



Landscape Architecture | Site Design



U R B A N
D E S I G N
G U I D E L I N E S

THE MANORS OF
BELFOUNTAIN INC.

PT. EAST & WEST HALF LOT 9
CONCESSION 5 W.H.S.
HAMLET OF BELFOUNTAIN
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

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PROJECT CONTRIBUTORS



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1
INTRODUCTION

This Urban Design Guideline [UDG] document has been prepared by Weston Consulting, Baker Turner Inc. Landscape Architecture, and Architecture Unfolded, on behalf of The Manors of Belfountain Corporation. The purpose of this document is to establish an urban design framework and design criteria for an estate residential subdivision to be developed in the hamlet of Belfountain in the Town of Caledon. Belfountain is one of many picturesque hamlets located in the Town of Caledon, nestled in a natural setting with historic sites and trails.

This UDG document is an updated version to reflect the most recent changes of the subdivision that include the following;

- A total of 75 residential single detached lots are proposed in place of the previous 70 lots;
- The lots will be Estate Residential;
- 5 of the lots will be developed once 80% of the houses have been constructed;
- Lots vary in size from 0.34 - 0.57 hectares [average 0.40] with the exception of Lot 18 at 0.72 hectares where the lot is partially within a woodlot protected area measuring 0.51 hectares;
- Sidewalks provide connections from Shaws Creek Road to the proposed park;
- A Trail and Stormwater Channel in Block 83 at 0.57 hectares;
- A large Open Space Block to be conveyed to the CVC, with trail connection potential at their discretion with permission from the Niagara Escarpment Commission [NEC];
- Future potential connection to the Bruce Trail via the Open Space Block [to be planned by CVC by separate permit in the future]; and
- Two stormwater dry ponds at Block 82 at 1.0 hectares and Block 81 at 4.43 hectares connected via a 0.57 hectare stormwater channel.

This site is situated on the Niagara Escarpment, a unique natural landform extending 725 kilometres across Ontario with a variety of topographic, geological and ecological features providing sources for drinking water, clean air, and land for growing crops. This significant natural feature, as well as the historical and rural context of Belfountain, provide a unique opportunity for the proposed residential development.

This UDG document includes a description of the site and its contextual setting, along with developing a vision for the proposed residential development consisting of 75 single estate residential lots, parks, streets and Open Spaces. The document includes discussions on how the proposed development will meet the Town of Caledon's Official Plan policies, the Town of Caledon Comprehensive Town-wide Design Guidelines, and relevant policies contained in the Niagara Escarpment Commission [NEC] Plan. It also establishes specific design criteria for the proposed development including the Open Space system, landscaping, streetscapes, architectural built form and lighting design to provide design direction and implementation of the established vision.

This UDG document has been prepared in support of applications for a Draft Plan of Subdivision and a Niagara Escarpment [NEC] Development Permit to facilitate the development of the proposed residential subdivision. Various other documents and drawings have been prepared in support of this application and should be read in conjunction with this document.

The individual custom homes proposed as part of the development will be assessed and enforced according to criteria within these Guidelines through the Control Architect, in conjunction with relevant planning policy. A number of proposed sustainability measures have been illustrated throughout this Guideline document that will be considered as part of future phases of the design and development process. The built form precedents represented in this Guideline document are not to be construed as literal representations of future construction on the site; they are intended as a visual guide to supplement the built form analysis and discussion concerning the proposal.

1.1 DEVELOPMENT VISION

The Manors of Belfountain development is envisioned to be a distinct executive residential neighbourhood based on the rural historical context of Belfountain hamlet and the scenic terrain of the Niagara Escarpment. The design vision is to establish a residential neighbourhood consisting of rural estate type lots and dwellings with ample Open Space and parks that will integrate the built and the natural environment. The design vocabulary will be inspired by Belfountain’s historical significance, its scale and character as a rural hamlet, and its unique natural context in the Niagara Escarpment. High quality, heritage inspired architecture will respect and complement the existing character of Belfountain. The streetscapes and public realm will be carefully designed to provide a consistent character that will enrich and positively contribute to the settlement area. The Escarpment Natural Areas will be preserved and protected. Residential dwellings that are compatible in scale and character to the dwellings of the surrounding area, sited with generously landscaped large setbacks will complement the hamlet’s unique settlement pattern.

The development vision for the Manors of Belfountain is that of an upscale estate manor community consisting of 75 single detached estate manor homes with lot sizes averaging approximately 0.40 hectares [see Draft plan Figure 31]. There are approximately 2.38 hectares of park at Block 76. There is 18.2 hectares of Open Space at Block 78, 4.13 hectares of Open Space in Block and a 10m deep buffer at Block 77 measuring 0.8 hectares. There are 5.41 hectares of stormwater management pond land not including the 0.57 hectare stormwater management channel. Including the 10 metre buffer, non-residential lands, also excluding road, total 44.82% of the total lands [31.5ha]. These have been located to take advantage of the property’s beautiful natural feature, topography and existing vegetation. The community has been designed to seamlessly integrate with the established surrounding communities and land uses associated with the picturesque hamlet of Belfountain. Like most rural communities, the road network will be the primary circulation system connecting all uses within the community: parks, Open Spaces, and of course, the estate lots. See Figure 1 and 2 for visual precedent of the design vision, and Figure 3 and 4 for conceptual renderings.

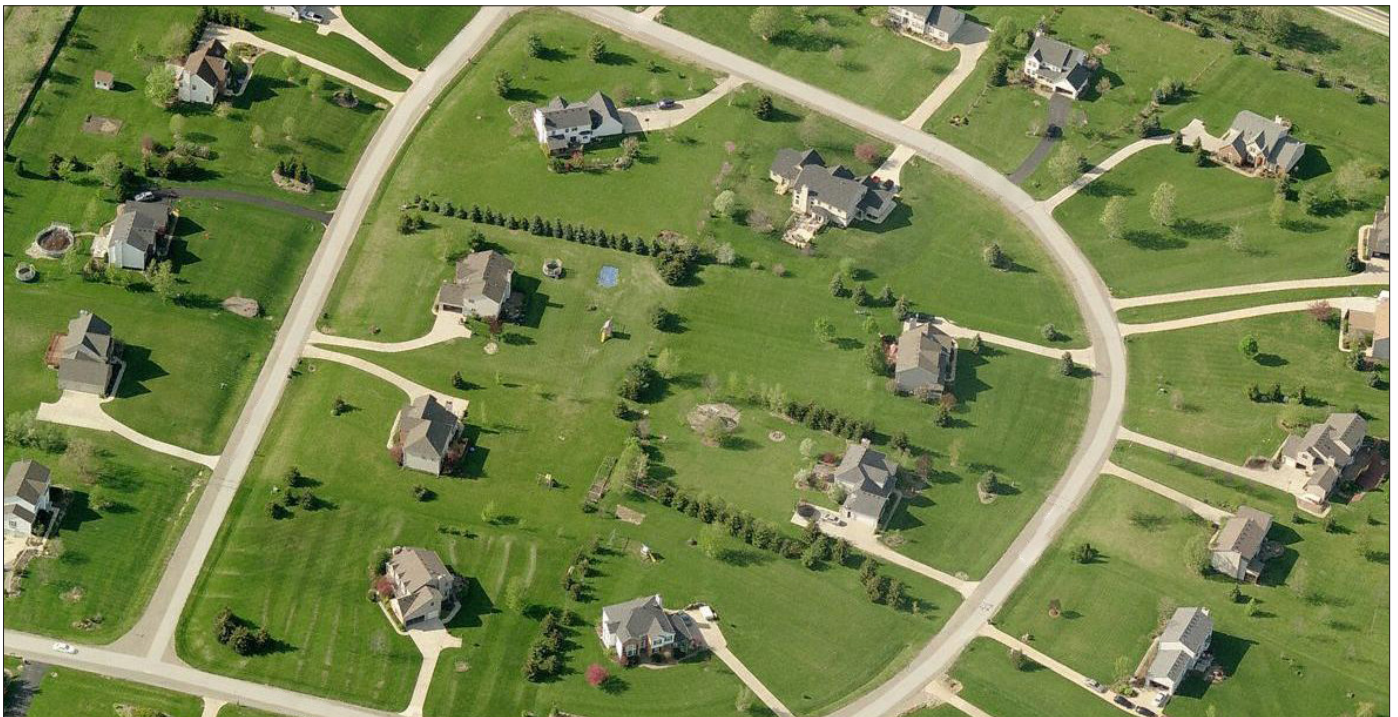


Figure 1: Precedent Image Illustrating the Vision 1

1.2 DEVELOPMENT OBJECTIVE AND DESIGN PRINCIPLES

The plan of subdivision will be based on design principles which ensure high quality urban design, a context-sensitive and compatible built environment, protection and preservation of natural heritage features of the Niagara Escarpment, improved connectivity and permeability, and a reinforced green network. The following design principles will facilitate the implementation of the vision stated in Section 1.1 of this document and establish a community with the style and character appropriate for this unique settlement area.

A Green Community

Parks and Open Space Blocks will be allocated for recreational and preservation purposes. Pedestrian links and opportunities for active transit will be encouraged. The estate type residential lots are contemplated to have large landscaped setbacks that will further contribute to the greenery. Together, these will form the green network of the community. The development will embody the vision for Caledon as a *'green community of communities'*, incorporating green infrastructure and innovative stormwater management practices, alongside the nurturing of local heritage [Caledon Town-wide Design Guidelines, Community-based Strategic Plan and Vision 2010].



Figure 2: Precedent Image Illustrating the Vision 2

Context sensitive and Compatible Built Form

The scale, height and massing of the residential dwellings, as well as the character and style of architecture, will be compatible with, and sensitive to, the existing surrounding built form context of the historic Belfountain settlement area to support the project’s integration within this unique community.

Improved Connectivity and Permeability

A street network will be established that provides access from Shaws Creek to various parts within the site, including all residential lots, parks, and Open Spaces. This will improve connectivity and permeability in the neighbourhood. Pedestrian connectivity will be improved by the provision of sidewalk links through the subdivision connecting Shaws Creek Road to the interior of the site and the park Block.

Protection and Preservation of Nature and Habitat

The natural heritage features of woodlots, trees, and vegetation will be protected and preserved with adequate buffering setbacks. Both the flora and fauna of this area will be respected. These natural areas and their protective buffer areas will be assigned as an Open Space Block as illustrated in the proposed Development Concept Plan 21T- 91015C, dated 12th April 2020, and eventually conveyed to the Credit Valley Conservation Authority. It should be noted that Block 84 will be conveyed to the Town of Caledon as a Bobolink protected habitat.

Building on the Natural and Historical Context of the Belfountain Hamlet

The development allocates significant portions of the subject site as natural Open Space, and proposes large rural estate type lots to preserve the natural setting of the Escarpment and the settlement pattern of the hamlet, respectively.



Figure 3: Conceptual Rendering of West View [Shaws Creek Road]

Incorporate Views of the Rolling Topography of the Escarpment

Residential lots will be backing onto the sloped terrain of the site's Open Space Block that will provide proximity and views to these sections of the Escarpment.

Walkable and Pedestrian Friendly Community

The proposed subdivision will build on the principles of walkability. The pedestrian network will include adequately sized roadways for walking, including sidewalk connections through the development and to the new park that will provide pedestrian connections to residential lots and various destinations within the site and the surrounding area. Preserved hedgerows will become street trees.

