

Planning Rationale Addendum Report

## Laurelpark Estates – Fourth 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  
December 15, 2020

## Document Control Page

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# Table of Contents

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<b>1</b>	<b>Introduction.....</b>	<b>1</b>
<b>2</b>	<b>Plan Description and Revisions.....</b>	<b>1</b>
<b>3</b>	<b>Response to Agency Comments .....</b>	<b>3</b>
<b>4</b>	<b>Response to Public Comments.....</b>	<b>12</b>
<b>5</b>	<b>The Current Policy Planning Regime .....</b>	<b>19</b>
<b>6</b>	<b>Supporting Studies, Reports, and Materials.....</b>	<b>21</b>
6.1	Hydrogeological Assessment Report.....	21
6.2	Preliminary Engineering and Stormwater Management Report.....	22
<b>7</b>	<b>Conclusions and Recommendations .....</b>	<b>22</b>
	<b>Appendix A – Revised Draft Plan of Subdivision .....</b>	<b>24</b>
	<b>Appendix B – Environmental Summary Map 8 .....</b>	<b>25</b>
	<b>Appendix C – Draft Zoning By-law .....</b>	<b>26</b>
	<b>Appendix D – MDS Separation Compliance Letter.....</b>	<b>27</b>
	<b>Appendix E – TRCA Correspondence .....</b>	<b>28</b>

# List of Figures

---

<b>Figure 1:</b>	<b>Draft Plan of Subdivision .....</b>	<b>3</b>
<b>Figure 2:</b>	<b>Revised Lots 1-3.....</b>	<b>5</b>
<b>Figure 3:</b>	<b>Revised Proposed Driveway Configuration for Lots 1-3.....</b>	<b>10</b>
<b>Figure 4:</b>	<b>Technical Map 3B Slope Map with Proposed Contours Excerpt.....</b>	<b>20</b>

# 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. Accordingly, IBI Group prepared a 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 the modifications align with current and applicable Provincial and local planning policy.

Third submission comments were received from the TRCA on July 8, 2020 and the Town of Caledon on October 20, 2020. Subsequently, agency meetings were held to go over specific comments to receive further clarification and guidance. The Statutory Public Meeting was held on November 3, 2020 where various members of the public and Council members had an opportunity to voice their questions and concerns respecting the planning merits of the proposed development. IBI Group was retained by Laurelpark Inc. to prepare this Planning Rationale Addendum Report to address public concerns and provide further planning justification through a response to Agency comments. For IBI Group's planning analysis and opinion with respect to the initial, 2<sup>nd</sup>, and 3<sup>rd</sup> submissions, the reader should refer to our 2017 initial Planning Rationale Report, 2019 Planning Rationale Addendum Report, and 2020 Planning Rationale Addendum Report V.2.

As a component of this resubmission, various supporting studies and materials have been updated and are being resubmitted alongside this report, including: Hydrogeological Report, Functional Servicing and Stormwater Management Report, Technical Supporting Maps, Draft Plan of Subdivision, and Draft Zoning By-law. 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/bioretenion area. The subject lands divided by Natural Heritage Lands and are creating 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.

As mentioned above, 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	4.242	8
Blocks 9 & 10	Open Space	5.552	
Block 11	Road Widening	0.048	
Block 12	SWM Pond	0.128	
Right-of-way		0.410	
TOTAL		10.381	8

**Table 1:** Land Use Schedule

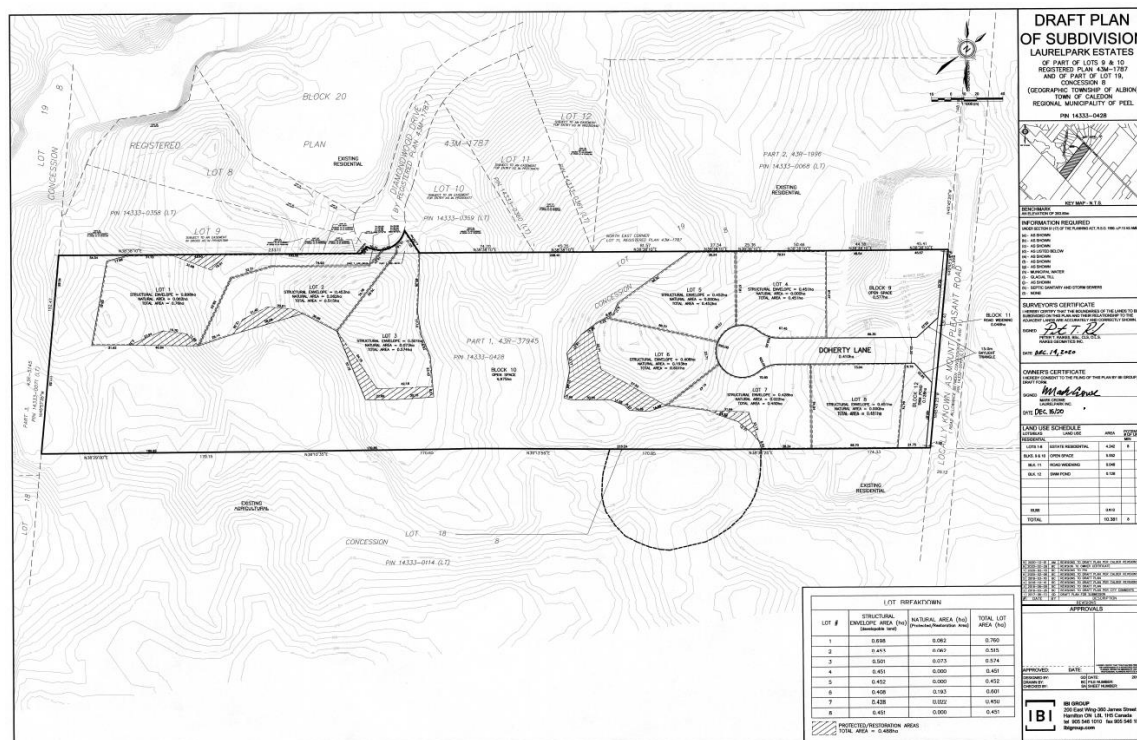


Figure 1: Draft Plan of Subdivision

The following minor changes were applied to the previous version of the Draft Plan of Subdivision to address staff comments and concerns:

- Minor adjustments to the lot line configuration between Lots 1-3 to regularize the lots;
- Redefined Structure Envelope and Natural Area for Lots 1-3 to compensate for new lot configurations;
- Block 11 is now incorporated within Lot 1;
- Updated Lot Breakdown Chart and Land Use Schedule in accordance with minor lot line, Structure Envelope, and Natural Area revisions;
- Tivoli Circle is now referred to as Doherty Lane;
- PIN number revised;
- Legal description revised; and,
- Signed Owner and Surveyor Certificates.

### 3 Response to 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.

#### Comments to be Addressed Prior to Draft Plan Approval

1. *The draft plan of subdivision must be received in both cad and pdf format meeting the requirements of the digital submission standards, available at [www.caledon.ca/development](http://www.caledon.ca/development) (Community Services, Planning and Development Services, Planning)*

**Planning Response:** The Draft Plan of Subdivision has been resubmitted in both cad and pdf format, in accordance with the digital submission standards.

2. *The Owner's Certificate and Surveyor's Certificate must be signed on the draft plan. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** The Owner's Certificate and Surveyor's Certificate on the Draft Plan of Subdivision have now been signed.

3. *The following are to be updated on the draft plan:*
  - a) *The underlying PIN*
  - b) *The legal description, to include Part Lot 9, as designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787.**(Community Services, Planning and Development Services, Planning)*

**Planning Response:** The underlying PIN and legal description have been revised to include Part Lot 9, as designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787. The revised underlying PIN and legal description have been signed off by the surveyor.

4. *The Environmental Summary Map is to include Policy Area 4 to demonstrate that no part of a structure envelope is located within this area, as per Section 7.1.9.4 of the Official Plan. The Planning Justification report suggests that Block 11 on the draft plan contains Policy Area 4. Furthermore, the report confirms that neither the TRCA nor the Town will be accepting these lands, and that the lands would be transferred to the owner of Lot 1. As a result:*
  - a. *Amend the Environmental Summary Map to identify Policy Area 4.*
  - b. *Amend the draft plan to incorporate Block 11 into Lot 1.*
  - c. *Amend the draft Zoning By-law Amendment to rezone the limits of Block 11 as Environmental Policy Area 1 – Oak Ridges Moraine – Exception XX (EPA1-ORM-XX), containing a natural area restriction.*
  - d. *A warning clause will be required in all Agreements of Purchase and Sale identifying that a portion of the lands are designated Policy Area 4, zoned EPA1-ORM which does not permit the use of the land.**(Community Services, Planning and Development Services, Planning)*

**Planning Response:** The Environmental Summary Map is provided in **Appendix B** of this Planning Rationale Addendum Report to demonstrate that no part of a structure envelope is located within Policy Area 4, as per Section 7.1.9.4 of the Official Plan. Further, the revised Draft Plan in **Appendix A** now includes Block 11 within Lot 1, identified as a natural area. It is further rezoned within the Draft Zoning By-law, provided in **Appendix C**, as Environmental Policy Area 1 – Oak Ridges Moraine – Exception XX (EPA1-ORM-XX). Lastly, it is noted that warning clauses will be required in the Agreements of Purchase and Sale to identify the lands designated Policy Area 4, zoned EPA1-ORM, which does not permit the use of the land.

