

Planning Rationale Addendum Report

## Laurelpark Estates – Third Submission

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### Draft Plan of Subdivision and Zoning By-law Amendment



Retrieved from Town of Caledon Interactive Maps



Prepared for Laurelpark Inc.  
by IBI Group  
May 8, 2020

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# 1 Introduction

In July of 2017 a Planning Rationale Report was submitted to the Town of Caledon to provide the planning basis and justification for proposed Draft Plan of Subdivision and Zoning By-law Amendment ("ZBLA") applications affecting the lands legally described as Part of Lot 19, Concession 8, Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel (the "subject lands"). Subsequently, a Planning Rationale Addendum Report was submitted alongside various revised supporting studies and materials to the Town of Caledon in June 2019 to address applicable agency comments that were received in late 2017 and early 2018 pertaining to: development on adjoining lands, connectivity through the provision of natural heritage features, reforestation agreements, grading restrictions for local streets and structure envelopes, housing sizes and placement, and general conformity to various Town of Caledon Official Plan policies.

Additional comments were received from applicable agencies on the second submission in November 2019. As a result, the private development team met with public authorities to receive clarity on various comments and offer solutions for further deliberation. IBI Group was retained by Laurelpark Inc. to prepare this supplementary Planning Rationale Addendum Report to respond to applicable agency comments, providing additional justification in support of requested modifications to the draft plan of subdivision, concluding that these modifications are in-line with current and applicable Provincial and local planning policy. This report specifically addresses matters raised by the various jurisdictions having authority as they apply to the current (3<sup>rd</sup>) submission. For our planning analysis and opinion with respect to the initial and 2<sup>nd</sup> submission, the reader should refer to our 2017 initial Planning Rationale Report and our 2019 Planning Rationale Addendum Report.

As a component of this resubmission, various supporting studies and materials have been updated and are being resubmitted alongside this report, including: technical supporting maps, preliminary engineering and stormwater management report, engineering drawings, tree inventory and assessment report, draft zoning by-law, draft plan of subdivision, and wetland water balance risk evaluation. A response letter pertaining to the environmental impact study and hydrogeological study has also been prepared to address applicable agency comments and is being submitted accordingly. The outcome of supporting studies in addition to applicable Provincial and local planning policy review contributed to shaping the professional planning opinion on the appropriateness of the proposed development and associated planning applications.

# 2 Plan Description and Revisions

The subject lands are owned by Laurelpark Inc. and are located on the west side of Mount Pleasant Road, south of Old Church Road, and at the southerly terminus of Diamondwood Drive in the Palgrave Estates Residential Community. The subject lands are 10.38 hectares (25.64 acres) and are proposed to comprise of eight (8) residential lots, natural features, open space, and a stormwater management pond/bioretention area. The subject lands are proposed to be divided into two separate estate residential pockets, which are to accommodate the following estate residential lots:

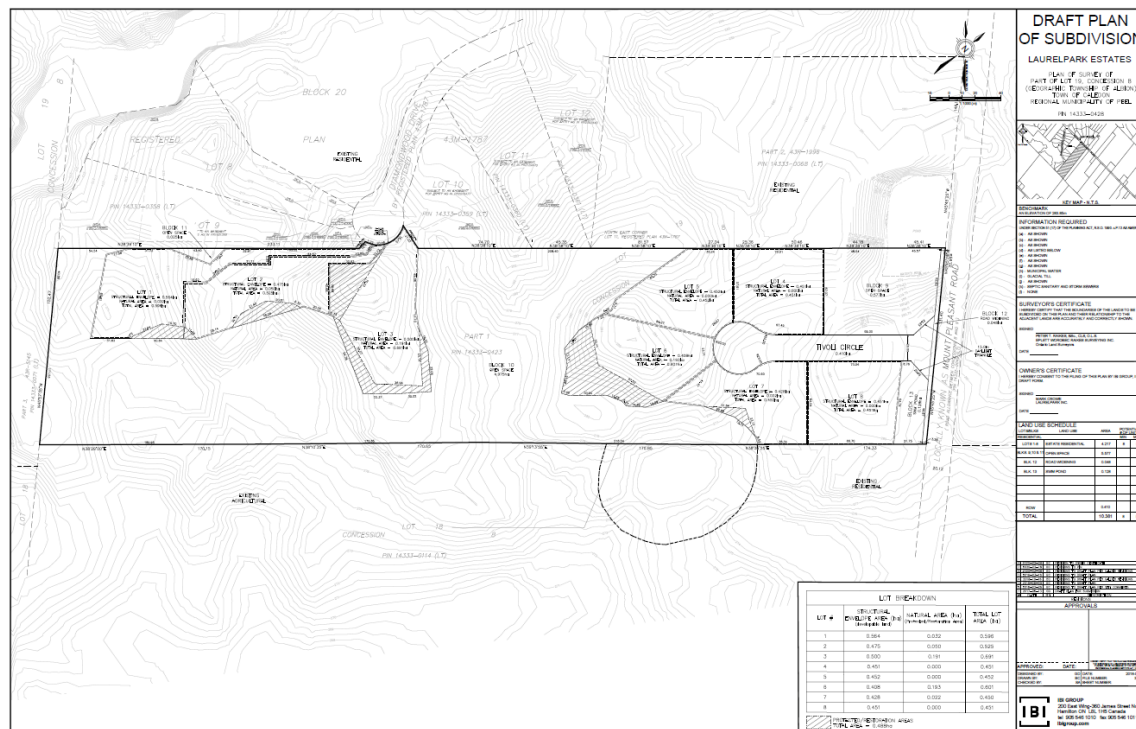
- Lots 1-3: To be accessed directly from Diamondwood Drive; and
- Lots 4-8: To be accessed through a proposed new municipal road connected to Mount Pleasant Road.

These two areas are separated by identified natural heritage features, which will be enhanced and will remain undeveloped within open space blocks in accordance with prevailing planning policy. An additional open space block is comprised of the existing man-made pond located along Mount Pleasant Road. The proposed stormwater management pond/bioretention area is also located along Mount Pleasant Road, adjacent to Lot 8. Water and wastewater services are proposed via partial services in accordance with prevailing planning policy. Municipal water will be extended from Diamondwood Drive to service Lots 1-3, and will be provided via Mount Pleasant Road to service Lots 4-8. Individual septic systems are proposed to service each lot. This arrangement of “partial” services is consistent with both the Provincial Policy Statement (“PPS”) and the Palgrave Estates Residential Community Secondary Plan (“PERCSP”).

**Table 1** below provides a land use schedule, detailing the total area of each block and lot proposed. **Figure 1** below is an updated draft plan of subdivision, which can be found at full size in **Appendix A**.

LAND USE SCHEDULE			
Lots/Blocks	Land Use	Area (ha)	Number of Units
Lots 1-8	Estate Residential	4.217	8
Blocks 9, 10 & 11	Open Space	5.577	
Block 12	Road Widening	0.048	
Block 13	SWM Pond	0.128	
Right-of-way		0.410	
TOTAL		10.381	8

**Table 1:** Land Use Schedule



**Figure 1:** Draft Plan of Subdivision

The following minor changes were applied to the previous version of the draft plan of subdivision to address staff comments and concerns:

- Consent approved for lands on the adjacent parcel (Lot 9, Diamondwood) and lands have been added to the Draft Plan of Subdivision accordingly;
- Minor adjustment to the eastern boundary of Lot 4 and 5 to regularize Lot 4 for future homeowners;
- Minor adjustment to the southern boundary of Lot 2 to regularize the lot for future homeowners;
- Lot 1 and 2 now each have direct frontage onto Diamondwood Drive;
- With respect to Lots 1 and 2, a shared driveway with access easements is proposed rather than a private condominium road in accordance with Town staff recommendations per our meeting;
- A more detailed chart was created that includes the Total Lot Area, Structural Envelope Area, and Natural Area;
- Condominium road was removed as a block on the Land Use Schedule;
- Detail A on the Draft Plan was removed as a result of the revised stormwater management block configuration; and,
- The PIN number has been updated.

### 3 Response to Applicable Agency Comments

Comments were received by applicable departments and agencies pertaining to planning and development matters and matters of conformity and consistency with applicable planning instruments. The comments relevant to IBI Group's Planning Rationale Report that warrant a response are addressed in seriatim to those presented in the department/agency comment package. Comment responses are also categorized by each reviewing authority.

#### **General Comments**

*Please note that staff have no concerns with the proposed street names "Tivoli Circle" and "Doherty Lane", both of which have been reserved for this development.*

**Planning Response:** Noted. However, "Doherty Lane" is no longer required, as the private condominium road is no longer proposed.

*Pursuant to committee of adjustment files B001-19 and B002-19 respectively, parts of PINs 14333-0359 and 14333-0358 included on the draft plan are intended to be transferred to Laurelpark Inc. Once the transfers occur, both parts transferred to Laurelpark Inc. will be given new PINs. Once the new PINs have been established, the applicant should submit an application to consolidate parcels to the land registry office consolidating the original parcel, being 14333-0423 and the two newly created parcels.*

**Planning Response:** PINs 14333-0359 and 14333-0358 have been transferred to Laurelpark Inc. The consent certificates and transfers are provided in **Appendix A**. The lands and revised PINs are now shown on the Draft Plan of Subdivision, provided in **Appendix B**. The parcels have been consolidated under PIN 14333-0428 under Instrument PR3606644.