Integration of the Sloped Topography of the Site and Surrounding area

Efforts will be made to reduce alterations to the existing grading of the site. Streets, and overall grading of the site, will maintain the existing slopes of the site as much as possible. Steep slopes at the north edges of the site will be preserved and protected in Open Space Block. Hedgerows in the surrounding area are to be protected via Conservation Easement.

A Unique Community Identity

A consistent character of residential lots and dwellings, a coherent streetscape and public realm, entryway features, park features and a coherent material palette will reinforce the project's identity as a rural executive community inspired from the green sloped terrains of the Escarpment and the historic context of Belfountain.



Figure 4: Conceptual Rendering of Aerial View [Street F]

2
C O N T E X T

2.1 LOCATION

The site is located within the hamlet of Belfountain in the Town of Caledon. The site is located south and east of Bush Street between Mississauga Road and Shaws Creek Road. The site has a total area of 70.28 hectares [173.67 acres] with a frontage of 610.77 metres along Shaws Creek Road. The property is bound by Mississauga Road to the north and east and Shaws Creek Road to the south and west.

The site is located near to an existing public school & residential areas to the north and east, agricultural

and wooded areas to the west and south, and another wooded area to the northeast, including the Forks of the Credit Provincial Park

The Context Map [see Figure 5] demonstrates key distances between the site and local residential clusters and the existing road network within the area. The site is a minimum of 500m from the neighbouring Belfountain proper, 300m from Bush street to the west and 70m from Mississauga Road at the north.

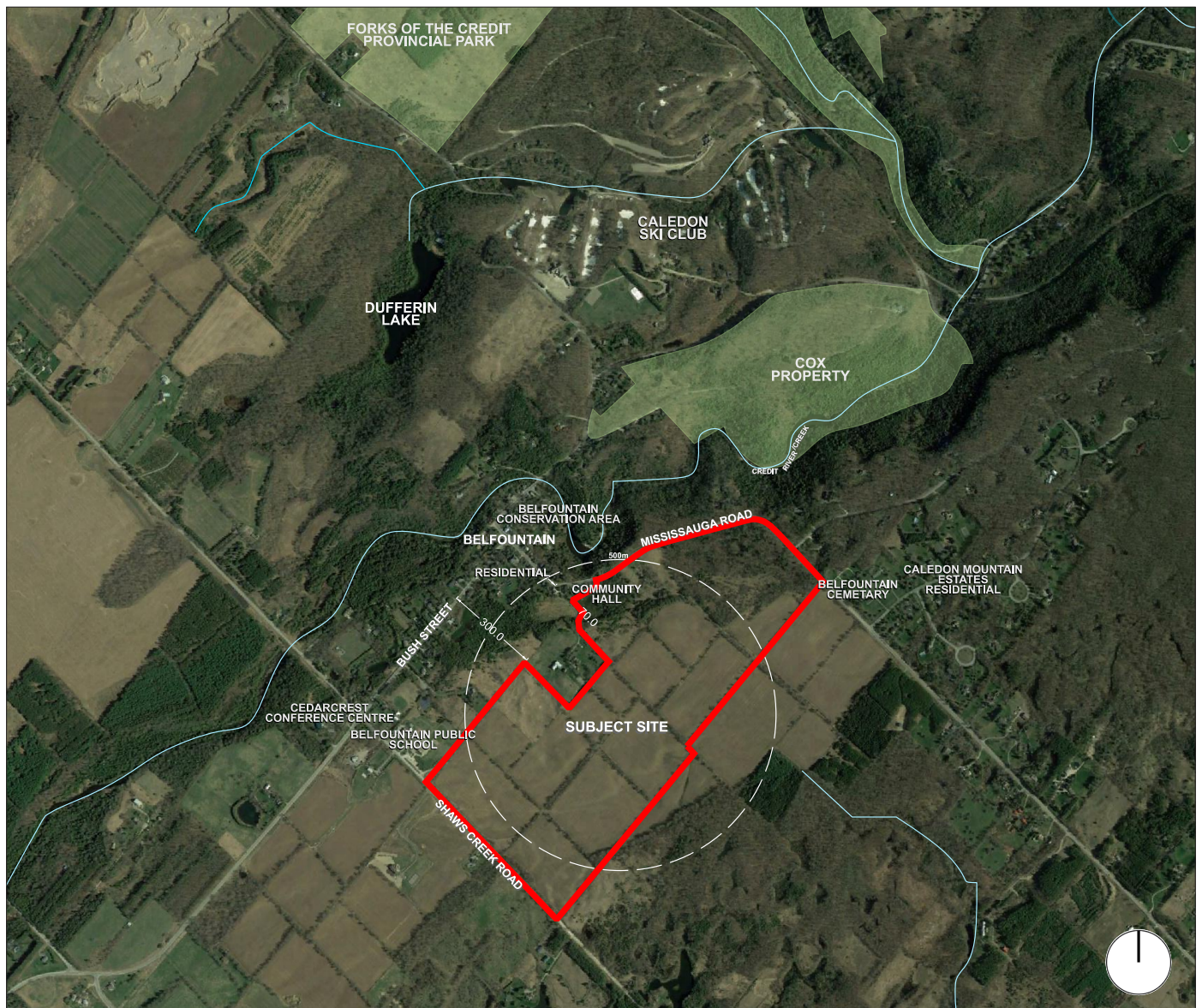


Figure 5: Context Map of Subject Lands: 500m Radius

2.2 SURROUNDING LAND USES

Adjacent to the property’s northwest edge is the heart of the Belfountain community. On the east side of Mississauga Road, there is an existing estate residential subdivision with two roads of access off Mississauga Road, Caledon Mountain Drive and Woodland Court. To the west of Shaws Creek Road, there are expansive open agricultural lands with hedgerows and to the south of these lands there are some woodlots and adjoining properties. The adjoining property on the southeast side of the subject lands is heavily wooded on elevated lands. Just north of the Belfountain hamlet and on the other side of Mississauga Road there is the Credit River.

The NEC Base Map [Figure 6] below shows the hamlet of Belfountain and the greater surrounding area. The location of the property is shown by the red overlay. It shows the steep slopes of the Credit River bed and the rolling topography at the top of the banks within a concentrated area that is near Belfountain. Within this area there is the

Belfountain Conservation Area and a little further north, the Forks of the Credit Provincial Park. Between these two conservation areas, there is the Caledon Ski Club.

The Belfountain Community Hall is located on Mississauga Road adjacent to the site. The Belfountain Public School is located along Shaws Creek Road. Road improvements are planned by the Town to improve sidewalk connectivity along this stretch, which will eventually connect the site with the School site. The School is a ‘community safety zone’, with the Region and Town implementing calming measures along this portion of Shaws Creek Road. Studies indicate that the School has capacity to support new residents. A large conference centre is within 1km of the site [Cedarcrest, see Figure 5].

A comprehensive list of Services and local amenity are contained in Table 1 of the PJR Addendum [MDTR June 2020].

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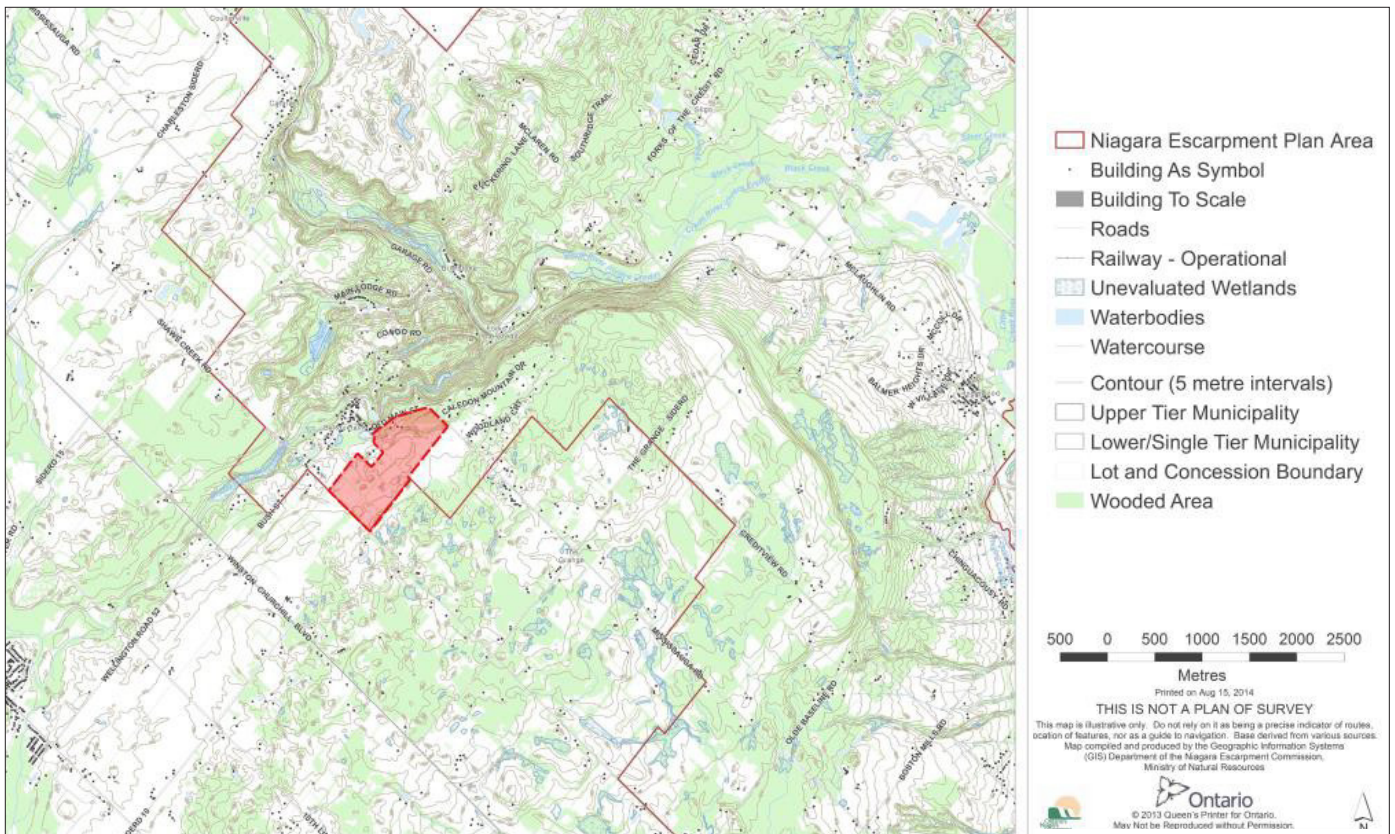


Figure 6: NEC Base Map of Surrounding Area

2.3 EXISTING CHARACTER

The property is visually attractive with its gentle rolling agricultural fields divided by well established mature hedgerows. A pronounced wooded area runs along the northeast side of the property where the land descends to Mississauga Road and Belfountain. This wooded area, which is of natural interest, contains wildlife habitats and provides wildlife corridors to surrounding areas. Even with the openness of the fields there is a sense of enclosure to the property, due to the heavily wooded area to the northeast and the hedgerows along Shaws Creek Road. This sense of enclosure adds to the attractiveness of the property.

The property has a distinct rural character, echoed throughout the wider community. The TWDG [Section 13.0] defines the following goals for 'Rural Areas' in order to retain their character: *protect the quality of life, the distinct open landscape, the environment, the cultural heritage attributes and maintain the community of communities approach that is considered vital to Caledon's rural areas.* Figure 25 shows the locations of existing conditions, prepared by BTI.