5. *In reviewing the lot lines between Lots 1 and 2, staff suggest that the dividing line along the driveway be reviewed to determine if there is a way to make it more uniform. Please see suggestions on the sketch below (pin and orange markups). Please review and determine if*

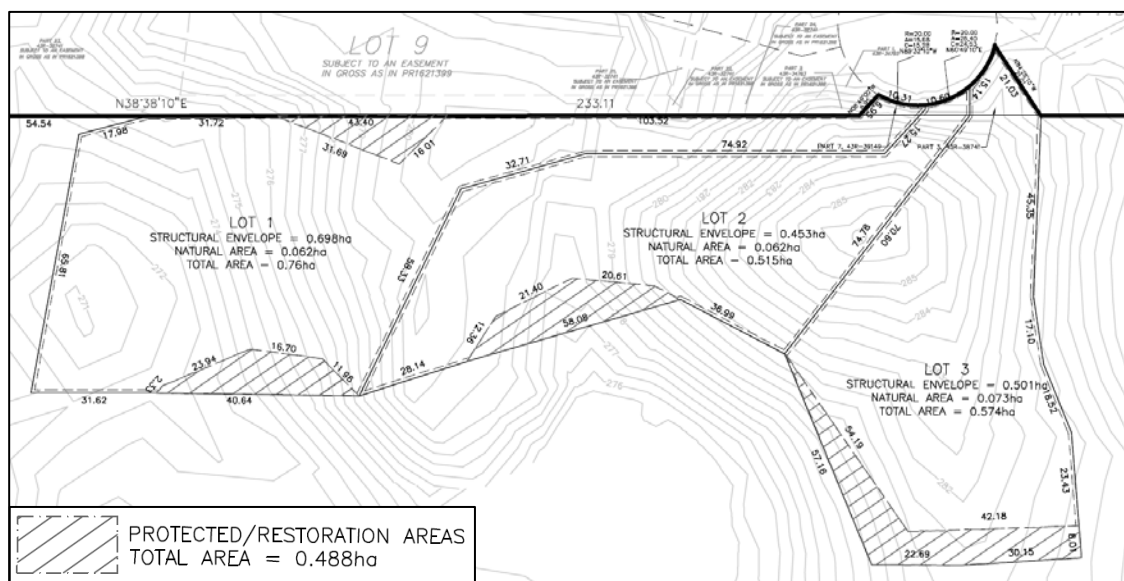


*there is a possibility to regularize these lines and also consider the mutual easement boundaries as well.*



*(Community Services, Planning and Development Services, Planning)*

**Planning Response:** The lot lines between Lot 1, 2, and 3 have been revised to create more regularized lots, as shown in **Figure 2** below. Moreover, the mutual easement boundaries no longer exist, as separate driveways are now proposed for Lot 1 and 2. Please note that the minimum Lot Area of 0.45 ha is still being maintained and the proposal is still in conformity with Policy 7.1.9.11 and Policy 7.1.9.41 of the Town of Caledon Official Plan, further discussed and justified in Section 5 of this report.



**Figure 2:** Revised Lots 1-3

6. *As previously indicated in Region of Peel comments dated August 19, 2019, the Hydrogeological Study is not satisfactory. Please see Region of Peel comments, attached. (Region of Peel)*



**Planning Response:** The Region of Peel comments have been addressed through the revised Hydrogeological Report. Please refer to the 3<sup>rd</sup> Submission Response Matrix and revised Hydrogeological Report for further details.

7. *TRCA staff cannot recommend approval of the applications until such time that the application and supporting studies are revised to address their comments. Please see TRCA comments, attached. (Toronto and Region Conservation Authority)*

**Planning Response:** The TRCA comments have been addressed. Please refer to the TRCA 3<sup>rd</sup> Submission Comment Response Matrix for details.

8. *In accordance with Section 7.1.9.17, Town staff strongly encourage the applicant to establish environmental management/reforestation plans on the rear of lots 3, 6 and 7 outside of the envelope. These plantings would be adjacent to contiguous environmental features. They will also act as a physical/noticeable change in use of the lot, preventing encroachment outside of the natural area. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** Noted. Establishing an environmental management/reforestation plan will be further considered during the detailed design stage of the planning process. Details of the natural areas within the lots can further be requested as a condition of Draft Plan approval, if warranted. Also, please note Open Space Block 10 is subject to an environmental management plan to be carried out by the developer, as required by the TRCA.

9. *It does not appear that Block 10 (Open Space Block) is accessible by vehicle. Vehicular access is a requirement for the TRCA's acquisition of these lands. (Toronto and Region Conservation Authority)*

10. *As the TRCA is accepting Block 10 (Open Space Block), vehicular access is required to that block from a public road. The lot fabric is to be amended to provide for a vehicular access. Please work with the TRCA to identify an appropriate access. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** The TRCA has confirmed that an access easement will be required to access Open Space Block 10 on foot, rather than by vehicle. Therefore, a 3-metre wide access easement is proposed along the northwesterly lot line of Lot 7 to provide foot access to Open Space Block 10. It is presumed that this easement will be required as a Condition of Draft Plan Approval. Correspondence with the TRCA is provided in **Appendix D** for the Town's records.

11. *The Tree Inventory and Assessment Report is to be revised to address the following comments:*

- a. *Update Figure 2 to show trees 4, 6, 7 and 12 as being 'preserved' instead of being removed (black dot).*
- b. *Update Appendix C to include the updated Town TP fence detail 606 and TP notes 710 and 711.*
- c. *Update Section 5 to include the following note: "Any trees located on the property line or on the adjacent property that are proposed to be removed, pruned or injured, will require written consent from the adjacent landowner. All correspondence is to be forwarded to the Town prior to any removals."*

*(Community Services, Planning and Development Services, Planning)*

**Planning Response:** All of the above-noted matters have been addressed within the updated report.

12. *Staff continues to have concerns with the lot configuration and useable amenity area of these lots. There is a repeated pattern of homeowners encroaching into the natural area (both with and without permissions) citing lot size constraints, slope constraints and not understanding the limits of the structure envelope and lots due to their irregular nature.*

*While Section 7.1.9.11 indicates that “envelopes may include areas with an 11-15% slope, and occasionally greater than a 15% slope”, staff note that each envelope includes slopes up to 15% and that large areas of Lots 1, 2, 3 and 6 contain slopes greater than 15%.*

*Staff is seeking further information to address this concern:*

- *Please also review the boundaries of the lots and structure envelopes to create uniform boundaries to the best of your ability, while still meeting the planning policy context.*
- *Staff request that the useable area (comment #11 below) is identified on the Environmental Summary Map.*
- *Please ensure that all dwelling footprints shown on the Environmental Summary Map are a minimum of 400 sq. metres in size.*
- *Staff will also require warning clauses noting all of these restrictions in the Agreements of Purchase and Sale.*

*(Community Services, Planning and Development Services, Planning)*

**Planning Response:** As stated in the previous version of the Planning Rationale Addendum Report, Policy 7.1.9.11 of the Town of Caledon 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. [...]” (emphasis added). This policy uses the words “generally”, “may include”, and “occasionally”, which are suggestive rather than prescriptive, binding terminology. The following table has been prepared to demonstrate how the reconfiguration of Lots 1-3 are still conforming to Policy 7.1.9.11:

SLOPE PERCENTAGE PROPOSED	LOT 1	LOT 2	LOT 3
0 – 1% Slope	5.13%	1.76%	0.00%
2 – 5% Slope	3.32%	2.77%	1.26%
6 – 10% Slope	40.91%	34.21%	56.76%
11 – 15% Slope	27.80%	34.01%	22.72%
15 – 25% Slope	21.93%	25.09%	19.22%
>25%	0.89%	2.17%	0.03%

**Table 2:** Proposed Slope Percentages for Lots 1-3

Ultimately, a majority of the slopes within the Structure Envelopes are 10% or less, with a portion including 11-15% and occasionally greater than 15%. The slopes proposed within the Structure Envelope on Lot 2 are the most significant, with approximately 25% being greater than 15%. Nonetheless, this is a significant minority and overall relatively small percent of the lot, demonstrating consistency with Policy 7.1.9.11 stating “occasionally greater than 15 percent”.

Moreover, as previously discussed, the lot boundaries of Lots 1-3 have been revised to create uniform boundaries and to address neighbour concerns respecting privacy, while still meeting the planning policy context. For example, the driveway and dwelling footprint on Lot 2 have been shifted further away from the adjacent lands to the north. With respect to minimum dwelling footprint, there should be a minimum gross floor area of 400 sq. metres, as the smaller lots (with a maximum 8% lot coverage) only allow for a dwelling footprint of 360 sq. metres. Nonetheless, the septic system sizes shown on the engineering drawings correctly reflect a minimum 400 sq. metre gross floor area. Lastly, it is noted that warning clauses noting all restrictions will be required in the Agreements of Purchase and Sale.

13. *As per the Town standard, a minimum of 7.5 m of the useable area (2% to 5% slope) that matches the width of the house is to be provided. The location of the septic tanks on some of the lots need to be revised to meet this standard. Please amend accordingly. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** With respect to useable amenity area in the rear yard, the regulations outlined in the Town of Caledon Zoning By-law 2006-50, as amended Estate Residential (RE) Zone permit a minimum backyard amenity area of 56 sq. metres. Further, the Town of Caledon Development Standards Manual advises that a minimum of 7.5 metres of the rear lot area is sufficiently level (2-5% slope) to be useable or at the discretion of the Town of Caledon. Moreover, it is prescribed in the Town of Caledon Development Standards Manual that rear yards in urban development areas must have a minimum of 75% of the yard area sufficiently level to be useable and that this useable area shall be adjacent to the rear of the house.

As such, a minimum of 56 sq. metres of amenity area with a 7.5 metre depth and sufficiently level (i.e. 2-5% slope) has been shown on the preliminary engineering plans. Estate residential lots do not typically provide an amenity area across the full width of the house due to the large scale and width of the dwellings. Please refer to the revised engineering drawings, prepared by Calder Engineering Ltd. and the 3<sup>rd</sup> Submission Response Matrix for further details.

14. *All stormwater modelling and water balance outlined within the Functional Servicing Report must also be reviewed and approved by the TRCA. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** Noted.

15. *As identified in the previous comments letter, the grading drawings still illustrate that cuts greater than 2.0 m (max. 2.75 m) are proposed to provide the driveway access for Lots 1 to 3. As well, a portion of Trivoli Circle and Lot 8 also require localized cuts of 2 m or greater. In accordance with Section 7.1.9.41 of the OP, the depth of cut for roads and structural envelopes is restricted to 2.0 m.*

*Town staff has had discussion with the applicant and has approved the proposed grading plan considering the following: 1) The area that requires greater than 2.0 m of cut is a relatively small and localized; 2) without the proposed cut, the initial intent of providing gentle transitions to existing grades cannot be satisfied.*

*(Community Services, Planning and Development Services, Planning)*

**Planning Response:** Noted. Please refer to the detailed engineering drawings for cut illustrations. Also as stated above, the Town's engineering department has approved the proposed grading plan with conditions.

16. *It is the Town's preference to retain the daylight triangle for safety assurances. (Community Services, Planning and Development Services, Development Engineering)*

17. *The TRCA does not have any objection to the daylight triangle being established and owned by the Town. (Toronto Region Conservation Authority)*

**Planning Response:** Noted. It is anticipated that the daylight triangle will be dedicated to the Town of Caledon.

18. *Please provide a document which identified all public comment received through the processing of the application, including but not limited to comments heard at the public meeting, and include responses to all comments. (Community Services, Planning and Development Services, Development Engineering)*

**Planning Response:** All of the public comments received through the application process are addressed in Section 4 of this Planning Justification Addendum Report.