### **Draft Plan of Subdivision Comments**

*Staff recognize the Draft Plan now includes all three owners; however, the Owner's Certificate is unsigned. Prior to a Public Meeting, the Owner's Certificate and Surveyor's Certificate need to be signed.*

**Planning Response:** Noted. The Owner's Certificate and Surveyor's Certificate will be signed prior to a public meeting.

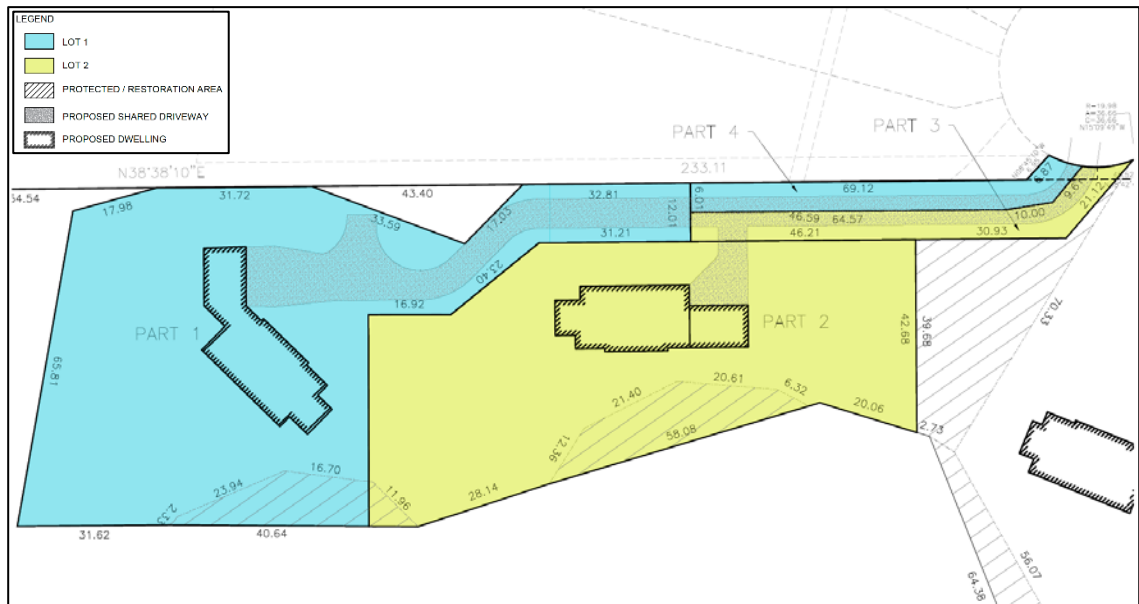
*Please note that staff have continued concerns with the irregularity of the following proposed lots:*

- a) Please revise the eastern boundary of the structure envelope on Lot 4 to regularize the lot area for future homeowners (i.e. creating natural area triangles at the northern and southern end of Block 9). Please note that the revised structure envelope area for Lot 4 should not be less 0.3 ha, as per Section 7.1.9.3 of the Town's Official Plan.*
- b) The proposed lotting and structure envelopes for Lots 1 and 2 are highly irregular and require a condominium plan to gain access to Diamondwood Drive. Staff encourage the applicant to consider merging Lots 1 and 2 into a single lot which would improve the lotting pattern and structure envelope mapping and provide frontage and direct driveway access to Diamondwood Drive.*

### **Planning Response:**

- a) An adjustment to the eastern lot line of Lot 4 has been applied to regularize the lot for future homeowners, simultaneously maintaining a minimum structure envelope of 0.45 ha.
- b) The lot configurations of Lot 1 and 2 are largely formed as result of environmental constraints. Further, Policy 7.1.7.3 of the Town of Caledon Official Plan prevents Block 11 from being included as part of Lot 1. Nonetheless, even as a separate block on the plan of subdivision, Block 11 will essentially function as part of Lot 1, and will be transferred to the future homeowners of Lot 1 given neither the Town nor TRCA have an interest in acquiring the block for open space purposes. The block will be maintained in its natural state through the use of a conservation easement and zoning restrictions. Moreover, the southern boundary of Lot 2 has been straightened in attempt to regularize the lot. Further, a shared driveway approach is proposed that will facilitate access to the future dwellings on Lots 1 and 2, as demonstrated in **Figure 2** below. As a result, lot frontage has been created onto Diamondwood Drive for both Lots 1 and 2, removing the need for a Plan of Condominium that was previously required to permit a private road for two lots. We acknowledge that an access easement will be required to facilitate the proposed shared driveway approach.





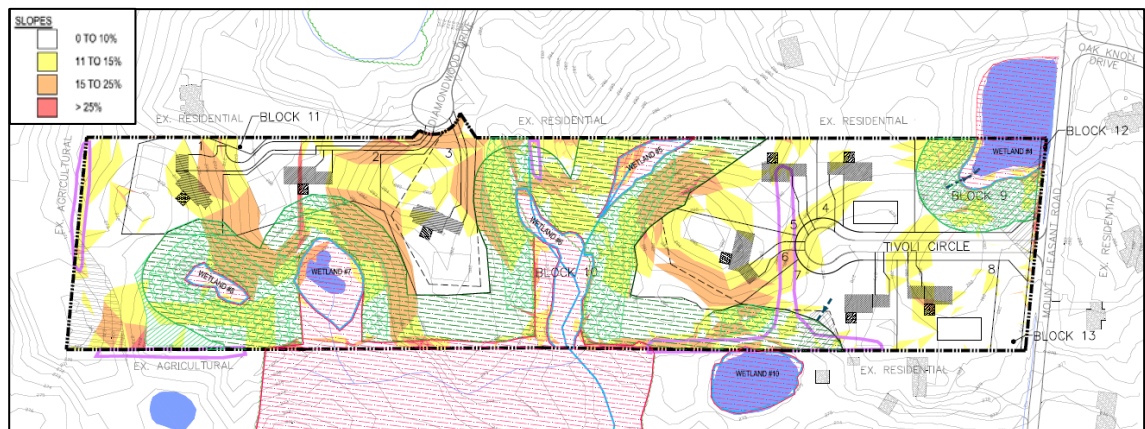
### Figure 2: Proposed Shared Driveway

*Please note that in accordance with Section 7.1.9.11 of the Official Plan, structure envelopes shall generally be restricted to slopes of 10 percent or less. Structure envelopes may include areas with an 11-15% slope and occasionally greater than a 15% slope, in order to permit the advantageous siting of a house designed for steep slopes. Staff remain concerned that Lots 1 and 2 does not achieve this policy direction and encourage the applicant to consider merging Lots 1 and 2 into one lot to minimize landform disturbance.*

**Planning Response:** Policy 7.1.9.11 of the Official Plan states, “Structure Envelopes will generally be restricted to areas with slopes of 10 percent or less. However, Structure Envelopes may include areas with an 11-15 percent slope, and occasionally greater than a 15 percent 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 Structural Envelope must include a suitable well drained area with slopes of 10 percent or less for a sewage disposal system” (emphasis added).

The above-noted policy uses the words “generally”, “may include”, and “occasionally”, which are suggestive rather than prescriptive, binding terminology. A large majority of the proposed structure envelopes are restricted to areas with slopes of 10 percent or less. Technical Map 8 prepared by Calder Engineering determines the respective Structure Envelopes with slopes ranging from 0-10%, 11-15%, and greater than 15%, demonstrating general consistency with the above-note policy, as shown in **Figure 3** below. Evidently, the structure envelopes are generally restricted to areas of slope with 10% or less. Where it is unavoidable, structure envelopes include slope areas of 11-15% and occasionally greater than 15%.





**Figure 3:** Technical Map 8 Excerpt, Prepared by Calder Engineering

*Please revise Detail A on the Draft Plan to read Block 14 for the 0.3m reserve, as per the Land Use Schedule.*

**Planning Response:** Detail A has been removed altogether, as the stormwater management pond block has been increased approximately 0.038 ha, resulting in a revision to the Lot 8 configuration and removing the requirement of a 0.3 metre reserve. Please refer to **Appendix B** for further details.

*Lots 1 and 2 contain EZ1 features (i.e. MVPZ's to Wetlands 7 and 8). As per Policy 7.1.7.4, EZ1 may be included within a lot (outside of a structure envelope) but may not be included in the calculation of net lot area. It appears the lots statistics on the Draft Plan or Environmental Mapping include the EZ1 area in the lot area for Lots 1 and 2; please revise.*

**Planning Response:** Policy 7.1.7.4 of the Official Plan states, "EZ 1 and ponds may be included within a lot but no part of these features may be included in the calculation of net lot area."

The Draft Plan of Subdivision and Environmental Mapping accurately depict the lot statistics, which have been further broken down on the revised Draft Plan of Subdivision to include structural envelope area, natural area, and total lot area for clarity purposes. EZ1 features are not included within the calculation of the net lot area. Please refer to **Appendix B** for further details.