Presented below, in Figures 7 to 23, are images of the property and surrounding local environs, which convey the attractive and scenic qualities of the property. More details on sites of historic significance outside of the site are contained in Section 2.5 of the UDG.



Figure 7: Photo of Existing Context



Figure 8: Photo of Existing Context



Figure 9: Photo of Existing Context



Figure 10: Aerial Photo of Existing Context Showing Barn Location



Figure 11: Aerial Photo of Existing Context



Figure 12: Photo of existing context: Remnant Farm Complex Silo



Figure 13: Photo of Existing Context



Figure 14: Photo of Existing Context



Figure 15: Aerial Photo of Existing Context



Figure 16: Aerial Photo of Existing Context



Figure 17: Aerial Photo of Existing Context



Figure 18: Photo of Existing Stone Wall 1



Figure 19: Photo of Existing Stone Wall 2



Figure 20: Photo of Existing Stone Wall 3



Figure 21: Photo of Existing Barn: Surrounding Context



Figure 22: Photo of Existing Historic Farmhouse Complex: Surrounding Context



Figure 23: Photo of Existing Post and Rail Fence

2.4 VIEWS AND VISTAS

The areas of the property proposed for development are characterized by a gently rolling terrain. The intent of this development is to minimize site alteration by maintaining the existing topography.

Vegetation defines the boundaries of the development area. The upper slope trees define the north boundary while remnant hedge rows define, and internally segment, the south, east, and west limits of the development. Existing hedgerows will be preserved via a conservation easement. Proposed estate manors and the rural grid structure will augment vista opportunities.

According to the Cultural Heritage Resource Assessment provided by Archaeological Services Inc. [ASI], there are remains of a farmhouse. A nineteenth-century barn on stone foundations, post-and-rail fencing [Figure 23] and field stone retaining wall remnants [Figures 18-20] are visible outside the property. Views within the natural setting will be available throughout the Open Space network, accessed through the park. There is a heritage silo along the old farm path, see Figure 12.

Both the farmhouse and silo are to be protected, under ownership of the CVC upon conveyance of the Open Space Blocks 77, 78 and 84.



Figure 24: Context image for Belfountain Trail: Surrounding Context

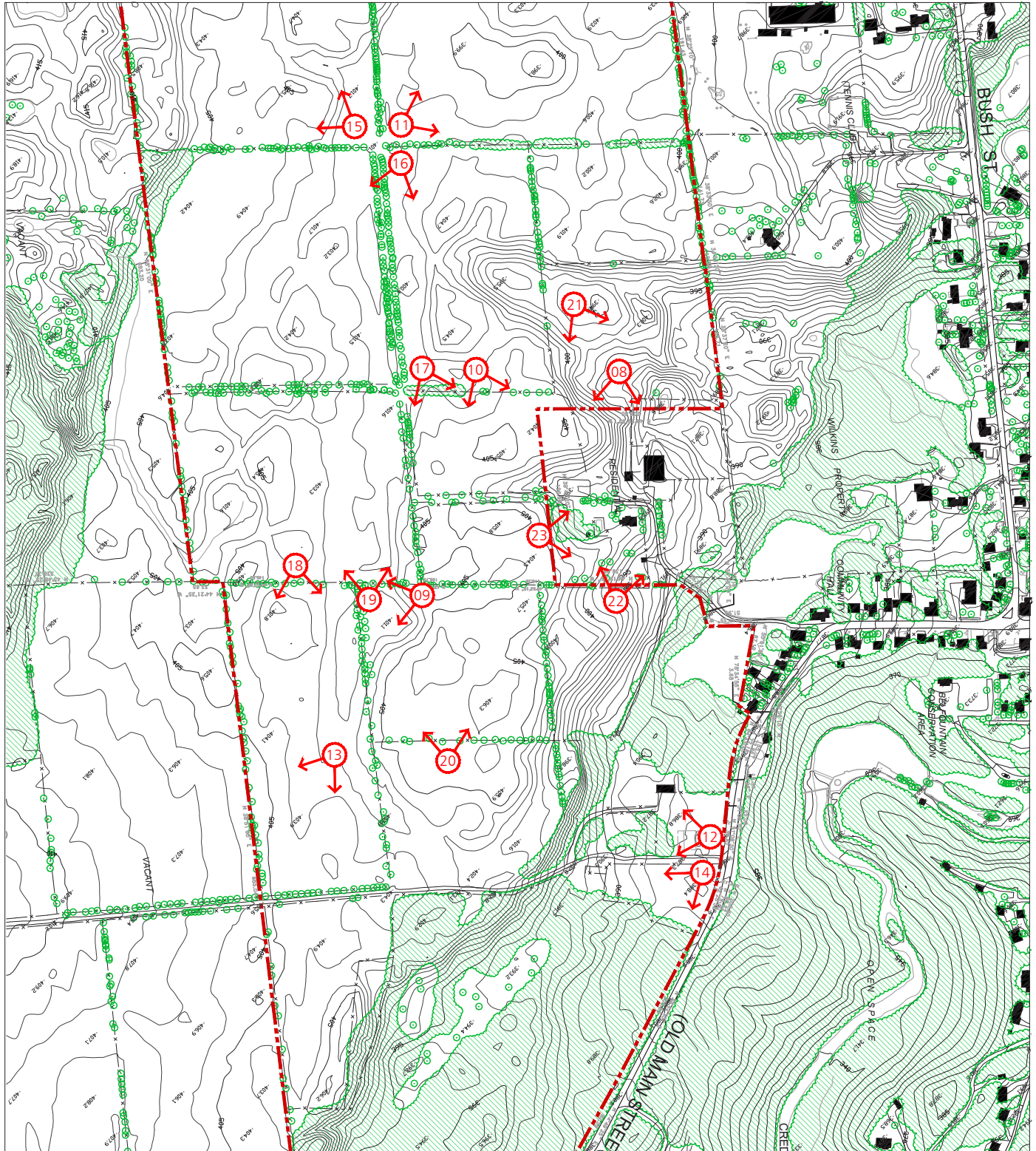


Figure 25: Location map, prepared by BTI

2.5 CULTURAL HERITAGE CONTEXT OF BELFOUNTAIN

Early settlement of Belfountain occurred circa 1825 with the construction of a saw mill by William Frank on the Credit River. The settlement that grew around the mill became known as McCurdy Mills. By the mid-nineteenth century, the settlement had a general store, a tavern, and a blacksmith shop in addition to the mills. The Belfountain Historical Society mentions that when local quarries and lime kilns dwindled, the importance of Belfountain dwindled too and the village began to settle back to the hamlet it is today.

A Cultural Heritage Resource Assessment has been completed by Archaeological Services Inc. - Filed under separate cover. The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a rural land use history dating back to the early nineteenth century. Of the 14 identified cultural heritage resources: six are residences [BHRs 1-5 and 7] which are all modest one and two storey dwellings along the north east edge of the subject lands on Mississauga Road. There is also a recently renovated community hall [BHR 6] which was

built in 1893 of board and batten construction. Another cultural heritage resource is a cemetery [CHL 1] which is a pioneer cemetery that provides a fascinating link to the community's early settlers. There are two roadscape [CHL 3 and CHL 6] also mentioned as cultural heritage resources, along with two nineteenth-century agricultural complexes [CHL 4 and CHL 5]. One of these is a remnant agricultural complex [CHL 2], while the other is an identified Cultural Heritage Landscape [CHL 7].

Figures 21 to 23 show photographs of nearby heritage locations outside of the site:

Figure 21 and 22 show the farmhouse complex and barn. Located on Old Main Street, these are listed on the Town's BHR inventory as structure of high significance, illustrating 19th century patterns of development. Figure 23 illustrates post and rail fencing at the perimeter.



Figure 26: Historical image

In an evaluation of the portion of subject lands fronting Mississauga Road, a silo, remnant stone barn, and scattered concrete foundations were identified. These heritage features are remnants of the former farm complex which is no longer intact. This remnant complex was listed as a non-designated property of heritage interest on the Town's Register in November 2019.

The hamlet of Belfountain also has a few historical buildings designated under the Ontario Heritage Act. These include the Belfountain General Store at 758 Bush Street which can be described as a two storey Georgian style building with symmetrical detailing. A front porch was added to the original building [date unknown]. The Belfountain Village Church at 17258 Old Main Street is a stone building with Victorian inspired architecture. Both of these buildings were erected in the earlier 19th century and are located very close to and northeast of the subject lands.

See Figures 26 - 28 for visual references to Belfountain's historic past.

For more details, please see Appendix A of the Cultural Heritage Resource Inventory, prepared by ASI [revised April 2019].



Figure 27: The Belfountain General Store



Figure 28: Building in Belfountain

3
P O L I C Y
G U I D E L I N E S

3.1 NIAGARA ESCARPMENT [NEC] PLAN

Belfountain is a designated Minor Urban Centre [MUC] in the NEC Plan [Figure 29]. The NEC Plan recognizes the significance of the various rural settlement areas spread over the Escarpment area and strongly recommends to protect and enhance these settlement areas and their rural traditional character. The NEC states that MUC's *may accommodate growth and development within their boundaries, so long as it does not conflict with the community character and can be achieved in an environmentally sustainable manner.* This is further articulated through various objectives of Minor Urban Centres as follows:

1. To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.
2. To ensure that cumulatively the existing Minor Urban Centres and any associated development and growth can be accommodated and serviced in a manner that would be environmentally sustainable over the long term.
3. To promote the co-location of compatible public services to address local community needs in convenient locations that are accessible by walking, cycling and public transit, where available.
4. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.
5. To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.
6. To direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.
7. To ensure that any growth will be in accordance with a municipal official plan and/or secondary plan that is not in conflict with the Niagara Escarpment Plan [Section 1.6.1, NEC Plan].

Development and growth objectives in Minor Urban Centres are geared towards the protection of natural heritage features and their functions of the Escarpment and maintaining the community character of the village settlements and hamlets. The following are development and growth objectives of the NEC Plan that are relevant for the proposed Manors of Belfountain project:

1. Development and growth, including the creation of new lots, shall not extend into the Escarpment Natural Areas.
2. The Escarpment Natural Area designation and its policies must be incorporated into the official plan/secondary plan or development proposal
3. Development and growth should avoid Escarpment Protection Areas, and be directed to Escarpment Rural Areas in a manner consistent with Escarpment Rural Area Objectives and Part 2, the Development Criteria of this Plan.
4. Development and growth should be limited to minimize land use conflicts [e.g., with agriculture] and all development should be of a design compatible with the scenic resources of the Escarpment. Where appropriate, provision for adequate setbacks, and maximum heights for buildings, structures and screening shall be required to minimize the visual impact of development, consistent with any applicable provincial guidance.
5. Development within Minor Urban Centres should encourage reduced energy consumption, improved air quality, reduced green house gas emissions [consistent with provincial reduction targets to 2030 and 2050] and work towards the long-term goals of low carbon communities, net-zero communities and increased resilience to climate change, through maximizing opportunities for the use of green infrastructure and appropriate low impact development.