#### **Comments to be Addressed Prior to a Recommendation on the Zoning By-law Amendment**

1. *Please amend the proposed Zoning By-law Schedules, as required to address comments. The schedules must be received in both cad and pdf format meeting the requirements of the digital submission standards, available at [www.caledon.ca/development](http://www.caledon.ca/development)*

**Planning Response:** The Zoning By-law Schedules have been amended to address all agency comments. They are submitted in both cad and pdf format in accordance with the Town of Caledon digital submission standards.

2. *Please find attached a revised Zoning By-law Amendment which includes amendments to address the comments noted below, as well as other formatting and technical matters. Please review the attached and provide comment as part of a revised submission. Please submit a track-change version of this document in Word as part of your revised submission as a "working copy". (Community Services, Planning and Development Services, Planning and Zoning)*

**Planning Response:** A track-change version of the Zoning By-law Amendment Word document with comments is provided as part of the revised submission as a "working copy".

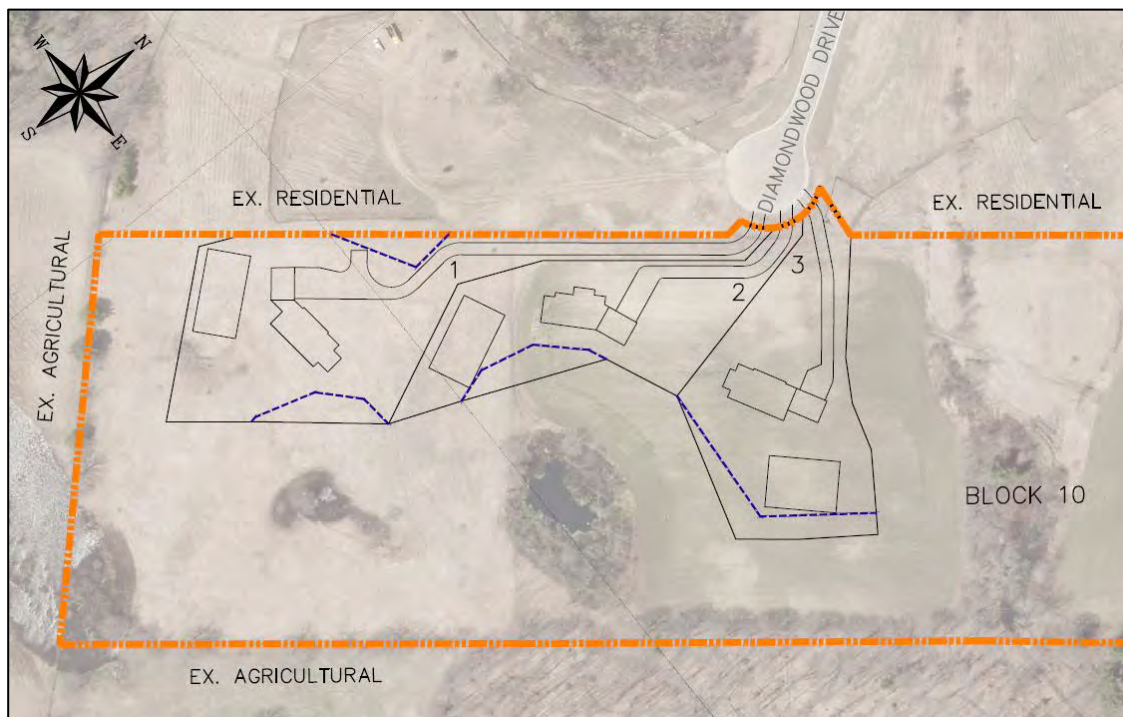
3. *Town staff are not in support of a maximum driveway width of 12.5 m. Staff has not included an amendment to driveway width in the attached version of the draft Zoning By-law.*

*Please note that the Town has initiated a Zoning By-law Amendment which, if approved, will provide clarity on how driveways are measured and will increase the maximum width of driveways, though not to the extent requested. For further information on this, please visit the Town's website at <https://www.caledon.ca/en/town-services/zoning-by-law-review.aspx> and*

[review RZ 2019-0008](#). (Community Services, Planning and Development Services, Planning and Zoning)

4. Town staff are not in support of a minimum parking area setback of 2.5 m on Lot 1. Staff believes that this request is made for the hammerhead to assist with a turnaround, and if this is the case, then this setback may not be required due to the proposed Town initiated Zoning By-law Amendment clarifying driveways. Staff has not included an amendment to driveway width in the attached version of the draft Zoning By-law. Should there be concerns with this approach, please advise. (Community Services, Planning and Development Services, Planning and Zoning)

**Planning Response:** A maximum driveway width of 12.5 metres is no longer proposed. Initially, this regulation was proposed to permit the shared driveway for Lots 1 and 2. The following drawing is for illustrative purposes to demonstrate the revised driveway layouts. They can be further refined through the Site Plan stage of the planning process as long as they continue to maintain the intent of the Town of Caledon Official Plan, including Policy 7.1.9.4.



**Figure 3:** Revised Proposed Driveway Configuration for Lots 1-3

The average driveway width proposed is 4.5 metres; however, the proposed driveway width at its widest point where it provides direct access to a private garage is 11.5 metres (Lot 1). Therefore, *Regulation 5.2.15 Width of Driveways Accessing Individual Residential Dwellings* that permits a maximum driveway width on the subject lands of 6 metres shall be amended accordingly. The Town should advise if their proposed Zoning By-law Amendment suggests otherwise.

Moreover, a minimum parking area setback of 2.5 metres is not required and is no longer proposed. As suspected, the 2.5 metres was referring to the minimum setback from the

hammerhead to assist with turnaround. Please refer to the resubmitted revised “working-copy” of the draft Zoning By-law for the proposed revisions.

5. *The proposed Zoning By-law contains site specific setbacks for a number of lots which can become difficult to administer. Unless required, staff has reduced the number of site specific setbacks. Should there be concerns with this approach, please advise. Please note that these revisions have not been reviewed by all departments and agencies at this time. A comprehensive review will be completed at the time of a revised submission. (Community Services, Planning and Development Services, Planning)*
6. *The site-specific definitions for parking area setback and driveway setback have not been included in the attached draft Zoning By-law. There are defined terms for parking space setback and driveway setback which already exist in the Zoning By-law. (Community Services, Planning and Development Services, Planning)*
7. *The reference to structure envelopes is not required and has been removed from the attached draft Zoning By-law. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** Noted. IBI Group does not have a concern with this simplified approach. Please refer to the resubmitted revised “working-copy” of the draft Zoning By-law for the proposed revisions which includes all relevant comments.

8. *Further discussion is required to determine if the site specific Rear Lot Line definition is required and if there are additional site specific lot line definitions required. A plan showing setbacks to lot lines from the proposed dwelling footprint would assist with this. At this time, the definition remains in the attached draft Zoning By-law. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** Considering the proposed lots are not rectangular in shape due to the site characteristics, including topography, it is recommended that Rear and Side Lot Line definitions be provided for clarification purposes. Please refer to the resubmitted revised “working-copy” of the draft Zoning By-law for the proposed revisions which includes all relevant comments.

9. *Staff amended the Minimum Distance Separation provision to be in keeping with the Town’s Zoning By-law and to require a MDS calculation, rather than establish a 150 m setback. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** In order to confirm that there are no implications on the proposed development as a result of the revised wording respecting the Minimum Distance Separation provision, confirmation was received from Orion Environmental Solutions. Essentially, they reviewed the distance to the closest livestock operation concurrent with aerial photography. They found that the proposed Draft Plan of Subdivision is fully in compliance with the MDS setback requirements. The letter prepared by Orion Environmental Consulting Inc. is provided in **Appendix E**.

10. *To implement comments contained within this letter, the attached draft Zoning By-law Amendment creates a new EPA1-ORM-XXX zone to be applied to Block 11. (Community Services, Planning and Development Services, Planning)*

**Planning Response:** As previously discussed, the revised draft Zoning By-law Amendment creates a new Environmental Policy Area 1 – Oak Ridges Moraine – Exception XX (EPA1-ORM-XXX) zone that is applied to the lands previously referred to as Block 11.

## 4 Response to Public Comments

As previously discussed, the Statutory Public Meeting respecting the proposed planning applications was held on November 3, 2020. The following comments were provided either to the Town of Caledon through email or over the phone, or virtually at the public meeting. IBI Group provided responses in **Table 3** below to ensure all concerns are addressed.

AVENUE RECEIVED	COMMENT	IBI GROUP RESPONSE
<b>Phone Call</b> to the Town of Caledon from Mr. Emil Kolb	Practice for new developments beside agricultural lands, that a chain link fence be constructed between the properties. Requesting that a chain link fence be constructed along the back (north end) to the south end. Concern seemed related to neighbouring dogs running onto his property.	Fences are not typically shown at this stage in the planning process. Nonetheless, the owner is conducive for providing a wire mesh fence along the property boundary that compliments the rural character of the area and will work to prevent pets from trespassing.
	Ensure drainage will be completed correctly. New subdivision to the north of one property owner had drainage done incorrectly and it now drains on to his property	Drainage from Lot 1 is proposed to flow to the low point of the lot at the southwest corner that matches to existing grade at the limit of Lot 1 to the Policy Area 4 lands. With the exception of existing drainage that naturally flows to the wetland at the southwest corner of Block 10, drainage from Lot 1 will not be directed onto Mr. Emil Kolb's property.
<b>Email</b> to the Town of Caledon from Lynn and David Bennett	The Zoning By-Law Amendment would rezone the lands from A2-ORM and EPA2-ORM or Environmental Zone 1 to Estate Residential Exception, EPA1-ORM and EPA1 Exception 405 to permit the proposed development. It is unclear whether part of EPA2-ORM and EPA1-ORM would be rezoned or the whole areas within these subject lands. If the appropriate setbacks from EPA2	The proposed Zoning By-law Amendment is required to permit the proposed estate residential lots by rezoning the subject lands from A2-ORM and EPA2-ORM to RE-XX, EPA1-ORM, EPA1-405 ORM, and EPA1-ORM-XXX. Therefore, both the A2-ORM and EPA2-ORM zones will cease to exist on the subject lands. Please refer to Zoning



