

**PLANNING JUSTIFICATION REPORT**  
**Riteland Development Corp.**  
**ZONING BY-LAW AMENDMENT**  
**DRAFT PLAN OF SUBDIVISION**

Town of Caledon  
Regional Municipality of Peel

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## **INTRODUCTION**

KLM Planning Partners Inc. was retained by Riteland Development Corp. with respect to the development of their lands for an estate residential community comprised of detached dwellings in the Town of Caledon generally located between Mount Wolfe Road and Road Allowance for Road Adjoining the Indian Line south of the Road Allowance between Lots 20 and 21 (refer to Figure 1: Context Map). Original applications for draft plan of subdivision (21T-98001C) and zoning by-law amendment (RZ98-07) were submitted for the lands on February 11, 1998 and February 13 1998 respectively. No decisions were made by Town Council with regard to the applications and the Town of Caledon has confirmed that the original application files have not been closed.

The purpose of this report is to provide a planning analysis for the proposed plan of subdivision and amendment to the Town of Caledon Zoning By-law 87-250 as amended that would be required in order to implement the proposed Draft Plan of Subdivision.

## **BACKGROUND**

### **Site Description**

The lands are legally described as Part Lot 20, Concession 10 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel. The parcel has an area of 56.263 hectares, is currently vacant and generally slopes to the south and contains natural heritage and hydrological features. There are two (2) Significant Woodlands and Halls Lake Creek near the eastern property limits and three (3) wetlands located in the southern portion of the lands. The balance of the site exhibits a dry-moist old field / meadow condition and may have been used for agricultural purposes in recent history.

### **Surrounding Land Use and Official Plan Status**

North: To the north are lands designated as *Policy Area 2* and *Policy Area 4* under the Town of Caledon Official Plan and are occupied by rural residential and agricultural land uses.

West: To the west are lands designated as *Policy Area 2* and *Policy Area 4* and are occupied by rural residential and agricultural land uses.

South: To the south are lands designated as *Policy Area 2* and are currently occupied by rural residential and agricultural land uses.

East: To the east are lands within the Township of King and are occupied by a woodlot and agricultural lands beyond.

## **PROPOSAL**

### **Description**

The proposed Draft Plan of Subdivision seeks to subdivide the subject lands for the purposes of streets, reserves, environmental protection, open space, storm drainage, estate residential lots, and future development. The proposed amendments to the Town of Caledon Zoning By-law 87-250 are consistent with the Town of Caledon Official Plan and are required to implement the proposed Draft Plan of Subdivision.

The proposed rights of way would service the residential lots on an internal street network and have been designed to accommodate municipal piped water services, the roadway and infiltration areas along the length of the network. This network has been coordinated with the potential for development on the lands to the south and will provide internal vehicular and pedestrian circulation in an effective and efficient manner. The street network will provide access to Mount Wolfe Road at the approximate midpoint of the site and future access may be provided through development of the lands to the south.

The residential component of the development is comprised of 28 estate residential lots with frontages ranging from approximately 45 to over 100 metres and areas that range from 0.450 to 5.949 hectares. These lots can accommodate a mix of detached dwelling types and sizes, accessory uses and areas for sewage disposal within a clearly defined structure envelope. Site alteration and grading within the lots will generally be limited to these envelopes and will be minimized to the extent possible. The proposed distribution of units would result in a residential density of approximately 0.49 units per gross hectare.

In order to encourage environmental protection and management within the Palgrave Estates Community, 39.112 hectares of land, or sixty nine (69) percent of the site, will be suitably protected, managed or reforested. Through the use of low impact development engineering practices in combination with large unaltered permeable or re-vegetated landscapes with soil types exhibiting good percolation rates, water runoff within the development will be limited and there will be significant opportunity for natural groundwater retention. As a result stormwater retention ponds will not be required and retention areas have been strategically proposed to manage extreme flows resulting from a potential major regional storm event.

## **PLANNING APPLICATIONS**

The following applications are required for the proposed development and have been submitted:

### **Draft Plan of Subdivision**

A Draft Plan of Subdivision application has been made to subdivide 56.263 hectares into lands for streets, reserves, open space, environmental protection, storm drainage, residential lots and future development (refer to Figure 2: Draft Plan of Subdivision).

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

Amendments to the Town of Caledon Zoning By-law 87-250 are required to implement the proposed residential development and rezone the lands *Estate Residential (RE) Zone* with a number of site specific development standards necessary to facilitate the proposed lots.

## **EXISTING PLANNING STATUS**

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

Decisions affecting planning matters are required to be consistent with the Provincial Policy Statement (PPS). As a key part of Ontario's policy led planning system, the PPS sets the policy foundation for regulating the development and use of land. The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development.

### **Provincial Growth Plan (Places to Grow 2006)**

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) was released on June 16, 2006 and provides the framework for implementing the Provincial goal of building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe.

The plan guides decision-making on issues concerning land-use planning, urban form, housing, natural heritage and resource protection, transportation and infrastructure planning. Decisions affecting planning matters are required to conform to or not conflict with the policies of the Growth Plan.

### **Greenbelt Plan**

The vision and goals of the Greenbelt Plan are to protect against loss and fragmentation of agricultural land, provide for the permanent protection of natural heritage and water resources and support a diverse range of economic and social activities. The Plan is intended to enhance the extent of environmentally protected lands covered by the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan areas and improve linkages between these plans.

The Greenbelt Plan designates the subject lands under the Oak Ridges Moraine Conservation Plan and exempts the lands from the policies of the Greenbelt Plan except those policies related to Parkland, Open Space and Trails. However, the transition policies of the Greenbelt Plan stipulate that the policies of the Plan are only applicable to applications made on or after December 16, 2004. Applications for draft plan of subdivision and zoning by-law amendment were submitted for the lands on February 11, 1998 and February 13 1998 respectively and the application is therefore not subject to any policies of the Greenbelt Plan.



### Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan is an ecologically based plan established to provide land use and resource management direction that protects the Moraine's ecological and hydrological features and functions while providing support for development within existing urban and rural settlement areas.

The subject lands are entirely within the Palgrave Estates Residential Community which is a component of the Countryside Area land use designation of the Oak Ridges Moraine Conservation Plan (refer to Figure 3: Oak Ridges Moraine Conservation Plan Land Use Designation Map 1). This designation is intended to provide an area of transition between the Natural Core Areas and Natural Linkage Areas with Settlement Areas of the Plan. Applications for draft plan of subdivision and zoning by-law amendment were submitted for the lands on February 11, 1998 and February 13 1998 but not decided upon and the application is therefore subject to the transition policies prescribed in Section 15(2) of the Oak Ridges Moraine Conservation Act.

### Region of Peel Official Plan (October 2014 Consolidation)

The purpose of Regional Official Plan is to provide a consistent overarching planning and development framework within the Region. The Plan provides strategic policy to guide growth and development while having regard for environmental protection, resource management, and the need to achieve growth within the Region in an effective and efficient manner.

The Regional Official Plan designates the subject lands as Estate Residential which form part of the Rural System on Schedule D Regional Structure of the Plan (refer to Figure 4: Region of Peel Regional Structure Schedule D). The policies related to the Rural System are generally contained within the policies of Section 5.4 The Rural System of the Plan.

### Town of Caledon Official Plan (2014) (2001)

The Town of Caledon Official Plan states the principles, goals, objectives and policies that are intended to guide land use and development and the resulting social, economic, and environmental effects within the Town of Caledon. The Plan provides the basis for preparing draft plans of subdivision and zoning by-law amendments which will implement the land use policies of the Plan.

As previously noted, Applications for draft plan of subdivision and zoning by-law amendment were submitted for the lands on February 11, 1998 and February 13 1998 and not decided upon. Section 7.1.5.4 of the Town of Caledon Official Plan 2014 consolidation refers to transition polices that are in effect for lands where applications were filed on or before November 17, 2001 and states that only the polices of the

Official Plan that were in effect November 16, 2001 are applicable. Section 7.1.5.4 specifically states;

*Notwithstanding the development pattern depicted on Schedule G, applications that were commenced but not decided upon as of November 17, 2001, in accordance with Section 15 of the Oak Ridges Moraine Conservation Act, 2001, shall be considered for approval subject to the provisions prescribed in Section 48 of the Oak Ridges Moraine Conservation Plan, and the policies of Section 7.1 that would have been applicable on November 16, 2001. In the case of conflict between the provisions of the ORMCP and Section 7.1, the more restrictive policies shall apply.*

For this reason, the schedules and policies that were in effect on November 16, 2001 are referenced in this report and deemed applicable to the applications on the subject lands.

Land use designations for these lands are not identified on the general Town of Caledon Official Plan Land Use Schedule A (refer to Figure 5: Town of Caledon Land Use Plan Schedule A) but rather designated through a number of policy areas on the Palgrave Estate Residential Community Schedule G. The subject lands are designated as *Policy Area 2* and *Policy Area 4* on Schedule G (refer to Figure 6: Town of Caledon Development Pattern Schedule G).

