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P L A N N I N G JUSTIFICATION REPORT

4 WALKER ROAD WEST, TOWN OF CALEDON

AUGUST 2019
FILE #8809

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1. INTRODUCTION

Weston Consulting is the planning consultant for the legal owner of the property municipally known as 4 Walker Road West in the Town of Caledon (herein referred to as the “subject property”). The owner is proposing to redevelop the property to create two (2) single detached lots.

In conjunction with the submission of this report, applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval have been submitted to permit the proposed development of the subject property. This report, along with the materials identified during the Pre-Application Meeting held on February 14, 2019 with the Town of Caledon planning staff, is intended to satisfy the requirements for a Complete Application under Sections 22 (16) and 34(10) of the *Planning Act*.

The purpose of this report is to provide the context for the proposed development in relation to Provincial, Regional and Municipal land use planning policies. It will evaluate the proposed development against the applicable policies of the Provincial Policy Statement (2014), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan, the Town of Caledon Official Plan, Caledon East Secondary Plan and Town of Caledon Zoning By-Law 2006-50, in addition to other applicable policies, studies and regulations.

This report provides an overview of the applicable planning policies and regulations relative to the development of the subject property and provides a planning analysis and justification for the proposal in accordance with good planning and urban design principles.



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2. SITE DESCRIPTION AND CONTEXT

2.1 Description of Subject Lands

Municipally known as 4 Walker Road West, in the Town of Caledon, the subject property is located on the south side of Walker Road West and east of McCaffery's Lane. The lot is generally rectangular in shape and has an area of approximately 0.099 hectares (0.24 acres) (Figure 1) and has frontage of approximately 40 metres along Walker Road West and a frontage of approximately 25.47 metres along McCaffery's Lane. To the west of the subject property is Airport Road, a segment which is comprised primarily of a range of commercial and retail uses. The subject property is presently vacant and is located within a residential neighbourhood that has experienced residential intensification in recent years.



Figure 1: Air Photo

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2.2 Regional and Neighbourhood Context

The subject property is situated within an existing residential area. To the east of the proposed development are commercial uses located along Airport Road, south of its intersection with Walker Road. Airport Road acts as a commercial corridor providing retail and service commercial uses with associated surface parking to the surrounding residential neighbourhood. The commercial corridor includes a bank, LCBO, eating establishments, a Church and Canada Post.

The subject property is located within the Caledon East Rural Service Centre which is home to major educational, recreational, and commercial facilities such as the Caledon East Arena, Community Complex, Town Hall, and Public Library. There is an elementary and a secondary school within the community. The residential built form of Caledon East is primarily low-density subdivisions characterized by 1-2 storey single detached dwellings on modest lots, organized by curvilinear and discontinuous streets, along with rural homesteads on generous lots.

2.3 Surrounding Land Uses

North: Directly to the north of the subject property are two single detached residential dwellings, one of which has 1-storey and the other which has 2-storeys, along with a vacant parcel at the corner of Airport Road and Walker Road East. Further to the north is a large vacant parcel of land as well as a residential townhouse subdivision located to the west of Airport Road.

East: Directly east of the subject property is an existing 1-storey commercial building with a surface parking lot. In addition, a 2-storey residential single detached dwelling is also located to the east of the subject property, with additional commercial uses along Airport Road.

South: Directly south of the subject property is a 1-storey residential single detached dwelling fronting onto McCaffery's Lane. Further to the southeast is a 2-storey eating establishment contained in a former residential single detached dwelling, in addition to other commercial and residential uses along Airport Road.

West: Directly to the west of the subject property across McCaffery's Lane is a 1-storey residential single detached dwelling. Further to the west of McCaffery's Lane along Walker Road West are further single detached residential dwellings in higher densities than those located to the south-west.



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3. PROPOSED DEVELOPMENT

3.1 Description of Development Proposal

The proposed development considers the construction of two single detached residential dwellings (Figure 2). 'Lot 1' has approximately 21.55 metres of frontage along Walker Road West and 25.45 metre frontage along McCaffery's Lane and a total area of 573.43 m². Lot 1 has is accessed by a 6-metre wide driveway off of McCaffery's Lane that uses the existing curb cut. The driveway allows for two (2) parking spaces side by side, with an additional two spaces in the garage. The proposed dwelling faces McCaffery's Lane is 2-storeys (8.2 metres) in height and has a total Gross Floor Area (GFA) of 288.15m² and a Floor Space Index (FSI) of 0.5.

"Lot 2" has approximately 18.63 metre frontage along Walker Road West and a lot area of approximately 420.08 m². The proposed dwelling on Lot 2 is 2-storeys (8.6 metres) in height and has a total GFA of 259.02 m² and

an FSI of 0.62. The dwelling faces Walker Road West and has a 7 metre wide driveway that allows for two (2) parking spaces side by side, with an additional two spaces in the garage. In total, the proposed development constitutes a residential density of 20.13 units per net hectare.

The two proposed single detached residential dwellings will be two (2) stories in height which is similar to the adjacent residential dwellings along Walker Road West and McCaffery's Lane. The single detached residential dwellings propose to use a mix of exterior materials including wood panels and stone veneer which is complementary to the adjacent properties. Enclosed with the development application is a scoped Site Plan Application, which includes floor plans, sections and colour elevations of both units.

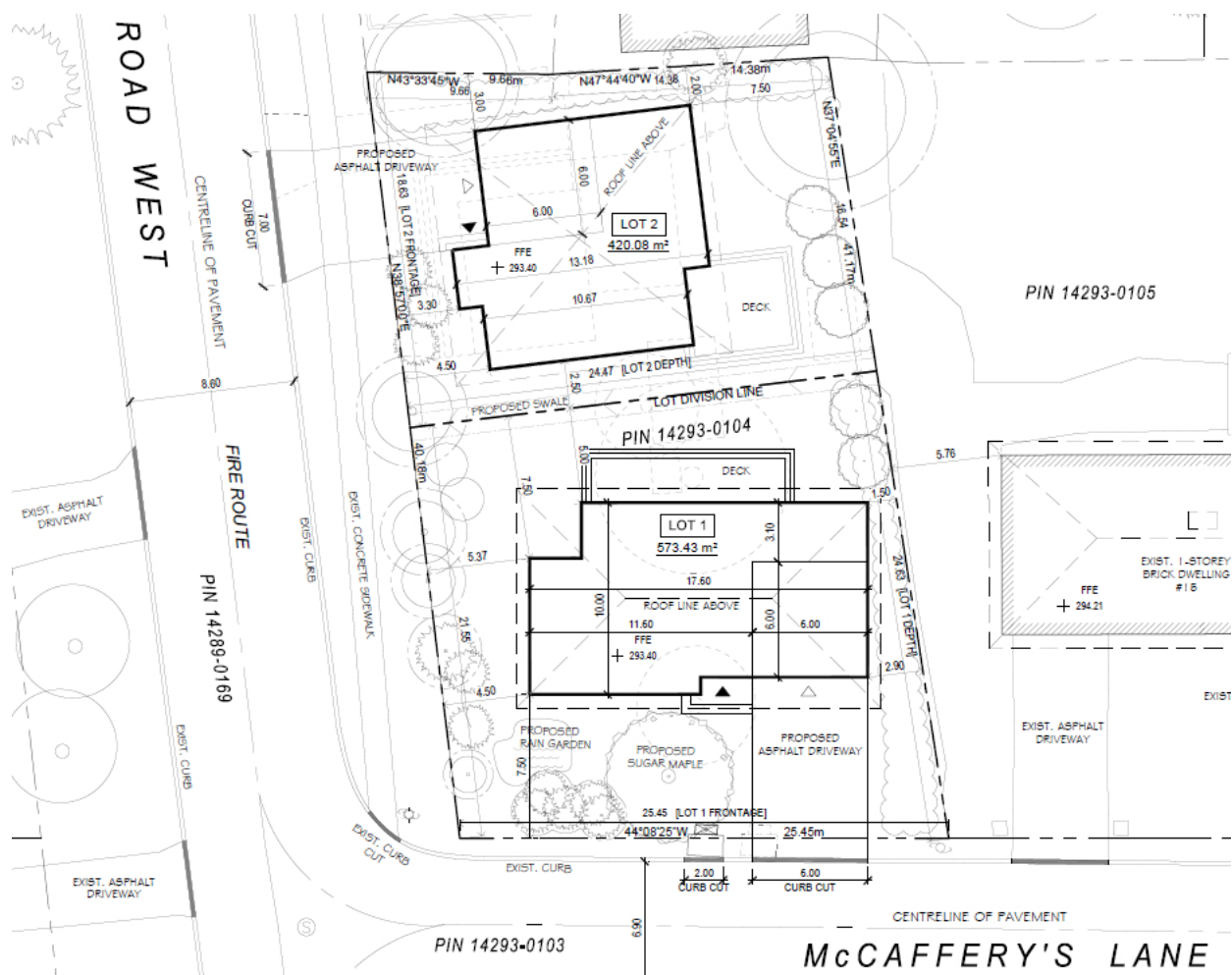


Figure 2: Proposed Development of 4 Walker Road West, Caledon

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3.2 Description of Planning Applications

Applications for an Official Plan and Zoning By-law Amendment and Site Plan Approval are being filed concurrently to facilitate the creation of two lots to construct two (2) single detached residential dwellings at 4 Walker Road West.