*As per the engineering comments herein, Block 15 may not be suitably sized for a SWM block. This could have implications on the Draft Plan.*

**Planning Response:** The area of the SWM block, now referred to as Block 13, has been increased on the Draft Plan of Subdivision by approximately 0.038 ha. Calder Engineering confirmed that the proposed bioretention area is a hybrid between a traditional "bioretention area" and a "dry" pond as the drainage area serviced of 1.81 hectares is larger than maximum recommended drainage area of approximately 0.8 hectares in the Low Impact Development Stormwater Management Planning and Design Guide. The proposed bioretention area has been provided with sufficient storage volume to provide peak flow control without reliance on volumetric storage available in underlying filter media, pea gravel, and clear stone. Please refer to the preliminary engineering and stormwater management report for further details.

*Please confirm if TRCA will be accepting conveyance of Block 11 as Town Open Space Design staff have advised they will not accept conveyance of Block 11.*

**Planning Response:** The TRCA has confirmed that they will not be accepting the conveyance of Block 11. As noted above, it is proposed that Block 11 will be transferred into the same ownership as Lot 1. Policy 7.1.7.3 of the Town of Caledon Official Plan states that, “*Lands within Policy Area 4 shall not be included in new lots except where such a lot contains an existing dwelling that is being included in the plan of subdivision or plan of condominium or where lots are created in accordance with the applicable provisions of Section 7.10.6.1, and shall be retained as contiguous open space blocks are established, the lands shall be subject to appropriate agreements/restrictions that ensure they are protected from development perpetuity.*” It has been determined that Block 11 is not associated with any natural heritage features or functions; however, in order to conform to the above-noted policy, Block 11 cannot be included as part of Lot 1. In order to ensure a seamless landscape transition, Block 11 is proposed to be zoned to restrict land uses (i.e. solely conservation and open space), comprise a conservation easement, and not be fenced off.

*Please confirm if the Consent Applications from the Lots on Diamondwood Drive have received Certificates and registered on Title. If the severed portions have been registered staff require a revised Draft Plan of Subdivision with the correct Registered Plan and Part included.*

**Planning Response:** As previously stated, the transfers and consent certificates for Lot 9 and 10 have been received. Lot 9 on Plan 43M-1787 has been designated as Part 7 on Plan 43R-39149, and Lot 10 has been designated as Part 3 on Plan 43M-38741. Please refer to **Appendix A** for the Consent Certifications and Land Transfers. They are now shown on the Draft Plan of Subdivision with the revised PINs, provided in **Appendix B**.

*A revised Draft Plan is required to address Peel Region’s Waste Management Concerns:*

- a) *A t-turnaround is required at Doherty Lane in order to permit forward movement of the waste collection vehicle and access to the lots (1, 2)*
- b) *The development is eligible for curbside collection provided a future Draft Plan submission satisfies the requirements of Sections 2.0 and 3.0 of the WCDSM. Currently this is not yet demonstrated to be met.*

**Planning Response:**

- a) A t-turnaround is no longer required now that a driveway is being proposed versus a private road. Please note that a turnaround feature is proposed at the end of the driveway for Lot 1 for ease in vehicular turn-around movement.
- b) The proposed revisions to the Draft Plan of Subdivision are consistent with the following requirements of Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.

**2.0 General Design Requirements**

The design requirements listed below apply to all categories of Developments.

- i.) Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded Waste Collection Vehicle.
- ii.) Road layouts shall be designed to permit a Waste Collection Vehicle to drive forward without reversing for Waste Collection. Where the requirement for a road layout permitting forward movement of a Waste Collection Vehicle cannot be met, a Cul-de-sac or a T-turnaround shall be provided in accordance with the

- iii.) All roads shall be designed to have a minimum width of 6 metres.
- iv.) The Turning Radius from the centre line must be a minimum of 13 metres on all turns.
- v.) The maximum grade permitted along the Waste Collection Vehicle access route is 8%/
- vi.) In a situation where a Waste Collection Vehicle must reverse, the maximum back-up distance is 15 metres.
- vii.) The Waste Collection Vehicle shall not be permitted to back-up onto a municipal road allowance.
- viii.) All Dwelling Units in a Development must receive the same method of Waste Collection.

### 3.0 Single Detached Dwellings, Semi-Detached Dwellings, Townhouses and Multi-Residential Complexes up to six Dwelling Units

- a) Each Dwelling Unit's Collection Point must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of Carts: maximum one (1) large Garbage Cart or Recycling Cart (360 litres or 79 Imperial gallons), overflow Waste (i.e. additional bags), Yard Waste and Bulky items.
- b) Each Dwelling Unit within a Development must have its own identifiable Collection Point. See Appendix 9 for an example of a Collection Point.
- c) The Collection Point must be located along the curb, adjacent to the driveway, and must be directly accessible to the Waste Collection Vehicle and free of obstructions such as parked cars.

The use of Common Collection Areas for Single-Detached Dwellings, Semi-Detached Dwellings, Townhouses and Multi-Residential Complexes up to six Dwelling Units is not permitted.

### **Planning Justification Report**

*Comment 30 from the previous Summary of Comments letter has not been satisfactorily addressed:*

- i) *The structure of the envelope for Lot 1 continues to include Environmental Zone 2 (EZ2) lands, as refined and reflected in Maps 5 and 8.*
- ii) *Steep slopes continue to characterize Lots 1 and 2.*
- iii) *Preliminary engineering drawings continue to show proposed cut and fill in excess of 2 metres.*

### **Planning Response:**

- i.) The structure envelope for Lot 1 does not include Environmental Zone 2 (EZ2). Please refer to the Plan of Subdivision in **Appendix A** for a detailed breakdown of natural area, structure envelope, and total lot area.
- ii.) Steep slopes do not characterize Lots 1 and 2. As previously discussed, the structure envelopes are generally restricted to areas of slope with 10% or less. Where it is unavoidable, structure envelopes include slope areas of 11-15% and occasionally greater than 15%. Please refer to Map 8 of the Technical Maps prepared by Calder Engineering for further details.
- iii.) Policy 7.1.9.41 of the Town of Caledon Official Plan states that, "[t]he 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"

(emphasis added). In this regard, the only area where this occurs on the proposed development is a small localized area on Lot 3 where it is unavoidable. Calder Engineering has confirmed that this is proposed to suit the design of the driveway to Lot 1 and Lot 2, providing a gentle transition to natural grades that currently exist. It is also important to note that the cut occurs on the north face of the slope and not the top of the feature.

*Staff have concerns about the feasibility and effectiveness of creating a common element condominium for two parcels (i.e. owners), including but not limited to:*

- i) The authority to create a common element condominium for only two parcels under the Condominium Act;*
- ii) The formation and function of the Condominium Coporation in terms of the number of Directors and Officers (minimum of 3 Directors);*
- iii) The appropriateness of obligating two landowners to duties of a Condominium Corporation (records, elections, by-laws) and the resolutions available to the owners/directors in the event of dispute of any of the duties and obligations of the Corporation (i.e. fee, contracts, budgets, etc.)?*

**Planning Response:** As previously discussed, lot frontage has been created onto Diamondwood Drive for both Lots 1 and 2, removing the need for a Plan of Condominium that was previously required to permit a private road.

### **Rezoning**

*Please provide confirmation of the following:*

- a) If the Consent applications from the Lots on Diamondwood Drive have received Certificates and registered on Title, staff require a copy of the transfer. Staff cannot confirm if further zoning standards may be required if the Transfers from Diamondwood have not been received or registered.*
- b) Is the width of Doherty Lane meets the Entrance Standards*
- c) If Lot 8 (and all lots) will meet the Front Yard setback of 18 metres*
- d) If any of the proposed dwellings would be located closer to the rear lot line than 15m*
- e) If there are any easement restrictions*
- f) Setbacks from proposed driveway to garage to determine if the minimum Parking Space Setback met*
- g) That each lot will comply with the Building Area (maximum) of 8%*
- h) That each lot will comply with the Driveway Setback (minimum) of 4.5m*
- i) The maximum driveway widths are not exceeded on any lot*

**Planning Response:** As previously discussed, the Consent applications from the Lots on Diamondwood Drive have received certificates and are registered on title, as shown in **Appendix A**. Doherty Lane no longer exists, as a driveway directly off of Diamondway Drive is now proposed.

In regard to easement restrictions, the only easements required include a conservation easement on Block 11 and an access easement over the shared driveway. The front yard setback, rear yard setback, minimum parking space setback, maximum building area coverage, minimum driveway setback, and maximum driveway widths proposed are outlined in **Table 2** below. The red numbers demonstrate where variation is proposed to Zoning By-law 2006-50.