6. Development and growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the community character is maintained.
7. Development and growth should take place as a logical extension of existing development in the form of planned groups, rather than linear or scattered development. Expansion in depth, rather than extension along existing roads, is favoured.
8. Limited infilling may be permitted in the built-up portions of Minor Urban Centres that do not have an approved official plan and/or secondary plan.
9. Growth and development in Minor Urban Centres shall be compatible with and provide for:
 - a. the protection of natural heritage features and functions;
 - b. the protection of hydrologic features and functions;
 - c. the protection of agricultural lands, including prime agricultural areas;
 - d. the conservation of cultural heritage resources including features of interest to First Nation and Métis communities;
 - e. considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
 - f. sustainable use of water resources for ecological and servicing needs; and
 - g. compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning.

Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trail.

Discussion :

The proposal takes a strong approach towards protection of the escarpment. No lots will extend into the Escarpment Natural Area. The new lots of the proposed subdivision will not disturb the Escarpment Protection Area [EPA]. The majority of the lots are located on existing agricultural lands. These lands are not Prime Agricultural lands. As discussed in the EIS addendum study, Beacon Environmental is of the opinion that this mitigation measure provides adequate protection for the woodlot and existing ecological conditions. Lots 51-55 in particular have been sited to ensure no encroachment on the escarpment.

The proposed development will apply Net Zero and sustainability principles in order to reduce the environmental footprint. All buildings, and the siting of buildings on lots, will be based on sustainable design principles for reduced energy consumption and improved air quality. The project will also make efforts in incorporating best practices in stormwater management. The development prioritizes innovative strategies by infiltrating all stormwater on-site, including the provision to infiltrate all external water that drains into the site. As such, the approach to development takes an active role tackling climate change.

The proposed development is a non-linear form of development i.e. estate residential lots are arranged in Blocks of developments along the proposed street network. The new streets extending from Shaw Creek Road will circulate through the site and provide connectivity and improve permeability. The development is considered to be a moderate form of growth in the area, reflecting current patterns of infill development, scale and density. The development should be considered to add variety of housing type within the greater, existing community of the Town of Caledon. In addition, the development is within the settlement boundary and minor urban centre, and is in-line with the non-restrictive definition of infilling. As such, can be considered a minor "rounding out" of existing development set out in the PPS [2020].

There will be no conflict with the surrounding land uses as the development proposes a compatible residential development. In addition, a significant distance between the site and exiting dwelling clusters in Belfountain prevails. The development proposes large estate type lots and residential dwellings of a scale, height and mass that will be respectful of the surrounding lots and dwellings in the area. The dwellings will be sited within large, landscaped setbacks. This enhances the overall greenery of the project by building on the scenic resources of the escarpment. Integrating the Open Space network allows for mutual beneficial connections for the inhabitants and the natural condition.

The development protects natural heritage features and their functions and ensures their ecological integrity by limiting development outside the Escarpment Natural Area and the Escarpment Protection Area, as well as establishing minimum setbacks and buffers from these areas.

The development does not prohibit public access to the Escarpment. Rather, new connections are facilitated by the placement of a public park abutting the Escarpment Natural Area.

All other policies are discussed within the Planning Justification Report, filed under separate cover of this application.

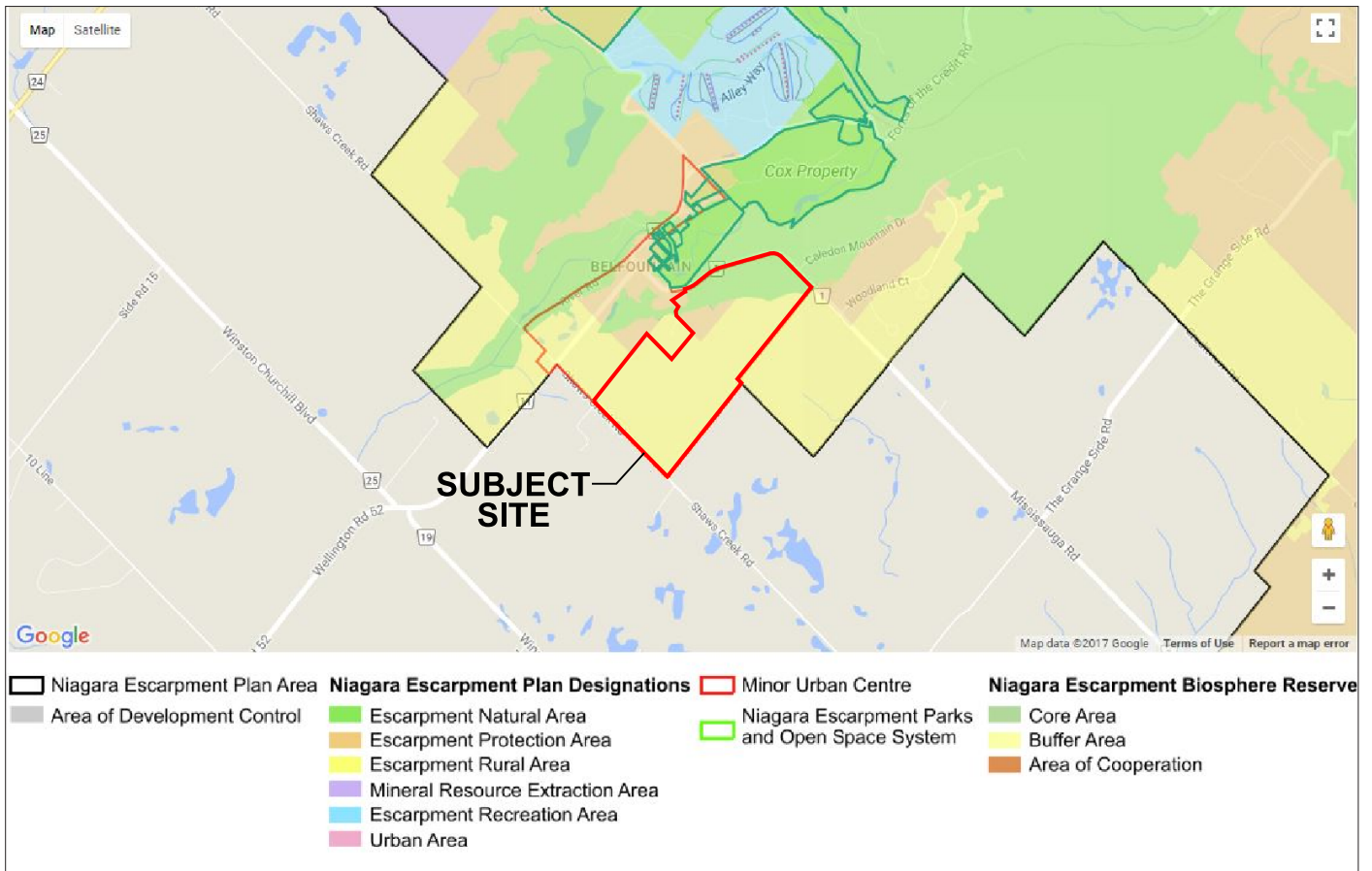


Figure 29: Extract of NEC Plan Map Showing Belfountain Settlement Area and Subject Site

3.2 TOWN OF CALEDON OFFICIAL PLAN

The Town Official Plan [OP] is a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon.

The OP designates the subject lands as 'Settlement Areas' as per Schedule A Land Use Plan. The OP identifies specific objectives and establishes policies for Settlement Areas. See Figure 30.

Objectives:

- To foster and enhance the distinct community character of settlements in the Town.
- To provide for orderly and efficient residential, commercial and industrial growth within settlements.
- To ensure that development within settlements has regard for environmental and cultural heritage resources, including Escarpment Natural or Protection Areas as designated in the Niagara Escarpment Plan [Section 5.10.2, OP].

Policies:

- Development of settlements will occur in an orderly manner that makes efficient use of services, and discourages scattered or fragmented land development [Policy. 5.10.3.5, OP].
- The land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and Open Space system, and streetscape[s] of the community [Policy. 5.10.3.10, OP].
- Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets [Policy. 5.10.3.11, OP].
- Accessibility of all buildings for handicapped persons will be encouraged [Policy. 5.10.3.12, OP].
- The potential for crime will be minimized through the use of such approaches as Crime Prevention Through Environmental Design [CPTED] principles [Policy. 5.10.3.13, OP].

Discussion:

The proposal makes efficient use of underutilized lands within the Belfountain Settlement Area and establishes a comprehensive land development strategy that will revitalize the area. The proposed development, with its street layout, lot fabric, built form, and Open Space system, will be compatible with the community character of the settlement. The development will improve the vitality of the area, especially the Belfountain Historic Core area by supporting the functions of the area. The proposed development will meet the relevant standards of the Ontario Building Code and AODA criteria. The development will also be based on CPTED principles as most of the dwellings will have main building entrances, main frontages and living areas towards the streets. This will establish 'eyes on the street' and facilitate natural surveillance.

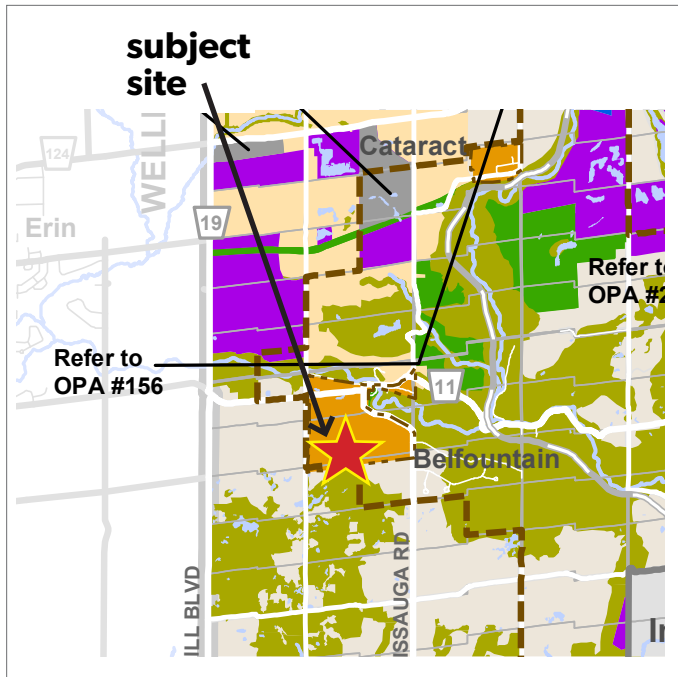


Figure 30: Extract of Caledon Official Plan

Belfountain is identified as one of the hamlets of the Town of Caledon. Hamlets are existing communities which are generally a cluster of houses located around a small historic settlement.

The OP states that residential uses shall be the predominant land use within these hamlet settlements [Policy 5.10.6.2.3, OP]. The proposed development builds on this policy by proposing single residential lots only and Blocks for Open Space and a park. See Figure 31.