The subject property is designated 'Low Density Residential' which permits single detached and semi-detached dwellings, linked dwelling units, duplexes and freehold townhouse units. The proposed development requires an Amendment to the Official Plan to modify the permitted maximum density within the 'Low Density Residential' designation within the Caledon East Secondary Plan. The proposed development seeks to allow 20.13 units per hectare on the subject property, whereas the Official Plan requires a maximum net density of 16.6 units per hectare.

The Caledon Zoning By-law 2006-50, as amended, zones the subject property 'Rural Residential' (RR). The Zoning By-law Amendment application enclosed within this submission package is required to provide relief from certain building standards requirements as applicable to properties within the 'Rural Residential' Zone as follows:

Table 1 : Proposed Zoning By-law Amendment Statistics

Rural Residential – RR-XX Zone	
Permitted Uses	Apartment, Accessory Day Care, Private Home Dwelling, Detached
Lot Area (minimum)	420 m ²
Building Area (maximum)	34%
Yard, Front (minimum)	3.3 metres
Yard, Rear (minimum)	5 metres
Yard, Interior Side (minimum) Main building on driveway side:	1.5 metres
Yard, Exterior Side	4.5 metres

Section 5 of this report provides additional discussion on the submitted amendments.



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4. POLICY CONTEXT

4.1 Planning Act, R.S.O. 1990

The Planning Act regulates land use in Ontario by describing how land uses may be controlled, and who may control them. Section 2 of the Planning Act sets out policies related to matters of provincial interest and as such must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario.

Section 2 – Provincial Interest

The Minister, the council of a municipality, a local board, a planning board, and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features, and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (c) the conservation and management of natural resources and the mineral resource base;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use, and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1.*

The policies and direction of Section 2 of the Planning Act inform the Provincial Policy Statement and matters of provincial interest, thereby ensuring that consistency with the PPS equates to consistency with Section 2. The Provincial Policy Statement is given consideration in Section 4.2 of this report. In my opinion, the proposed development has regard to matters of provincial interest.

4.2 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on land use planning and matters of Provincial interest, while ensuring the protection of Provincial resources, public health and safety, and the quality of the natural environment and built environment. All planning decisions in Ontario must be consistent with the policies of the PPS.

Section 1.0 of the PPS provides policy direction related to the development of strong, healthy communities which encourage efficient development patterns, and provide an emphasis on redevelopment and intensification. Section 1.1.1 of the PPS states that “healthy, livable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*
- b. accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space 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 standards to minimize land consumption and servicing costs;*
- f. improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society;*
- g. ensuring that necessary infrastructure 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.*

The proposed development supports a more efficient land use, introducing a compact built-form than that which previously existed on the now vacant lot. The policies of the PPS encourage the establishment of sustainable communities recognizing that the Province's long-term prosperity depends on land use planning which wisely manages change.

Another key element of the PPS's vision for developing healthy communities is the redevelopment and intensification of underutilized sites. The proposed development allows for a more efficient use of the lands, and municipal infrastructure, which was previously used by a vacant residential dwelling which has since been demolished, within a designated *settlement area*. Section 1.1.3.1 of the PPS states that "*settlement areas shall be the focus of growth and development, and their vitality and regeneration should be promoted*". Within *settlement areas*, *land use patterns shall be "based on densities and a mix of uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available..."*. (Section 1.1.3.2.a).

The PPS recognizes that, in order to accommodate future growth in order to accommodate future growth in *settlement areas*, intensification is a necessity. The proposed development is representative of an infill development that facilitates modest growth and intensification.

Housing

Policies relate to housing are addressed in Section 1.4 of the PPS. The PPS encourages a range and mixture of housing types and densities to meet the current and projected needs of residents. The PPS requires that a municipality "*maintain at all times the ability to accommodate residential growth for a minimum of 10 years through intensification and redevelopment, and if necessary, lands which are designated and available for residential development*". (Section 1.4.1.a)

Section 1.4.3 provides further direction on the establishment of housing, and states that:

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

- d) promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and,*

- d) establishing development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing, facilitates compact form, while maintaining appropriate levels of public health and safety"*

The proposed development will increase the number of residential units in the area while maintaining appropriate density for the Town of Caledon in accordance with the existing context. The proposed development improves efficiency and accessibility by incorporating additional residential units along Walker Road and McCaffery's Lane in close proximity to Airport Road, which is a higher order transportation corridor in the Town of Caledon. The proposal reduces demand for outward expansion by locating development in an existing and under-developed community, which satisfies key development principles of the PPS.

Infrastructure and Public Service Facilities

Further to the above, Section 1.6 of the PPS promotes the wise use and management of infrastructure and public service facilities. Planning for infrastructure and public service facilities shall be integrated with planning for growth so that infrastructure and facilities are available to meet current and projected needs. In accordance with Section 1.6.6.2, "*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible*". The subject property will be serviced through connections to the existing municipal waste and sewer services available on Walker Road West, and will not require the establishment of a new municipal service system.

Summary

The proposed development is consistent with the policy direction outlined in the PPS to build complete communities and provides an opportunity for an appropriate residential infill redevelopment. The development meets the objectives for long-term economic prosperity in the Town of Caledon by maximizing the use of existing infrastructure, services, and utilities available within the area on an underutilized parcel of land.

4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") was approved under subsection 7 (6) of the *Places to Grow Act* on May 1, 2019 and came into effect on May 16, 2019, replacing the 2017 Growth Plan for the Greater Golden Horseshoe. The 2019 Growth Plan builds on the success of the previous 2006 Growth Plan and responds to key challenges faced by the Greater Golden Horseshoe over the coming decades through the provision of enhanced policy direction.

The Growth Plan provides policy direction with respect to how the Province is going to grow, placing emphasis on focusing this growth and intensification towards designated *settlement areas*, providing a focus for investments in transit, infrastructure and public service facilities to support the Growth Plan's growth forecast. One of the Growth Plan's objectives is to accommodate the growth forecasted for the Province within a municipality's existing designated land supply.

Section 2.2.1 of the Growth Plan applies to managing growth and states that *"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 rural settlements;*
 - 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;*

The Growth Plan defines settlement areas as: *"Urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:*

- a) *Built up areas where development is concentrated and which have a mix of land uses; and,*
- b) *Lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated"*

The subject property is located within a *settlement area* defined by the Oak Ridges Moraine Conservation Plan, which will be discussed in greater detail in Section 5.4 of this Report. The Growth Plan identifies that such *settlement areas* are planned for growth, although limited, and as such the subject property is appropriate for redevelopment to make efficient use of the limited developable area within the Town of Caledon.

A key theme of the Growth Plan is the emphasis on achieving complete communities. The proposed development is consistent with this objective. Section 2.2.1.4 of the Growth Plan guides the development 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;*
- e) *Provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability.*

Section 2.2.6 of the Growth Plan relates to Housing and states that municipalities will *"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, including second units and affordable housing to meet projected needs of current and future residents;" (Section 2.2.6.1.i)

Further to the above, Section 2.2.6.2 states that *“in implementing 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) Consider the range and mix of housing options and densities of the existing housing stock; and,*
- d) Planning to diversity their overall housing stock across the municipality.”*

It is our opinion that the proposed development is aligned with the Growth Plan’s mandate of achieving *complete communities* in that it represents a more diverse range of residential housing than presently existing on the subject property which is located proximal to a range of community services and benefits along Airport Road. The proposed development represents a compact built form that contributes to a more vibrant public realm along Walker Road and McCaffery’s Lane than presently existing and makes efficient use of underutilized lands, thus contributing to environmental sustainability.

On this basis, and as the proposed development contributes to the minimum intensification and density targets of the Growth Plan, it is our opinion that the proposed development and implementing planning applications conform to the Growth Plan.

4.4 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan (“ORMCP”) was prepared per Ontario Regulation 140/02, as amended, under section 3 of the *Oak Ridge Moraine Conservation Act, 2001* and came into effect on July 1, 2017. The ORMCP is an ecologically based plan that provides land use and resource management direction for the land and water contained within the moraine.

The ORMCP identifies the subject property as located within the ‘*Settlement Area*’. The *settlement area* designation makes up 8% of the moraine. Land use patterns within *settlement areas* will support the development of complete communities working towards low-carbon communities, including the long-term goal of net-zero communities. Further, the development of complete communities will be achieved by developing community hubs that involve co-location of public services to address local community needs to address local community needs to convenient locations that are accessible by active transportation and where available, transit.

Settlement areas reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban uses and development as set out in municipal official plans are allowed.

Section 18.1 provides particular policy guidance for *Settlement areas* and states that *“the purpose of Settlement Areas is to focus and contain urban growth by,*

(0.a) encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation corridors and local services and a full range of housing and public service facilities

- a) Minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area;*
- b) Promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas; and,*
- c) Providing for the continuation and development of urban land uses consistent with the growth management strategies identified in the applicable official plans.*

Furthermore, Section 18.2 outlines the objectives of *Settlement Areas* as follows:

- (a) Maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;*
- (c) Promoting strong communities, a strong economy and healthy environment;*
- (c.2) ensuring that development takes place in a manner that reduces greenhouse gas emissions;*

Section 18.3 outlines permitted uses and states that all those uses permitted by the applicable official plan are permitted, subject to the provisions of sections 19 (3) and 31 (4) of the ORMCP, neither of which are applicable to this application. The proposed development constitutes a permitted use within the Town of Caledon Official Plan and Caledon East Secondary Plan, which are discussed in detail in Section 5.6 of this Planning Justification Report.