PROVISION	REQUIRED	PROPOSED							
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Front Yard Setback (minimum)	18 m	> 18 m	> 18 m	> 18 m	29.6 m	31.9 m	30.9 m	18 m	18.6 m
Rear Yard Setback (minimum)	15 m	7.5 m	7.5 m	9.2 m	15 m	12.4 m	15 m	9.8 m	15 m
Parking Area Setback (Minimum)	10 m	2.5 m	6.0 m	5.8 m	8.7 m	7.5 m	7.5 m	5.5 m	7.5 m
Lot Area (ha)		0.6	0.53	0.69	0.45	0.45	0.6	0.45	0.45
Building Area		0.04	0.04	0.04	0.04	0.04	0.05	0.04	0.04
Building Area Coverage (maximum)	8%	7.4%	7.2%	6.2%	8.0%	8.0%	7.5%	8.0%	8.0%
Driveway Setback (minimum)	4.5 m	0 m	0 m	4.6 m	12.8 m	4.5 m	4.5 m	9.7 m	7.6 m
Driveway Widths (maximum)	6 m or 8.5 m depending on lot frontage	6.0 m	6.0 m	4.5 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Lot Frontage (minimum)	45 m (note: measured from 18 m front yard setback)	6.1 m	5.9 m	35.6 m	70.0 m	43.6 m	33.2 m	90.9 m	70.3 m

**Table 2:** Zoning Compliance Confirmation

Please refer to the Engineering Drawings prepared by Calder Engineering, Draft Plan of Subdivision in **Appendix B** and the Draft By-law in **Appendix C** for further details.

*The Draft By-law should be revised as follows: Define Rear Lot Line (see RE-597 as an example)*

**Planning Response:** Noted. The Draft By-law has been revised accordingly and is provided in **Appendix C**.

*If the application continues to propose 2 condominium lots, then a definition for street needs to be added to the Draft By-law that allows for street to include a private road: Street- For the purpose of this zone, a street shall also include a private road.*

**Planning Response:** This is no longer applicable, as a private road is no longer proposed.

*Provide a lot frontage minimum standard like RE-597:*

- i. Add subclause '(a) for the properties identified as Lots 1, 2 and 3 on Zone Map SE XX (enter value in m)'*
- ii. Add subclause '(b) for all other lots (enter value in m)'*
- iii. Please note that minimum frontage is measured from the front yard setback.*

**Planning Response:** The Draft By-law provided in **Appendix C** has been updated to include the subclauses outlined above for lot frontage.

*Please replace the Building and Structure Area Locations, Natural Area Restrictions and Grading Restrictions with the following wording:*

**Building and Structure Locations**

*All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic tile fields shall only be located within the Structure Envelope as shown on Zone Map SE XX.*

*The minimum setback measured from the rear façade of a dwelling to the rear limit of a structure envelope shall be 7.5 meters.*

*The minimum setback measured from the side façade of a dwelling to the side limit of a structure envelope shall be 5.0 meters.*

**Grading Restrictions**

*Subsequent to the registration of a Plan of Subdivision, all grading and site alteration shall only be located within the structure envelope as shown on Zone Map XX attached hereto.*

**Natural Area Restrictions**

*Subsequent to the registration of a Plan of Subdivision, within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or later, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with the subdivision agreement or registered easement.*

**Planning Response:** The Draft By-law provided in **Appendix C** has been updated to include the above-noted wording for Building and Structure Locations, Grading Restrictions, and Natural Area Restrictions.

*To ensure the installation of tertiary treatment and to review lot level grading, the proposed lots will be subject to site plan control. Please add the following clause to the By-law (following the Natural Area Restrictions clause):*

**Site Plan Control**

*For the purpose of this zone, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, is required for all lots on a plan of subdivision prior to the grading, use or the development of any land, as defined in Section 41 of the Planning Act.*

**Planning Response:** The Draft By-law provided in **Appendix C** has been updated to include the above-noted Site Plan Control clause.

*Comment 38 in the previous Comment Summary Letter to provide the By-law Schedules in accordance with the Town's Digital Submission Standards has not been addressed for the following reasons:*

- a) *The digital submission doesn't meet our standards as the georeferencing and layer naming conventions need to be corrected in accordance with out 2019 Digital Submission Standards*
- b) *Further, the only visible layers should be those necessary for the purpose of the schedule (i.e. rezoning), and lot lines will need to be visible. More comments may follow once these issues are resolved.*
- c) *Please provide an electronic version of the By-law Schedules in accordance with the Town of Caledon's Digital Submissions standards for Official Plan and Zoning By-law Amendments (attached).*

**Planning Response:** Noted. The digital submission should now meet the Town of Caledon's Digital Submission Standards.

*The draft Zoning By-law should be updated to say "Carey Herd".*

*Please submit the revised Draft By-law in word format so that additional revisions can be done in track-edit mode. The revised Draft By-law will need to be reviewed by the By-law Review Committee prior to acceptance.*

**Planning Response:** Noted. The Draft By-law provided in **Appendix C** has been updated to read "Carey Herd" and will be submitted in Word format so that additional revisions can be done in track-edit mode.

## 4 The Current Policy Planning Regime

As discussed in the initial Planning Rationale Report and previous Planning Rationale Addendum Report, the proposed development and subsequent planning applications are consistent with and/or conform to the applicable planning policy framework, including the:

- Provincial Policy Statement, 2014;
- Growth Plan for the Greater Golden Horseshoe, 2019;
- Greenbelt Plan, 2017;
- Oakridges Moraine Conservation Plan;
- Region of Peel Official Plan;
- Town of Caledon Official Plan;
- Palgrave Estate Residential Community Secondary Plan; and,
- Oak Ridges Moraine Conservation Secondary Plan.

Minor changes were applied to the plan that does not affect the overall independent planning opinion that the proposal conforms to all applicable planning documents, as noted-above.

Since the Planning Rationale Addendum Report was prepared, changes were proposed to the Provincial Policy Statement (the "PPS") in July 2019 to support overall goals related to increasing housing and supporting jobs, ultimately working together with changes to the land use planning system, including changes to the *Planning Act, R.S.O 1990* and the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). The PPS, 2020 came into effect on May 1, 2020 and works with other changes to land use planning systems, including changes introduced through Bill 108 and the Growth Plan. The new policies introduced in the PPS, 2020 include the following themes: increasing housing supply and mix, protecting the environment and public safety, reducing barriers and costs, supporting rural, northern and indigenous communities, and supporting certainty and economic growth.



As discussed in the previous Planning Rationale Addendum Report, the subject lands are located in the Palgrave Estates Residential Community – an identified settlement area in accordance with the PPS definition. The revised plan of subdivision maintains the intent of Settlement Areas, directing the area of developable land to avoid sensitive environmental resources, while obtaining efficient development patterns.

Ecological integrity continues to be an important consideration in the PPS. Policy 1.1.4.1 notes that, “[h]ealthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets, using rural infrastructure and public services efficiently, and conserving biodiversity and considering the ecological benefits provided by nature.” The subject lands are located within an area comprising of identified natural heritage features. Therefore, the proposed residential development has been carefully designed to both efficiently utilize land while at the same time protecting these natural heritage features. Lot size, areas and structure envelopes have been designed to minimize the environmental impacts of construction and development (PERCSP Section 7.1.2.11) and to protect woodlots and wetlands and other ecologically sensitive areas including valley and stream corridors from development (PERCSP Section 7.1.2.3). A significant amount of analysis through the initial and revised supporting studies has been undertaken to determine that development and site alteration on the subject lands are appropriate and do not result in negative impacts on the natural heritage features or their ecological functions.

As municipal water is available but municipal sewage services are not, the PPS permits the use of individual on-site sewage services in an arrangement known as “partial” services. The Region of Peel Official Plan and Town of Caledon Official Plan contains policies which permit such partial services within the Palgrave Estates Residential Community. The proposed development includes such services for each proposed lot. The Functional Servicing Report prepared by Calder Engineering details the feasibility of incorporating such on-site sewage services to appropriately service the proposed development while avoiding any negative impacts on the environment. This is achievable through identifying proposed structure envelopes for each lot and ensuring that all on-site sewage servicing is provided within these envelopes and in accordance with good engineering principles and practices.

The proposed Plan of Subdivision continues to be consistent with the PPS by effectively considering and balancing values associated with the settlement area, environment and natural heritage systems, servicing, rural character, housing supply, and public health and safety policies.

## 5 Supporting Studies, Reports, and Materials

Comments for consideration pertaining to the second submission were received on November 14 and 29, 2019. On December 11, 2019, the development team met with the Toronto and Region Conservation Authority (TRCA) to receive clarity on various TRCA comments provided on the second submission. On February 6, 2020, the development team met with the Town of Caledon to discuss comments on the second submission and to offer solutions for further deliberation.

Based on the comments received by applicable agencies and various follow-up discussions, the following supporting studies, reports, and materials are being included as part of the resubmission alongside the planning materials: engineering drawings, tree inventory and assessment report, environmental impact study and hydrogeological response, preliminary engineering and stormwater management report, wetland water balance and risk evaluation, and technical maps. A comprehensive comment response matrix is being submitted concurrently to identify where to find responses to all agency comments.

## 5.1 Tree Inventory and Assessment

Azimuth Environmental Consulting ("Azimuth") prepared an updated Tree Inventory and Assessment Report that includes the results of the tree inventory completed for all specimens located within the proposed area of development, in addition to recommendations pertaining to which trees should be retained/removed and options for compensation. The following changes have been applied in accordance with agency comments:

- Figure 6 has been updated to depict the location of proposed compensation plantings in accordance with Town and TRCA requirements;
- To protect lands slated from encroachment or rear yard amenity areas, fencing will be placed along the building envelopes of Lots 1, 2 and 7; and
- Page 5 now identifies that removal should occur outside of the breeding bird season, if possible (April 1 – August 1), and during construction, the consulting arborist and Town staff shall inspect the site.

