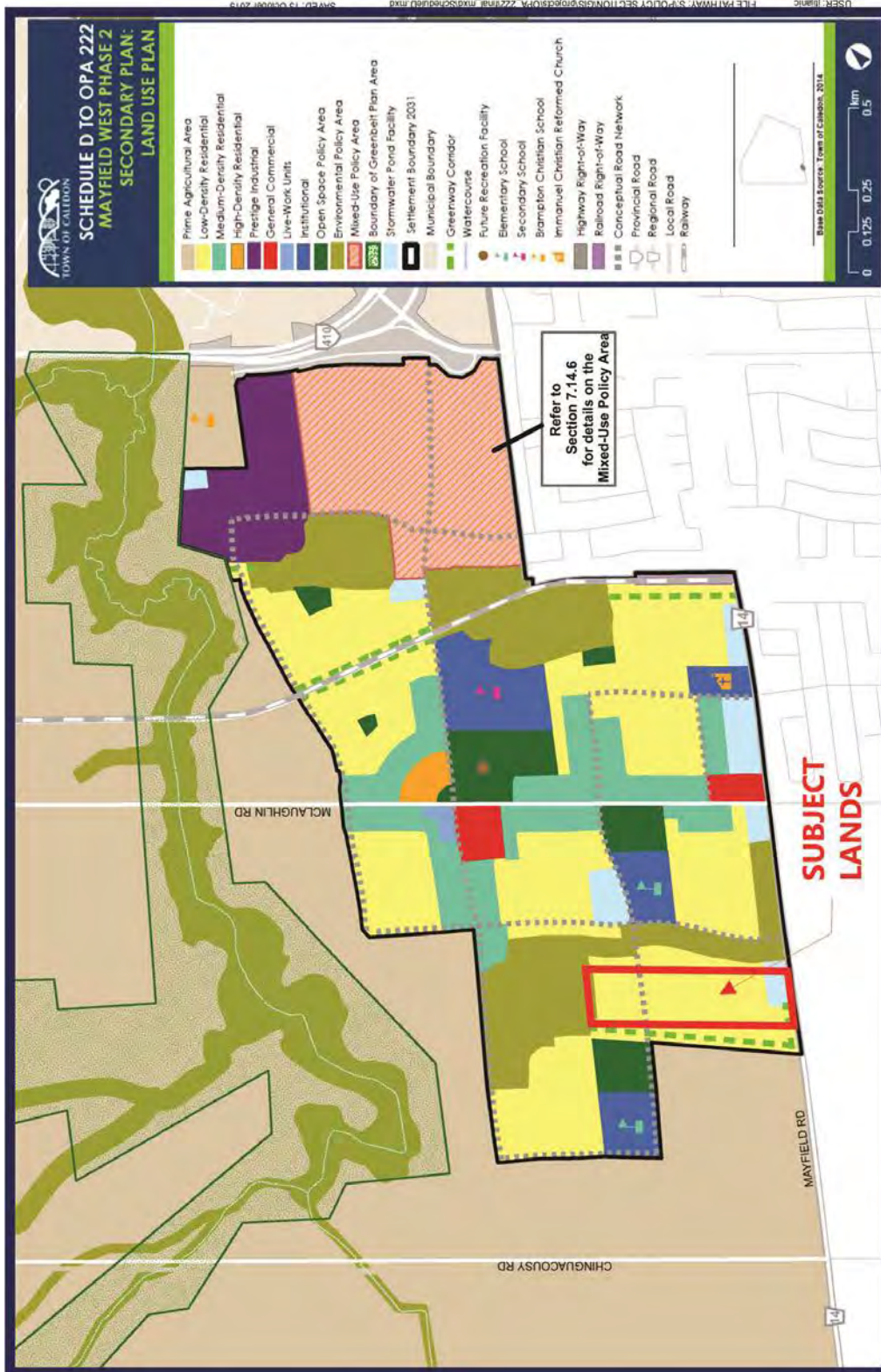




Figure 5: Mayfield West Phase 2 Secondary Plan - Figure 20



## **6.6 Town of Caledon Zoning By-law 2006-50**

The subject lands are currently zoned Agricultural (A1). The A1 zone permits agriculture related uses and a single detached dwelling on a lot with a minimum required lot area of 8.0 Ha. and a minimum required lot frontage of 120 metres. The uses permitted in the Official Plan are not permitted by the existing zoning. The existing zoning is not consistent with PPS 2014 and does not conform to the Growth Plan, Peel Official Plan and Caledon Official Plan. Further, the proposed development of the subject lands is not permitted under the existing zoning and a Zoning By-law amendment application has been submitted to implement the proposed development. A copy of the draft Zoning By-law Amendment is included as part of the submission materials.

## **7.0 SUMMARY**

As discussed in the above sections, the existing zoning of the subject lands is not consistent with PPS 2014, and does not conform to the Growth Plan, Peel Official Plan and Caledon Official Plan, including the Mayfield West Phase 2 Secondary Plan. The proposed applications for draft plan of subdivision and amendment to the zoning by-law are consistent with the objectives and intent of the Provincial Policy Statement, and is in conformity with the Provincial Growth Plan, Peel Region Official Plan and the Town of Caledon Official Plan. The proposed development provides residential development within the Rural Service Centre and will assist the Town in meeting its 2031 growth objectives. Further, the proposed development is consistent with the community-wide DSSP and its associated timelines for development.

Given the above, it is our opinion that the Draft Plan of Subdivision and Zoning By-law amendment represents good planning.