Section 18.4 states that new lots are permitted within *Settlement Areas*, subject to the provisions set out in subsections 19.3 and 31.4. Section 19.3 makes reference to provisions that apply with respect to land in *Settlement Areas* to maintain ecological and hydrological integrity.

The proposed development is not within a key natural heritage feature, key hydrological feature, subwatershed, or a landform conservation area. Although the subject property is located within a wellhead protection area and an area of high aquifer vulnerability, the proposed development is permitted under Sections 28 and 29. Section 31.4 makes reference to provisions that apply with respect to specific land use policies. In accordance with the Servicing Plans prepared by Crozier Consulting Engineers, the proposed development can be adequately serviced entirely by the existing municipal infrastructure on Walker Road West, permitting new lot creation on the subject lands.

The proposed development is located proximal to Airport Road, a major road within the Town of Caledon. A series of personal service / commercial uses are located along Airport Road and are within walking distance of the subject property. The proposed development is located within a community that has convenient access to these services and other amenities within the designated *Settlement Area* and contributes to supporting the economic development of Caledon East.

The proposed development represents the efficient use of an underutilized, vacant parcel of land in a compact built form that contributes to the reduction of greenhouse gas emissions. The proposed development introduces a moderate level of intensification and transit-supportive residential density in the Caledon East area while ensuring no adverse impacts to the Oak Ridges Moraine. Additionally, the proposed development meets the new lot creation policies. As such, it is our opinion that the proposed development conforms to the Oak Ridges Moraine Conservation Plan.

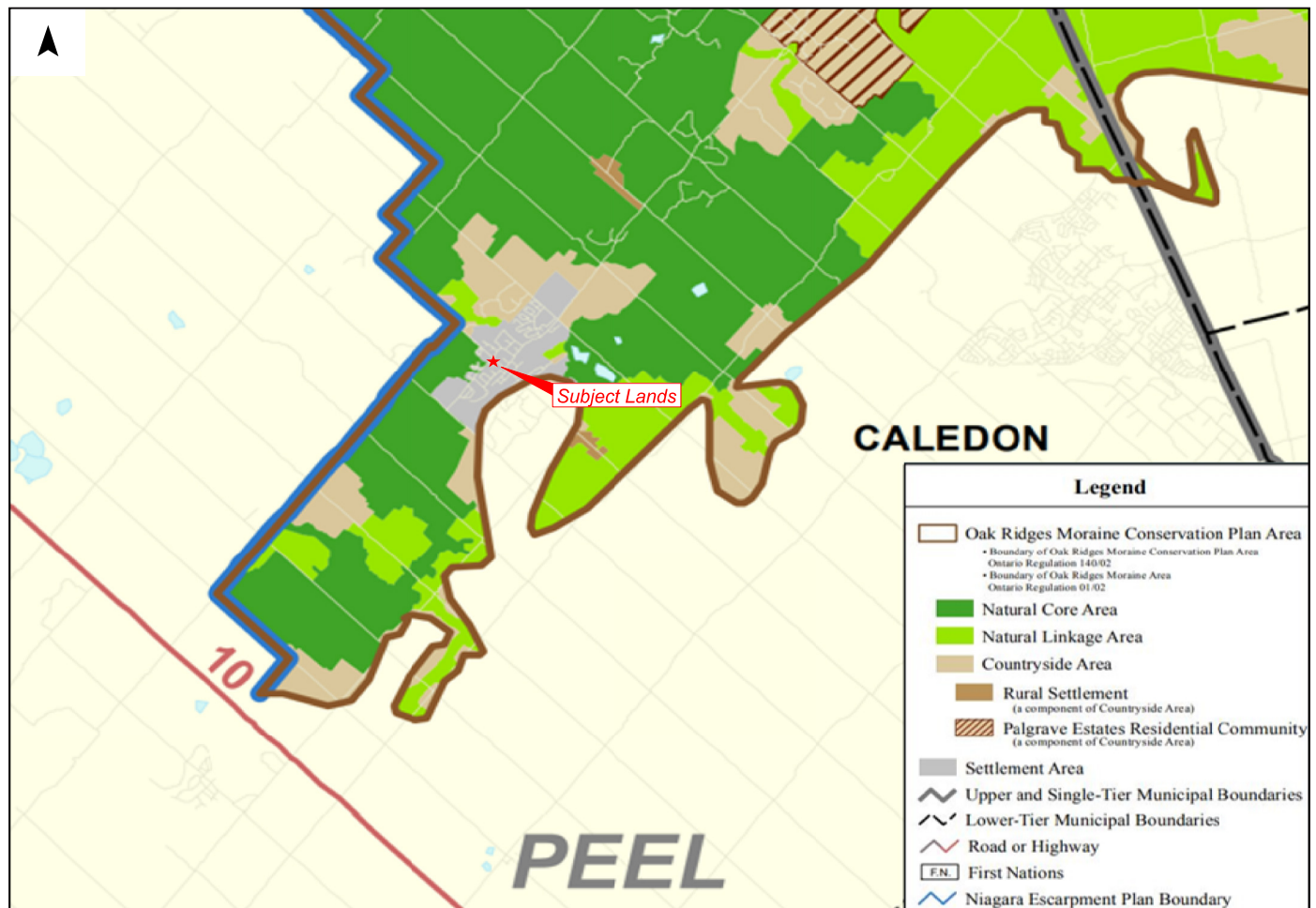


Figure 3: Oak Ridges Moraine Conservation Plan

4.5 Region of Peel Official Plan (2016)

The Region of Peel Official Plan (ROP) was adopted by Regional Council on July 11, 1996 and those sections not under appeal came into effect as of October 1, 1997. The ROP has been updated through a series of Regional Official Plan Amendments since this time, which have been considered within this Planning Justification Report.

The Region of Peel's *Regional Structure* is composed of a *Rural System* and *Urban System*. The ROP mandates that the majority of the Region's growth be forecasted to the year 2031 and will occur within the *Urban System*, however, the Region recognizes historical development and settlement patterns, and directs that growth and intensification also be allocated for within built-up areas (*Settlement Areas*) of *Rural System* communities. This will assist in maintaining the sustainability of those communities and the Region.

The ROP adds value to the planning and development process within the Region, and its policies aim to achieve the goals of Regional Council and the over-arching guiding principles of the *Growth Plan*, that encourages the building of compact, vibrant and complete communities

with a balance of jobs and housing (Section 5.5). The ROP aims to instill themes of sustainability and sustainable development that accentuate environmental, social, economic and cultural imperatives particular to Peel's demographic composition. These imperatives correlate with the ROP's goals for sustainable development and enhancing the lives of its residents contained in Section 1.3.6 of the ROP, and are outlined as the following:

- Creation of healthy and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social well-being; minimized crime, hunger and homelessness; a recognition and preservation of the region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community;
- Recognition, respect, perseverance, restoration and enhancement of important ecosystem features, function and linkages;
- Enhancement of the environmental well-being of air, water, land resources and living organisms;