Please refer to the Tree Inventory Assessment and response letter for further details.

## 5.2 EIS and Hydrogeological Agency Response

Azimuth prepared a coordinated response to review comments issued by applicable agencies pertaining to hydrology and the environmental impact study. A few of Azimuth's notable responses are as follows:

- All open space blocks will be dedicated to the TRCA, who has confirmed that a Reforestation and Environmental Management Plan is not required;
- No natural heritage features or functions are associated with Block 11;
- All MVPZs will be composed of self-sustaining vegetation and will be restored with 60% coverage;
- The portion of the MVPZ extending into Lot 1 and 2 will be zoned Environmental 1 (EZ1);
- One of the monitoring wells from April 2013 is located in the lower-lying tract of land that collects local runoff from adjacent farm fields so that the well chemistry reflects this source;
- It is recommended that confined or semi-confined aquifers in the Oak Ridges Moraine be the primary target for potable water, and wells be constructed with extended casing to minimize the influence of shallow sources;
- The proposed plan does not discharge stormwater to any of the kettle lake features;
- Section 45(7) of the ORMCP refers to 31 significant kettle lakes, not kettle wetlands;
- The EZ2 areas for the Lot 1 depression and Wetland 8 should be modified and separated from each other;
- Since there are no typical curbs, the road does not present an impediment to potential seasonal migration and/or amphibian movement;
- Ammonium monitoring will not provide cost-effective results; and,
- A monitoring program has been prepared and is provided in the Stormwater Management Report.

Please refer to the response letter for further detailed responses to applicable agency comments.

### 5.3 Preliminary Engineering and Stormwater Management Report

Calder Engineering updated their Preliminary Engineering and Stormwater Management Report to address applicable agency comments. The following has been provided within the updated report:

- Additional discussion on the design of the bioretention area has been provided in Section 3.5.2 of their report;
- With respect to groundwater levels, installation of a groundwater monitoring well in location of the proposed bioretention area is recommended for the detailed design phase;
- Information on the test pit excavated in February 2020;
- Improved clarity on stormwater management assessment – quality control;
- Additional drainage area information in Appendix C;
- Upsized all outlet pipes connected to headwalls to 450mm;
- Refinement of the preliminary bioretention area design;
- Refinement of the grading design at the end of the cul-de-sac;
- Increased assumed sanitary design flow; and,
- Refinement of the lot grading design.

As previously discussed, Calder Engineering confirms that only Lot 2 has transitional grading outside of the structure envelope. The pre-grading for this area would occur at the pre-servicing/servicing stage and allow the area to be suitable restored and fenced prior to the registration and build-out of the lot. Overall, the proposed lots will continue to be fully serviceable in accordance to all applicable design criteria, as confirmed in the previous version of the Planning Rationale Addendum Report. For further details, please refer to the comprehensive resubmission matrix, updated preliminary engineering and stormwater report, and associated engineering drawings.

### 5.4 Wetland Water Balance Risk Evaluation

A Wetland Water Balance Risk Evaluation (“WWBRE”) was prepared by Azimuth in April 2019 due to the presence of wetland features on the subject lands. It is intended to identify the level of risk the proposed development may pose to the existing wetlands along with the scope of modelling and monitoring each wetland may require. As a result of agency comments, the southern wetland has been included in Azimuth’s updated WWBRE and is now referred to as “Wetland 10”. Azimuth updated the WWBRE with updated areas and the inclusion of Wetland 10 as a catchment feature. Supporting calculations and figures are also provided in this updated document. Based on the proposed plan, there will be no net gain of water inputs into Wetland No. 10. Surface water will continue to enter the wetland while all road runoff will be direct to the ditch/bioretention pond. Overall, the wetland has been categorized as “High Risk” and the required monitoring program, continuous hydrological model and mitigation plan will be discussed with TRCA prior to implementation.

Please refer to the revised WWBRE, the Azimuth response letter, and comment response matrix for further details.

## 6 Conclusions and Recommendations

In conclusion, it is our opinion that the proposed development and subsequent revised Draft Plan of Subdivision and Rezoning applications are consistent with, or conforms to, the applicable planning instruments, including the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, Town of Caledon Official Plan and the Palgrave Estate Residential Community Secondary Plan and Oak Ridges Moraine Conservation Secondary Plan.

The intended use of the subject lands for estate residential development continues to be consistent with the overall vision contained within multiple layers of policy from the Provincial, Regional and municipal levels, to achieve modest residential growth while maintaining, protecting and enhancing the critical environmental features associated with the Oak Ridges Moraine and surrounding Palgrave Estate Residential Community.

The supporting studies continue to conclude that the proposed development is achievable, and will not negatively impact the surrounding and existing natural heritage features and key hydrologic functions. The retention of these features and the establishment of natural area buffers will further assist in their protection. Applicable agency concerns have been addressed through the revised supporting studies, as further shown in the compiled submission matrix.

The proposed development has been designed specifically in accordance with the detailed guidelines of the ORMCP and PERSCP. The policies of the Province, Region of Peel and Town of Caledon provide objectives to maintain the natural environment of the subject lands and surrounding area. Permissions allow for estate residential development on the condition that the environmental and rural setting is maintained and preserved. Measures must be executed that minimize the environmental impacts of construction and development (PERCSP Section 7.1.2.11) and protect ecologically sensitive areas, such as valley and stream corridors (PERCSP Section 7.1.2.3). It is our opinion that the proposed development will maintain and enhance the natural environment and maintain its rural settling and surrounding estate residential character while providing for desirable development within the Town of Caledon.

Based on our review of the subject lands, the surrounding area, revised supporting materials, and the applicable planning policy framework, we are confident in our opinion that revised plans represents good planning, will facilitate the appropriate development of the subject lands, and ensure appropriate and suitable protection of identified environmental features.

Respectfully submitted this 8<sup>th</sup> day of May 2020

Regards,  
**IBI Group**



Julia Redfearn MCIP RPP  
Planner



Scott Arbuckle MCIP RPP  
Senior Practice Lead – Planning

*I hereby certify that this Planning Rationale Addendum Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.*

# Appendix A – Consent Certificates and Land Transfers

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## COMMITTEE OF ADJUSTMENT

APPLICATION No.: "B" 001 -19

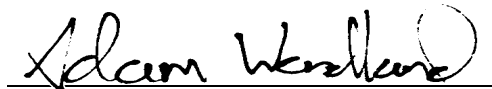
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**FORM 4  
PLANNING ACT  
CERTIFICATE OF OFFICIAL**

Under subsection 53(42) of the *Planning Act*, I certify that the consent of the Committee of Adjustment of The Corporation of the Town of Caledon, was given on March 6, 2019, to a Conveyance of the following land:

Lot 10 on Plan 43M-1787 in the Town of Caledon, Regional Municipality of Peel, designated as Part 3 on Reference Plan 43R-38741.

SUBSECTION 50(3) AND 50(5) OF THE *Planning Act*, APPLIES TO ANY SUBSEQUENT CONVEYANCE OF OR TRANSACTION INVOLVING THE PARCEL OF LAND THAT IS THE SUBJECT OF THIS CONSENT.



OFFICIAL  
COMMITTEE OF ADJUSTMENT  
CORPORATION OF THE TOWN OF CALEDON

Dated this 11<sup>th</sup> Day of July, 2019.

---

**NOTE:**

1. The ***PLANNING ACT*** indicates that a consent lapses at the expiration of two years from the date of the Certificate, if the transaction noted above is not carried out within the two year period.

## COMMITTEE OF ADJUSTMENT

APPLICATION No.: "B" 002-19

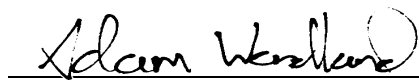
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**FORM 4  
PLANNING ACT  
CERTIFICATE OF OFFICIAL**

Under subsection 53(42) of the *Planning Act*, I certify that the consent of the Committee of Adjustment of The Corporation of the Town of Caledon, was given on March 6, 2019, to a Conveyance of the following land:

Lot 9 on Plan 43M-1787 in the Town of Caledon, Regional Municipality of Peel, designated as Part 7 on Reference Plan 43R-39149.

SUBSECTION 50(3) AND 50(5) OF THE *Planning Act*, APPLIES TO ANY SUBSEQUENT CONVEYANCE OF OR TRANSACTION INVOLVING THE PARCEL OF LAND THAT IS THE SUBJECT OF THIS CONSENT.

  
\_\_\_\_\_  
OFFICIAL  
COMMITTEE OF ADJUSTMENT  
CORPORATION OF THE TOWN OF CALEDON

Dated this 26<sup>th</sup> Day of September, 2019.

---

**NOTE:**

1. The ***PLANNING ACT*** indicates that a consent lapses at the expiration of two years from the date of the Certificate, if the transaction noted above is not carried out within the two year period.





Submitted By

Schneider Ruggiero Spencer Milburn LLP1000-120 Adelaide St. W.2019 07 11  
Toronto  
M5H 3V1

Tel        416-363-2211

Fax        416-363-0645

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$275.00
Total Paid	\$339.40

File Number

Transferee Client File Number :        40223/BM

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14333 - 0359 LOT 10, PLAN 43M1787; DESIGNATED AS PART 3, PLAN 43R38741; S/T EASEMENT IN GROSS OVER PT LT 10, PL 43M1787, DES PT 26 PL 43R32741, AS IN PR1621398.; SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR2016477; TOWN OF CALEDON

BY: DONOVAN, LISA MARIE  
PAGANO, GIUSEPPE

TO: LAURELPARK INC.