The policies guiding development on these lands are contained within Section 7.1 Palgrave Estates Residential Community and provide for the orderly development of estate residential communities within a comprehensive environmental planning framework. The Secondary Plan promotes estate residential development that supports the rural character of the landscape and the community. The plan reinforces the need for the protection of the natural heritage features and their functions as lands are developed.

### Town of Caledon Zoning By-law 87-250

A Zoning By-law implements the policies of the Town's Official Plan and divides the municipality into zones which are delineated on zoning schedules or maps. The Zoning By-law specifies permitted uses and their development standards.

Zoning By-law 2008-50 has the effect of zoning the lands within the Oak Ridges Moraine Conservation Plan Area in accordance with the Oak Ridges Moraine Conservation Act 2001 and amends the Town's comprehensive Zoning By-law 2006-50. This By-law was approved by Council on June 10, 2008 but has not yet been approved by the Ministry of Municipal Affairs and Housing and is therefore not in effect. Until such time that this by-

law is approved by the Ministry, Zoning By-law 87-250 is in effect on all lands that fall within the boundary of the Oak Ridges Moraine Conservation Plan.

The lands are currently zoned *Rural (A2) Zone* by By-law 87-250, as amended (refer to Figure 10: Town of Caledon Zoning By-Law 87-250 Map 2). An amendment to the zoning by-law is required to rezone the lands *Estate Residential (RE) Exception Zone* in order to implement the proposed draft plan of subdivision.

## **PLANNING ANALYSIS**

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

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS promotes the efficient use of land that supports sustainability and promotes strong, liveable and healthy communities that facilitate economic growth. Section 1.1.1 specifically states that;

*“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) avoid development and land use patterns that would prevent the efficient expansion of settlement areas;*
- e) promoting cost-effective development standards to minimize lands 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; and*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed estate residential development promotes an efficient use of the land consistent with the Town of Caledon Official Plan. The development will provide the Town of Caledon with an increased tax base, which will help to sustain the long-term financial well-being of the Town. The proposed development will accommodate a range of land uses as the proposed Draft Plan of Subdivision identifies lands for residential, open space and conservation land uses. Furthermore, by implementing estate residential development, which is appropriate for these lands within the context of the Palgrave Estates Secondary Plan, a low density residential land use which is not appropriate for lands elsewhere within the Town that are designated for greater intensity of development, a balance of residential land uses can be provided across the Town. The proposed development promotes environmental health as more than sixty nine (69) percent of the subject lands will be left undeveloped and in some areas the

ecological function of the lands will be enhanced through protection, reforestation and environmental management. The proposed development has been coordinated with potential development on lands to the south and will provide cost effective development of services that are available. Furthermore, through the use of low impact development measures such as vegetated roadside swales and lot grading that directs sheet flow and discharge from roof and foundation drains to vegetated natural areas with native soil types exhibiting good percolation characteristics, ground water infiltration will be maximized and stormwater management ponds which can consume large areas of land are not required.

Section 2 of the PPS promotes environmental health and social well-being within the context of managing natural and cultural heritage resources in the interest of Ontario's long term prosperity by exploiting their economic, environmental and social benefits. Section 2.1.1 states;

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

In consultation with the Toronto and Region Conservation Authority and Ministry of Natural Resources, Natural Heritage Features and their limits have been identified. Three (3) wetlands and two (2) Significant Woodlands have been identified on the subject lands and these features along with the majority of their respective protection zones are both being protected from development and will remain in their natural state. Due to site grading constraints, it is required that Street A encroach into the protection zone of Wetland 35. The Natural Heritage Evaluation submitted concurrently with this report concludes that the long term health and hydrologic functions of these wetlands will not be impacted by the proposed encroachments.

Section 2.1.2 states;

*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 Toronto and Region Conservation Authority (TRCA) has expressed an interest in assuming an open space block of some 14.204 hectares, which accounts for approximately twenty five percent of the site, and administering a reforestation program. A further 14.540 hectares of wetland features and their minimum vegetation protection zones will be dedicated to the TRCA and will be protected from development. In addition to the publicly held lands, a further 10.368 hectares of private open space will be protected from development in perpetuity through the implementing zoning by-law. An effort has been made to strategically choose areas for environmental protection

that recognizes the need to protect and enhance the linkages between and among natural heritage features both internal and external to the site. These measures will effectively protect 39.112 hectares or more than sixty nine (69) percent of the subject lands and ensure that the diversity and connectivity of the natural features and their ecological functions on the subject lands are preserved and enhanced over the long term.

The proposed development and supporting applications are consistent with the Provincial Policy Statement.

### Provincial Growth Plan (Places to Grow 2006)

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides the framework and guidance on decision-making, land-use planning, urban form, housing, natural heritage and resource protection, transportation and infrastructure planning. The subject lands, being within the Palgrave Estates Residential Community are intended to accommodate growth in a low density format;

The Town of Caledon Official Plan designates the lands for estate residential development and assigns a long term population growth target for the community. Section 2.2.2 Managing Growth identifies ways in which growth is to be accommodated. Section 2.2.2 specifically states;

1. *Population and employment growth will be accommodated by –*
  - a) *directing a significant portion of new growth to the built up areas of the community through intensification*
  - b) *focusing intensification in intensification areas*
  - c) *building compact, transit supportive communities in designated greenfield areas*
  - d) *reducing dependence on the automobile through the development of mixed use transit supported pedestrian friendly urban environments*
  - e) *providing convenient access to intra- and inter-city transit*
  - f) *ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness*
  - g) *planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance community and to increase the modal share for transit, walking and cycling*
  - h) *encouraging cities and towns to develop as complete communities with divers mix of land uses , a range and mix of employment and housing types, high quality public open space and easy to access to local stores and services*

- i) directing employment to settlement areas, except where necessary for development related to the management of use of resources, resource-based recreational activities and rural land uses that cannot be located in settlement areas*
- j) directing major growth to settlement areas that offer municipal water and wastewater systems and limit growth in settlement areas that are serviced by other forms of water and wastewater services*
- k) prohibiting the establishment of new settlement areas.*

In the context of the Palgrave Estates Residential Community, intensification is not an appropriate type of growth due to the rural nature of the existing community and the ecological sensitivity of the area. The proposed residential development will provide an estate residential development within the Town of Caledon and will aid in providing for a mix and range of housing types in the Town. The subject lands are identified as being within the *Rural System* of the Region of Peel Official Plan and the *Palgrave Estates Residential Community* which is a part of the *Rural Estate Residential* designation in the Town of Caledon Official Plan. Furthermore the lands are designated as part of the *Countryside Area* with special status in the Oak Ridges Moraine Conservation Plan. The lands are therefore within an area where development is permitted and an appropriate amount of growth, as dictated by the policies of the local Official Plan, may be directed. The lands are within the Region of Peel *Water Service Area* and municipal water service is available.

#### Section 2.2.9 Rural Areas states;

- 1. Rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses.*
- 2. Development outside of settlement areas, may be permitted in rural areas in accordance with Policy 2.2.2.1 (i).*
- 3. New multiple lots and units of residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in a municipal official plan, as of the effective date of this Plan.*
- 4. For lands within the Greenbelt Area, the applicable policies of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans apply.*

The proposed development will contribute to the vitality and economic well being of the Palgrave Estates Residential Community by strengthening and broadening its existing tax base. Estate residential development can be considered a type of land use that cannot be located in all settlement areas as the resulting density from this type of development is too low for the density and intensification targets contemplated for

most settlement areas. The proposed development proposes new lots and units of residential development where the land use designation permits estate residential development.

*Section 4 Protecting What is Valuable* encourages the recognition, protection and enhancements of the Greater Golden Horseshoe's unique natural heritage features. Section 4.2.1.3 states;

*Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems.*

In consultation with the Toronto and Region Conservation Authority and Ministry of Natural Resources, Natural Heritage and Hydrologically Sensitive Features and their limits have been identified which along with their respective protection zones will be protected and remain in their natural state. The minor encroachment into the minimum protection zone of Wetland 35 are noted in the Natural Heritage Evaluation prepared for the subject lands to not be adversely affected and the areas of these zones is proposed to be larger than would otherwise be required which will have the effect of enhancing the features. The extent of lands to be environmentally protected on the lands will complement, link and enhance the existing natural heritage system supporting its long term ecological function and health.

The proposed development and supporting applications conform to and do not conflict with the policies of the Growth Plan.

### Greenbelt Plan

The Greenbelt Plan designates the subject lands under the Oak Ridges Moraine Conservation Plan and Section 2.1 Lands within the Oak Ridges Moraine Area exempts the lands from the policies of the Greenbelt Plan except those policies found in Section 3.3. Section 2.1 states;

*The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the Protected Countryside policies do not apply with the exception of section 3.3.*

Section 3.3 Parkland, Open Space and Trails speaks to the necessity of providing opportunities for recreation, heritage appreciation and environmental protection. However, the transition policies of Section 5.2 stipulate that the policies of the Plan are only applicable to applications made on or after December 16, 2004. Section 5.2 specifically states;



*The Greenbelt Act, 2005, requires that decisions with respect to applications made under the Ontario Planning and development Act, 1994, the Planning Act or the Condominium Act, 1998, which were commenced on or after December 16, 2004 (the date this Plan came into force) and relate to the areas in this Plan designated as Protected Countryside, are required to conform to all applicable policies and provisions of this Plan.*

Applications for draft plan of subdivision and zoning by-law amendment were submitted for the lands on February 11, 1998 and February 13 1998 and the application is therefore not subject to the policies of the Greenbelt Plan.

### Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management direction for lands located on the Oak Ridges Moraine. The subject lands are entirely located on the Oak Ridges Moraine and are designated *Countryside Area* (refer to Figure 3: ORMCP Land Use Designation Map 1). Notwithstanding this, applications for draft plan of subdivision and zoning by-law amendment were submitted for the lands on February 11, 1998 and February 13 1998 respectively, with no decision being made prior to the enactment of the ORMCP. As per Section 15(2) of the Oak Ridges Moraine Conservation Act (ORMCA), only the prescribed provisions found in Section 48 of the Oak Ridges Moraine Conservation Plan shall be applicable if a development application was made prior to the enactment of the plan. Section 15(2) specifically states;

*In making a decision under the Planning Act or section 9 of the Condominium Act, 1998 or in relation to another prescribed matter, a municipal council, local board, municipal planning authority, minister of the Crown or ministry, board, commission or agency of the Government of Ontario, including the Ontario Municipal Board, shall conform to the prescribed provisions of the Oak Ridges Moraine Conservation Plan as if the Plan were in force on or before the date the application, matter or proceeding was commenced, if,*

- a) the application, matter or proceeding was commenced before November 17, 2001; and*
- b) on November 17, 2001, no decision has been made in respect of the application, matter or proceeding. 2001, c. 31, s. 15 (2).*

In this regard, Section 7.10.3.7 of the Town of Caledon Official Plan states that those applications commenced prior to the enactment of the plan shall not be subject to the Oak Ridges Moraine policies of the Town's Official Plan (Section 7.10) and shall only be subject to the prescribed provisions outlined in Section 48 of the ORMCP. Section 7.10.3.7 states;

*Within the ORMCPA, applications for development that were commenced before November 17, 2001 and were not decided upon as of November 17, 2001 shall not be subject to the provisions of 7.10, save and except those provisions prescribed by Section 48 of the ORMCP. Such applications shall still be subject to all other applicable provisions of this Plan. To determine if an application is eligible to be processed under this section, reference should be made to the ORMCP and the Oak Ridges Moraine Conservation Act, 2001.*

As it pertains to conformity with the ORMCP, the prescribed provisions of section 48 are as follows:

*With respect to land in the Natural Core Areas, Natural Linkage Areas and Countryside Areas, the following provisions are prescribed for the purposes of subsection 15 (2) of the Act:*

*Sections 20, 22, 23 and 26*

*Clause 43(1)(b)*

*Subsections 45(7) and (8)*

*Section 47*

Conformity to these provisions of the ORMCP are detailed in the chart below:

SECTION	DESCRIPTION	RESPONSE
20	Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, hydrologically sensitive features and adjacent land within Natural Core Areas and Natural Linkage Areas.	<p>All Key Natural Heritage Features have been identified in the Oak Ridges Moraine Natural Heritage Evaluation, prepared by Savanta Inc.</p> <p>Some minor works have been proposed within the buffer areas of the KNHFs. It has been recommended that any disturbed areas be fully restored and that erosion and sediment control measures be implemented.</p> <p>Overall, the proposed works within the buffer areas of the KNHFs are expected to have a negligible effect on the function of these features and any</p>

		potential impacts can be mitigated through standard design and best management practices.
22	<p>22(1) Key Natural Heritage Features defined.</p> <p>22(2) All development within the feature and/or minimum vegetation protection zone is prohibited.</p> <p>22(3) Any development within the area of influence requires the completion of a Natural Heritage Evaluation.</p>	<p>All Key Natural Heritage Features have been defined by the Oak Ridges Moraine Natural Heritage Evaluation.</p> <p>The identified wetlands on the subject property have been located within Blocks 30, 31, 32 and 33 on the proposed draft plan of subdivision. These blocks include the wetland and the associated buffer areas. Similarly Block 29 has been identified as an area to be reforested in conjunction with the Toronto and Region Conservation Authority. These blocks are intended to be conveyed to the Toronto and Region Conservation Authority at their discretion, following registration of the plan.</p> <p>The Oak Ridges Moraine Natural Heritage Evaluation also addresses the impacts and mitigating measures of the proposed development in the buffer areas of the KNHFs.</p>
23	Outlines requirements for the completion of a Natural Heritage Evaluation.	Addressed within the Oak Ridges Moraine Natural Heritage Evaluation.
26	<p>26(1) Defines hydrologically sensitive features.</p> <p>26(2) Outlines permitted uses of land within the feature.</p> <p>26(3) Hydrological evaluation is required for any development within the minimum area of</p>	<p>Hydrologically sensitive features, and their minimum protection zones have been identified by the Oak Ridges Moraine Natural Heritage Evaluation.</p> <p>The Hydrogeology and</p>

	influence of a feature. 26(4) Outlines requirements for the completion of a hydrological evaluation.	Functional Servicing and Stormwater Management Reports prepared by Calder Engineering address all impacts of development on the hydrologically sensitive features of the subject lands
43	41(1)(b) An application for major development shall be accompanied by a sewage and water system plan that demonstrates, that the quality and quantity of groundwater and surface water will be maintained.	Addressed as part of the Hydrogeology and Functional Servicing and Stormwater Management Reports mentioned above.

Based on the above analysis the subject applications which will facilitate the proposed development conform to the policies of the Oak Ridges Moraine Conservation Plan.

#### Region of Peel Official Plan (October 2014 Consolidation)

The Regional Official Plan provides consistent overarching planning and development framework within the Region. The Regional Official Plan designates the subject lands as *Estate Residential Community on Schedule D Regional Structure* of the Plan (refer to Figure 4: Region of Peel Regional Structure Schedule D). Schedule D1 of the Official Plan further designates lands uses within the Oak Ridges Moraine Conservation Plan Area and designates the lands Palgrave Estates Residential Community and specifies that this designation is a component of the Countryside Area designation. Section 2.2.9.3.7 c) specifically states that residential development is permitted within this designation;

*The Palgrave Estate Residential Community, the boundary of which is shown on Schedule D1, is an additional component of the Countryside Area and residential development is permitted, subject to the Town of Caledon Official Plan, as amended from time to time, and specified provisions of the ORMCP.*

Section 5.4 *The Rural System* of the Plan provides a policy framework for lands outside of the *Regional Urban Boundary* and the various communities that make up this system which specifically includes the Estates Residential Community designation and therefore are applicable to the subject lands.

*Other components of Peel's Rural System, which are described in this section of the Plan include the Brampton Flying Club, three Rural Service Centres, an Estate Residential Community, other rural settlements and the rural area.*

Section 5.4.2 *General Policies* of this section identifies preferred areas where growth should be encouraged within the Rural System and section 5.4.2.2 specifically states that it is the policy of Regional Council to;

*Direct growth within the Rural System generally to the three Rural Service Centres and the Palgrave Estate Residential Community, as shown on Schedule D, and to other rural settlements as designated in the applicable area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan.*

Since the subject lands are within the *Palgrave Estates Residential Community* designation, they are considered as a preferred area of growth within the Region's Rural System. Section 5.4.4 *Estate Residential Community* outlines the policies that pertain to the *Estate Residential Community* designation within the Rural System and are applicable to the subject lands and supporting applications. The main objectives of the Estate Residential Community are found in sections 5.4.4.1.1 and 5.4.4.1.2 and state the objective to;

*To ensure that the development of estate residences supports the natural environment and resource objectives in this Plan. (5.4.4.1.1)*

*To provide estate residential housing lifestyle options in Peel. (5.4.4.1.2)*

The proposed development is consistent with the above noted objectives as all Natural Heritage and Hydrologically Sensitive Features, as identified in consultation with the Toronto and Region Conservation Authority and Ministry of Natural Resources, are proposed to be protected from development. A minor encroachment into the minimum protection zones of two (2) wetlands is proposed but is supported in the Natural Heritage Evaluation prepared for the lands, which concludes no adverse effects on the long term health and function of these features. The balance of the minimum protection zones of these features will be protected and the overall size of the zones will be increased beyond what would be required without the encroachments generally enhancing the ecological function of these zones. The natural heritage system will be enhanced through an environmental protection program that will allow lands formerly employed for agricultural operations to transition back to a naturalized state. Furthermore, the proposed applications will subdivide and zone the lands for estate residential use and are consistent with the above noted objectives.