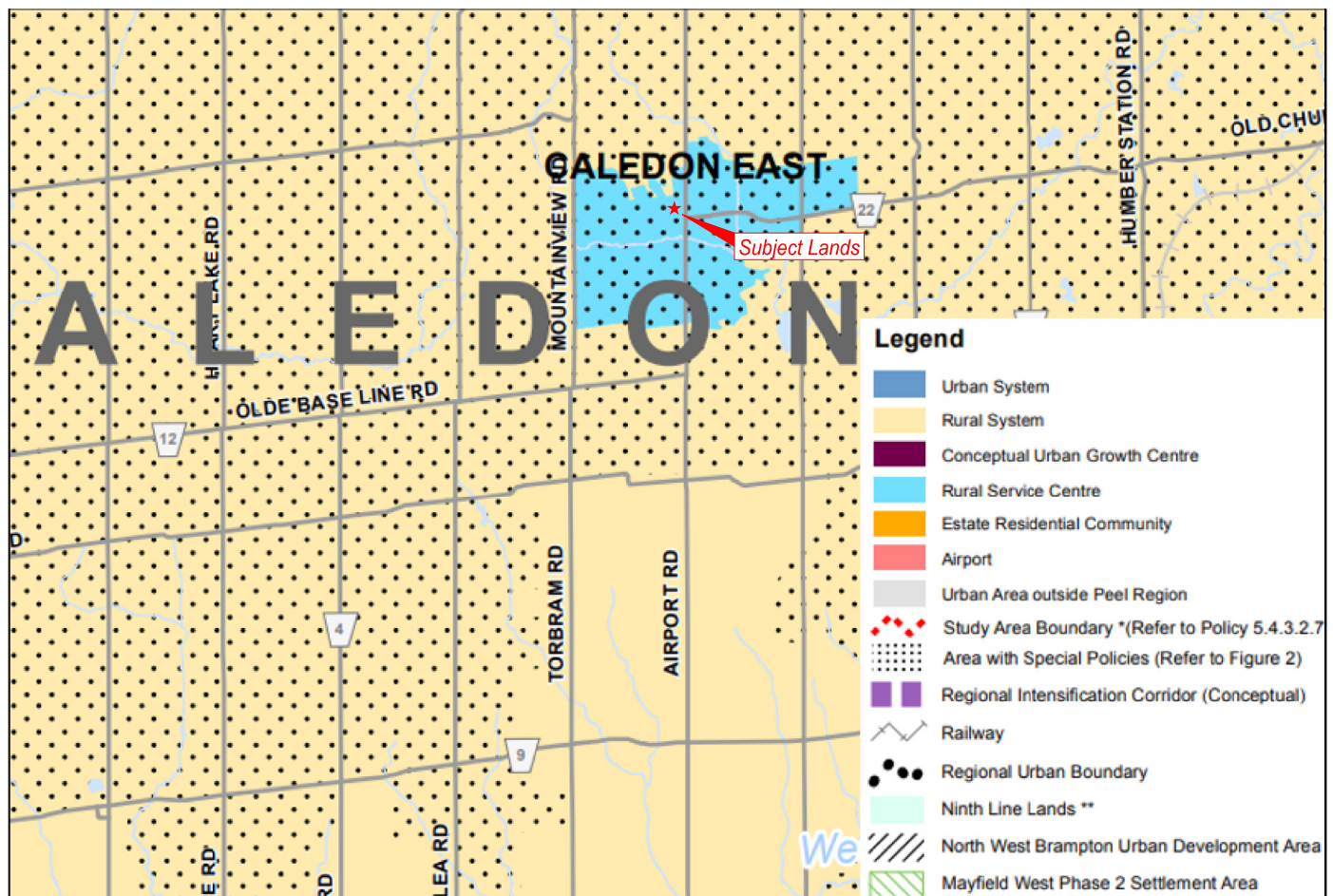


Figure 4: ROP Schedule D - Regional Structure

- Manage and stage growth and development in accordance with the financial goals and overall fiscal sustainability of the Region; and,
- Support growth and development which takes place in a sustainable manner, which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province.

The ROP identifies and builds on the uniqueness of each community in the Region, and strategically directs growth to those communities, addressing imminent planning issues, including accommodating for various demographics and populations. The overarching vision and growth policies of the ROP are consistent with Provincial policies and as such growth is to be directed to already built-up areas or communities that are equipped for growth and intensification.

Oak Ridges Moraine

Together with the Town of Caledon Official Plan and Zoning by-law, it is the intention of the ROP to recognize and protect the Oak Ridges Moraine and ensure minimum impact on its long-term ecological integrity. To implement the Oak Ridges Moraine Conservation Plan, Section 2.2.9.3 of the ROP provides the following general objectives and policies:

Section 2.2.9.3.3

Direct the Town of Caledon to develop appropriate Official Plan policies and a Zoning By-law to implement and refine the requirements of the ORMCP. This includes specifically addressing those requirements that are more appropriately addressed at the area municipal level. Policies are to include, but are not limited to those addressing servicing requirements and restrictions, the continuation of existing uses, permitting residential dwellings on existing lots of record, addressing accessory uses and structures, the applicability of the Table in Part III of the ORMCP to existing uses, second dwellings, lots of record, approved uses, consents, and permitted uses.

Section 2.2.9.3.3.2

All applications for development or site alteration, which commenced on or after November 17, 2001, are required to conform to the ORMCP.

As discussed in Section 4.4 of this Planning Justification Report, the subject property is located within the *Settlement Area* designation of the Oak Ridges Moraine Conservation Plan, a designation which is intended to focus and contain urban growth. As such, the proposed

development conforms to the ORMCP and the policies of Section 2.2.9 of the ROP.

Rural System

The subject property is located within the *Rural Service Centre* designation. The subject property is located outside of the *Regional Urban Boundary* and *Urban System* and are within the *Rural System*. The *Rural System* is outlined in the ROP as an area with diverse natural and rural landscapes, that contain attractive and dynamic rural communities, and a place that contributes toward the overall social quality and economic viability of the region. Development in the *Rural System* is encouraged; however, it is to be limited to certain rural areas, and shall preserve and enhance the quality of the *Rural System* while allowing choices for alternative rural lifestyles (Section 5.4.1.4).

Development within the *Rural System* is to be directed to *Rural Service Centres*, which act as nodes for social and economic prosperity, support for the economic function of *Rural Settlements*, and the *Rural System*, as a whole.

The Region of Peel defines its *Rural System* as containing attractive and dynamic communities, and that the *Rural System* is a vital contributor toward the social qualities and economic viability of the region. Under the guidance of ROP, the *Rural System* should generally achieve healthy rural communities that contain living, working and recreational opportunities, and those opportunities shall be provided through sustainable development within the *Rural System*. The Region's Rural communities are to be maintained and enhanced to ensure the upkeep of the *Rural System* quality of life, and the provision of allowing for choices in alternative rural lifestyles (Section 5.4.1.4).

Furthermore, the ROP directs growth in the *Rural System* consistent with the policies of the plan itself, area municipal official plans, the ORMCP, the Greenbelt Plan and the Growth Plan (Section 5.4.1.5).

Rural Service Centres

As stated previously, the subject lands are identified as a '*Rural Service Centre*' per Schedule D, *Regional Structure* (Figure 4). The Region contains three (3) *Rural Service Centres*, which have the intent to serve as the primary focus for growth within the *Rural System* and provide for the development of a wide range and mix of uses and activities, including residential, commercial, recreational land uses (Section 5.4.3). The vast majority of growth, development and intensification within the *Rural System* are to be directed within *Rural Service Centres* (5.4.2.2)

and should be deterred from other areas of the *Rural System*. The following objectives and policies are relevant to the proposed development:

Section 5.4.3.1.1

To promote safe and secure communities and improvement in the quality of life through proper design and effective use of the built environment.

Section 5.4.3.1.2

To preserve and enhance the distinct character, cultural attributes, village atmosphere and historical heritage of Bolton and Caledon East.

Section 5.4.3.1.4

To provide within Rural Service Centres opportunities for a wide range of goods and services for those living and working in the Rural System.

The development proposes a moderate level of intensification and growth that is an improvement to the existing vacant condition of an underutilized parcel of land in the Caledon East *Rural Service Centre*, as it provides the opportunity for residential intensification proximal to existing service commercial uses.

In addition, it has been clearly outlined in the Urban Design Brief prepared by Weston Consulting that the proposed development can integrate seamlessly into the existing context of the surrounding residential neighbourhood giving due consideration to neighbouring buildings including design, lot size, height and materiality.

Intensification

The subject property is located within the Settlement Area of the Region of Peel and Town of Caledon. As mentioned in Section 5.5.3 of the ROP, the Growth Plan sets out requirements for ensuring that intensification occur within built-up areas, and that compact urban form, intensification and redevelopment be encouraged within Settlement Areas. The ROP requires that this intensification and redevelopment be implemented through underutilization of lots within developed areas along with infill development.

Intensification within built-up areas must account for a minimum of 40% of all residential development within in the Region and the Province, on an annual basis. The ROP recognizes the importance and advantages of intensification in the Region and provides the following objectives in Section 5.5.3.1:

Section 5.5.3.1.1

To achieve compact and efficient urban forms.

Section 5.5.3.1.2

To optimize the use of existing infrastructure and services.

Section 5.5.3.1.3

To revitalize and/or enhance developed areas.

Section 5.5.3.1.4

To intensify development on underutilized lands.

Section 5.5.3.1.5

To reduce dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban developments.

Section 5.5.3.1.6

To optimize all intensification opportunities across the Region.

Section 5.5.3.1.8

To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

Overall intensification within the *Growth Plan* are portrayed in the proposed development, as it provides for the compact and efficient use of the subject property, contribution to a compatible mix of residential land uses that optimizes the use of existing infrastructure and services proximal to Airport Road. In accordance with Section 5.5.3.2.2, the proposed development meets the Region's policies to 'facilitate and promote intensification'.

Housing

The ROP indicates that the provision of housing to meet the full range of needs in Peel has a fundamental influence on the quality of life for its residents. Accordingly, the Region is committed to achieving a supply of accessible, adequate and appropriate housing of all types, sizes, densities and tenures to meet the existing and projected needs for current and future residents. Section 5.8.1 lays out the General Objectives of the Region of Peel as:

Section 5.8.1.1

To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

The proposed development represents a form of infill development on an underutilized site and is a sustainable and efficient type of building that achieves the housing objectives of the ROP.

Major Road Network

The subject property is located west of Airport Road in the Town of Caledon which is categorized as a 'Major Road' on Schedule E – Major Road Network of the ROP (Figure 5). The proximity of the proposed development to this Major Road enables users and residents of the Town to access goods and services, travel within the Region and throughout the GTA for work and pleasure with greater ease.

The *Major Road* adjacent to the subject property supports the proposed development and allows for sufficient access to continue support for the economic growth of the Town, Region and their residents and visitors. The proposed development is in keeping with the policies which support development in areas with existing infrastructure to support growth.

Summary

The proposed development is in conformity with the policies and objectives of the ROP. Furthermore, the proposed development supports the principles of intensification, healthy and complete communities, the optimization of underutilized land and public transit, and the efficient use of existing infrastructure and services.

The proposed development intensifies an area that has been identified as a growth area by Provincial policy documents, the ROP and the Town of Caledon Official Plan. The proposed development provides greater densities than presently existing in the *Rural Area* of the region, in proximity to the Caledon East community core area and existing and planned regional transit infrastructure.