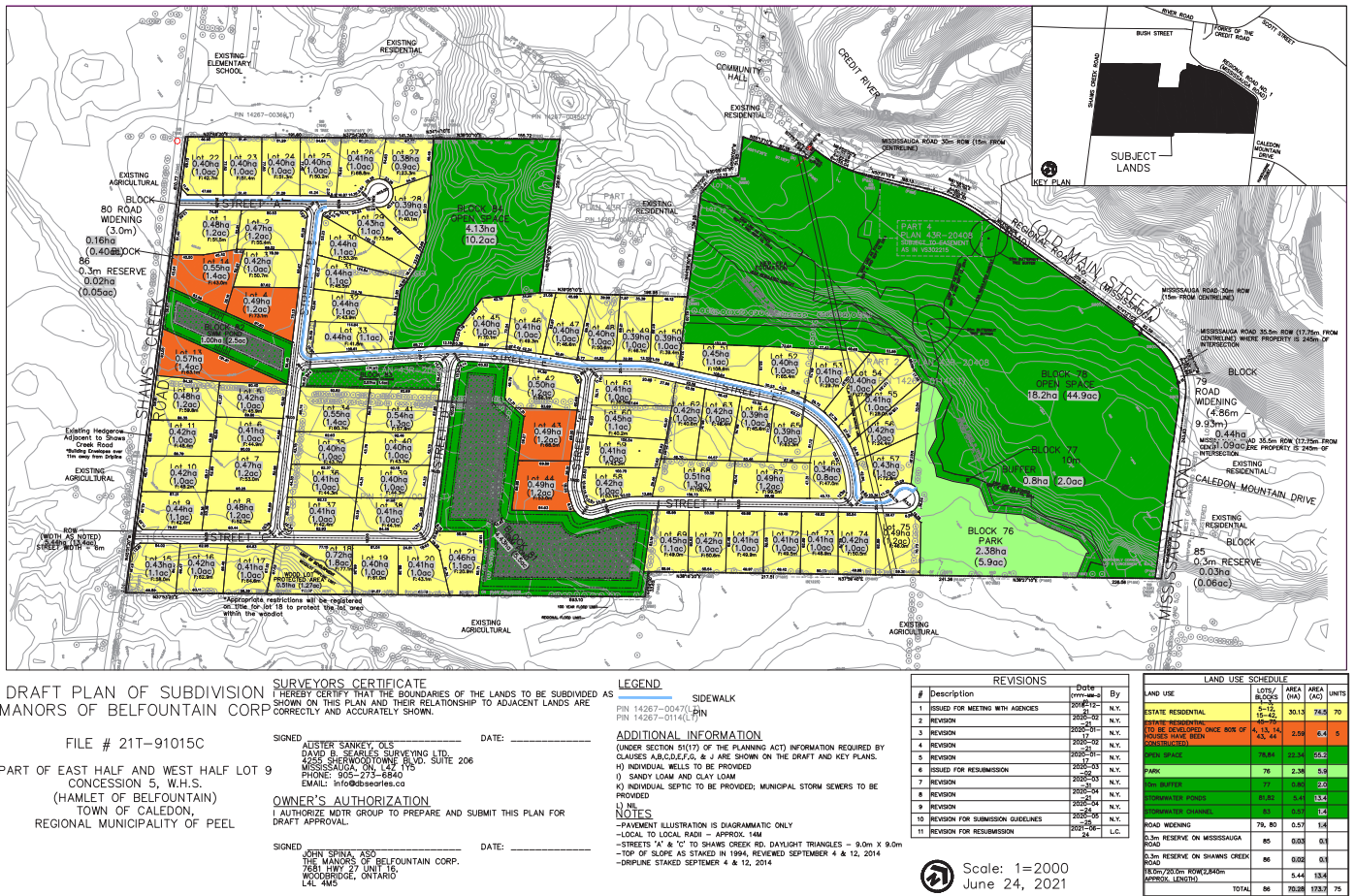


Figure 31: Draft Plan: MDTR Group June 2021

3.3 TOWN OF CALEDON COMPREHENSIVE TOWN-WIDE DESIGN GUIDELINES

The Town of Caledon Comprehensive Town-wide Design Guidelines [TWDG] provides comprehensive and area specific urban design, landscape and architectural design guidance. The TWDG establishes a framework for urban design ensuring that 'made in Caledon approach' for developments in the Town. The TWDG establishes key urban design principles as follows:

- Environmental Sustainability
- Accessibility and Universal Design
- Community Safety and Security
- Complete Streets and Active Transportation
- Cultural Heritage Conservation

The proposed development is in keeping with the above design principles. The development preserves the portion of the subject lands that have environmental significance in order to maintain the ecological integrity of these areas. Dwellings will be built as per the Ontario Building Code [OBC]. Building envelopes will be under 600sq.m at approximately 4,700 - 5,000 square feet [434sq.m - 464sq.m approximately] as per the OBC, thereby not requiring a fire cistern. The development will be based on CPTED principles to ensure the safety of residents and visitors. The design will promote active modes of transportation through its well connected network of sidewalks, trails, and streets.

The Design Guidelines includes general design standards for Estate Housing in the Town's settlement areas and along its rural streets. The ultimate design of the buildings of the Manors of Belfountain will comply with the requirements and recommendations of this document as discussed below:

Traditional Styles - Design Standard 13.4 a

The architectural style of the buildings will follow traditional heritage influenced styles of architecture. These Urban Design Guidelines suggest the use of Victorian, Georgian and Tudor heritage inspired architectural styles to maintain the rural estate character of the settlement as well as draw inspirations from nearby heritage landmarks such as the Belfountain General Store and the Belfountain Village Church. Section 4.4.1 includes detailed design criteria pertaining to the architectural style of buildings.

Protection of Environmental Features - Design Standard 13.4 b

Significant woodlots and valley lands of the Niagara Escarpment will be protected as Open Space Blocks and associated buffer Blocks. These buffer Blocks, and Lots 18, 50 - 55, will delineate the ultimate limits of development. The proposed deep lots against the valley lands and woodlots of the Escarpment for deeper rear yard conditions will further aid in the protection of these environmentally significant features.

Façade Variety and Model Repetition - Design Standard 13.4 c and 13.4.d

All efforts will be made to ensure that enough variety of building facades is provided along the streetscapes. Section 4.3.3 of the UDG document provides conceptual design criteria for model repetition and façade variety.

Garage Treatment - Design Standard 13.4 e

The massing, orientation, architectural detailing and treatment will ensure that garages are unobtrusive and secondary to the building façade. The detailed design criteria established in this UDG in Section 4.4.1 ensures that garages will not project from the main front wall of the house and will not dominate the streetscape. In the case of side entrance garages that project beyond the main front wall of the buildings, the garages will face towards the internal driveway, not the street, and the street facing façade of the garages will be designed with enhanced architectural design to complement the main front wall design.

The following section provides a discussion on how the proposed subdivision complies with the specific design requirements for Estate Houses that are contained in the TWDG.

Adequate Buffering - Design Requirement 13.4 f

The proposed development provides adequate buffers around the site's periphery as well as individual lots either by maintaining existing trees/hedgerows or planting new ones. Additional methods to inhibit encroachment includes fencing at the interface of the development, and provision of educational signage. The proposed buildings will have generously sized setbacks that will further reduce any visual impact on the rural countryside:

- Locating building envelopes at least 11 metres from the drip line; and
- Locating driveways on Lots 10 and 11 to converge closer towards their common lot line.

Please refer to the EIS Addendum [Beacon] for further information on the hedgerow along Shaws Creek Road.

Natural and Rural Appeal - Design Requirement 13.4 g

The entire proposal is based on maximizing the visual appeal of the natural and rural setting of the Belfountain hamlet, along with the scenic resources of the Escarpment. The proposed estate lots and dwellings, the architectural style of the dwellings, the massing, height and scale of the buildings, the generously sized lots and setbacks, as well as the protection of the escarpment, will contribute in maximizing the visual appeal of the site and its environs.

Roofscape - Design Requirement 13.4 h

The buildings will portray variety in the roof design in terms of providing varying heights, having gable and/or hipped roofs with or without dormers. However, the roof design will be consistent with the specific style of architecture of each dwelling unit. Please refer to section 4.4.3 for a detailed discussion on roof design.

Roofing Material - Design Requirement 13.4 i

The roofing materials will be of high quality and durable materials and will be selected to maintain the rural estate feel of the development. Please refer to sections 4.4.3 for further discussion.

Exterior Cladding Materials - Design Requirement 13.4.j

Materials such as natural stone or manufactured stone products, clay brick etc. that provide an estate type look and feel and that are consistent with the specific architectural style of buildings will be encouraged. A material palette with a list of all materials, their specifications and colours will be prepared by the builder/developer and will be subject to review and approval by the Control Architect. Refer to section 4.4.7 of this report.

Noise Barriers - Design Requirement 13.4.k

There will be no noise barriers provided in the subdivision, due to the extensive separation between the houses. The Noise Impact Study addendum prepared by Swallow Thornton Tomasetti [April 27, 2020] concludes no noise control is required for outdoor amenity areas.

Screening Utilities - Design Requirement 13.4.l

All exterior utility boxes will be screened with landscaping without affecting its operation and maintenance requirements. Where feasible, utilities will be located underground and/or at flankages.

Number of garage doors - Design Requirement 13.4.m

All dwellings will have no more than three [3] garage doors.

4
DEVELOPMENT
C O N C E P T
& D E S I G N
C R I T E R I A

4.1 THE OPEN SPACE SYSTEM-INCLUDING ENVIRONMENTAL AREAS AND PARKS

The park and Open Space Blocks will be allocated for both passive and active recreational opportunities, as well as for preservation purposes. Streets with sidewalks, and trails and walkways within the park will provide pedestrian circulation throughout the subdivision. Access to the Open Space Blocks will be protected. The estate residential lots are contemplated to have large landscape setbacks that will further contribute to the greenery. Together, these will form the green network of the community.

- Development of a community park in Block 76;
- Use of the road network for primary pedestrian circulation system; a future secondary circulation opportunity will be provided via the street as improvements by the Town;
- Networks may link with existing trail networks in the future, such as the Bruce trail; and
- Pedestrian gateways into the site will define primary linkages to the circulation system.

The design of the Open Space system within the Manors of Belfountain and its components are linked within the broader pedestrian circulation system and provide for a balanced recreational program. The Open Space system has been designed to take advantage of existing site features and preserve the open landscape nature of the Belfountain community.

Note: no lots will have direct access to Mississauga Road, with the Open Space Block 78 running along the roadway. The Conceptual Circulation Plan [Figure 32] illustrates both the primary and secondary circulation system as they relate to one another and how they work together to connect all land uses within the development and surrounding areas.

Implementation strategies to enhance the Open Space System and complement the built environment include:

Education and information will be provided for the future inhabitants to ensure proper use of the environmental areas. Signs will be dispersed throughout to delineate the boundaries of Open Spaces from Park Spaces. Any future trail systems at the discretion of the CVC within the Open Spaces, may be comprised of a mulch surface.