The policies of the Estate Residential Community designation indicate that estate residential proposals in the Palgrave Estates Residential Community will be considered as section 5.4.4.2.1 specifically stating that it is the policy of Council to;

*Consider estate residential proposals in the Palgrave Estate Residential Community consistent with the policies in this Plan, the Town of Caledon Official Plan, and the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.*

Section 5.4.4.2.3 further states that new estate residential development should only take place on lands designated for such development and should be considered when the proposal meets a number of Council's policy objectives. This section states that it is the policy of Council to;

*Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its Official Plan, provided that such development:*

- a) is compatible with the rural landscape and surrounding uses;*
- b) protects the natural environment;*
- c) is a logical extension of an existing estate area and servicing system;*
- d) occurs in a phased manner; and*
- e) has the necessary water and sewer services, taking into account consideration of financial and physical capabilities, and the suitability and availability of municipal servicing.*

The applications propose estate residential and conservation land uses which are compatible with the rural landscape and surrounding land uses of the site. A number of existing estate residential communities already exist or are planned for the areas within the vicinity of the site. The proposed applications will protect and enhance the natural environment as a substantial portion of the site is proposed to be protected from development. The subject lands are a logical extension of the estate residential area and servicing system as an existing residential community exists to the south on the west side of Mount Wolfe Road where municipal water has already been provided via an existing watermain located in the Mount Wolfe Road right-of-way.

Section 6.3 provides policy objectives related to water and wastewater services and the proposed development is consistent with section 6.3.2.3 which states that it is the policy of Regional Council to;

*Provide municipal water services to accommodate growth in the Palgrave Estate Residential Community, the rural settlements and the rural area, as appropriate, consistent with the policies of this Plan. Communal sewage disposal systems will be the preferred means of servicing multiple new lots where site conditions are suitable over the long term. If a communal sewage disposal system is not feasible, individual on-site sewage disposal facilities may be considered, where site conditions are suitable over the long term.*

As noted above a municipal watermain service currently exist within the right-of-way of Mount Wolfe Road within the vicinity of the site. Municipal water could also be provided to the lands to the south through the coordinated right-of-way network and could be extended in the future providing an opportunity to complete and loop the system which would otherwise terminate at the south limits of the subject lands. Individual on-site sewage disposal facilities are also being proposed and will be suitable and sustainable over the long term.

The proposed development and supporting applications conform to the policies of the Region of Peel Official Plan.

### Town of Caledon Official Plan (2001)

The Town of Caledon Official Plan states the principles, goals, objectives and policies that are intended to guide land use and development in the Town. The subject lands are within the Palgrave Estates Residential Community and designated as *Policy Area 2* and *Policy Area 4* on the *Palgrave Estate Residential Community Schedule G* (refer to Figure 5: Town of Caledon Development Pattern Schedule G). The policies guiding development on these lands are contained within Section 7.1 *Palgrave Estates Residential Community*.

### Planning Principles

The Secondary Plan establishes general planning principles and those that are relevant to the proposed development and found in Section 7.1.2 and are as follows;

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

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

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

*Estate residential development should display a high level of environmental quality and amenity. (7.1.2.7)*

*Applicants for plans of subdivision should be required to devote considerable pre-submission effort to environmental site research and design. (7.1.2.9)*

*Innovative environmental planning should be encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community. (7.1.2.10)*



*The environmental impacts of construction and development should be minimized. (7.1.2.11)*

The proposed development on the subject lands will conform to the above noted policies as estate residential lots that maintain and promote the rural character and landscape of the community are proposed. The proposed lot sizes, structure envelopes and dwellings are consistent with the Official Plan and Estate Residential Zoning performance standards.

The portion of Halls Lake Creek, Significant Woodlands and Significant Wetlands located on the site are all proposed to be protected from development inclusive of the majority of the required minimum protection zones. Due to grading and other environmental constraints, a portion of Street A is proposed to encroach into the minimum protection zones of Wetland 35. The Natural Heritage Evaluation concludes that these encroachments will not adversely affect the current hydrological functions of the wetland. Furthermore, a larger area than would be required for the protection zone is being provided which will enhance the long term health of the buffer zone. A component of 22 of 28 proposed lots would have a naturalized area as identified on the Draft Plan of Subdivision. These naturalized areas in addition to the Open Space Block 29, which is to be managed and reforested under the stewardship of the TRCA, will account for more than forty percent of the site inclusive of the areas reserved for natural heritage features and their protection zones and will provide for a high level of environmental quality and amenity.

Considerable effort has been expended on pre-submission environmental site research as various field investigations have been conducted by the consultant team in order to identify, assess and respect existing conditions, features and their functions. A review of the existing vegetation within the subject property was conducted by an ISA Certified Arborist to assess and inventory all existing vegetation. All Natural Heritage and Hydrologically Sensitive Features and their limits have been identified to the satisfaction of the Toronto and Region Conservation Authority and Ministry of Natural Resources. A Natural Heritage Evaluation was prepared and ensures conformity with the applicable natural heritage policies of the Oak Ridges Moraine Conservation Plan, the Town of Caledon, Toronto and Region Conservation Authority Regulations and the provincial Endangered Species Act. A soils investigation was conducted which consisted of drilling boreholes across the site in order to assess soil type and any shallow groundwater conditions. Soils were classified to Ministry of the Environment standards to determine the gravel, sand, silt and clay fractions. As a component of the drilling program, monitoring wells were installed in a number of the boreholes in order to assess the ground water levels below grade. A surface hydrology map was prepared and identifies the on-site watersheds, microdrainage, measured depth to the water table and surface water features. The Tree Inventory and Assessment, Natural Heritage Evaluation,



Hydrologic Mapping and Soils investigations and analysis all demonstrate that the proposed development will not adversely affect the ecological integrity of the subject lands.

### General Development Policies

Section 7.1.3 prescribes the General Development Policies of the Secondary Plan and those pertaining to the proposed applications are as follows;

*Each estate residential development will take place by registered plan of subdivision or condominium only. (7.1.3.1)*

*Estate residential plans of subdivision must conform to the Town's Official Plan and the implementing Zoning By-law. (7.1.3.2)*

*The uses permitted in the Palgrave Estates Residential Community will be agriculture and associated residential uses, rural estate residential uses except in Policy Area 4 where estate residential plans of subdivision will not be permitted... (7.1.3.4)*

The proposed estate residential development conforms to the above as a draft plan of subdivision has been submitted which conforms to the Official Plan. A zoning by-law amendment has also been submitted that will implement the proposed Draft Plan and effectively rezone the lands for estate residential and conservation uses bringing the lands into conformity with the amended parent zoning by-law.

### Development Pattern

As noted previously, the Secondary Plan establishes land use policy areas that regulate the development of the lands within the Plan area. The Development Pattern policies of the Official Plan are stated in Section 7.1.5 and outline the areas that are suitable or unsuitable for development. The applicable policies related to development patterns are as follows;

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

*Policy Areas 2 and 3 are suitable for estate residential development at lower densities and higher minimum net lot sizes than Policy area 1. (7.1.5.3)*

*Policy Area 4 is unsuitable for estate residential development and no density will be allocated to it. (7.1.5.4)*

The subject lands are designated as *Policy Area 2* which are suitable for estate residential development and *Policy Area 4* which are not suitable for any development. The proposed applications do not contemplate any development or site alterations on the lands designated as *Policy Area 4* but rather structural envelopes associated with the estate residential lots on the lands designated as *Policy Area 2*. Since no density can be allocated to the lands designated as *Policy Area 4*, the general extent of this *Policy Area* was extrapolated from the Official Plan *Schedule G* so that an area attributable to these designations could be determined.

### Density

The policies of the Plan that govern density are found in Section 7.1.6 and were used to calculate the permitted density on the subject lands. Those density policies that are relevant to the subject lands are as follows;

*Densities will be calculated on an individual plan of subdivision basis in accordance with section 7.1.6. Densities are not transferable from plan of subdivision to plan of subdivision. For purposes of determining maximum number of lots, calculations shall be rounded to the lower whole number after consideration of density bonuses. (7.1.6.1)*

*The maximum permitted density of Policy Area 2 will be 31 units per 40.5 hectares (100 acres), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3. (7.1.6.4)*

*Lands in Policy Area 4 will not be counted in the calculation of maximum number of units permitted. (7.1.6.5)*

*For purposes of calculating the maximum permitted density for a registered plan of subdivision, the maximum, number of units will be based on the lesser of the calculation of the number of allowable units for the applicants holding only, or for the actual half township lot area less the existing number of residential units or equivalent within the respective half township lot. (7.1.6.6)*

The proposed density on the subject lands has been calculated on an individual plan of subdivision basis and no density has been transferred from any other plan of subdivision. All final calculations have been rounded down to the lower whole number after the consideration of density bonuses. The maximum permitted density in *Policy Area 2* is 31 units per 40.5 hectares which translates into 0.765 units per hectare. As previously noted, the lands within *Policy Area 4* have not been included in the

calculation of maximum number of units permitted. Since Section 7.1.6.6 outlines the consideration of two separate density calculations, both calculations were completed in order to determine the maximum permitted density on the subject lands. The first of these calculations (listed as Method 1 below) is based on the maximum number of units permitted on the lands designated as *Policy Area 2*, which is 35.509 hectares, for the applicant's land holding plus the density bonuses awarded under Sections 7.1.9.12 and 7.1.9.13. The second of these calculations (listed as Method 2 below) is based on the actual half township lot areas, of which there are two since the subject lands span two half township lots, the west and east halves of lot 20 within Concession 10, less existing residential units plus the density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3. The west and east halves of lot 20 are 42.613 (the survey plan for the east half of Lot 20 was not available and so the area extrapolated from the area shown on Schedule G, was used for the purposes of this calculation) and 34.153 hectares and have 2 and 0 existing residential lots on them respectively.