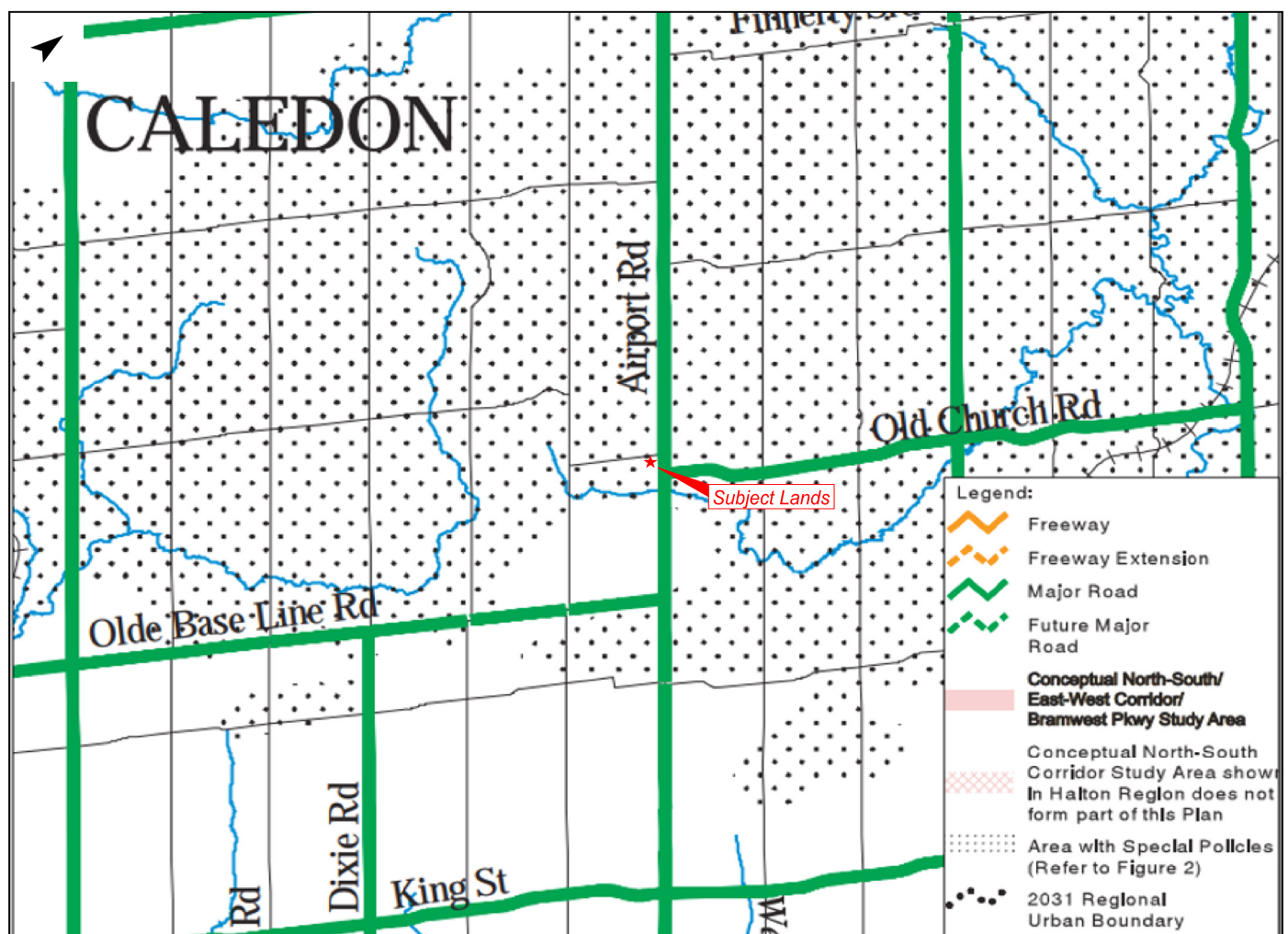


Figure 5: ROP Schedule E - Major Road Network

4.6 Town of Caledon Official Plan

The Town of Caledon Official Plan (the “Town OP”), consolidated in April 2018, is a statement of principles, goals, objectives and policies which guide the future land use, physical development and change, and the effects on the social, economic and natural environment within the Town of Caledon.

The Town OP contains policies that govern land use in the Town and provide a basis for preparing zoning and other by-laws which implement land use policies within the Town OP to carry out the establishment of an overall growth management framework for the Town within a 2021 planning horizon.

The Town OP has been brought into conformity with past versions of the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. A comprehensive review of the Town OP is necessary to achieve conformity with recent and forthcoming updates to Provincial policy.

The Town of Caledon ensures that its valuable land resources, including landscape features, systems and areas are maintained and protects. In addition, it sets out a hierarchy of settlement areas that are maintained as the focus for future growth. The majority of new residential and employment development is to be concentrated in the *Rural Service Centre* settlements of Mayfield West, Bolton, and Caledon East, the last within which the subject property is located. The Town OP provides policies to manage the rate of this growth and the sequencing of future development, in a manner consistent with the principles of the plan and the need for fiscal responsibility.

Town Structure

The subject property is located within the Rural Service Centre area of the Town’s structure (Figure 6). As identified in Section 4.1 of the Town OP, the *Rural Service Centre* area is a key element of the hierarchy of settlements found in the Town of Caledon. This hierarchy helps implement the Town’s growth management strategy by defining the

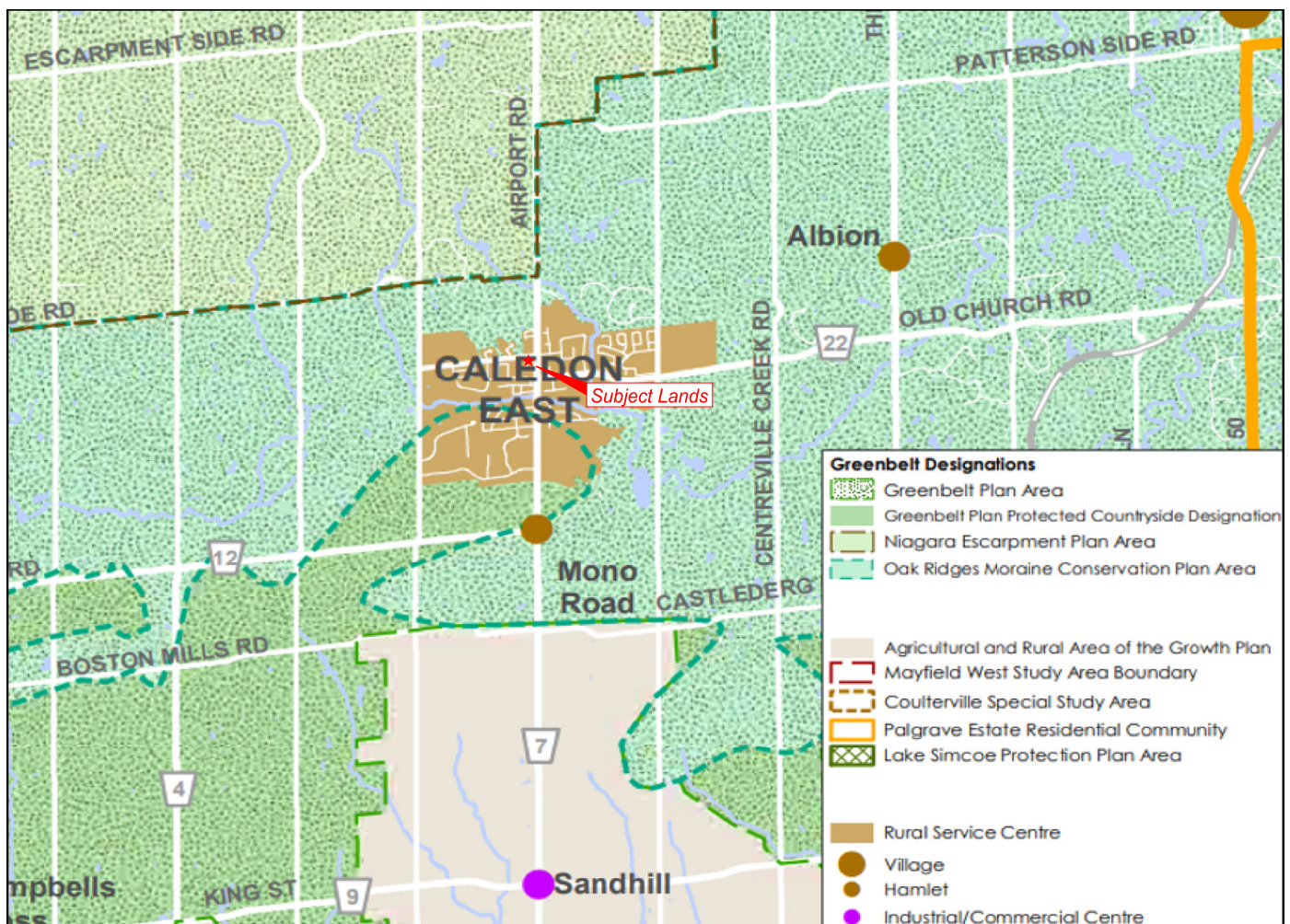


Figure 6: Town OP - Schedule A1 - Town of Caledon Town Structure

role and function of various types of settlements and by allocating growth consistent with the policies of the Town OP (Section 4.1.1.1).