	<p>and EPA1 have been observed as has been stated, why does there need to be a zoning amendment at all? If the whole EPA2 and EPA1 areas are rezoned, this will simply allow for more future development and eliminate the protection that EPA2-ORM currently affords, setting a dangerous precedent for other proposed developments within PERC.</p>	<p>By-law Schedule 'A' for of the proposed zone boundaries.</p> <p>Supporting studies, including an Environmental Impact Study, Tree Inventory and Assessment, Hydrogeological Report, Headwater Drainage Feature Assessment, Wetland Water Balance Risk Evaluation, Functional Servicing Report, and Planning Justification Report were prepared to recognize the wise management of development, ensuring that a proposal does not result in any negative impacts on the natural heritage features or their ecological functions. As such, the proposed zoning is appropriate for the subject lands and preserves existing significant environmental features and their functions.</p>
<p><b>Email</b> to the Town of Caledon from Lynn and David Bennett</p>	<p>"Short sections of roads will be permitted to cross or extend into Environmental Zone 2 if necessary...A short section of Street "A" is proposed to cross a small portion of EZ2 lands as there are no other reasonable options." In fact on Figure 4-5 it is clear that a large section of Street "A" and the driveways of several houses cross this designated area.</p>	<p>The Environmental 2 Zone limits have been redefined through detailed geotechnical assessments that confirms the actual extent of significant environmental features. Please refer to Map 8 Environmental Summary Map for the redefined Oak Ridges Moraine Conservation Plan Features.</p>
	<p>The Region of Peel and the town of Caledon stress making these developments compatible with rural landscape and character. The size of the houses and character of this development is urban and doesn't fit into rural landscape. If there is to be constant lighting around the exterior of each house at night, also an urban feature, that will cause light pollution and affect the wildlife and the look of the rural area.</p>	<p>An Urban Design Brief was prepared in support of the proposed development. The proposed 8 lot subdivision is envisioned to be reflective of a "rural-picturesque" estate residential enclave, with built-form and streetscape designs inspired by the open space character of the surrounding area. The subdivision has been designed to maximize tree preservation and protect significant natural features and landforms within the Oak Ridges Moraine.</p>

		Lighting will be provided along Doherty Lane. However, site lighting will be directed downward and inward to mitigate negative impact on neighbouring uses.
<b>Email</b> to the Town of Caledon from Diane Tolstoy	As a portion of this proposed Subdivision (3 lots) referred to as RZ 17-09 are in an area designated EPA2-ORM, therefore prohibiting the use of land for the erecting, locating or using of buildings or structures, how are the applicants going to ensure that the environmental issues such as irrigation, water retention, erosion, grading & natural area restrictions are to be addressed?	<p>The proposed Zoning By-law Amendment is required to permit the proposed estate residential lots by rezoning the subject lands from A2-ORM and EPA2-ORM to RE-XX, EPA1-ORM, EPA1-405 ORM, and EPA1-ORM-XXX. Therefore, both the EPA2-ORM zone will cease to exist on the subject lands. Please refer to Zoning By-law Schedule 'A' for of the proposed zone boundaries.</p> <p>Supporting studies, including an Environmental Impact Study, Tree Inventory and Assessment, Hydrogeological Report, Headwater Drainage Feature Assessment, Wetland Water Balance Risk Evaluation, Functional Servicing Report, and Planning Justification Report were prepared to recognize the wise management of development, ensuring that a proposal does not result in any adverse environmental issues related to irrigation, water retention, erosion, grading, and natural area restrictions. These reports should be available on the Town's website for public review and comment. Please advise if there are any specific concerns with the proposed solutions and professional recommendations.</p>
<b>Comment</b> provided to the Town of Caledon from Beryle & Emil Kolb	We request that a Chain Link Fence be erected from the North End of their lot to the south end of property.	Fences are not typically shown at this stage in the planning process. Nonetheless, the owner is

	It is the developer's responsibility to put up the cost and The fence. This rule has been in place in the Palgrave Estates for Active Farming for many years.	conductive for providing a wire mesh fence along the property boundary that compliments the rural character of the area and will work to prevent pets from trespassing.
	Water drainage not to come onto our Farm Lands.	Drainage from Lot 1 is proposed to flow to the low point of the lot at the southwest corner that matches to existing grade at the limit of Lot 1 to the Policy Area 4 lands. With the exception of existing drainage that naturally flows to the wetland at the southwest corner of Block 10, drainage from Lot 1 will not be directed onto Mr. Emil Kolb's property.
<b>Delegation 1 at Public Meeting:</b> Kathy Tassone at 44 Diamondwood Drive	Concerned about privacy and proximity to long driveways on proposed Lot 1 and 2. It is requested that additional landscaping and trees be proposed as a buffer, specifically large trees, such as evergreens, to increase privacy and reduce visibility of the proposed driveways adjacent to her property	Currently, there is a landscape buffer proposed between the driveway and property line. A landscaping plan will be provided at the detailed design stage of the planning process. The owner of the subject lands is willing to work with Kathy Tassone to ensure there is adequate landscaping to reduce visibility of the proposed driveways. Additionally, the proposed driveway for Lot 2 has been shortened to further reduce visibility to her property.
	Concerned about lack of lighting at the end of the cul-de-sac, as there is only one light	This will be considered when proceeding with detailed design and could further be addressed as a condition of Draft Plan Approval, if warranted. Please note that a future lighting plan will be provided.

<b>Delegation 2 at Public Meeting:</b> Debbie Crandall at 10054 Old Church Road	<p>Concerned about maintaining the rural character of the surrounding area.</p>	<p>An Urban Design Brief was prepared in support of the proposed development and has been peer reviewed at the request of the Town. The proposed 8 lot subdivision is envisioned to be reflective of a “rural-picturesque” estate residential enclave, with built-form and streetscape designs inspired by the open space character of the surrounding area. The subdivision has been designed to maximize tree preservation and protect significant natural features and landforms within the Oak Ridges Moraine.</p>
	<p>Concerned about the hedgerow at the front of the property and would like to have it evaluated by her own Arborist.</p>	<p>Noted. Azimuth Consulting has already assessed all environmental features on the subject lands. Compensation planting for the trees that will be removed has been contemplated in the EIS proposed reforestation plan within Block 10.</p>
	<p>Concerned about inconsistent EZ2 mapping overlay on the proposed development, specifically that the driveway and septic system are proposed within the EZ2 mapping on Lots 7 and 8.</p>	<p>The Environmental 2 Zone limits have been redefined through detailed environmental assessments that confirms the actual extent of significant environmental features. Please refer to Map 8 Environmental Summary Map for the redefine Oak Ridges Moraine Conservation Plan Features.</p>
<b>Public Meeting:</b> Mayor Allan Thompson	<p>Please install fibre to all of the proposed homes.</p>	<p>Noted.</p>
<b>Public Meeting:</b> Councillor Ian Sinclair	<p>Concerned about the circulation area, stating that Rural areas should have larger than 120 metre circulation areas due to large lot sizes and 500 metre radius requirements for other components of the supporting studies (i.e. door-to-door survey).</p>	<p>The 120 metre circulate area is required in the <i>Planning Act</i>. The concern is valid and the Town and Province should reconsider larger circulate areas for rural areas.</p>

	Requests additional information respecting the contingency plan noted by the Region of Peel.	A door-to-door survey within 500 metres is required for people with wells to look at potential impacts to well water quality as a result of the proposed development. The contingency plan would address construction-related impacts for well water use. Please refer to the Hydrogeological Study for further details respecting the contingency plan.
	Concerned that the TRCA will be accepting ownership of Blocks 9 and 10 and suggests that it should be added to one of the lots so it is not abandoned, as public ownership does not mean good management. He notes that currently there are cultivated fields existing, so it seems that slopes are the only significant features being protected.	It is a requirement of Town staff to put those lands in public ownership. Specifically, there are policies in the Town of Caledon Official Plan, that have been adopted by the Oak Ridges Moraine Plan, to identify those features and put them into public ownership  Town of Caledon Planning Staff were to provide a Memo providing further clarification to be brought to the next Planning Committee Meeting.
	Requested additional information respecting the Urban Design Guidelines and what they entail, as it seems strange that each development would have their own architectural control guidelines	The architect and Town consider neighbouring properties when preparing the Urban Design Guidelines, ensuring to maintain the overall vision of the Town of Caledon Official Plan policies. Specifically, Urban Design Guidelines review the estate residential subdivisions around them and try to maintain the upscale nature through their proposed Guidelines.
	Requested clarification about fire and emergency services; specifically, what the slope and turn-around requirements for a fire truck are	The only driveway longer than 90 metres (Lot 1) incorporates a turn-around. The maximum slope requirement for a firetruck is

		8%, whereas our driveway slopes do not exceed 6%.
	Concerns about the staff condition about written consent from the adjacent land owner to remove a tree along the property boundary; specifically, he is concerned about lot configurations and how owners will identify which trees are theirs	<p>The trees identified in that statement refers to adjacent land owners and that a Tree Inventory Report was prepared, including trees identified for removal.</p> <p>Survey bars will be inserted and fences will be required between the Open Space blocks and the proposed estate residential lots.</p> <p>The condition only pertains to the property to the north abutting Lots 4 and 5.</p>
<b>Public Meeting:</b> Councillor Jennifer Innis	Concerned about lighting, as this is a constant issue that they have in the rural area. She has requested that the have us look into lighting as part of the next stage in the planning process	Lighting will be provided along Doherty Lane. However, site lighting will be directed downward and inward to mitigate negative impact on neighbouring uses. A lighting plan will be provided at the detailed design stage of the development process. Further, the Town can request this as a condition of Draft Plan Approval.
	Concerned about the natural features that will be given to the TRCA; specifically, that future property owners will go into the naturalized areas and cause damage (i.e. not with buildings, but proceed to killing endangered species)	Property boundaries are required to be fenced. It can also be requested that an informative sign be placed on the property.
	Requested if there is an opportunity to add information or a clause to provide awareness and add significance to the property surrounding them, letting future owners understand what is in their backyard	You can register material online, provide identification on-site, or a brochure could be provided to future purchasers on current trends (other municipalities do that).
	Like to see this on all lands within the Palgrave area, include a sign on the property so that future	Noted. This can be required through a condition of Draft Plan Approval.

	homeowners can educate themselves.	
<b>Public Meeting:</b> Mayor Allan Thompson	Confirms that as they work through their Official Plan Review, they should include something on their website that is long-lasting respecting the significance of naturalized areas, as homeowners change and people do not understand that they have areas on the property that are EPA.	Noted. IBI Group also encourages the Town of Caledon to do the same.
	Suggests that there should be long-term signage on significant naturalized areas.	Noted. This can be required through a condition of Draft Plan Approval.

**Table 3:** Public Comment Response Matrix

## 5 The Current Policy Planning Regime

As discussed in the initial Planning Rationale Report and previous versions of the 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, 2020;
- 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.