Method 1

$$\begin{aligned} &32.509 \times 0.765 \\ &= 27.164 \text{ units} \end{aligned}$$

Method 2

$$\begin{aligned} \text{West Half of Lot 20: } &42.613 \times 0.765 \\ &= 32.599 - 2 \\ &= 30.599 \text{ units} \\ \text{East Half of Lot 20: } &34.153 \times 0.765 \\ &= 26.127 - 0 \\ &= 26.127 \text{ units} \\ &30.599 + 26.127 \\ &= 56.726 \text{ units} \end{aligned}$$

Therefore based on the above calculations required under Section 7.1.6.6, Method 1, which is the calculation that based on the maximum number of units permitted on the applicant's land holdings only, is the lesser of the two calculations and has been used for the purposes of calculating permitted density. Note that these densities are not inclusive of the density bonuses that may be awarded under Sections 7.1.9.12 and 7.1.9.13 but are the same regardless of calculation method and are discussed in the Environmental Policies subsection of this report.

Lot Area

In addition to regulating density, the Secondary Plan also prescribes policies relate to lot area and are specified in section 7.1.7 of the Plan. Those applicable to the subject lands are as follows;

*The minimum net lot area for residential uses in Policy Area 2 and Policy Area 3 will be 0.6 of a hectare (1.5 acres). (7.1.7.2)*

*A part of a lot in Policy Area 4 may be counted in the calculation of net lot area. (7.1.7.3)*

*Subdivisions with average net lot areas substantially larger than the minimum permitted in the applicable Policy Area will be encouraged. (7.1.7.8)*

*A variety of lot sizes in a plan of subdivision will be encouraged. (7.1.7.9)*

*Lot areas and dimensions must reflect the topographic and environmental characteristics of the site in accordance with Section 7.1.9. Lot areas larger than the minimum applicable in a Policy Area will be required in specific instances where the topographic and environmental characteristics of the site warrant a larger area. (7.1.7.10)*

Due to grading and environmental constraints, the Town of Caledon has recognized that it is not possible for all lots to meet the lot area requirements and a minimum lot size of 0.45 hectares has been deemed acceptable on a limited bases. As such, a variety of lot sizes is reflective of the topographic and environmental characteristics of the site where the locations of slopes and existing environmental features were carefully considered. Eighteen (18) of the twenty-eight (28) proposed lots within the draft plan of subdivisions are larger than 0.6 hectares and five (5) lots are larger than 0.7 hectares, providing for some lots that are substantially larger than the minimum. The proposed lots as illustrated on the draft plan of subdivision (refer to Figure 2: Draft Plan of Subdivision) maintain the intent of the Official Plan.

### Servicing

Section 7.1.8 of the Official outline the policies pertaining to servicing and those related to the proposed development are;

*Every lot in an estate residential plan of subdivision must be serviced with a private sewage disposal system for the treatment of domestic wastes. Each system must conform to the standards of and be approved by the Ministry of the Environment or its designated agents. (7.1.8.1)*

*An applicant for an estate residential plan of subdivision will be required to undertake any studies deemed necessary to assess the probability of contamination of wells on nearby properties by septic system leachate or other source of contamination likely to be caused by the proposed development. Based on the results of such studies the applicant may be required to carry out any*

*redesign or remedial works necessary to minimize the probability of contamination. Such studies should take into consideration applicable provincial guidelines, such as the Guideline on Planning for Sewage and Water Servicing, and related Technical Appendices. (7.1.8.3)*

*Municipal water service will be provided to the Palgrave Estate Residential Community by orderly expansion of the existing Palgrave water supply system. (7.1.8.4)*

*Estate residential plans of subdivision will be required to minimize the amount of stormwater draining from the site and adhere to the zero increase in storm water runoff principle in a manner acceptable to the Town of Caledon and to the Conservation Authority (e.g.: post development flows will be less than pre-development flows). (7.1.8.9)*

*Wherever possible the 100 year design storm water runoff will be detained and recharged to the groundwater aquifers or slowly released from the site in an environmentally acceptable manner. (7.1.8.10)*

Every lot on the proposed draft plan of subdivision is to be serviced with a private sewage disposal system subject to detailed design that would determine appropriately sized septic tanks, effluent filters, tertiary treatment units, area beds, ancillary piping and pumping systems and controls located within the structure envelope and will be designed to Ministry of Environment standards. Conceptual servicing engineering works have been prepared which consider localized groundwater depths and projected sewage flows to prevent any ground water contamination from the proposed development. The development is proposed to be serviced by piped municipal water services and fall within the *Regional Water Service Area* illustrated on Schedule H of the Town Official Plan (refer to Figure 7 Town of Caledon Water Service Area Schedule H). The municipal water service will be provided via the existing watermain located along Bruno Ridge Drive at Mount Wolfe Road approximately 900m to the south of the site and will be designed according to Region of Peel design criteria. The proposed drainage scheme has been designed to replicate exiting drainage patterns and meet the Town of Caledon and Toronto and Region Conservation Authority standards. Due to the sandy nature of the underlying soil, infiltration rates on the subject lands will inherently reduce the amount of runoff generated from the development. The Functional Servicing and Stormwater Management Report prepared for the lands evaluates the performance of the infiltration based Stormwater Management Plan and ensures capacity for up to a 100 year design storm and that flows will not exceed pre-development conditions.

## Environmental Policies

There are extensive Environmental Policies within the Official Plan and can be found in Section 7.1.9. The policies in this section relate to the five *Environmental Zones* found on *Schedule I*, the *Policy Area 4* lands delineated on *Schedule G* and the underlying goal of generally protecting the ecological integrity lands within the Secondary Plan Area. The various *Environmental Zones* are established in section 7.1.9.1 which states;

*Schedule I, Palgrave Estate Residential Community Environmental Zones, establishes the following Environmental Zones based on existing natural features of the area:*

- a) Environmental Zone 1 - Primary Natural Communities;*
- b) Environmental Zone 2 - Secondary Natural Communities;*
- c) Environmental Zone 3 - Tertiary Natural Communities;*
- d) Environmental Zone 4 - High Groundwater Tables often seasonally dry and cultivated;*
- e) Environmental Zone 5 - Dry Swales and Local Storm and Snowmelt Runoff Recharge Areas.*

*(7.1.9.1)*

The subject lands contain areas designated as Environmental Zone 1, which are limited to areas covered by the most easterly Significant Woodland, and Zone 5, which are consistent with the location of the wetlands, Halls Lake Creek, and both of the Significant Woodlands. These areas are proposed to be protected from development and remain in their natural state with appropriate buffering being provided to the Environmental Zones. Section 7.1.9.2 further defines each of the zones and stipulates that detailed environmental mapping and site investigations will further refine the precise limits of the Environmental Zones, section 7.1.9.2 states;

*The boundaries of Environmental Zones 1-5 on Schedule I will be more precisely defined as a result of the detailed environmental mapping and site investigations required by Section. 7.1 .18. The following guidelines are provided to assist in mapping Environmental Zones:*

- a) Environmental Zones 1, 2, 3 include more sensitive biological communities, valley and stream corridors, upland and lowland forests and ponds, marsh and swamp wetlands. Ministry of Natural Resources Wetlands Class 1-7 and Environmentally Significant/Sensitive Areas are characteristic of these natural zones. Treed hedgerows and strips of vegetation are normally included within Environmental Zone 3.*
- b) Environmental Zone 4 - includes areas of high ground water table and seasonal flooding. The water table is usually within 1.5 metres of the ground surface and seasonal watercourses may be present.*

- c) *Environmental Zone 5 - includes dry swale lowlands and includes important natural stormwater runoff, detention and groundwater recharge areas*  
(7.1.9.2)

Detailed environmental mapping was completed for the subject lands through site investigations and research undertaken by the consulting team and compiled in the Environmental Summary Map (refer to Figure 9: Environmental Summary Map). This map which illustrates the major development constraints and conservation opportunities may be used to further refine the boundaries of each Environmental Zone. The Environmental Zone classifications found in sections 7.1.9.1 and 7.1.9.2 together with the existing Environmental Zones within the site limits illustrated on Schedule I (refer to Figure 8: Town of Caledon Environmental Zoning Summary Schedule I) and the works completed through the Natural Heritage Evaluation have informed suggested revisions of the Environmental Zones that are both ecologically based and reflective of existing site conditions.