In accordance with Section 4.1.1.3.1, the *Rural Service Centre* designation is at the 'top' of the identified hierarchy in terms of new growth and service concentration. *Rural Service Centres* are compact, well-integrated rural areas that are designated as the primary growth area for the planning period of the Town OP. *Rural Service Centres* will be the focus for the majority of new residential and employment growth, as well as the focus for 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".

Intensification

Section 4.2.1 of the Town OP outlines the plan's Growth Management and Intensification outlook, and notes how the Plan conforms with provincial policy and regional land use policy as it relates to accommodating for growth and intensification through infrastructure and services, and forecasts for growth in population, household and employment to the 2041 planning horizon. In addition to these components the Town of Caledon is specifically directed by those policy documents to include policies that manage the growth, and address density and intensification target of *Rural Service Centres* within the *Rural Area* of the Town.

The objectives of these policies are outlined in Section 4.2.1.2 and 4.2.1.2.2 as follows:

- 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; and,
- 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.

The proposed development represents a compact form of redevelopment that optimizes existing infrastructure and services on an undeveloped lot within the developed area of Caledon East. Furthermore, the proposed development is a form of appropriate intensification within the *Rural Service Centre* designation, an area within the

Town of Caledon planned to absorb the greatest amount of residential development within the Town's Structure.

Housing

The Town of Caledon recognizes the need to create opportunities for a diverse range and mix of housing types, density and tenure for the current and future needs of its population. Section 3.5 of the Town OP provides policies to meet this objective. The Town OP provides the following policies that are relevant to the proposed development:

Section 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.

Section 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.

The proposed development responds appropriately to these policies as it contributes to a form of modest residential intensification in the Caledon East community, an area planned to absorb new housing. As demonstrated by the Servicing Plan prepared by Crozier Consulting Engineers, the proposed development can be adequately serviced by the existing servicing infrastructure along Walker Road West. As such, the proposed development conforms to the housing policies of the Town OP.

Consents

Section 6.2.10 speaks to consents and states that when considering an application for a consent, the Land Division Committee shall have regard for the provisions of the Planning Act, the Region of Peel Official Plan, the Town of Caledon Official Plan, the Zoning By-law, the Niagara Escarpment Plan, and the Oak Ridges Moraine Conservation Plan, where applicable. Section 6.2.10.6 states that "Within the ORMCPA, an applicant for a consent may be required to submit necessary documentation confirming the application conforms to the requirements of Section 7.10, and in particular, Section 7.10.6.1, prior to the consent being considered by the Land Division Committee". Section 7.10 is discussed below.

Site Plan Control

Site Plan Control policies are outlined in Section 6.2.11 and works to ensure a high standard of site planning and servicing, encouraging a more attractive form of development. Section 6.2.11.4 states that any single detached dwelling within the ORMCPA shall be subject to Site Plan Control in accordance with the policies outlined in Section 7.10, discussed below.

Caledon East

The subject property is located within the Caledon East community of the Town of Caledon, an area designated *Rural Service Centre* that serves as the focus for growth and service provision in the central part of the Town. Comprehensive policies for Caledon East are contained in the enacted Secondary Plan, which is discussed in Section 4.7 of this Planning Justification Report

Oak Ridges Moraine Conservation Plan

Section 7.10 speaks to the Oak Ridges Moraine as a significant landform. The Town of Caledon contains lands within the Oak Ridges Moraine Conservation Plan Area (ORMCPA). Section 7.10 provides a framework for ensuring that all local land use planning decisions are in conformity with the ORMCP. In terms of the proposed development, Section 7.10.6.1.8 speaks to lot creation within the ORMCPA and the Caledon East Secondary Plan Area.

Section 7.10.6.1.8 New lots may be permitted within the Caledon East Secondary Plan Area in accordance with the provisions of Section 7.7 and all other applicable provisions of this Plan.

The proposed new lot creation is permitted on the subject property. Section 7.7 is further discussed in Section 4.7 of this report.

4.7 Caledon East Secondary Plan

Section 7.7 of the Town OP provides a comprehensive policy direction for the Caledon East Secondary Plan. In addition to the objectives of the Town OP, the Caledon East Secondary Plan provides a series of objectives established specifically for development in the Caledon East area.

These objectives, contained in Section 7.7.2, include but are not limited to:

- Allow for growth in Caledon East in keeping with its role as a Rural Service Centre, while recognizing its rural setting;
- Create a compact community that maintains the character of the surrounding rural landscape, makes efficient use of land and services and facilities;
- Foster integration within the community by providing a diverse mix of housing types and encouraging innovative housing developments, while retaining the predominance of single-detached residential dwellings;
- To create and enhance the streetscape character of Caledon East and provide a safe and pleasant pedestrian environment that contributes to a sense of community; and,
- To conform to the objectives and requirements of the ORMCP.

The proposed development responds to the rural setting of the subject property and the Caledon East Secondary Plan area. It provides a compact built form similar to that of its surroundings and contributes to a modest increase to the density existing on site. The residential dwellings will improve the streetscape of this south-east corner of Walker Road West and McCaffery's Lane in that it will improve the existing vacant condition of the property and provide additional landscaping, while ensuring conformity to the ORMCP.

The Structural Concept of the Caledon East Secondary Plan area is discussed in Section 7.7.3 and states that "*the majority of new development areas are designated Low Density Residential, which will permit a range of housing types to be intermixed within the development*". As the subject property is designated 'Low Density Residential' based on Schedule D – Caledon East Land Use Plan as noted in Figure 7 above, it is a property planned for additional residential development.

Residential Policies

General residential policies of the Caledon East Secondary Plan state that the predominant use of land within the Low Density Residential designation shall be residential (Section 7.7.5.1.1). Further, Section 7.7.5.1.3 states that residential intensification in Caledon East shall only be permitted in close proximity to the Commercial Core Area.

The following policies apply to the *Low Density Residential* designation applicable to the subject property:

Section 7.7.5.2.1 The uses permitted in the Low Density Residential designation shall consist of: single-detached and semi-detached dwellings, linked dwelling units, duplexes and freehold townhouse units.

Section 7.7.5.2.2 The maximum net density permitted in the Low Density Residential designation shall be 16.6 units per hectare.

Section 7.7.5.2.4 A mix of single residential lot sizes with frontages generally ranging from 15 metres (50 feet) to 23 metres (75 feet) shall be required.

Section 7.7.5.2.7 Low Density Residential development adjacent to Walker Road and Mountainview Road shall provide direct frontage and driveway access onto these roads where technically feasible and safe. Where direct frontage is not feasible, reasonable efforts shall be made to maintain the appearance of frontage through such measures as architectural design, site layout, landscaping and the use of service roads. Adjacent to Airport Road, reverse frontages will be discouraged.

The subject property is located west of the Commercial Core Area within Caledon East, within the Low Density Residential designation. The proposed development for two single detached dwellings is a permitted use on site that introduces a smaller lot size than presently existing; however, they are similar in size to those in the residential neighbourhood to the south and west. This provides conformity with Section 7.7.5.2.4 with the