As a result of lot configuration changes, it is important to address conformity with the following policies that the Town of Caledon Official Plan have previously expressed concern over:

**Policy 7.1.9.11** *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 Structure Envelope must include a suitable well drained area with slopes of 10 percent or less for a sewage disposal system.*

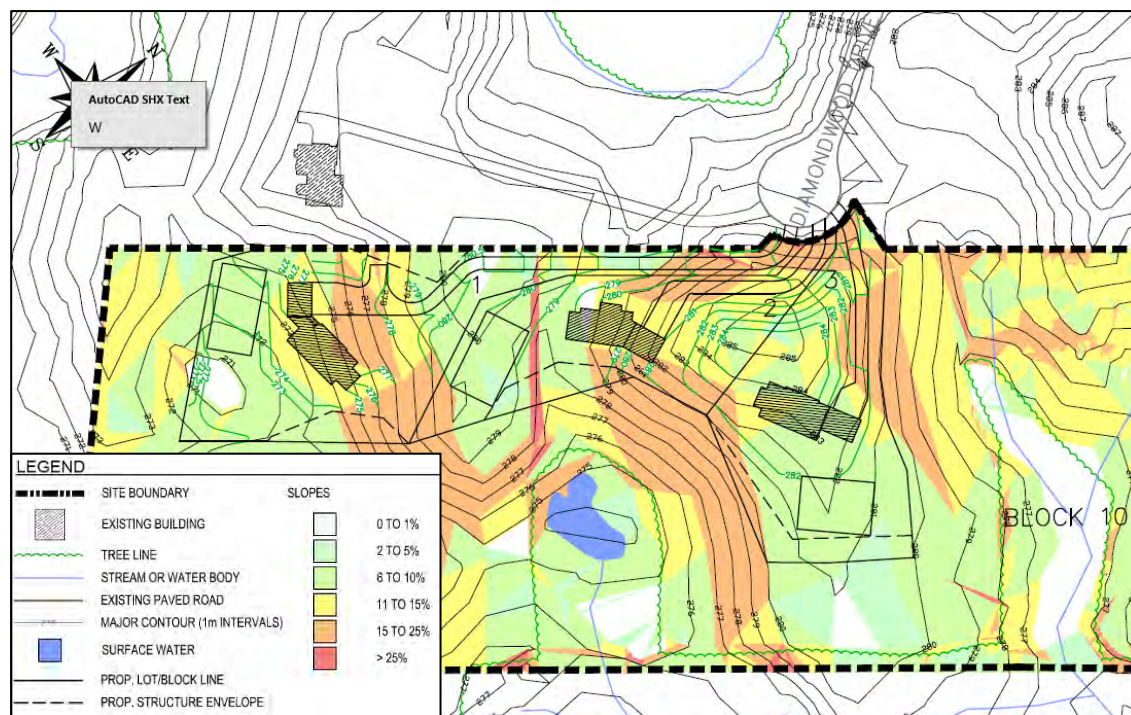
**Planning Comment:** This policy uses the words “generally”, “may include”, and “occasionally”, which are suggestive rather than prescriptive, binding terminology. The following table has been prepared to demonstrate how the reconfiguration of Lots 1-3 are still conforming to Policy 7.1.9.11:



SLOPE PERCENTAGE PROPOSED	LOT 1	LOT 2	LOT 3
0 – 1% Slope	5.13%	1.76%	0.00%
2 – 5% Slope	3.32%	2.77%	1.26%
6 – 10% Slope	40.91%	34.21%	56.76%
11 – 15% Slope	27.80%	34.01%	22.72%
15 – 25% Slope	21.93%	25.09%	19.22%
>25%	0.89%	2.17%	0.03%

**Table 4:** Proposed Slope Percentages for Lots 1-3 (2)

The proposed slopes for houses sited on Lots 1-3 are depicted on **Figure 4** below:



**Figure 4:** Technical Map 3B Slope Map with Proposed Contours Excerpt

Ultimately, a majority of the slopes within the Structure Envelopes are 10% or less, with a portion including 11-15% and occasionally greater than 15%. The slopes proposed within the Structure Envelope on Lot 2 are the most significant, with approximately 25% being greater than 15%. Nonetheless, this is a significant minority and overall relatively small percent of the lot, demonstrating consistency with Policy 7.1.9.11 stating “occasionally greater than 15 percent”. Additionally, the houses themselves are often situated on slopes ranging from 6% to 15%, **rarely** being sited on slopes greater than 15%.

**Policy 7.1.9.41** *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.*

**Planning Comment:** The Doherty Lane horizontal and vertical road alignment and proposed grading for lots 4 through 8 do not result in a depth of cut greater than 2 metres from the existing ground surface. In this regard, the only area where this occurs on the project (i.e. depth of cut

greater than 2 metres) is a small localized area on Lots 2 and 3. This has been proposed to suit design driveways to Lots 1 and 2, provide gentler transition to natural grades that currently exist, and meet the Town of Caledon grading standards.

**Planning Policy Regime Planning Conclusion:** Overall, the proposed development is consistent with the PPS and conforms to all relevant Provincial and local planning documents 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. Please refer to the initial Planning Justification Report and Planning Rationale Addendum Reports for further details.

## 6 Supporting Studies, Reports, and Materials

Third submission comments were received from the TRCA on July 8, 2020 and the Town of Caledon on October 20, 2020. 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: Hydrogeological Assessment Report, Preliminary Engineering and Stormwater Management Report, Technical Mapping, and Engineering Drawings. Two comment response matrixes are being submitted concurrently to identify where to find responses to all agency comments.

### 6.1 Hydrogeological Assessment Report

Azimuth Environmental Consulting Inc. consolidated all of their responses within one comprehensive Hydrogeological Assessment Report. A few of their responses are as follows:

- Section 7.0 provides a map and clarification respecting the door-to-door well survey;
- A Well Contingency Plan is provided in Appendix I of the updated Hydrogeological Assessment Report;
- They do not believe that any off-site wells will be impacted by the site activities, due to the nature of the overburden soils, the nature of the proposed development, and distances between the wells and property;
- A monitoring plan is proposed and includes ground water and surface water on-site, and two neighbouring private wells;
- The proposed development will have negligible impact to the ground water regime and appropriate water balance characteristics can be obtained;
- The surface water catchment for Wetland 10 is proposed to be reduced from 3.53 ha to 2.16 ha to reduce the surface water inflows, to be compensated by a reduction of ground water outflows; and,
- The Wetland Water Balance Risk Evaluation and revised Feature-based Water Balance are provided in updated Hydrogeological Assessment Report.

Please refer to the TRCA Response Matrix, Agency Response Matrix, and Hydrogeological Assessment Report for further details.

## 6.2 Preliminary Engineering and Stormwater Management Report

Calder Engineering updated their Preliminary Engineering and Stormwater Management Report to address applicable agency comments. A few of their responses and noteworthy comments are as follows:

- A minimum 56 sq. metres amenity area with a 7.5 metre depth and sufficiency level (i.e. 2% - 5% slope) has been shown achievable on the preliminary engineering plans;
- The minimum amenity coverage for each lot has been summarized on the preliminary engineering grading plans (i.e. refer to drawings 16-168-04 and 16-168-05)
- Site drainage plans ensure mitigation function is incorporated;
- Peak flows are being maintained, with the exception of peak flows to Node 8, which has been designed to accommodate the estimated flow increase;
- The only area where a depth of cut greater than 2 metres occurs is on a small localized area on Lots 2 and 3 to suit design driveways, provide gentler transitions to natural grades that currently exist, and meet Town of Caledon grading standards; and,
- All proposed lots have appropriate area for a sewage disposal system and generally include gentler slopes within the structure envelope.

Please refer to the TRCA Response Matrix, Agency Response Matrix, and Preliminary Engineering and Stormwater Management Report for further details.

## 7 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 matrixes.

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 **15<sup>th</sup>** day of **December** 2020

Regards,  
**IBI Group**



Julia Redfearn MCIP RPP  
Planner



Carmen Jandu MCIP RPP  
Senior Planner

*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.*

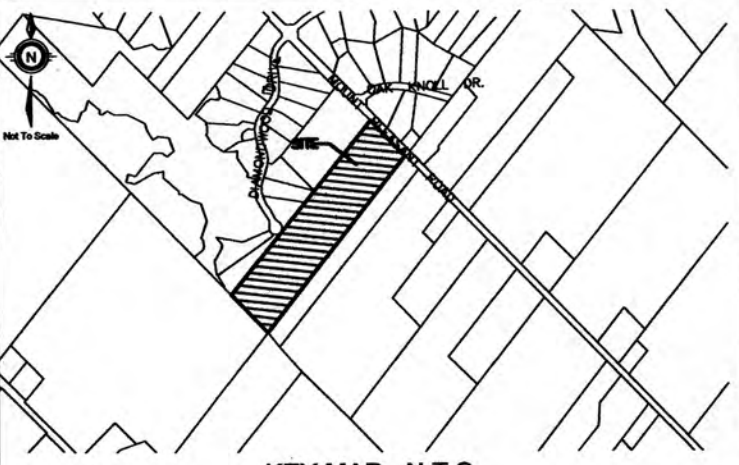
# Appendix A – Revised Draft Plan of Subdivision

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**DRAFT PLAN  
OF SUBDIVISION  
LAURELPARK ESTATES**  
OF PART OF LOTS 9 & 10  
REGISTERED PLAN 43M-1787  
AND 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 283.85m
- INFORMATION REQUIRED**  
UNDER SECTION 51 (1) 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) - GLACIAL TILL
  - (j) - AS SHOWN
  - (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. Rames  
PETER T. RAMES, BSc., CLS., O.L.S.  
RAMES GEOMATICS INC.

DATE DEC. 14, 2020

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

SIGNED Mark Crowe  
MARK CROWE  
LAURELPARK INC.