In the interest of minimizing disturbance to the natural environment, the Secondary Plan establishes the requirement for structure envelopes, which are a component of each lot, where all site alteration must occur. Those policies related to structure envelopes are the following;

*A Structure Envelope must be shown for each lot on any proposed plan of subdivision. The Structure Envelope shall identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot grading. The proposed house and driveway locations and soil absorption area for sewage disposal shall be shown within the structure envelope. Structure Envelopes will generally be sized in the range of 0.3 hectare (0.74 acres) to 0.5 hectares (1.24 acres). Structure Envelopes slightly outside this range will be discouraged unless site conditions warrant a minor deviation from this range. (7.1.9.3)*

*No part of a Structure Envelope will be permitted in Environmental Zones 1-3 or in Policy Area 4. (7.1.9.4)*

*No part of a Structure Envelope will be permitted in Environmental Zone 4 and 5 except for short sections of driveways which may cross short sections of Environmental Zone 4 and 5 if necessary to obtain reasonable access to a lot. Individual lot services will not be permitted to cross Policy Area 4 or Environmental Zones 1-5 unless included within the driveway portion of a structural envelope crossing Environmental Zones 4 and 5. (7.1.9.5)*

*Parts of individual lots in estate residential developments may be in Environmental Zones 1-5, subject to the provisions of Section 7.1.7, provided*



*that each lot has an adequate structure Envelope completely outside Environmental Zones 1-3 and that no part of the Structure Envelope, other than a driveway, is in Environmental Zone 4 or 5, in accordance with Section 7.1.9.40. (7.1.9.6)*

*No Structure Envelope will be permitted inside a regional flood line and land within a regional flood line will generally be acquired by or dedicated to the appropriate agency as an open space block for conservation and human safety purposes. Other lands such as significant environmental zones may require similar treatment at the request of the Town, Ministry of Natural Resources, and Metro Toronto Regional Conservation Authority. (7.1.9.7)*

*Environmental Zones 1-5, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross Environmental Zone 4 and 5 in accordance with Sections 7.1.9.5 and 7.1.9.40. (7.1.9.10)*

*Structure Envelopes will generally be restricted to areas with slopes of 10 per cent or less. However, Structure Envelopes may include areas with an 11-15 per cent slope, and occasionally greater than a 15 per cent slope, in order to permit the advantageous siting of a house designed for steep slopes. Houses shall be sited on middle to lower slopes where possible and designed in harmony with the natural topography so as to minimize visual impact. In all cases the Structure Envelope must include a suitable well drained area with slopes of 10 per cent or less for a sewage disposal system. (7.1.9.11)*

The proposed draft plan of subdivision illustrates structure envelopes which are the areas of the lot outside of areas noted to remain in a natural state and have clearly defined boundaries and areas. This is the only area for all estate residential structures, accessory uses and associated lot grading. The optimal location for dwelling units, driveways, accessory uses and septic systems within the structure envelope and are shown on the Environmental Summary Map. The structure envelopes range in size from 0.450 to 0.819 hectares with the majority not exceeding 0.5 hectares and none are located within the refined *Environmental Zones 1-5* or in *Policy Area 4* (refer to Figure 9: Environmental Summary Map). While parts of individual lots are located within the Environmental Zones, they are contained within the areas of the lot that are remain undeveloped and will be zoned as natural areas. The structure envelopes have generally been limited to areas with a 10 percent slope or less and only a few are located on lands with slopes which area greater.

As mentioned in the Density subsection of this report, the Secondary Plan provides for a density bonus on lands that are to be suitably protected, managed or reforested. Those



policies form the Plan that govern the awarding of bonus lots and the Environmental Management and Reforestation Plan and Report they draw upon are as follows;

*In order to encourage protection and proper management of environmental zones, conservation, reforestation, wildlife habitat creation and aesthetics, a density bonus of 1 unit over and above the density allotment in Section 7.1.6 will be given for each 4 hectares (9.9 acres) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40 per cent of the area of the subdivision plan. (7.1.9.12)*

*Environmental protection and management measures should focus on the Environmental Zones on the property and priority should be given to the reforestation of heights of land, steep slopes, soil barrens, low land depressional topography and other parts of lots external to structural envelopes and grading and servicing disturbance areas as identified in the Preliminary Engineering Report required by Section 7.1.18.8. Reforestation shall generally be planted in contiguous blocks of 2.0 hectares (5.0 acres) or greater. (7.1.9.13)*

*All proposals for a density bonus under Section 7.1.9.12 must be supported by an Environmental Management/Reforestation Plan and Report, as described in Sections 7.1.18.2 and 7.1.18.9. Environmental Management/Reforestation Plans and Reports must be approved by the Town of Caledon and the Metro Toronto Region Conservation Authority. (7.1.9.14)*

*The Environmental Management/Reforestation Plan, including related measures and programs, shall be implemented when feasible prior to or immediately following draft plan approval and prior to grading of streets and structural envelope areas. These areas shall be suitably protected from construction activity through fencing, silt control, signage, tree staking and other appropriate means as required by the Town and the Conservation Authority. All protective measures shall be implemented prior to commencement of any preservicing, site grading and other construction activities. (7.1.9.15)*

*Specific lots in the draft plan of subdivision will be designated as environmental bonus lots and the Town will allow these lots to be sold or built upon only when the environmental program objectives have been shown to be achieved to the satisfaction of the Town and the Conservation Authority. (7.1.9.16)*

As identified on the Reforestation Plan, more than 39.112 hectares of the site, which is 56.263 hectares, is proposed to be either managed by the Toronto and Region Conservation Authority or suitably protected from development with a focus on heights of land, steep slopes, and low or depressional topography. The Reforestation Plan illustrates areas that have been identified for potential reforestation at the discretion of

the Conservation Authority. Environmental Protection Blocks 30, 31, 32 and 33 are all individually larger than 2 hectares and total 14.540 hectares while Open Space Block 29 is 14.204 hectares. The areas to be protected within lots 6, 7, 9 – 12 inclusive and 28 are not large enough for qualify on their own however are contiguous with Blocks 29 and 32 and therefore qualify for the density bonus. The area to be protected on these lots is a total of 1.441 hectares. The area to be protected on lots 25 and 26, which account for 6.572 hectares, have standalone areas large enough to qualify for density bonus. Therefore a total of 36.757 hectares of land would qualify for density bonuses which is greater than the maximum 40 percent of the site or 22.505 hectares permitted to achieve density bonuses on the subject lands. For the purposes of calculating bonus lots, 22.505 hectares was used which results in a density bonus of 5.626 lots. When these bonus lots are added to the permitted density prescribed in section 7.1.6, which was noted as 27.164 units in the Density subsection of this report, a total of 32.790 units or if rounded down after the consideration of density bonuses as prescribed in section 7.1.6.1, 32 units are permitted. However due to the lot area constraints prescribed in section 7.1.7, it is not possible to achieve the full permitted density on the subject lands. As a result, 28 units is proposed as illustrated on the proposed draft plan of subdivision (refer to Figure 2). Lots 1, 2, 3, and 4 are the bonus lots and have been identified on the draft plan of subdivision.

The secondary plan seeks to establish legal means of protection for the reforested areas and the *Environmental Zones* to ensure their long term vitality. The policies that stipulate this goal are;

*Applicants may be required to enter into legal agreements with respect to the protection and management of reforested areas and Environmental Zones.*  
(7.1.9.18)

*Developers will be required to notify potential homebuyers of the presence and the conservation purposes of reforestation, forest management and environmental management programs through clauses in offer of purchase and sale and other means as required by the Town.* (7.1.9.19)

The natural or reforested areas, inclusive of those areas that are included on lot, are to be zoned for environmental protection / conservation to ensure their protection over the long-term. Agreements may be registered on title of the future lots that would respect the conservation and protection efforts of these areas and the *Environmental Zones*. A clause notifying potential homebuyers of the presence and purpose of conservation measures undertaken by the applicant are anticipated to be included in offers of purchase and sale.

The Secondary Plan requires that interference with the natural drainage be minimized in section 7.1.9.24 which states;

*Proposed plans of subdivision will be required to minimize interference with natural drainage.*

The Functional Servicing and Stormwater Management Report prepared for the subject lands proposes a drainage scheme that will replicate the existing drainage patterns to the extent possible. The site will continue to generally drain based on existing drainage boundaries and all boundary grades will be maintained. The grading plans prepared for the proposed development meets the Town of Caledon and Toronto and Region Conservation Authority design standards.

There are policies of the Secondary Plan that require the protection of natural vegetation and shore frontages of water courses that will help minimize the impacts of development. Section 7.1.9.29 states;

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

The Halls Lake Creek and the Significant Wetlands have all been provided with a 30 metre buffer over more than the minimum shoreline frontage where all with natural vegetation will remain undisturbed. In addition to maintaining buffers and rehabilitation plantings for natural vegetation and water courses, the Secondary Plan requires sewage disposal systems to be setback from any pond or stream in section 7.19.32 which states;

*Sewage disposal systems will normally be located a minimum of 30 metres from any pond or stream to minimize nutrient enrichment. This setback may be subject to approval from the Ministry of Natural Resources, the Metro Toronto and Region Conservation Authority and the Town of Caledon.*

No part of any lot is within 30 metres of any natural heritage feature due to the provided buffer and no sewage disposal system can therefore be located any closer than the setback provide by this buffer (refer to Figure 9: Environmental Summary Map).