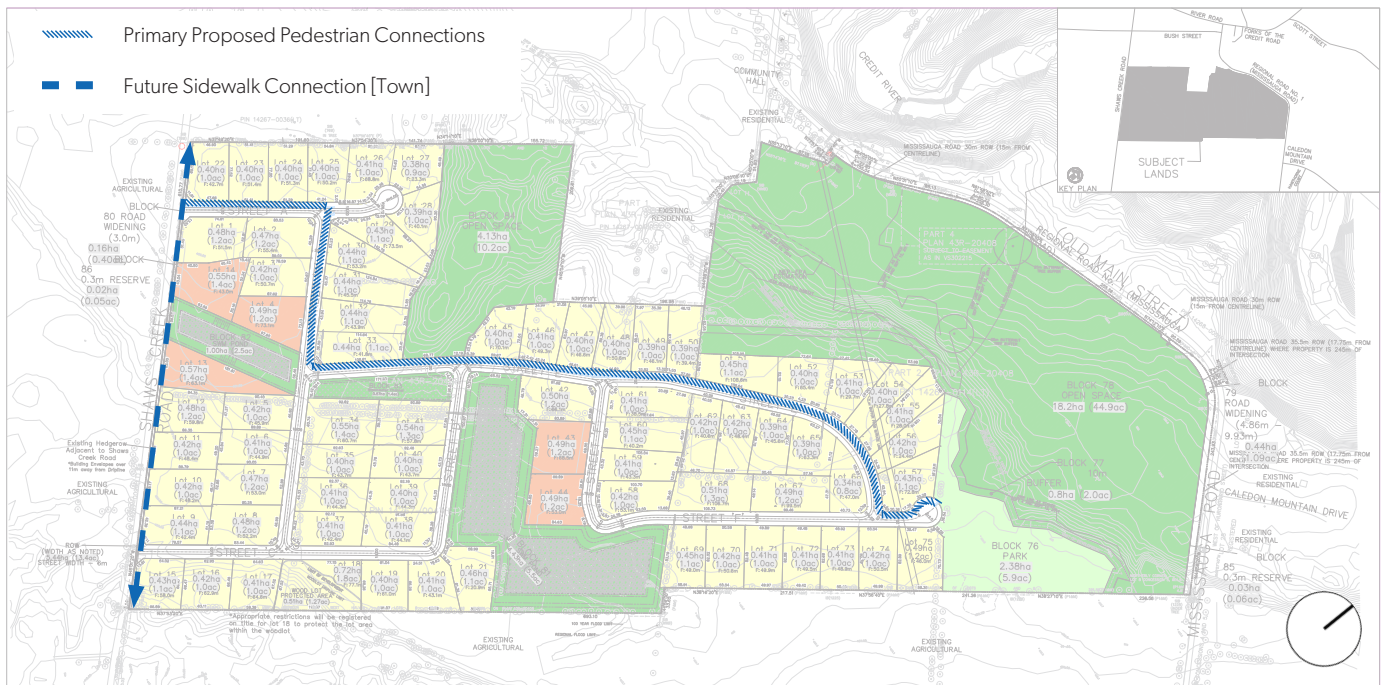


Figure 32: Pedestrian Circulation Diagram

While there is no direct sidewalk proposed towards the local School, the circulation network reinforces connections to existing, extensive recreational networks in the area. This access includes a potential connection to the Bruce Trail, located towards the southern limit of the site. This may offer a future link, in negotiation with the CVC. The *NEP Section 3.2 Bruce Trail*, highlights the importance of the Bruce Trail within the wider NEPOSS, linking key parks, Open Spaces and natural heritage sites throughout the area. The Bruce Trail Conservancy is working towards securing a permanent, continuous route for the trail, of equal priority as the development and maintenance of parks and Open Spaces in the network. This poses future connectivity opportunities for the site.

The majority of trips to and from the site will be via private vehicle, due to the rural nature of the setting. However, in-line with the Caledon Official Plan 5.9.5.9 *Active Transit*, health benefits generated by the proposed circulation system, including the siting of the lots adjacent to parks and Open Space, will help to achieve a balance between necessary vehicular journeys and options for recreational cycling and walking. These opportunities for active transit will strengthen the connection of future residents with their community. In addition, the proposed roadways will implement the use of sharrows, [shared bike/vehicular lanes], to encourage the flow of alternative, active transit methods in and around the site. This will also help to regulate vehicular speed and orient cyclists navigating the street network. The placement of sharrows is indicated in the revised Traffic Impact Study Addendum Figures 9-1 dated May 2020.

As per *OP Policy 5.9.5.9.4*, the Town will work with the Region and school boards to promote the use of active transportation by students, and to support the safe and active routes to school sites. As such, a future sidewalk connection with the nearby School may be considered by the Town, benefiting residents of the site. The Region has responded positively to the scheme relating to Healthy Community Design, noting that school children will be able to bike or walk to the local school.

4.2 THE STREET AND LOT FABRIC

The street layout, in conjunction with the lot layout, was designed to work with as many of the existing site features as possible. The two predominant site features of the property include the existing vegetation [woodlot and hedgerows] and topography. The primary goal is to achieve the development vision while maintaining the natural site features as best possible. The following steps were taken to ensure this goal was achieved:

- Both a slope analysis and vegetative analysis of the site were conducted prior to establishing street and lot fabric.
- Site visits were undertaken to gain a better understanding of the site and its natural features.
- The road network and lot lines where possible were located along or adjacent to the hedgerows in an effort to ensure their integrity is not compromised.
- Use of larger lots allows for flexibility with building placement to reduce the amount of grading required.
- Open Space and park Blocks were located to take advantage of the natural features.

The street and lot fabric have been designed in a way to achieve the development vision while maintaining a high percentage of the site's natural features and minimizing development costs and impacts.

4.2.1 EXISTING VEGETATION

The current primary land use on the property is agriculture with existing vegetation through a combination of mature woodlots and a number of well-established hedgerows. The following steps were taken to ensure the existing vegetation is preserved:

- A vegetative analysis of the site was conducted prior to establishing street and lot fabric through both site visits and aerial topography review.
- Open Space and park Blocks were located adjacent to the natural woodlot found on the property, serving as secondary buffer.
- The street and lot fabric were located along or adjacent to the hedgerows where possible to protect and maintain their integrity.

The design of the lot layout preserves existing vegetation and topography as shown in the interim Tree Preservation Plan prepared by Baker Turner Inc. [BTI] dated May 2020. As with the case of many developments, a minimal amount

of trees will require removal to accommodate construction. In this case, there are portions of the hedgerows that will require minimal removal where conflicts exist with proposed streets, right of ways, driveways, and the development entrances. The following steps will be taken to ensure the maintained integrity of the existing hedgerows:

- Remove dead, invasive, and diseased material, and augment with smaller indigenous trees to fill in gaps as prescribed by BTI.
- Thin out overgrown shrubs in hedgerow understory.
- Maintain the majority of fallen material as wildlife habitat.
- Preserve woodlot in Lot 18 measuring 0.51 hectares, supported by appropriate lot scale, building siting and consolidation of services.

This work will be undertaken in consultation with Beacon Environmental Ltd. and Baker Turner Inc.

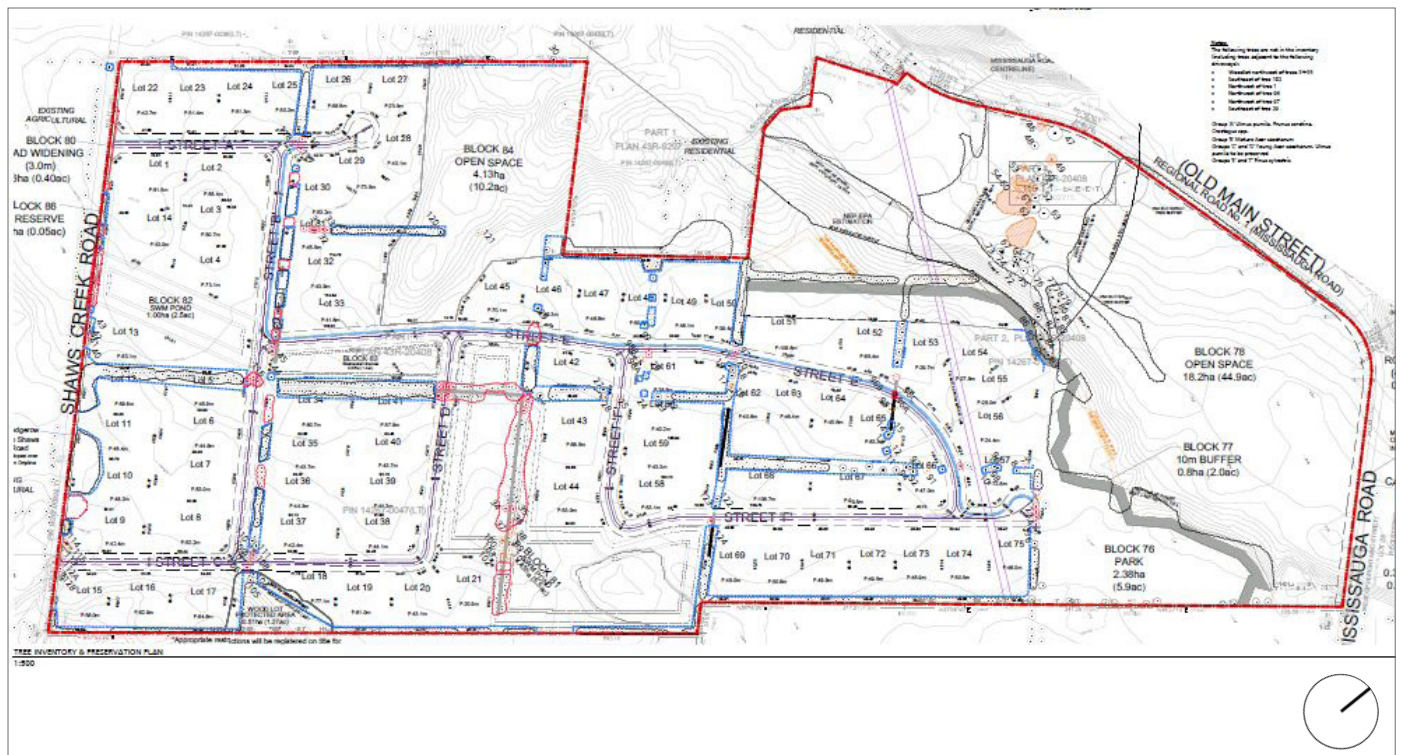


Figure 33: Tree Inventory and Preservation Plan, prepared by BTI June 23rd 2021

4.2.2 EXISTING TOPOGRAPHY

Except for a steep ridge in the north section of the property, most of the site is comprised of gently sloping topography. The following steps were taken when laying out the street and lot fabric with respect to topography:

- A slope analysis of the site was conducted prior to establishing street and lot fabric by way of site visits and study of existing topographic survey information.
 - The road and lot layout is located on the gently rolling sections of the site to reduce site alteration.
 - The use of larger lots allows for flexibility with building placement to further reduce the need for site alteration. Various lot sizes are suitable to their siting, and take account of the topographical constraints outlined in the Grading Plan [Figure 34].
- Development will avoid steep ridge in north section of the property and preserved as habitat for the threatened Eastern Meadowlark and Bobolink.
 - Stormwater management dry ponds are proposed in locations where natural drainage occurs.



Figure 34: Grading Plan prepared by COLE Engineering

4.3 LANDSCAPE AND STREETScape DESIGN

Streetscape design details found within the Manors of Belfountain are inspired by traditional rural developments and are intended to be fully cohesive with the existing community of Belfountain.

The typical landscape design for each lot within the development may have a 'Manicured vs. Nature' narrative at the discretion of the homeowner. Residents will be directed to use drought-resistant grasses and other native plant species to further sustainability targets in order to minimize water taking from the aquifer and minimize usage of fertilizer. This is to avoid manicured lawned areas, which absorb a large degree of fertilizer. This will help prevent contamination of the aquifers.

- Private spaces directly associated with each building and driveway may be neatly maintained with trees, maintained shrubs and perennials, drought-resistant grasses [for summertime water-saving], and ground cover.
- Lands outside these private spaces may be comprised of meadowland grasses requiring minimal maintenance. See Figure 35.
- Meadowland grasses may flow through the development independent of the property lines.
- Trees, shrubs, perennials, and meadowland grasses may be comprised of species with input, and approved by NEC and Credit Valley Conservation where appropriate.
- Drought-resistant grasses will be prioritized.