DATE DEC. 15/20

LAND USE SCHEDULE		AREA	POTENTIAL	
LOTS/BLOCKS	LAND USE		# OF UNITS	
			MIN	MAX
RESIDENTIAL				
LOTS 1-8	ESTATE RESIDENTIAL	4.242	8	8
BLKS. 9 & 10	OPEN SPACE	5.552		
BLK. 11	ROAD WIDENING	0.048		
BLK. 12	SWM POND	0.128		
ROW		0.410		
TOTAL		10.381	8	8

REVISIONS	DESCRIPTION
1	2020-12-01 AM REVISIONS TO DRAFT PLAN PER CALDER REVISIONS
2	2020-02-28 BC REVISION TO OWNER CERTIFICATE
3	2020-02-18 BC REVISIONS TO PIN
4	2020-02-06 BC REVISIONS TO DRAFT PLAN PER CALDER REVISIONS
5	2019-03-18 BC REVISIONS TO DRAFT PLAN
6	2018-10-16 BC REVISIONS TO DRAFT PLAN PER CALDER REVISIONS
7	2018-08-09 BC REVISIONS TO DRAFT PLAN
8	2018-03-28 BC REVISIONS TO DRAFT PLAN PER CITY COMMENTS
9	2017-06-13 GO DRAFT PLAN FOR SUBMISSION

**APPROVALS**

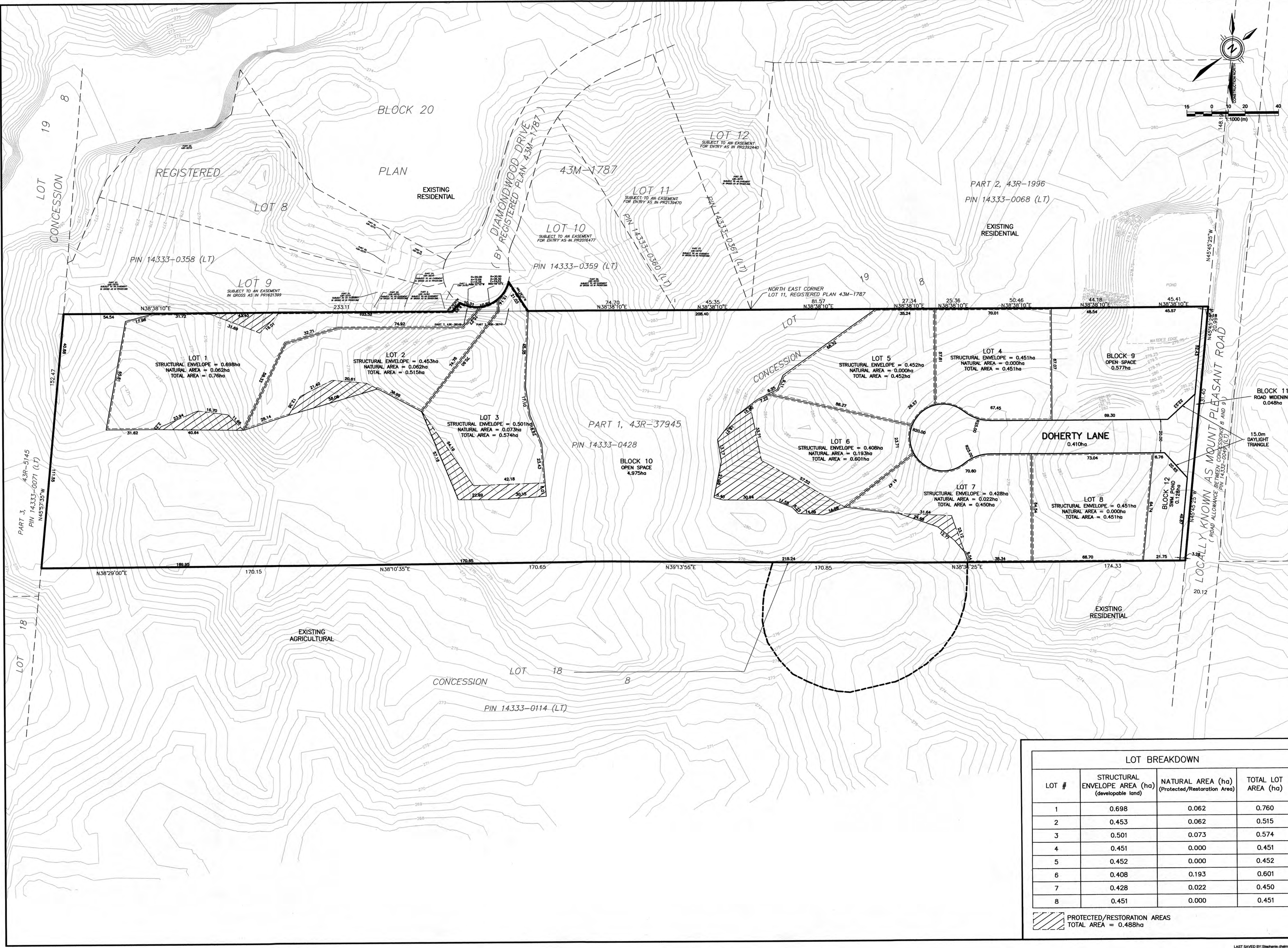
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

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	0.698	0.062	0.760
2	0.453	0.062	0.515
3	0.501	0.073	0.574
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

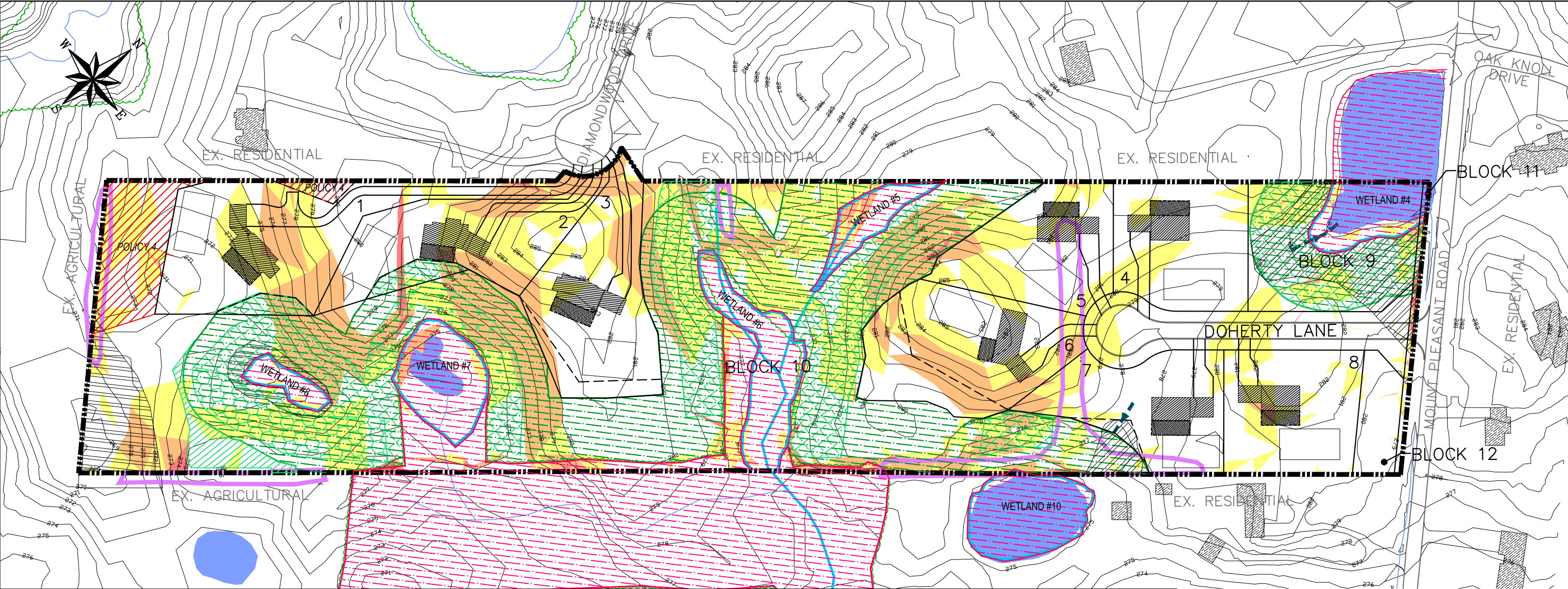




# Appendix B – Environmental Summary Map 8

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LOT STATISTICS

LOT (ha)	TOTAL LOT AREA (ha)	NET LOT AREA (ha)	SE AREA (sq.m.)	BUILDING FOOTPRINT (sq.m.)	SEPTIC FOOTPRINT (sq.m.)	AMENITY AREA (sq.m.)	DRIVEWAY AREA (sq.m.)
1	0.760	0.698	0.698	448	500	152	1051
2	0.515	0.453	0.453	400	500	132	430
3	0.574	0.574	0.501	428	503	168	379
4	0.451	0.451	0.451	360	501	152	263
5	0.452	0.452	0.452	360	501	138	260
6	0.601	0.601	0.408	448	501	86	261
7	0.450	0.450	0.428	360	500	142	206
8	0.451	0.451	0.451	360	501	149	161

NOTE: BUILDING, SEPTIC, DRIVEWAY AND AMENITY AREA LAYOUTS SUBJECT TO DETAILED DESIGN AT THE SITE PLAN APPLICATION STAGE.

COMPENSATION PLANTINGS

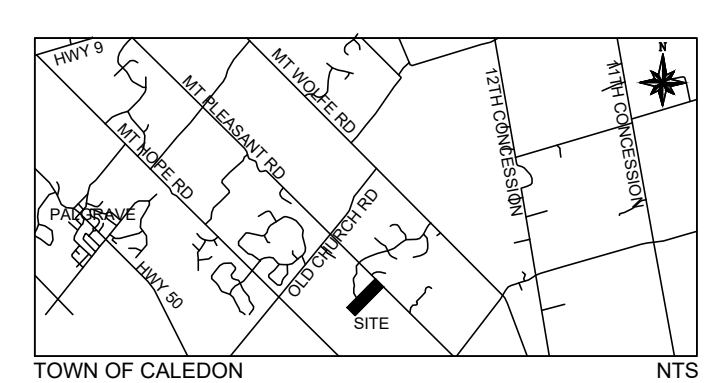
- PROPOSED BUTTERNUT COMPENSATION AREA (2,240 sq.m.)
  - PROPOSED TREE COMPENSATION AREA (1,571 sq.m.)
  - PROPOSED REHABILITATION PLANTING (14,309 sq.m.)
  - PROPOSED DIAMONDWOOD SEVERANCE COMPENSATION AREA (815 sq.m.)
  - PROPOSED OVERSEED AREA (842 sq.m.)
- REFER TO EIS PREPARED BY AZIMUTH FOR RATIONALE FOR PROPOSED COMPENSATION AREAS



NOTES

- CONTOURS GENERATED FROM ORTHOPHOTOGRAPHY DEVELOPED IN THE SPRING OF 2002 ,AND SURVEYED ELEVATIONS BY CALDER ENGINEERING LTD. (2017 & 2019) AND EPLETT WOROBEK RAIKES SURVEYING LTD. (2015). ACTUAL ELEVATIONS MAY VARY FROM THOSE SHOWN.
- CONTOUR INTERVAL IS 1m.
- FEATURE LOCATIONS (e.g. TREELINES, BUILDINGS, ETC.) ARE APPROXIMATE.