The Secondary Plan also suggests environmental considerations with regard to the layout and grading of new subdivision roads. Those environmental policies that govern new subdivision roads and are applicable to the subject lands are;

*New subdivision roads and services will not be permitted in Environmental Zones 1-3 or in Policy Area 4. (7.1.9.38)*

*Short sections of roads and associated subdivision services will be permitted to cross Environmental Zone 4 and 5 if necessary to allow economically efficient road design, provided that the Environmental Zone 4 and 5 in question are in Policy Area 1, 2 or 3. (7.1.9.39)*

*Roads in estate residential developments should follow the topography of the site. (7.1.9.40)*

*The depth of cut for local streets and structure envelopes in future estate residential plans of subdivisions will normally be restricted to 1-2 metres. Gentle transitions to natural grade will be provided. (7.1.9.41)*

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

No subdivision roads or associated services are proposed in the areas designated *Environmental Zones 1 – 3* while a short section of Street 1 encroaches into *Environmental Zone 5* (refer to Figure 9: Environmental Summary Map) in the area associated with the buffer adjacent to the wetland contained in Block 32. This minor encroachment is noted in the Natural Heritage Evaluation prepared for the subject lands to not have an adverse effect the functions of the feature and the area of these zones is proposed to be larger than would otherwise be required which will have the effect of enhancing the features. The proposed local roads on the subject lands generally follow the topography of the site and limit the depth of cut to the extent possible while maintaining compliance with Town of Caledon maximum road grade standards. There have been modifications to the Town standards which are intended to be agreed to by Town engineering staff through ongoing discussions in order to accommodate low impact development measures such as bioretention swales on both sides of the right of way and a perforated overflow storm sewer that have been implemented to satisfy Conservation Authority design criteria for developments. A detailed discussion of these measures can be found in the Preliminary Engineering and Stormwater Management Report that has been prepared for the proposed development.

## Heritage

The Secondary Plan also contains policies related to cultural heritage that are prescribed in section 7.1.11 and those related to the subject lands are as follows;

*Archaeological subsurface investigations will normally be limited to areas of grading and construction and shall not usually be required in Environmental Zones 1, 2, 3 and undisturbed soil areas subject to reforestation and environmental management programs. If sites of high archaeological potential are identified outside grading and construction areas, limited scientific test pit exploration may be undertaken to the satisfaction of the Town of Caledon. Test pit areas shall be restored to their original condition. (7.1.11.5)*

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

A Stage 1 and 2 Archaeological Assessment was conducted for the subject lands which consisted of a Stage 1 background assessment and a Stage 2 field survey by means of pedestrian and test pit survey on site. The reports conclude five archaeological sites were found as a result of the assessment and that two of the sites, a Euro-Canadian homestead and indeterminate aboriginal campsite, will require a comprehensive Stage 3 assessment be conducted in accordance with the Ministry of Tourism and Culture's Guidelines. The Stage 3 assessment will be completed as a condition of draft approval, prior to the commencement of site works.

## Open Space and Recreation

The Secondary Plan contains policies in section 7.1.12 that relate to open space and recreation and in particular section 7.1.12.2 is of significance to the subject lands. This section states;

*Land in Policy Area 4 or in Environmental Zones 1-5, or land left over after lots and roads have been designed, or any other suitable land in an estate residential plan of subdivision, may be dedicated to the Town of Caledon where deemed suitable by the Town, or included as open space under a condominium form of ownership, or dedicated to the appropriate Conservation Authority where deemed suitable by the Conservation Authority, or retained for a suitable use approved by the Town of Caledon.*

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

All lands within the refined *Environmental Zones* illustrated in the Environmental Summary Map as well as the majority of the lands in *Policy Area 4* are intended to be conveyed to the Town of Caledon or Toronto and Region Conservation Authority. The lands in *Policy Area 4* at the most easterly corner of the lands are proposed to be kept in private ownership within lot 26. The portion of the lot falling within *Policy Area 4* will be outside of the structure envelope and has been delineated on the zoning schedule as a natural area. Section 28.X.10 of the proposed amending by-law addresses these natural areas as follows;

**NATURAL AREA RESTRICTIONS**

*Within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property.*

This provision ensures that no development or site alteration will take place and that the ecological functions of the lands will be maintained. Furthermore, the above noted policy does not specifically state that lands in *Policy Area 4* are required to be placed into public ownership but rather than they may be dedicated to the Town or may be retained for another suitable use approved by the Town. The proposed use of the lands is in full conformity with the environmental policies of the Official Plan.

Furthermore, the Official Plan states numerous policies that would contemplate lands in some *Environmental Zones* and *Policy Area 4* would be included as a portion of a lot within a proposed draft plan of subdivision. Those policies are as follows;

*A part of a lot in Policy Area 4 may be counted in the calculation of net lot area.  
(7.1.7.3)*

*No Part of a Structure Envelope will be permitted in Environmental Zones 1-3 or in Policy Area 4. (7.1.9.4)*

The above noted policies anticipate that a part of a lot may contain *Policy Area 4* provided that there are no encroachments of the structure envelope. If the intent of the Official Plan was to prohibit private ownership of the areas designated as *Policy Area 4*, there would be no provision permitting these areas to be attributable to the lot area.

Beyond specifically permitting these areas to be included as part of a lot, the Official Plan further stipulates that no part of a structure envelope, which is a component of each lot, would be permitted in this Policy Area. Therefore, the Official Plan specifically contemplates that lands in *Policy Area 4* may be included as part of a lot indicating private ownership of these lands is in fact permitted. Since the area is also designated as Environmental Zone 1 and the following policies would apply to these lands;

*Parts of individual lots in estate residential developments may be in Environmental Zones 1-5, subject to the provisions of Section 7.1.7, provided that each lot has an adequate Structure Envelope completely outside Environmental Zones 1-3 and that no part of the Structure Envelope, other than a driveway, is in Environmental Zone 4 or 5, in accordance with Section 7.1.9.40. (7.1.9.6)*

*Environmental Zones 1-5, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law, except where short sections of roads or driveways cross Environmental Zone 4 and 5 in accordance with Sections 7.1.9.5 and 7.1.9.40. (7.1.9.10)*

As discussed in the Environmental Policies section of this report, no part of the structure envelope or driveway will encroach into the lands designated Environmental Zone 1 and will be protected from development. The above noted policies specifically state that parts of individual lots may be within any environmental zone provided that the structure envelope is completely outside Zones 1-3. The Environmental Summary Map clearly illustrates that the structure envelope of lot 26 is outside the Environmental Zone. As noted previously in this section, the entirety of the lands outside of the structure envelope on lot 26 will be zoned as natural areas which extend beyond the limits of the natural heritage feature and provides a generous buffer of protected lands that will ensure the long term ecological function of the feature.

For the above noted reasons, the Town of Caledon Official Plan permits lands in *Policy Area 4* to be located within a lot and maintained in private ownership.

### Transportation

The Secondary Plan also contains policies related to transportation and access that are prescribed in section 7.1.14 and those related to the subject lands are as follows;

*The internal subdivision road pattern in estate residential developments will not be permitted to prejudice the development of adjoining land and reasonable right-of-ways to adjacent developable lands will be provided, as required by the Town. An applicant may be required to undertake limited external environmental investigations as part of their normal Draft Plan Application Requirements in order to satisfy this policy. (7.1.14.4)*



*Internal subdivision roads in estate residential developments must be located and designed to ensure convenient access to a higher level road for all vehicular traffic, including maintenance and emergency vehicles and school buses and in accordance With the environmental policies of Section 7.1.9. (7.1.14.5)*

The proposed internal road pattern will not prejudice the development of adjoining lands as the right of way for Street 1 has been designed in a manner which anticipates development on the lands to the south. This right of way terminates at the southern property limit and could be extended in a logical and efficient manner should these lands be developed at a later date. The internal subdivision roads are located so that there will be convenient access to a higher level road for all vehicular traffic.

The applicant also owns adjacent lands to the east of the subject lands across from the Road Allowance for Adjoining the Indian Line and located in the Township of King. Due to environmental constraints it is not anticipated that this road allowance would be opened or that a road could be constructed. These lands are a separate parcel of land identified on York Region mapping and currently do not have access or frontage on a public right of way. In order to provide access to these lands, a ten (10) meter wide easement across lot 25 is proposed. This easement would have the effect of providing access to this parcel of land until such time that alternate access may be provided potentially through development on the lands to the east which have frontage on 12<sup>th</sup> Concession in the Township of King.

The proposed development on the subject lands is consistent with the goals, objectives and policies of the Town of Caledon Official Plan via conformity to the Palgrave Estates Residential Community Secondary Plan policies.

### Town of Caledon Zoning By-Law 87-250

Zoning By-law 87-250, as amended, is in effect on all lands within the boundary of the Oak Ridges Moraine Conservation Plan and zones the subject lands *Rural A2* (refer to Figure 10: Town of Caledon Zoning By-Law 87-250 Map 2). An amendment to the zoning by-law is required to rezone the lands *Estate Residential RE* in order to implement the proposed draft plan of subdivision. Site specific development standards related to lot size, setbacks and height are required in order to facilitate the siting of estate residential dwellings on the lots illustrated on the proposed Draft Plan of Subdivision.

The proposed Zoning By-law conforms to the Town of Caledon Official Plan.



## **CONSULTANT TEAM REPORTS**

Section 7.1.18 sets out the submission requirements for draft plan of subdivision applications and the following identifies summarizes the reports, their conclusions and notes the consultant responsible for their preparation.