1. MARK CROWE

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
  - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
  - ☐ (c) A transferee named in the above-described conveyance;
  - ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
  - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for LAURELPARK INC. described in paragraph(s) (c) above.
  - ☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$55,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$55,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$55,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument:	Transfer			
	LRO 43	Registration No.	PR3505744	Date: 2019/07/11
B. Property(s):	PIN 14333 - 0359	Address	35 DIAMONDWOOD DRIVE CALEDON	Assessment - Roll No
C. Address for Service:	c/o 2485 Dundas Street West Mississauga ON L5B 1R8			
D. (i) Last Conveyance(s):	PIN 14333 - 0359	Registration No.	PR2734467	
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>				
E. Tax Statements Prepared By:	Kevin Bruce Milburn 1000-120 Adelaide St. W. Toronto M5H 3V1			

<i>PIN</i>	14333 - 0358	LT	<i>Interest/Estate</i>	Fee Simple	<input checked="" type="checkbox"/>	Split
<i>Description</i>	PART LOT 9, PLAN 43M1787; DESIGNATED AS PART 7, PLAN 43R39149; S/T EASEMENT IN GROSS OVER PT LT 9, PL 43M1787, DES PTS 21 TO 24 PL 43R32741, AS IN PR1621398. S/T EASEMENT IN GROSS OVER PT LT 9, PL 43M1787, DES PTS 21 & 22 PL 43R32741, AS IN PR1621399.; TOWN OF CALEDON					
<i>Address</i>	44 DIAMONDWOOD DRIVE CALEDON					

Consideration	\$0.00
---------------	--------

The transferor(s) hereby transfers the land to the transferee(s).

<i>Name</i>	TASSONE, GIUSEPPE COSIMO
<i>Address for Service</i>	44 Diamondwood Drive Caledon, Ontario L7E 4H6

I am at least 18 years of age.

Ekaterini Tassone and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

<i>Name</i>	TASSONE, EKATERINI
<i>Address for Service</i>	44 Diamondwood Drive Caledon, Ontario L7E 4H6

I am at least 18 years of age.

Giuseppe Cosimo Tassone and I are spouses of one another and are both parties to this document.

This document is not authorized under Power of Attorney by this party.

*Share*

Name	LAURELPARK INC.
Address for Service	c/o 2485 Dundas Street West Mississauga ON L5B 1R8

The Corporation of the Town of Caledon, has consented to the registration of this document, subject to the continuance of registration number PR3542100 registered on 2019/09/23

In accordance with registration PR3542110 registered on 2019/09/23, the consent of The Corporation of the Town of Caledon has been obtained for the registration of this document.

In accordance with registration PR3542110 registered on 2019/09/23, The Corporation of the Town of Caledon has consented to the registration of this document. See Schedules

Kevin Bruce Milburn	1000-120 Adelaide St. W. Toronto M5H 3V1	acting for Transferor(s)	Signed	2019 10 07
---------------------	--	-----------------------------	--------	------------

Tel 416-363-2211

Fax 416-363-0645

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Kevin Bruce Milburn	1000-120 Adelaide St. W. Toronto M5H 3V1	acting for Transferee(s)	Signed	2019 10 07
---------------------	--	-----------------------------	--------	------------

Tel 416-363-2211

Fax 416-363-0645

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

Schneider Ruggiero Spencer Milburn LLP1000-120 Adelaide St. W.2019 10 07  
Toronto  
M5H 3V1

Tel        416-363-2211

Fax        416-363-0645

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$0.00
Total Paid	\$64.40

File Number

Transferee Client File Number :        40223/BM

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14333 - 0358 PART LOT 9, PLAN 43M1787; DESIGNATED AS PART 7, PLAN 43R39149; S/T EASEMENT IN GROSS OVER PT LT 9, PL 43M1787, DES PTS 21 TO 24 PL 43R32741, AS IN PR1621398. S/T EASEMENT IN GROSS OVER PT LT 9, PL 43M1787, DES PTS 21 & 22 PL 43R32741, AS IN PR1621399.; TOWN OF CALEDON

BY: TASSONE, GIUSEPPE COSIMO  
TASSONE, EKATERINI  
TO: LAURELPARK INC.

1. MARK CROWE

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
  - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
  - ☐ (c) A transferee named in the above-described conveyance;
  - ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
  - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for LAURELPARK INC. described in paragraph(s) (c) above.
  - ☐ (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4. Explanation for nominal considerations:  
d) trustee to beneficial owner (evidence required to be submitted)

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument:

Transfer

LRO 43

Registration No.

PR3550891

Date:

2019/10/07

B. Property(s):

PIN 14333 - 0358

Address

44 DIAMONDWOOD DRIVE  
CALEDON

Assessment -  
Roll No

C. Address for Service:

c/o 2485 Dundas Street West  
Mississauga ON L5B 1R8

D. (i) Last Conveyance(s):

PIN 14333 - 0358

Registration No.

PR2448548

(ii) Legal Description for Property Conveyed: Same as in last conveyance?

Yes

No

Not known

E. Tax Statements Prepared By:

Kevin Bruce Milburn  
1000-120 Adelaide St. W.  
Toronto M5H 3V1

# Appendix B – Revised Draft Plan of Subdivision

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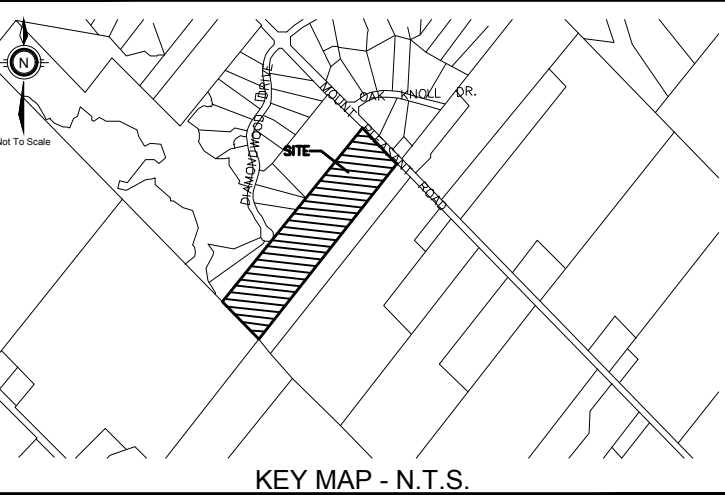


DRAFT PLAN  
OF SUBDIVISION

LAURELPARK ESTATES

PLAN OF SURVEY OF  
PART OF LOT 19, CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

PIN 14333-0428



BENCHMARK  
AN ELEVATION OF 283.65m

INFORMATION REQUIRED  
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- (a) - AS SHOWN  
(b) - AS SHOWN  
(c) - AS SHOWN  
(d) - AS LISTED BELOW  
(e) - AS SHOWN  
(f) - AS SHOWN  
(g) - AS SHOWN  
(h) - MUNICIPAL WATER  
(i) - AS SHOWN  
(j) - GLACIAL TILL  
(k) - SEPTIC SANITARY AND STORM SEWERS  
(l) - NONE

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE  
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE  
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED  
PETER T. RAIKES, BSc., CLS., O.L.S.  
EPLITT WOODBEC RAIKES SURVEYING INC.  
Ontario Land Surveyors  
DATE

OWNER'S CERTIFICATE  
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN  
DRAFT FORM.

SIGNED  
MARK CROWE  
LAURELPARK INC.  
DATE

LAND USE SCHEDULE		AREA	POTENTIAL	
LOTS/BLKS	LAND USE		# OF UNITS	MIN MAX
LOTS 1-8	ESTATE RESIDENTIAL	4.217	8	8
BLKS. 9, 10 & 11	OPEN SPACE	5.577		
BLK. 12	ROAD WIDENING	0.048		
BLK. 13	SWM POND	0.128		
ROW		0.410		
TOTAL		10.381	8	8

8	2020-02-28	BC	REVISION TO OWNER CERTIFICATE
7	2020-02-18	BC	REVISIONS TO PLAN
6	2020-02-06	BC	REVISIONS TO DRAFT PLAN PER CALDER REVISIONS
5	2019-03-18	BC	REVISIONS TO DRAFT PLAN
4	2018-10-16	BC	REVISIONS TO DRAFT PLAN PER CALDER REVISIONS
3	2018-08-09	BC	REVISIONS TO DRAFT PLAN
2	2018-03-26	BC	REVISIONS TO DRAFT PLAN PER CITY COMMENTS
1	2017-06-13	GD	DRAFT PLAN FOR SUBMISSION
#	DATE	BY	DESCRIPTION

APPROVALS	
APPROVED: _____	DATE: _____
DESIGNED BY: _____	GD DATE: 2018-03-28
DRAWN BY: _____	BC FILE NUMBER: 39680
CHECKED BY: _____	SA SHEET NUMBER: DP1