Figure 35: Proposed site design, typical

- Some lots may use part of septic bed area as amenity space in order to comply with grading requirements minimizing modification of existing rear yard depressions.

Estate manors will be accessed from the road network via private driveway. Private driveways shall be:

- Comprised of the following potential materials:
 - Asphalt - Figure 36
 - Tar and chip - Figure 37
 - Patterned/textured concrete - Figure 38
- Driveways will be one lane wide where they intersect with the road and will widen to accommodate two or three car widths at the garage.
- Stacking space for two cars will be provided in the wider sections of the driveways.
- Driveways can be both straight or gently curved, alignment repetition is to be avoided.
- Driveways are to avoid existing hedgerows in all situations unless unavoidable.
- Repetition of garages facing the road should be avoided - Some garages will face the road, others will face sideways.
- Permeable paving for driveway systems will be supported and evaluated on a site specific basis.



Figure 36: Asphalt Drive



Figure 37: Tar and Chip Driveway

Rural swales, Figures 39 - 41] on either side of the road will be contained within the ROW. These are:

- Intended to improve water quality by slowing, treating and controlling surface runoff during storm events.
- Perched culverts are proposed within the rural swale at certain local intersections and where intercepted by manor driveways and mail kiosks.

For detailed cross-sections please refer to Cole FSR, 2020.



Figure 38: Patterned/Textured Concrete Driveway

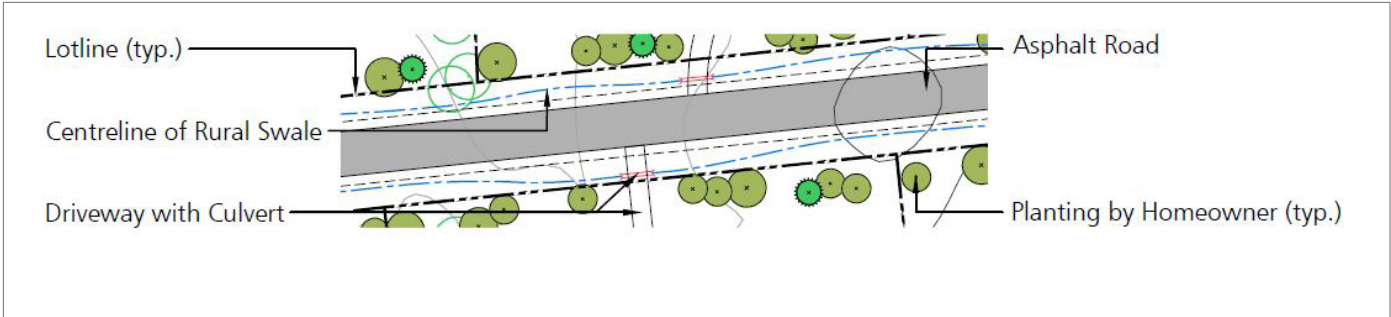


Figure 39: Hedgerow Style Street Tree Planting

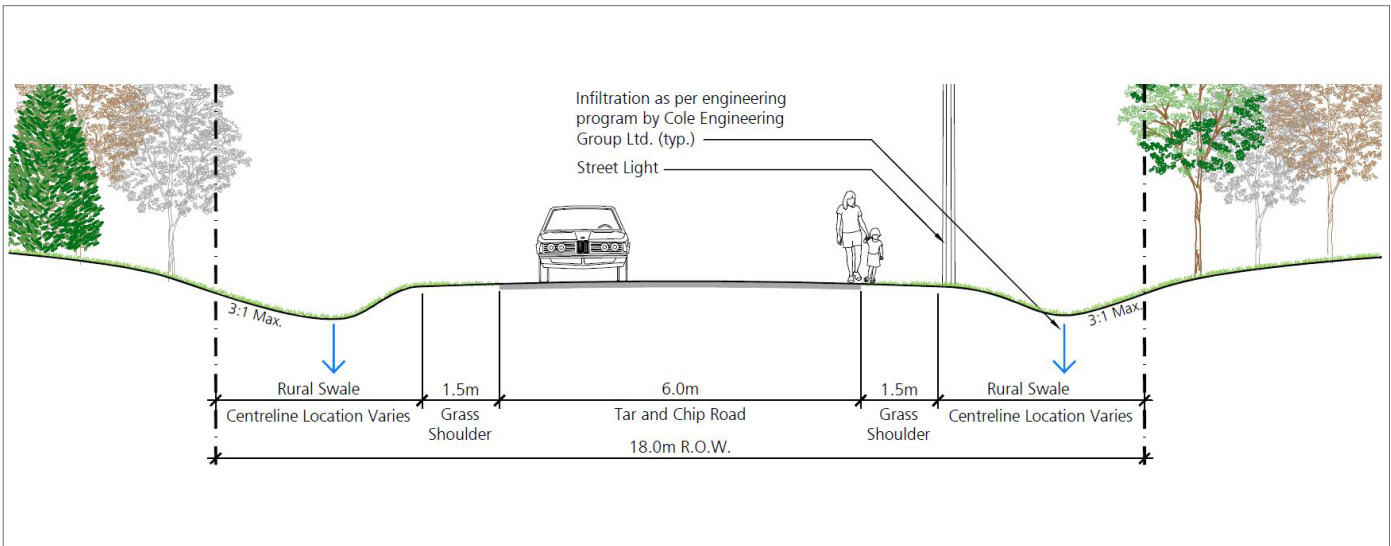


Figure 40: Typical Rural Swale Section on 18m ROW

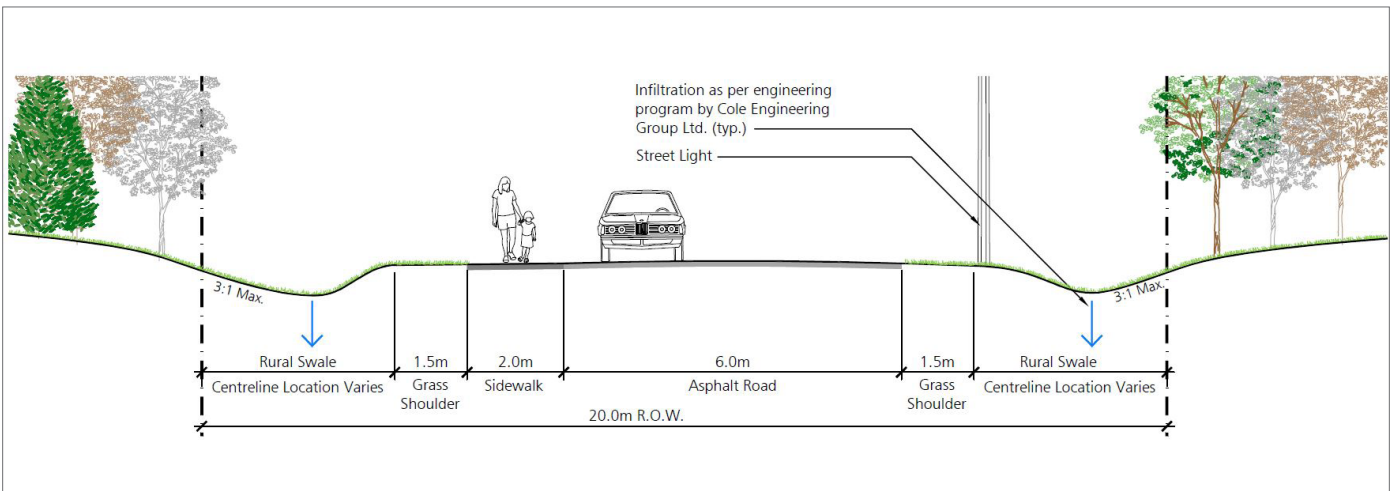


Figure 41: Typical Rural Swale Section on 20m ROW

4.3.1 COMMUNITY SAFETY

Design principles outlined in the Crime Prevention Through Environmental Design [CPTED] guidelines will be applied to the Manors of Belfountain to ensure a safe and desirable community. The goal of CPTED is to reduce the fear and incidence of crime while improving the overall quality of life. These key strategies are put forth by CPTED:

- Natural Surveillance – observation by the inhabitants of the site through visual and audio observation.
- Sufficient street lighting will be provided to maintain visibility for night use.
- Use of high branching deciduous trees to maintain visibility along ground level – evergreen trees will be planted but their numbers will be significantly lower than that of deciduous trees.
- Natural Access Control – maintains a control of the community’s inhabitants by directing them towards areas of natural surveillance instead of away from them.
- All primary circulation routes are well defined and have clear visibility to all land uses.
- Access points along the primary circulation route are clearly defined creating a sense of ownership within the community.
- Territorial Reinforcement – the philosophy that all estate owners will have a sense of ownership over their property and their community providing them with a sense of responsibility for community safety.
- Grass shoulders, street sidewalks, and street lights along the road network will define the circulation and promote connectivity.

Lighting will be provided throughout the development. Street lighting design has been undertaken by RTG Systems Inc. They propose to use an LED fixture at 50m intervals. This will produce an average light level of 5 lux to maintain a safe environment, while also considering Dark Sky principles. Please refer to their specifications, submitted under separate cover, for more detailed design considerations.

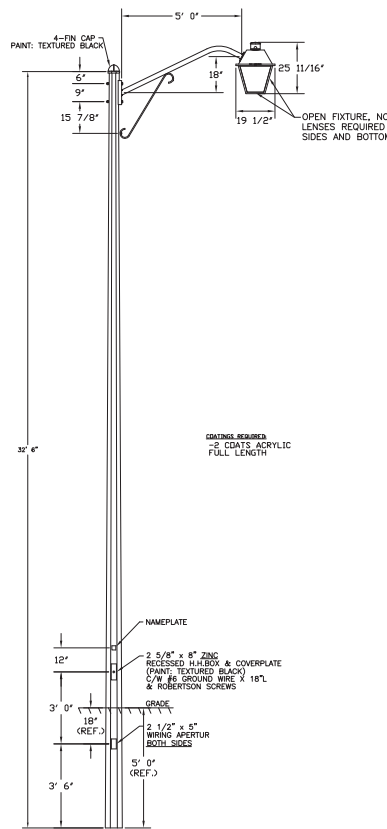


Figure 42: Proposed street lighting fixture



Figure 43: Path Light

Dark sky friendly light examples for private residences:



Figure 44: Step Light



Figure 45: Wall Light



Figure 46: Well Light



Figure 47: Spot Light

4.3.2 STREET AND BUILDING RELATIONSHIP

Unless the existing topography requires it, all estate manors will be set back from the road a minimum of 14m and will be slightly staggered with respect to one another to promote a sense of openness within the development streetscape and to allow for maximum separation. Street-edge planting will be contained within the lots, as indicated in Figures 39-41.



Figure 48: Concept Illustration of Staggered Estate Manors

4.3.3 MODEL REPETITION/FACADE VARIETY

Currently four [4] sample manor models are used to illustrate the built form variety along the streetscape. Model repetition is to be avoided. The Town Wide Design Guidelines [13.4 Estate Housing] stipulate that a maximum of 20% of streetscapes comprise buildings with the same facade, and advises that identical facades should not be placed opposite one-another. In support of this, and to further the intended vision of the overall development, approximately 8-10 different model types with two alternate façade treatments shall be made available. A minimum of three [3] different models will be placed between identical facades, and as stipulated, identical facades shall not be permitted directly opposite one another. This will create visual interest and avoid a monotonous streetscape approach. Each home shall be considerably designed and sited to appropriately respond to its location within the community. Particular attention

to architectural style, building orientation, massing, articulation, materials and lot-specific conditions will help to maximize the compatibility of the homes with the rural community context. There are no significant constraints on the lots which would preclude the appropriate siting of the dwellings. Dwellings sizes are appropriate between 4,700-5,000 square feet. The forms proposed allow options for future residents wishing to pursue a rural lifestyle.