### **Geotechnical Report (7.1.8.3 & 7.1.18.4)**

A Geotechnical Soil Investigation was prepared by Soil Engineers Ltd. to determine the subsurface conditions and the engineering properties of the soils for the development of a residential subdivision.

The investigation revealed that beneath a veneer of topsoil, the site is predominated by a stratum of silty clay till or in the southern boundary a stratum of silty sand till. The silty clay till is interstratified with or underlain by silty sand till in some locations which extend to the maximum investigated depth. The revealed topsoil veneer is 25 to 40 cm thick and due to the dark brown colour likely contains considerable amounts of roots and humus. The boreholes drilled on the site assess the presence of groundwater and the occurrence of cave in, which was detected at 0.6 and 2.4m in some locations. The yield of groundwater from the clay is expected to be limited while the yield in the sand will be moderate due to a range in permeability of these soil types.

Based on the observed site conditions, a number of recommendations are made pertaining to instances where engineered fill may be required for the construction of dwelling foundations and underground services. The report also makes recommendations for excavation and backfilling with native soils, frost protection measures for driveways and hard landscaping treatments as well as recommended sub-base and asphalt thicknesses for roadway design.

### **Hydrology Report (7.1.8.3 & 7.1.18.5)**

Based on the findings of the Scoped Hydrology Report prepared by Calder Engineering Ltd., provides a review and consolidation of previous reports and investigations as well as documentation on local well records providing the following summary of conclusions and recommendations.

The site consists of a 0.25 to 0.40 meter layer of topsoil, which overlays a silty clay till or a silty sand till with the permanent groundwater table depth below 5 meters from the ground surface with a perched groundwater table at shallower depths in some places. Groundwater yield from the silty clay till is expected to be limited due to the low permeability while groundwater yield in the silty sand till is expected to be some to moderate due to the increased permeability.

A nitrate loading analysis was conducted to determine if the proposed 28 lots could be developed on the subject site and meet Ontario Ministry of the Environment Reasonable Use Guidelines and suggests that there is minimal potential for impact on groundwater resources beyond property lines of the proposed development. Furthermore, the proposed development is not anticipated to have an impact on local groundwater levels, well water quantity, or well water quality.

Potential impacts on well water quantity and quality will be assessed through a well monitoring program documenting baseline conditions, providing routine monitoring during construction, and will continue until one year after installation of underground services. The well monitoring program would also include preparation and submission of baseline hydrogeologic report defining site conditions, local well conditions, and baseline monitoring results, and would also provide a proposed contingency plan for replacement of private well supplies that could potentially be affected by the proposed development.

#### Noise / Vibration Report (7.1.18.6)

A Noise / Vibration Report will be conducted to the satisfaction of the Town of Caledon as a condition of Draft Approval.

#### Functional Servicing and Stormwater Management Report (7.1.18.7 & 7.1.18.8)

A Functional Servicing and Stormwater Management Report was prepared by Calder Engineering Ltd. for the purposes of providing a servicing scheme for the subject lands inclusive of, water supply, storm drainage systems and grading.

Water Supply services for the subject development are proposed to extend from Bruno Ridge Drive at Mount Wolfe Road approximately 900m to the south of the site which is fed by the Palgrave Reservoir, located in Peel Region Pressure District 8. The proposed water supply system also proposes to construct a watermain along Mount Wolfe Road, in accordance with Region of Peel standards and as shown in the right-of-way cross sections provided in the report.

Preliminary grading investigations for the subject development indicate that all boundary grades will be maintained with minimal cutting and filling throughout the site. The lots will be graded to ensure there is a sufficient envelope to accommodate the homes, amenities, as well as the proposed septic beds and bioretention facilities.

Stormwater management for the proposed development is proposed to be accommodated with a combination of on lot controls, storm drainage blocks as well as within the right-of-way and will adhere to applicable design standards. The stormwater management system will feature road side retention swales which will subsequently

drain to natural low points. The grassed swales would be provided with a subdrain and granular media to provide filtration and management of the frequent small rainfall events. Storage has been provided to manage up to the first 15 millimeters of rainfall from the road right of way in the underlying granular media. Peak flow control would also be provided through a combination of storage in the granular media and on-line linear storage in the grassed swale system and are designed to retain the up to the 100 year design storm.

Sanitary servicing for the proposed subdivision will be by individual on-site sewage disposal septic systems which are subject to detailed design. It is anticipated that the on-site sewage disposal systems would comprise a septic tanks, effluent filters, tertiary treatment units, area beds, and ancillary piping, pumping systems, and controls. A tertiary treatment unit is anticipated required to fit the respective area bed within the lot structure envelope in conjunction with the dwelling and driveway features.

#### Environmental Management / Reforestation Report (7.1.18.9)

The Toronto and Region Conservation Authority has expressed an interest in undertaking the Environmental / Reforestation program for the subject lands with funds provided by the applicant. The reforestation is to take place on Open Space Block 29 which is 14.204 hectares and accounts for approximately twenty five percent of the lands.

#### Archaeological Assessment Report (7.1.18.10)

In light of the results of the Stage 1 and 2 Archaeological Assessment prepared by Archaeological Assessments Ltd., the following recommendations and conclusions are made.

Five archaeological sites were found as a result of the assessment and include a late 19th century Euro-Canadian homestead, an indeterminate aboriginal campsite and three indeterminate aboriginal findspots. The historic site has been registered as AlGw-179 and is a potentially significant archaeological resource requiring a Stage 3 assessment in order to determine its cultural heritage value. The indeterminate aboriginal campsite has been registered as AlGw-178 and is also a potentially significant archaeological resource and will requiring a Stage 3 assessment in order to determine its cultural heritage value.

The small size and undiagnostic nature of the three indeterminate and isolated aboriginal findspots likely represent stray losses or artifacts which were discarded. Such isolated and non-diagnostic artifacts are not considered to be significant and have limited cultural heritage value which do not require any further investigation.

The AlGw-179 site represents the location of a homestead that was likely occupied sometime between the late 1800's and possesses cultural heritage value of which its significance is not clearly demonstrated. In order to more precisely determine the date of occupation of AlGw-179, it is recommended that the site be subject to a Stage 3 assessment in order to more fully identify the character, extent and significance of the archaeological deposits. The results of the Stage 3 assessment will be used to evaluate the significance of the site and to develop a series of recommendations concerning any further mitigative options that may be necessary.

The AlGw-178 site represents the general location of an indeterminate aboriginal campsite with a relative date of occupation that is not yet known. In order to more precisely determine the precise limits, integrity, function and general cultural heritage value of AlGw-178, it is recommended that the site be subject to a Stage 3 assessment which will more fully identify the character, extent and significance of the archaeological deposits. The results of the Stage 3 assessment will be used to evaluate the significance of the site and to develop a series of recommendations concerning any further mitigative options that may be necessary.

#### Environmental Engineering Summary (7.1.18.11)

An Environmental and Engineering Summary report has been prepared by Calder Engineering Ltd. with the purpose of integrating and summarizing the environmental site investigations, analysis and findings of the reports completed in support of the applications. The report describes the environmental characteristics of the site including the geology, hydrology, hydrogeology, water quality, vegetation and wildlife ecology and other significant environmental features.

The report serves as a compilation and summary of information from the preliminary works conducted by the consulting team. Each of the consultants engaged in the project has provided an overall assessment of the residual environmental impacts that the proposed development may have and makes recommendations in this regard.

## **SUMMARY**

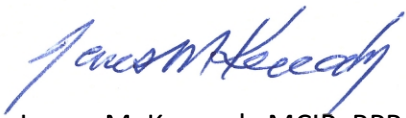
The proposed applications for draft plan of subdivision and amendments to the Town of Caledon Zoning By-law are consistent with the objectives and intent of the Provincial Policy Statement, conform to and do not conflict with the Provincial Growth Plan, conform to the prescribed provisions of the Oak Ridges Moraine Conservation Plan, conform to the Region of Peel Official Plan and the Town of Caledon Official Plan.

The proposed development of the subject lands will maintain the policy objectives in effect on the lands by allowing for a greater use of the currently vacant land and contribute to the goal of developing lands within the Secondary Plan area as an environmentally conscious and complete estate residential community. The proposal draws upon the extensive environmental and engineering research conducted early in the planning process which has informed the development of the proposal. The work carried out by the consultant team demonstrates that the proposed development will not adversely affect the long term ecological function and health of the lands. The proposal will complement and enhance the local ecology through the conveyance and administration of environmentally sensitive lands to the Toronto and Region Conservation Authority. The conveyance of lands and the environmental protection program that is proposed respects the extent and diversity of the existing natural heritage system and provides internal and external linkages for existing wildlife communities.

It has been expressly demonstrated that a balance between the objectives of providing for estate residential development and environmental protection and can be achieved and is appropriate in the context of the current policy framework for the subject lands. These objectives are consistent with the above noted provincial, regional and municipal policies and are maintained by the implementation of the proposed development.

Given all of the above, it is my opinion that the proposed draft plan of subdivision and amendments to the Town of Caledon Zoning By-law to implement the plan represent good planning.

KLM Planning Partners Inc.



James M. Kennedy MCIP, RPP.  
President

# APPENDIX A