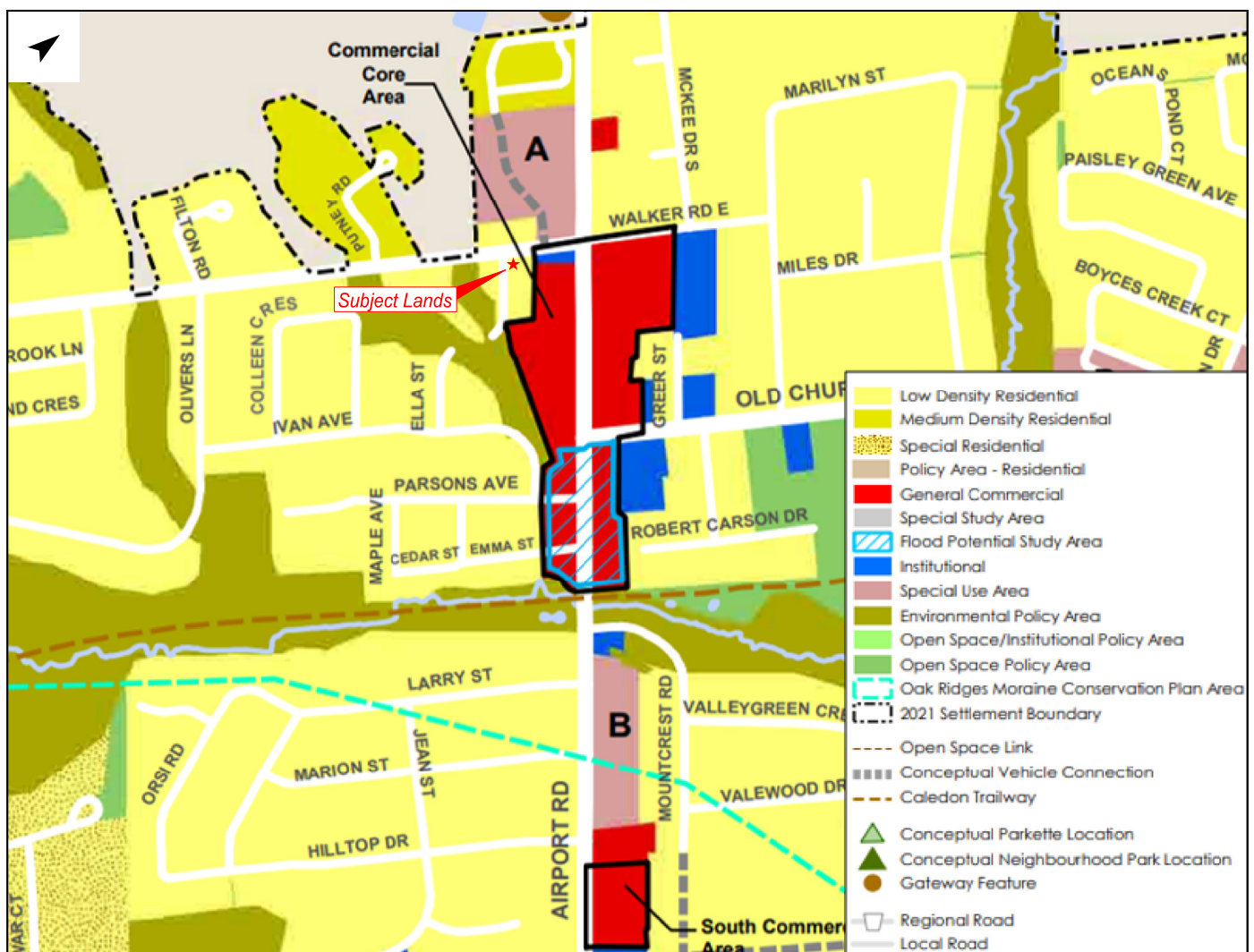


Figure 7: Town OP - Schedule D - Caledon East Land Use Plan

creation of a mix of single residential lot sizes with varying frontages. Furthermore, the proposed development has one dwelling fronting on Walker Road West, with the second fronting on McCaffery's Lane in order to reduce the number of curb cuts along Walker Road West proximal to the intersection. In order to maintain the appearance of frontage, the dwelling has been designed such that its flankage is buffered by landscaped area so as not to appear as such.

The proposed development of the subject property does not conform to Section 7.7.5.2.2 of the Caledon East Secondary Plan. In total, the proposed development has a net residential density of 20.13 units per hectare, which constitutes a modest increase to the permitted density in a built form that is compatible with the surrounding area and permitted in Low Density Residential land use designation. As such, the Draft Official Plan Amendment submitted in support of the proposed development seeks relief from this particular policy.

Servicing

Section 7.7.16 relates to servicing of new developments and requires that all new development within the Caledon East Settlement Area be serviced by municipal sanitary and storm sewers, municipal water, hydro and other utilities. In accordance with the Servicing Plans prepared by Crozier Consulting Engineers, the proposed development can be adequately serviced entirely by the existing municipal infrastructure on Walker Road West.

Community Design Principles

The Caledon East Secondary Plan contains design principles that were prepared to ensure new development and redevelopment is compatible with the values identified by the Town OP.

Section 7.7.4.1 provides these principles and those relevant to the proposed development are as follows:

- c) *Design requirements governing features and facilities such as, but not limited to, streetscapes, housing styles, lot size mix and layout, noise barriers, stormwater facilities, walkways, landscape buffers, entrance gates/signs, streetlights, shall be set out in appropriate Community and Architectural Design guidelines for the mixed-use and residential areas of Caledon East. Development proponents will be required to demonstrate how they have addressed and incorporated the design guidelines into their proposals. Without limiting the foregoing, these design guidelines shall reinforce Caledon East's small-town community elements, and establish*

architectural/landscape focal points at the main entrances to the community.

- f) *Low Density Residential neighbourhoods will generally consist of a mix of lot sizes and housing types, with single-dwellings predominating. The mixing of single-dwellings, semi-detached dwellings and townhouses is encouraged within each neighbourhood, subject to the maximum density specified in this Plan. Plans of subdivision should ensure compatibility of building types through consideration of appropriate scale, massing and siting.*
- h) *The various types of dwelling units permitted in the Low Density Residential designation shall be visually integrated through compatible building heights, roof lines, eave heights, and window elevations.*

The Urban Design Brief prepared by Weston Consulting provides a detailed rationale of the proposed development's architectural design in terms of the manner in which it incorporated the design guidelines of the Town of Caledon. In accordance with 7.7.4.1.f and 7.7.4.1.h, the proposed development introduces a built form that is similar to and compatibly designed such that it is integrated into the surrounding residential neighbourhood. Accordingly, the proposed development conforms to the Community Design policies of the Caledon East Secondary Plan.

Summary

The proposed development is located in the community of Caledon East which has full water and wastewater servicing, allowing for development of a compact community with a full range of land uses, housing and economic development opportunities.

The subject property is located in a settlement area of the Town of Caledon where there is a focus on growth. The Town maintains and manages this area with the intention of concentrating the majority of new residential and employment development in accordance with its *Rural Service Centre* designation.

The proposed development supports and enhances the established settlement pattern thus reinforcing the concept of the Town's development pattern of community development that best provides residents with convenient access to opportunities for employment, learning, culture, recreation, and physical and social well-being. The proposed amendment to the Official Plan will permit a development that meets and conforms to the policies of the Town OP.

4.8 Town of Caledon Zoning By-law 2006-50

The subject property is zoned 'RR – Rural Residential' under the Town of Caledon Zoning By-law 2006-50. The 'RR' zone permits a variety of residential land uses including detached dwellings. The following zone standards apply to the 'RR' zone:

Standard	RR Zone
Lot Areas (minimum)	650 m ²
Lot Frontages	18 metres
Building Area (maximum)	25%
Backyard Amenity Area	56 m ²
Front Yard (minimum)	9 metres
Exterior Side Yard (minimum)	9 metres
Rear Yard (minimum)	9 metres
Interior Side Yards (minimum) - Main building on driveway side	3 metres
Interior Side Yards (minima) - Main building on other side	1.5 metres
Building Heights (maximum)	10.5 metres
Landscape Area (minimum)	40%
Driveway Setbacks (minimum)	0.5 metres

A Zoning By-law Amendment is required to implement the proposed draft Official Plan Amendment to the Town of Caledon Official Plan and will conform to policies of the Official Plan Amendment. The Draft Zoning By-law Amendment seeks relief from certain site-specific zoning standards within the 'RR' zone and is described in Section 5.3 of this Report.



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5. PROPOSED DEVELOPMENT APPLICATIONS

5.1 Official Plan and Zoning By-law Conformity Review

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest while the Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides direction on growth and intensification within the province. It is the mandate of the municipalities to conform with provincial policy in order to appropriately contribute to the Province's overall objectives.

The subject property is located within the *Settlement Area* and *Rural Area* of the Growth plan. Within the *Delineated Built-up Areas*, both the *Settlement Area* and *Rural Areas* are expected to be focus of growth throughout the region and achieve high density targets. The subject property is also located in close proximity to a rural intensification area, planned regional rapid transit and transportation infrastructure, and abuts a major regional road.

While Section 2.2.8 of the Growth Plan provides opportunity for the development outside of the *Settlement Area* Boundary (only through a municipal comprehensive review), it is our opinion that it is more efficient to utilize lands available for intensification within the *Settlement Area* prior to moving beyond this boundary. Expansion of the *Settlement Area* Boundary is a timely process, and only provides opportunities for municipalities to accommodate for the future growth of their communities, rather than solving the planning issues that are apparent in the present. The subject lands are an appropriate location for providing development-ready opportunities for the implementation of growth and intensification.

The current official plan designation on the subject property inhibits an appropriate level of development for the property within the Town of Caledon and the Region of Peel to make efficient use of the lands and existing infrastructure, to address and fulfill housing needs, planning issues, and growth and intensification requirements.

Based on the Growth Plan sections noted above, the current applicable official plan designation of the subject property does not conform to and is in contradiction of the applicable provincial policy framework. The current designation will inhibit the subject lands from achieving the mandated growth and intensification targets that have been indicated in the Growth plan for *Settlement Areas*, *the Town of Caledon*, and *the Caledon East Rural Service Centre*.

5.2 Draft Official Plan Amendment

An Official Plan Amendment has been submitted to permit the proposed development. In particular, the proposed Official Plan Amendment will introduce a site specific amendment to seek relief from the maximum density permissions of the 'Low Density Residential' designation. The Amendment will request a density of 20.13 units per hectare whereas Section 7.7.5.2.2 requires a maximum net density of 16.6 units per hectare. The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning permission for the proposed use of the subject property.