KEY PLAN



LEGEND

- SITE BOUNDARY
- PROP. LOT/BLOCK
- STRUCTURE ENVELOPE
- EXISTING BUILDING
- TREE LINE
- EXISTING SURFACE WATER
- EXISTING PAVED ROAD
- MAJOR CONTOUR (1m INTERVALS)
- HEDGEROW (ENVIRONMENTAL ZONE 2)
- E22 AREAS
- POORLY DRAINED OR VERY POORLY DRAINED AREAS
- SOILS WITH RAPID AND RESTRICTED PERCOLATION RATES
- POLICY 4 AREA
- SLOPES 0 TO 10%
- SLOPES 11 TO 15%
- SLOPES 15 TO 25%
- SLOPES > 25%
- SEASONALLY HIGH WATER TABLE (ENVIRONMENTAL ZONE 2)
- WATER TABLE 0 TO 0.5m BELOW GROUND SURFACE
- WATER TABLE 0.5 TO 1.5m BELOW GROUND SURFACE
- OAK RIDGES MORaine CONSERVATION PLAN FEATURES
- KEY NATURAL HERITAGE FEATURE (ENVIRONMENTAL ZONE 1)
- 30m MINIMUM VEGETATION PROTECTION ZONE (ENVIRONMENTAL ZONE 1)
- HYDROLOGICALLY SIGNIFICANT FEATURE
- REGIONAL FLOOD LINE
- REGIONAL FILL LINE
- HEADWATERS DRAINAGE FEATURE PROPOSED ALIGNMENT
- REAR YARD AMENITY AREAS

**Calder Engineering Ltd.**  
T 905-857-7600 W www.caldereng.com

**TOWN OF CALEDON**

LAURELPARK INC.

LAURELPARK SUBDIVISION  
PART OF LOT 19, CONCESSION 8 (ALBION)  
TOWN OF CALEDON, REGION OF PEEL

**MAP 8**  
ENVIRONMENTAL SUMMARY MAP

# Appendix C – Draft Zoning By-law

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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-XX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to lands municipally known as 0 Mount Pleasant Road.

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

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 9 & 10 Registered Plan 43M-1787 and Part of Lot 19, Concession 8 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road for residential, environmental and stormwater management purposes.

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

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

- 1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	XXX	<div><div>- Apartment, Accessory</div><div>- Day Care, Private Home</div><div>- Dwelling, Detached</div><div>- Home Occupation (1)</div></div>	<div><div><b>Lot Frontage</b></div><div>For the purpose of this zone, <i>lot frontage</i> shall be measured at the horizontal distance between the 2 <i>lot</i> lines which intersect the <i>front lot line</i> with such distance being measured along a line which is parallel to, and at a distance of 18 m from the <i>front lot line</i>.</div><div><b>Side Lot Line</b></div><div>For the purpose of this zone, the <i>side lot line</i> means, in the case of a lot having five or more <i>lot lines</i>, the <i>lot lines</i> that are not considered the Front or Rear Lot Line.</div><div><b>Rear Lot Line</b></div><div>For the purpose of this zone, the <i>rear lot line</i> means, 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>.</div><div><div><b>Lot Area (minimum)</b></div><div>0.45 ha</div></div><div><div><b>Lot Frontage (minimum)</b></div><div><div><div>- Lots 1, 2 and 3 on S.E. Map XX</div><div>10 m</div></div><div><div>- All other <i>lots</i></div><div>23 m</div></div><div>- </div></div></div><div><div><b>Building Area (maximum)</b></div><div>8.05%</div></div><div><div><b>Yard, Rear (minimum)</b></div><div><div><div>- From a <i>lot line</i></div><div>7.5 m</div></div><div><div>- From the rear limit of the <i>structure envelope</i></div><div>7.5 m</div></div></div></div><div><div><b>Yard, Interior Side (minimum)</b></div><div><div><div>- From a <i>lot line</i></div><div>5.5 m</div></div><div><div>- From the side limit of the <i>structure envelope</i></div><div>5 m</div></div></div></div></div>



Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Driveway Setback (minimum)</b></p> <ul style="list-style-type: none"><li>- Lots 1 and 2 on S.E. Map XX from any other <i>lot line</i> 2 m</li><li>- All other <i>lots</i> 4.5 m</li></ul> <p><b>Driveway Width (maximum)</b> <i>A maximum driveway width of 4.5 m is permitted.</i></p> <p><i>Notwithstanding the above, a maximum driveway width of 11.5 m is permitted at the widest point where it provides direct access to a private garage.</i></p> <p><b>Parking Space Setback (minimum)</b></p> <ul style="list-style-type: none"><li>- Lot 2 on S.E. Map XX 2.5 m</li><li>- Lots 1, 6 and 7 on S.E. Map XX 5.5 m</li><li>- Lots 3, 4, 5, and 8 on S.E. Map XX 7.5 m</li></ul> <p><b>Minimum Distance Separation</b> Notwithstanding Section 4.35.3.d, no residential, institutional, commercial, industrial, or recreation <i>use</i> located on a separate <i>lot</i> and otherwise permitted by this By-law, shall be established and no <i>building</i> or <i>structure</i> for such <i>use</i> shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) requirements applied in accordance with the MDS I Implementation Guidelines.</p> <p><b>Site Plan Control</b> For the purpose of this <i>zone</i>, site plan approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O 1990, as amended, shall be required for all lots on S.E. Map XX prior to the grading, use of or the development of any land.</p> <p><b>Natural Area Restrictions</b> Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), within an area shown as <i>Natural Area</i> on S.E. Map XX, 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. No fencing shall be permitted within the designated <i>natural area</i> unless required by and in accordance with a subdivision agreement or registered easement.</p> <p><b>Building and Structure Locations</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>All buildings and structures, accessory buildings and structures, driveways, parking space, parking areas, swimming pools and septic tile fields shall only be located within the structure envelope as shown on S.E. Map XX.</p> <p><b>Grading Restrictions</b></p> <p>Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), all grading and site alternation shall only be located within the structure envelope shown on S.E. Map XX.</p>
EPA1-ORM	XXX	<ul style="list-style-type: none"><li>- Environmental Management</li><li>- Forest Management</li><li>- Transportation, Infrastructure, Utilities with the exception of stormwater management ponds</li></ul>	<p><b>Natural Area Restrictions</b></p> <p>Subsequent to the registration of the Draft Plan of Subdivision (File No. 21T-17006C), within an area shown as <i>Natural Area</i> on S.E. Map XX, 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. No fencing shall be permitted within the designated <i>natural area</i> unless required by and in accordance with a subdivision agreement or registered easement.</p>

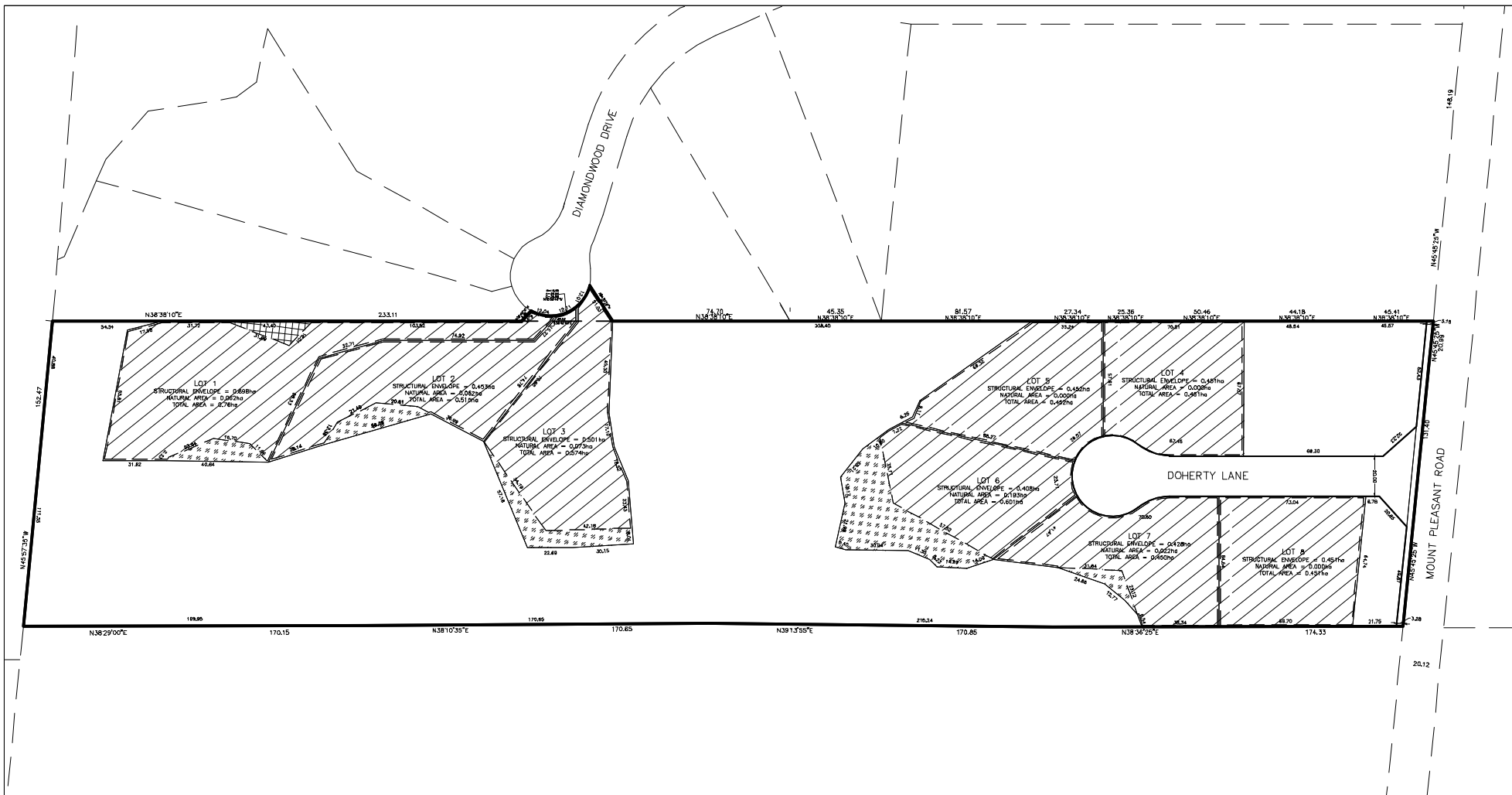
2. Schedule “A”, Zone Map 32 of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 19, Concession 8 (Albion), Part Lot 9, designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787, Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road, from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) to Estate Residential – Exception XXX – Oak Ridges Moraine (RE-XXX-ORM), Environmental Policy Area 1 – Oak Ridges Moraine – Exception XXX (EPA1-ORM-XXX), Environmental Policy Area 1 – Oak Ridges Moraine – Exception 630 (EPA1-ORM-630) and Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM) in accordance with Schedule “A” attached hereto.
3. Schedule “B” Structure Envelope Maps of By-law 2006-50, as amended is further amended for the lands legally described as Part Lot 19, Concession 8 (Albion), Part Lot 9, designated as Part 7 on Plan 43R-39149 on Plan 43M-1787 and Part Lot 10, designated as Part 3 on Plan 43R-38741 on Plan 43M-1787, Town of Caledon, Regional Municipality of Peel, municipally known as 0 Mount Pleasant Road, by inserting S.E. Map XX in accordance with Schedule “B” attached hereto.