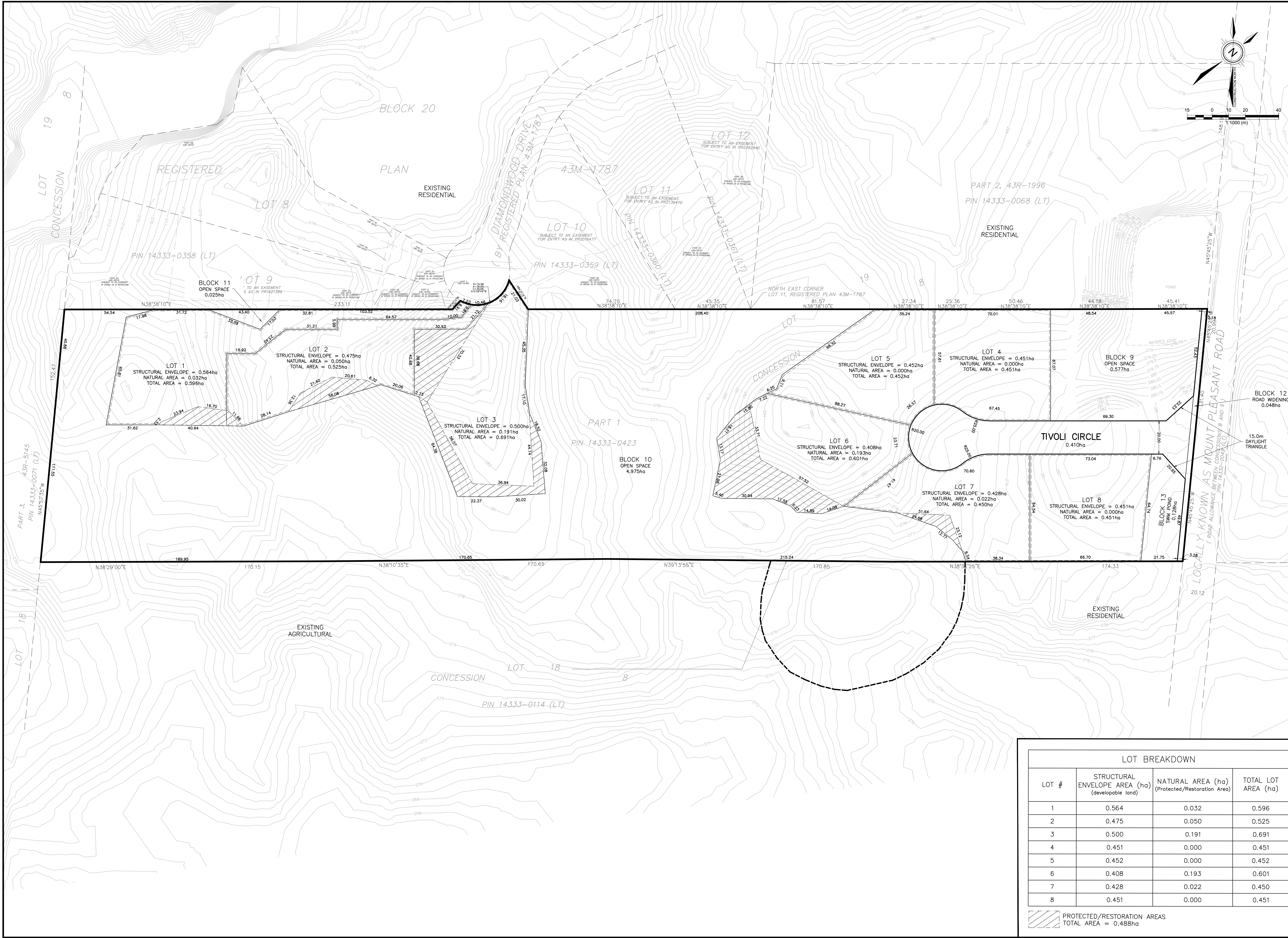
**IBI GROUP**  
200 East Wing-360 James Street North  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010 fax 905 546 1011  
ibigroup.com

LOT BREAKDOWN			
LOT #	STRUCTURAL ENVELOPE AREA (ha) (developable land)	NATURAL AREA (ha) (Protected/Restoration Area)	TOTAL LOT AREA (ha)
1	0.564	0.032	0.596
2	0.475	0.050	0.525
3	0.500	0.191	0.691
4	0.451	0.000	0.451
5	0.452	0.000	0.452
6	0.408	0.193	0.601
7	0.428	0.022	0.450
8	0.451	0.000	0.451

PROTECTED/RESTORATION AREAS  
TOTAL AREA = 0.488ha



1:10000 (m)





# Appendix C – Revised Draft Zoning By-law

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**THE CORPORATION OF THE TOWN OF  
CALEDON BY-LAW NO. 2020-**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as  
amended, with respect to Part Lot 19, Concession 8 (Albion);  
Town of Caledon; Regional Municipality of Peel.

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

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 19, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel, for Estate Residential (RE), Environmental Policy Area 1 (EPA 1-ORM), and Environmental Policy Area 1 (EPA1-405-ORM) Zones.

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

1. Schedule "A", Zone Map #32 of By-law 2006-50, as amended, is further amended for the lands legally described as Part Lot 19, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel, from Rural (A2-ORM) and Environmental Protection Area 1 – Oak Ridges Moraine (EPA 1-ORM) Zones to Estate Residential – Modified (RE-XX), Environmental Protection Area 1 – Oak Ridges Moraine (EPA 1-ORM), and Environmental Protection Area 1 – Special Exception 405 – Oak Ridges Moraine (EPA1-405-ORM) Zone in accordance with Schedule "A" attached hereto;
2. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XX  (# to be provided by Planning Staff)	Dwelling, Detached Apartment, Accessory Day Care, Private Home Home Occupation	a. Minimum Lot Area: 0.45 ha  b. Driveway Width (maximum): 12.5 m  c. Rear Yard (minimum): 7.5 m  d. Side Yard (minimum): 5.5 m  e. Lot Frontage shall be in accordance with the following: a) For the properties identified as Lots 1 and 2 on Schedule "A", the minimum frontage shall be 5.9m; b) For the properties identified as Lots 3 and 6 on Schedule "A", the minimum frontage shall be 33 m; and, c) For the properties identified as Lots 4, 5, 7 and 8 on Schedule "A", the minimum frontage shall be 43 m d) Please note, the minimum frontage is measured from the Front Yard Setback.  f. Parking area setback (minimum) shall be in accordance with the following: a) For the property identified as Lot 1 on Schedule "A", the minimum parking area setback shall be 2.5 m b) For the property identified as Lot 2 on Schedule "A", the minimum parking area setback shall be 6.0 m c) For the property identified as Lot 3 on Schedule "A", the minimum parking area setback shall be