5.3 Draft Zoning By-law Amendment

The subject property is zoned under the Town of Caledon Zoning By-law 2006-50 as 'RR – Rural Residential' zone. This zone permits the development of single detached dwellings subject to certain site specific performance standards to which the application is seeking relief from. The following site-specific exemptions are proposed:

Table 2: Zoning Compliance with RR Zone under the Town of Caledon Zoning By-law

Provision	Requirement	Provided	Variance Required?
6.2 Permitted Use	Uses permitted in a Rural Residential Zone: Apartment, Accessory Day care, Private Home Dwelling, Detached Home Occupation (1)	Y – dwelling, detached	N
6.3 Zone Standards (RR)	Lot Areas (minima): Unserviced Lot: 2,000 m ² (8) Partially Serviced Lot: 1,390 m ² (8) So: R1 Lot Area Minima: 650m ²	N – 420.08m ²	Y
	Lot Frontage (minima): Unserviced Lot: 30 m (8) Partially Serviced Lot: 21 m (8) So: R1: 18m	Y – Lot 1: 21.55m / Lot 2: 18.63m	N
	Building Area (maximum): 25%	N – 34%	Y
	Backyard Amenity Area (minimum): 56 m ²	Y – Lot 1: more than 120m ² / Lot 2: more than 120 m ²	N
	Yards: Front Yard (minimum): 9 m	N – 7.5m (McCaffery's Lane) 3.3m (Walker Road West)	Y
	Exterior Side Yard (minimum): 9 m	N – 4.5m (Walker Road)	Y
	Rear Yard (minimum): 9 m	N – 5m	Y
	Interior Side Yards (minima): Main building on driveway side: 3 m	N – 1.5m on driveway side	Y
	Interior Side Yards (minima): Main building on other side: 1.5 m	Y – 2.5m	N
	Building Heights (maxima): 10.5 m	Y – 8.6m	N
	Landscape Area (minimum): 40%	Y – all area but dwelling 'landscaped area' – 72% and 66% for Lot 1 and 2 respectively	N
	Driveway Setbacks (minima): 0.5 m	Y	N
5.2.2 Residential Parking Requirements	Number of parking spaces required: Dwelling, Detached: 2 parking spaces per dwelling unit.	Y	N
5.2.15 Width of Driveways Accessing Individual Residential Dwellings	In no case shall the width of an individual driveway accessing a single detached, semidetached, linked or townhouse dwelling exceed the following at its widest point: For detached dwellings, a maximum of 6.0 metres for lots having a lot frontage of 12.0 metres or less and for lots with over 12.0 metres of frontage, up to 50% of the lot frontage to a maximum of 8.5 metres, whichever is less.	Y – 7m max	N

As shown in Table 2, the proposed *RR* site specific exception would propose the following on the subject property:

Provide relief from Section 6.3 to permit:

- a. A minimal lot area of 420.08 m²;
- b. A building area of 25%;
- c. A minimum front yard of 7.5 metres on McCaffery's Lane and 3.3 metres on Walker Road West;
- d. A minimum exterior side yard of 4.5 metres;
- e. A minimum rear yard of 5 metres, and;
- f. A minimum interior side yard of 1.5 metres on the driveway side.

Please find enclosed the Draft Zoning By-law Amendment which is required to provide relief from the provisions of the Town of Caledon Zoning By-law 2006-50, as outlined above.



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6. PUBLIC CONSULTATION STRATEGY

In accordance with the requirements of Bill 73 of the Ontario Planning Act, a Public Consultation Strategy is required for the applications undertaken as part of a public process. Additionally, Section 6.2.2 of the Town of Caledon Official Plan speaks to following the public notification procedures regarding planning matters within the Planning Act. As such, the following strategy is provided in support of the Official Plan and Zoning By-Law Amendment applications.

Once the applications have been deemed complete, it is to be assigned a statutory public meeting through the Committee of the Whole. Once the date is identified, a notice sign will be posted on the subject lands within 20 days of the meeting as prescribed in Section 34(14.1) of the Ontario Planning Act. The notice sign will articulate the date, time, and location of the public meeting, the application submitted, illustrate the proposed development concept, and provide contact information for citizens wishing to submit written comments regarding the application.

In addition, staff will circulate meeting notices to all property owners within 120 metres (400 feet) of the subject lands. Notice will also be posted by the Town of Caledon and made available through local media postings.

Prior to the Statutory Public Meeting, a Public Open House will be held to provide the public with additional information about the proposed development in advance of the Committee of the Whole meeting. Members of the public will have the opportunity to discuss their concerns with the Town Planner and Applicant. Public Open Houses will be held immediately prior to the Statutory Public meeting. At the Statutory Public meeting, all interested persons will be given the opportunity to express concerns and opinions by way of a deputation. All deputations will be made a matter of the public record.

The applicant will work with Town Staff to address any and all concerns articulated at the Public Meeting. Comments and input received will be considered by the applicant and any appropriate revisions to the plans will be made through a re-submission.

We trust that the foregoing Public Consultation Strategy is satisfactory and in compliance with provincial legislation. Weston Consulting remains committed to facilitating public engagement and will assist in facilitating the public engagement process.



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7. PLANNING ANALYSIS AND JUSTIFICATION

The development of the subject property is consistent with the policies of the Provincial Policy Statement (2014), conform to the policies of the Growth Plan for the Greater Golden Horseshoe (2019) and the Region of Peel Official Plan, and meet the intent of the Town of Caledon Official Plan, including those policies pertaining to growth and intensification, sustainable development, healthy and complete communities and compact built form.

The Provincial Policy Statement (2014) provides overarching direction regarding intensification, compact urban form and the efficient use of existing infrastructure. It is our opinion, that the proposed development is consistent with the policies of the Provincial Policy Statement (2014) as it provides intensification of underutilized lands that is transit supportive within the built-up settlement area of a rural context, well serviced by existing infrastructure.

It is our opinion that the proposed development conforms to the policies and objectives of the Oak Ridges Moraine Conservation Plan as it promotes the efficient use of an underutilized, vacant parcel of land in a compact built form that contributes to the reduction of greenhouse gas emissions. The proposal also meets the new lot creation policies outlined in the Plan. The proposed development introduces a moderate level of intensification and transit-supportive residential density in the Caledon East area while ensuring no adverse impacts to the Oak Ridges Moraine.

It is our opinion that the proposed development conforms to the policies and objectives of the Growth Plan for the Greater Golden Horseshoe as it promotes a form of redevelopment that is more compact and efficient, and optimizes existing infrastructure and services, and plans for future transit investments.

It is our opinion that the proposed development conforms to the policies and objectives of the Regional Official Plan as it encourages intensification within a Rural Service Centre within the Region's Rural System, in order to make efficient use of an underutilized site that is well served by infrastructure, transit, and community services to reduce auto dependency. Furthermore, the proposed development introduces additional housing in a more intensive built form that is compatible with the surrounding neighbourhood and contributes to the overall housing supply in Peel Region.

It is our opinion that the proposed development conforms to the policies and objectives of the Regional Official Plan as it encourages intensification within a Rural Service Centre within the Region's Rural System, in order to make efficient use of an underutilized site that is well served by infrastructure, transit, and community services to reduce auto dependency. Furthermore, the proposed development introduces additional housing in a more intensive built form that is compatible with the surrounding neighbourhood and contributes to the overall housing supply in Peel Region. Although a site-specific Official Plan Amendment is required to provide for a modest increase in the maximum permitted density on the subject property, the proposed development conforms to the general intent of the Town of Caledon Official Plan and Caledon East Secondary Plan Policies.

It is our opinion that the proposed development conforms to the policies and objectives of the Town of Caledon Zoning By-law 2006-50 as the proposed Zoning By-law Amendment is required to implement the proposed Draft Official Plan Amendment to the Town of Caledon Official Plan and will conform to policies of the Official Plan Amendment. Although a Draft Zoning By-law Amendment is required to seek relief from certain site-specific zoning standards within the 'RR' zone, the proposed development conforms to the general intent of the Town of Caledon Zoning By-law 2006-50.

Further to the above, through the incorporation of context sensitive design, building massing and lot area, the proposed development is compatible with the surrounding neighbourhood while providing for additional housing units to contribute to the Town's growth targets. In summary, it is our opinion that the proposed development applications are appropriate based on the above-noted policy discussion and represent good planning principles, which encourage intensification within built-up urban areas well served by transit.



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8. CONCLUSION

The proposed development constitutes a form of infill and intensification on an underutilized parcel of land that leverages the existing services in the area. The proposed development is consistent with the Provincial Policy Statement (2014), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019) as it encourages intensification within an existing built-up urban area. Additionally, the proposed development conforms to the policies and objectives of the Oak Ridges Moraine Conservation Plan as it promotes the efficient use of an underutilized, vacant parcel of land in a compact built form that contributes to the reduction of greenhouse gas emissions.

The proposed development meets the intent of the Region of Peel Official Plan and the Town of Caledon Official Plan (2017) as it promoted intensification within the Caledon East Rural Service Centre, an area planned for intensification within the Town of Caledon. Notwithstanding the previous, the proposed development does not implement the maximum density permissions within the 'Low Density Residential' land use designation within the Caledon East Secondary Plan, nor the development standards within the 'Rural Residential' zone of the Town of Caledon Zoning By-law 2006-50. The Official Plan and Zoning By-law Amendments constitute applications which make for a more efficient use of an underutilized parcel of land within the Town of Caledon.

By restricting the development of lands in a manner which allows for a more efficient form of development that contributes to the population forecasting and targeting of Provincial Plans, the Official Plan and Zoning By-law are not consistent with the objectives of the Provincial Policy Statement, and do not conform with the Growth Plan. The proposed Amendments, on a site-specific basis, will bring the applicable land use policy into conformity with the Provincial Policy direction.

In order to advance the development proposals, applications to amend the Official Plan and the Zoning By-law are required and have been provided with this submission. The amendment to the Town of Caledon Official Plan is appropriate and would not negatively impact the surrounding community of Caledon East as evidenced through the analysis contained within this report and the supporting materials submitted with this application.

It is our opinion that the proposed development is appropriate and desirable for the subject lands, representing good land use planning and urban design principles and should therefore progress through the planning process as prescribed by the Planning Act.



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