Enacted by the Town of Caledon Council this XXth day of XXXX, 2021.

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

\_\_\_\_\_  
Laura Hall, Acting Town Clerk





## Schedule "B"

Map Forming Part of By-law No.

To Amend Zoning By-law No. 2006-50

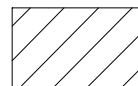
Of Part of Lots 9 & 10

Registered Plan 43M-1787

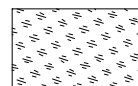
And of Part of Lot 19, Concession 8,  
(Geographic Township of Albion)

Town of Caledon, Regional Municipality of Peel

### Subject Property



STRUCTURAL ENVELOPE



NATURAL AREA

SCALE: NTS



# Appendix D – MDS Separation Compliance Letter

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November 25, 2020

OEC 17-021

**IBI GROUP**

Suite 200, East Wing-360 James Street North  
Hamilton, ON L8L 1H5

Attention: Julia Redfearn

**Re: Minimum Distance Separation Compliance  
Laurelpark Draft Plan of Subdivision  
Part of Lot 19, Concession 8, Town of Caledon**

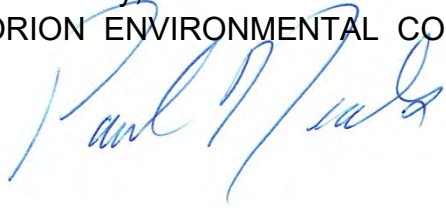
Dear Ms. Redfearn:

The purpose of the letter is to provide our review of the Laurelpark Draft Plan of Subdivision with regard to compliance with the Minimum Distance Separation (MDS) requirements.

On April 24, 2017 Orion submitted a letter report confirming the proposed Laurelpark Draft Plan of Subdivision was in compliance with the provincial MDS policy. The closest livestock operation is a dairy operation with Holstein cattle. This facility represents the largest and closest of the two livestock operations in proximity to the development, both of which are dairy. Review of current aerial photography shows the footprint of the dairy operation is unchanged since the 2017 assessment. The calculated MDS distance from the manure storage was 720m, the actual distance to the development is 735m. The calculated MDS distance to the barn is 689m, the actual distance to the development is 775m. Therefore, the Laurelpark Draft Plan of Subdivision is fully in compliance with the MDS setback requirements.

Please contact me if you have any questions.

Yours truly,  
ORION ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in blue ink, appearing to read "Paul Neals", is written over the company name.

Paul Neals, B.Sc. Agr., P.Ag.  
Principal

## Appendix E – TRCA Correspondence

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**From:** [Jennifer Yong](#)  
**To:** [Tychon Carter-Newman](#)  
**Cc:** [Carmen Jandu](#); [Julia Redfearn](#); [Robert Whyte \(Calder\)](#)  
**Subject:** FW: TRCA Open Space Block Acquisition - Vehicular Access - Laurelpark Block 10  
**Date:** Friday, November 13, 2020 8:53:36 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image001.png](#)  
[DP1 Draft Plan 2020-02-28 BLOCK 10 ACCESS.pdf](#)

---

Good afternoon Tychon,

Thank you for the clarification. Out of the two options shown on your attached markup, we prefer Option B with a 3m easement along the side of Lot 7 providing foot access to the open space block. Rob, please revise your plans to reflect this change.

Thanks again for your time in coordinating with Restoration Services from your end Tychon!

Best regards,

**Jennifer Yong, BES**  
Planner

Ventawood Management  
2053 Williams Pkwy, Unit 49, Brampton, ON, L6S 5T4  
905-822-2615 ext. 225 | [jennifer@developbuildmanage.com](mailto:jennifer@developbuildmanage.com)

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Please be advised that **our office has moved**. Kindly update your records to reflect the new undersigned address.

---

**From:** Tychon Carter-Newman <[Tychon.Newman@trca.ca](mailto:Tychon.Newman@trca.ca)>  
**Sent:** November 12, 2020 1:53 PM  
**To:** Carmen Jandu <[carmen.jandu@ibigroup.com](mailto:carmen.jandu@ibigroup.com)>; Jennifer Yong <[Jennifer@developbuildmanage.com](mailto:Jennifer@developbuildmanage.com)>  
**Cc:** Julia Redfearn <[julia.redfearn@ibigroup.com](mailto:julia.redfearn@ibigroup.com)>; Elaine Leung <[Elaine.Leung@caledon.ca](mailto:Elaine.Leung@caledon.ca)>  
**Subject:** RE: TRCA Open Space Block Acquisition - Vehicular Access - Laurelpark Block 10

Hi Carmen,

Thanks for following up! After further internal discussion, it has been clarified that the TRCA will require an easement to be able to access **Open Space Block 10** on foot. It appears that Option A in the attached plan would suffice. I assume this comment will be addressed within the fourth submission. Please let me if you have any questions.

Thanks,

**Tychon Carter-Newman, MCIP, RPP**  
Planner  
Development Planning and Permits | Development and Engineering Services

T: [416\) 661-6600](tel:416-661-6600) x 5936  
E: [tychon.carter-newman@trca.ca](mailto:tychon.carter-newman@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)

[Apply for a TRCA Permit](#)  
[Regulation Area Search Tool](#)



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**From:** Carmen Jandu <carmen.jandu@ibigroup.com>  
**Sent:** Wednesday, November 11, 2020 10:26 PM  
**To:** Tychon Carter-Newman <Tychon.Newman@trca.ca>; Jennifer Yong <Jennifer@developbuildmanage.com>  
**Cc:** Julia Redfearn <julia.redfearn@ibigroup.com>  
**Subject:** RE: TRCA Open Space Block Acquisition - Vehicular Access

Hi Tychon,

Thank you kindly for taking the time to hear our concerns regarding the proposed access. Let us know when you and your operations staff want to meet to discuss this request or alternatives to this request. As mentioned in the meeting, we are currently completing the revisions that will form our 4<sup>th</sup> submission and would like to get a resolution to this matter.

Talk soon.

Thank you,

Carmen Jandu, MCIP RPP

mob +1 416 938 3838

*A Message from IBI Group's CEO on COVID-19: <https://www.ibigroup.com/covid19-response>*

**IBI GROUP**

Suite 200, East Wing-360 James Street North  
Hamilton ON L8L 1H5 Canada  
tel +1 905 546 1010 ext 63106



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**From:** Tychon Carter-Newman <[Tychon.Newman@trca.ca](mailto:Tychon.Newman@trca.ca)>  
**Sent:** Tuesday, November 10, 2020 5:14 PM  
**To:** Jennifer Yong <[Jennifer@developbuildmanage.com](mailto:Jennifer@developbuildmanage.com)>  
**Cc:** Carmen Jandu <[carmen.jandu@ibigroup.com](mailto:carmen.jandu@ibigroup.com)>; Julia Redfearn <[julia.redfearn@ibigroup.com](mailto:julia.redfearn@ibigroup.com)>  
**Subject:** RE: TRCA Open Space Block Acquisition - Vehicular Access

Good evening Jennifer,

Hope you enjoyed this beautiful day! After some internal discussion it has been communicated that an access with a 6 meter width (to accommodate an excavator) would be adequate for our restoration staff. TRCA staff do not require a paved walkway and it would be ideal if the access pathway was clear of vegetation. In regard to the location of the access point, TRCA staff are indifferent as long as there is direct access to **Open Space Block 10**. It appears that Option A in the attached plan would suffice. Please let me know your thoughts and/or if you have any questions.

Thanks,

**Tychon Carter-Newman, MCIP, RPP**  
Planner  
Development Planning and Permits | Development and Engineering Services

T: (416) 661-6600 x 5936  
E: [tychon.carter-newman@trca.ca](mailto:tychon.carter-newman@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)

[Apply for a TRCA Permit](#)  
[Regulation Area Search Tool](#)



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**From:** Jennifer Yong <[Jennifer@developbuildmanage.com](mailto:Jennifer@developbuildmanage.com)>  
**Sent:** Monday, November 9, 2020 1:59 PM  
**To:** Tychon Carter-Newman <[Tychon.Newman@trca.ca](mailto:Tychon.Newman@trca.ca)>  
**Cc:** Carmen Jandu <[carmen.jandu@ibigroup.com](mailto:carmen.jandu@ibigroup.com)>; Julia Redfearn <[julia.redfearn@ibigroup.com](mailto:julia.redfearn@ibigroup.com)>  
**Subject:** RE: TRCA Open Space Block Acquisition - Vehicular Access

Good afternoon Tychon,

Thanks for following up after our meeting last week. As you may have seen from an automated email, Carmen has moved on to IBI Group but will continue to be involved in this project as our planning consultant. I've cc'ed her new email address for your reference. Please let us know once you have new updates on your end.

Thank you,

**Jennifer Yong, BES**  
Planner

Ventawood Management  
2053 Williams Pkwy, Unit 49, Brampton, ON, L6S 5T4  
905-822-2615 ext. 225 | [jennifer@developbuildmanage.com](mailto:jennifer@developbuildmanage.com)

---

Please be advised that **our office has moved**. Kindly update your records to reflect the new undersigned address.

---

**From:** Tychon Carter-Newman <[Tychon.Newman@trca.ca](mailto:Tychon.Newman@trca.ca)>  
**Sent:** November 6, 2020 7:04 PM  
**To:** Carmen Jandu <[Carmen@developbuildmanage.com](mailto:Carmen@developbuildmanage.com)>  
**Subject:** TRCA Open Space Block Acquisition - Vehicular Access

Hi Carmen,

Just wanted to give you an update – I still have not heard back from our Restoration Services Division regarding your inquiry pertaining to vehicular access. I will follow up again on Monday and I'd hope to have an answer to you by next week. Please let me know if you need anything else in the meantime.

Thanks and have a great weekend!

**Tychon Carter-Newman, MCIP, RPP**  
Planner  
Development Planning and Permits | Planning and Engineering Services

T: [\(416\) 661-6600 x 5936](tel:(416)661-6600x5936)  
E: [tychon.carter-newman@trca.ca](mailto:tychon.carter-newman@trca.ca)  
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)

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