			<p>5.8 m</p> <p>d) For the property identified as Lot 4 on Schedule "A", the minimum parking area setback shall be 8.7 m</p> <p>e) For the properties identified as Lot 5, 6 and 8 on Schedule "A", the minimum parking area setback shall be 7.5 m</p> <p>f) For the property identified as Lot 7 on Schedule "A", the minimum parking area setback shall be 5.5 m</p> <p>g) Please note that the minimum parking area setback means the least horizontal distance permitted between a parking area and an adjacent lot line.</p> <p>g. Driveway setback (minimum) shall be in accordance with the following:</p> <p>a) For the properties identified as Lot 1 and 2 on Schedule "A", the minimum driveway setback between Lots 1 and 2 shall be 0.0 m</p> <p>b) For the property identified as Lot 1 on Schedule "A", the minimum driveway setback from the adjacent lot to the north shall be 3.0 m</p> <p>c) Please note that the driveway setback means the least horizontal distance permitted between a lot line (other than the lot line which the driveway intersects) and the nearest portion of any driveway on such lot.</p> <p>h. Structural Envelopes shall be in accordance with Schedule "B" Attached.</p> <p><b>Rear lot Line Definition</b></p> <p>For the purpose of the RE-XXX Zone, <i>rear lot line</i> shall be defined as in the case of a <i>lot</i> having four or more <i>lot lines</i>, the <i>lot line</i> farthest from and opposite to the <i>front lot line</i>.</p>
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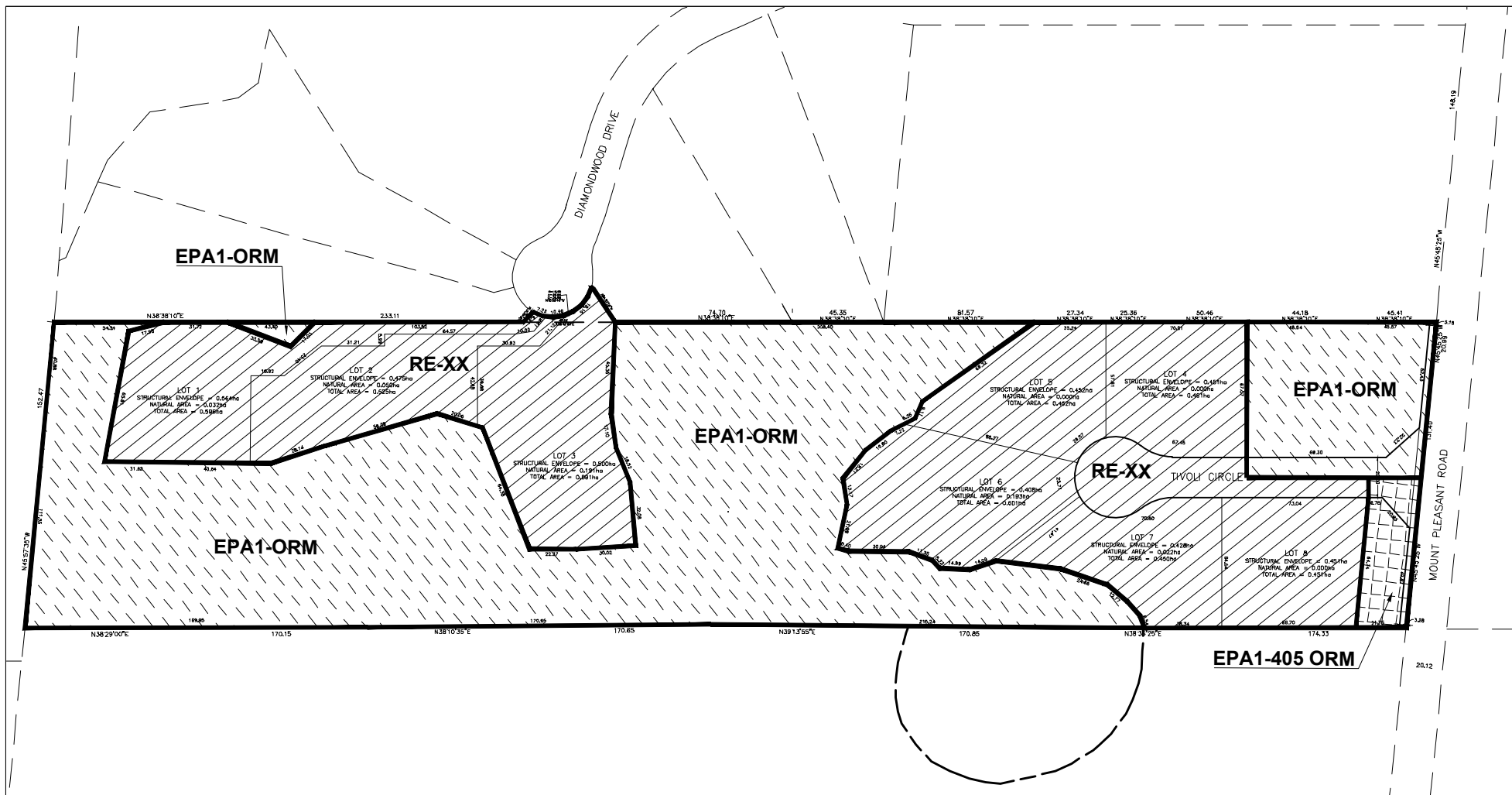
			<p><b><i>Natural Area Restrictions</i></b></p> <p>Subsequent to the registration of a Plan of Subdivision, within an area shown as “Natural Areas” on Schedule “A” attached hereto, no person shall alter the surface of the land, or alter, disturb, remove, cut or trim any vegetation, except in accordance with an approved environmental management plan or reforestation plan or registered easement nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement or registered easement.</p> <p><b><i>Site plan Control</i></b></p> <p>For the purpose of this zone, site plan approval, pursuant to Section 41 of the Planning Act, R.S.O 1990, as amended, is required for all lots on a plan of subdivision prior to the grading, use or the development of any land, as defined in Section 41 of the Planning Act.</p> <p><b><i>Building and Structure Locations</i></b></p> <p>All buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic tile fields shall only be located within the structure envelope as shown on Schedule “B” attached hereto. The minimum setback</p>
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			<p>measured from the rear façade of a dwelling to the rear limit of the structure envelope shall be 7.5m. The minimum setback measured from the side façade of a dwelling to the side limit of a structure envelope shall be 5.0m.</p> <p><b>Grading Restrictions</b></p> <p>Subsequent to the registration of a Plan of Subdivision, all grading and site alternation shall only be located within the structure envelope as shown on Schedule "B" attached hereto.</p> <p><b>Minimum Distance Separation</b></p> <p>No development shall be permitted within 150 metres of existing livestock barns.</p>
EPA1		Natural Hazard/Buffer Lands	Refer to parent By-law.
EPA1	405	Stormwater Management Facility	Refer to parent By-law.

Read three times and finally  
Passed in open Council on the  
\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Carey Herd, Clerk



## Schedule "A"

Map Forming Part of By-law No.

To Amend Zoning By-law No. 2006-50

Part of Lot 19, Concession 8,  
Geographic Township of Albion,  
Town of Caledon, Regional Municipality of Peel

Scale: N.T.S

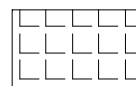
### Subject Property



"RE-XX" Residential Estate

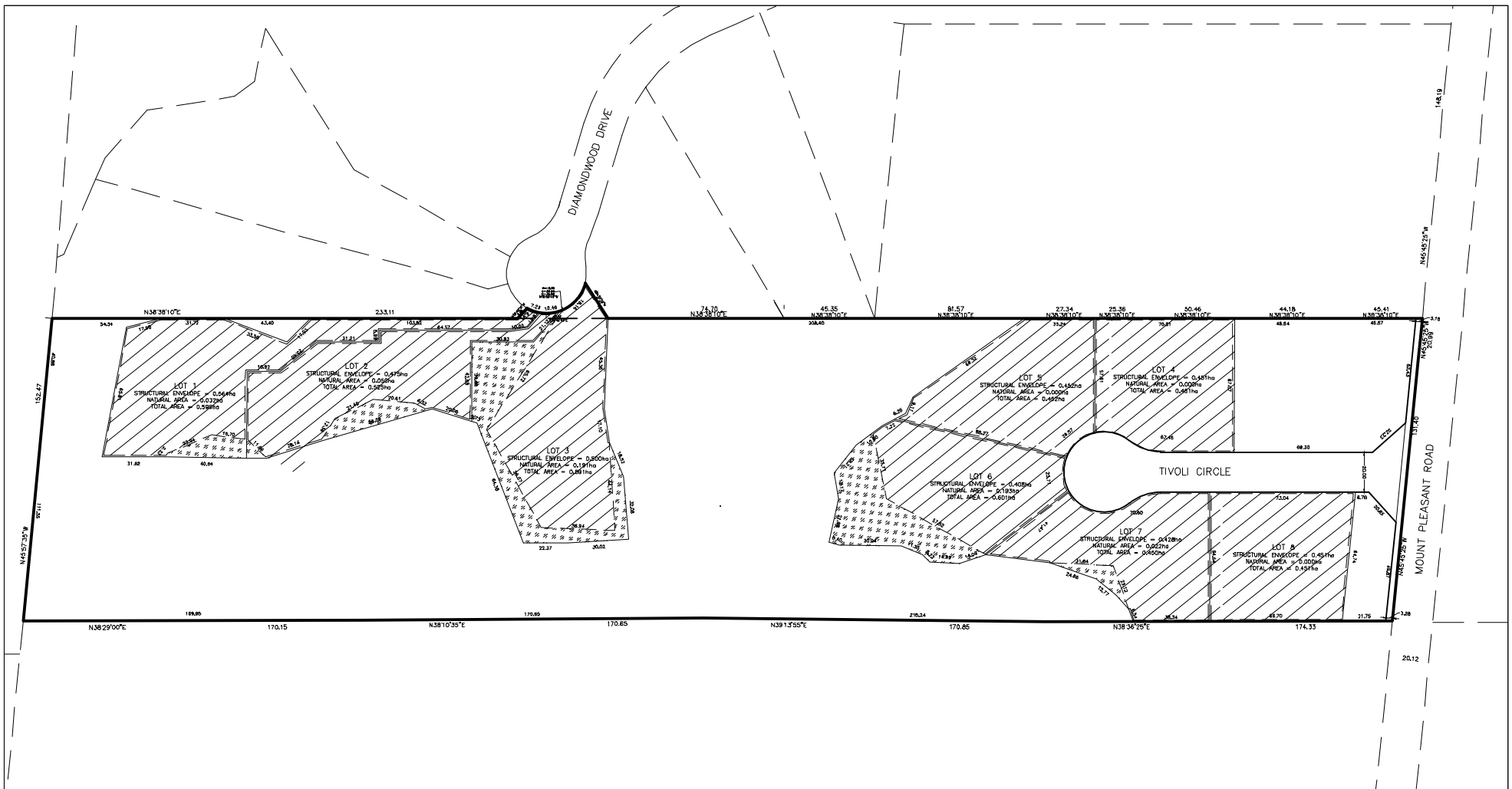


"EPA-1-ORM" Environmental Policy Area 1



"EPA-1-405 ORM" Environmental Policy Area 1





## Schedule "B"

Map Forming Part of By-law No.

To Amend Zoning By-law No. 2006-50

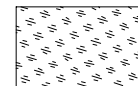
Part of Lot 19, Concession 8,  
Geographic Township of Albion,  
Town of Caledon, Regional Municipality of Peel

Scale: N.T.S

### Subject Property



STRUCTURAL ENVELOPE



NATURAL AREA