Figures below show an examples of how a range of models can generate built form variety along the streetscapes. Additional models will be prepared to adequately provide visual interest and avoid a monotonous streetscape. Figures 49 to 52 illustrate four [4] sample models for the Manors of Belfountain providing a general idea of the massing articulation and appearance from the street.

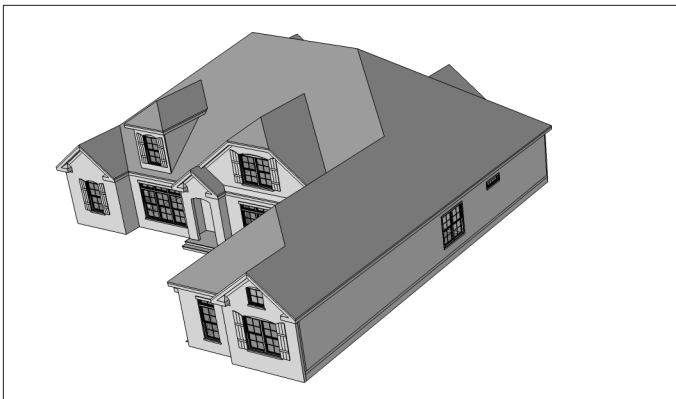


Figure 49: Proposed Concept Models 1

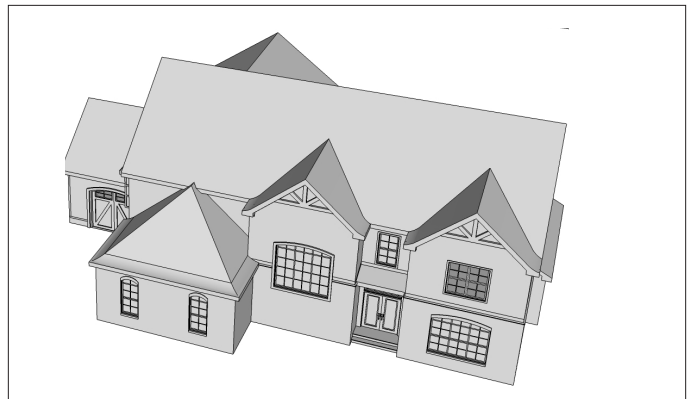


Figure 50: Proposed Concept Models 2

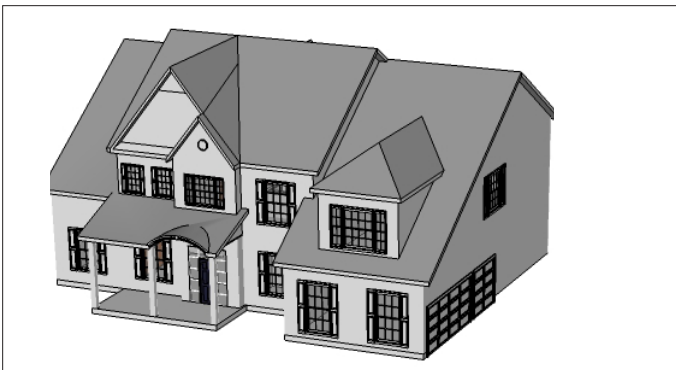


Figure 51: Proposed Concept Models 3



Figure 52: Proposed Concept Models 4

4.3.4 FENCING

It should be noted that the four massing models proposed are 'sample' models. These precedents serve as a visual guideline and are not saleable models. As there are a high number of custom estate home designs anticipated within the future community, an evaluation of their urban design merits will take place at the future Site Plan Application stage. Each new dwelling will be assessed by the Control Architect for applicable best practice standards and will ensure compliance with the appropriate guidelines. This will allow for a range of size and scale, yet be cohesive in approach. Restrictions on any massing and façade repetition will ensure variety, and not contribute to a generic suburban form of development.

The Functional Grading Plan includes a conceptual footprint for a house, private well and private septic system. Private septic systems are shown on the Grading Plan to be spaced according to the required distances established in Section 7.1 of the FSR/SWM Report. Individual site plans have been refined to ensure functionally suitable sizing and placement of buildings within lots.

Compatibility

The approach of Provincial and Town-wide policy and guidelines are consistent with regard to the intensification of rural areas, ensuring that new development accords with the local context. As such, the models proposed will retain compatibility with both the main street character of Shaws Creek Road and the traditional community form and identity of Belfountain. As outlined in OP Section 4.1.8 *Community Form and Complete Communities*, the models will provide both variety and compatibility to support Caledon as a *community of communities*, while enhancing the main street through a sensitive facade interaction.

There will be very little fencing within the development to avoid continuous definition of property lines. Preservation of existing stone fencing will be accommodated, where feasible and appropriate. Any post and wire fences required will be as per Town standard.

Chain link fencing may be used to define rear property lines of lots that border woodlots. This will prevent 'lot creep'. The chain link fences will be as per Town standard.

4.3.5 MAIN ENTRANCES TO THE DEVELOPMENT

There will be a main entry feature located at each of the two entrances into the development, both accessed from Shaws Creek Road. They have been designed to convey a rural image of the estate residential subdivision while conveying an additional message that this residential development is of high quality and estate status. These gateway entrance features will also reuse stone material sourced from the excavation of the proposed stormwater management pond in Block 81. This detail will address the Cultural Heritage Impact Statement.

Both entry features will include:

- Natural stone walls with natural stone coping.
- Signage plaque with the name of the development 'The Manors of Belfountain' in a large, legible font
- Cobblestone paving.
- Open rural style wood fence.
- Simple, yet tasteful, plantings in front of the walls and portions of the rural fence.
- Deciduous and evergreen planting placed atop gentle berms – to provide important screening of the development from Shaws Creek Road and to fill in gaps in the existing hedgerow.

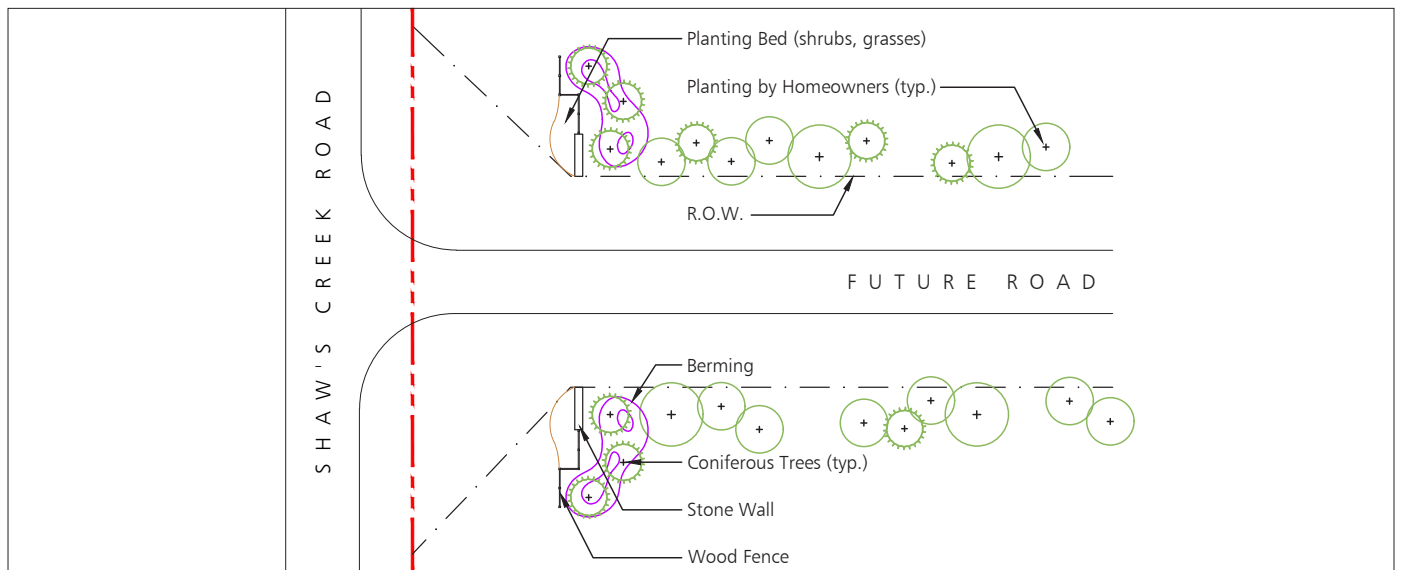


Figure 53: Plan view of gateway entry feature



Figure 54: 3D model of gateway entry feature

4.3.6 COMMUNITY MAILBOXES

Community mailboxes will be an important node within the Manors of Belfountain. They will be places where neighbours congregate and where people will rendezvous for walks. There will be 3-4 community mailbox locations throughout the development, their location will be determined in consultation with Canada Post and the Town of Caledon. See Figures 55 and 56.

Design guidelines for the community mailboxes include:

- Mailboxes will be set on an concrete pad with a concrete approach easily accessible along the road network.
- Small amounts of planting will be used to create a setting for the mailboxes and to reduce side views.
- Mailboxes shall not be located directly in front of house windows.
- Steel culverts and stone walls will be used underneath the concrete approach within the rural swale to maintain positive flow.



Figure 55: Mailbox precedent



Figure 56: Mailbox precedent

4.3.7 STREET SIGNAGE

Street signage [Figures 57 and 58] within the Manors of Belfountain will consist of the following characteristics:

- Signage will be of an upscale executive design.
- Black round posts will pineal topper.
- Be subject to Town of Caledon requirements and approval.

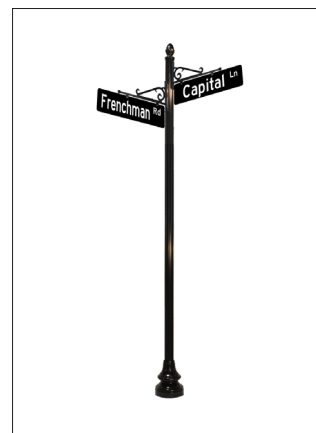


Figure 57: Street Signage Example 1



Figure 58: Street Signage Example 2

4.3.8 SUSTAINABILITY

There is a strong value in generating a sustainable response to new development. Mitigating adverse impacts is important to a prosperous and safe future, while maintaining water and air quality.

There are considerable benefits from the lower density deployment of housing that is proposed. The estate lot conditions eliminate any heat island effect that would aggregate on a denser distribution of housing. There is ample area for water infiltration. A swale is provided along roadways to minimize rain impacts.

Design practices will be encouraged to improve passive sustainability targets within the new houses. These include maximizing solar gain in winter, providing solar shade in summer, utilizing orientation to access natural daylight for reduced energy consumption, and sustainable water supply and water waste servicing measures including water recycling and restrictions on well usage [refer to Hydrogeology Impact Study by Cole Engineering].

Sustainability practices are to be enforced by the Control Architect. Site plan approval will only be granted if each item is met:

- Ensuring conformity with the Ontario Building Code
- Non-invasive plant selection, including drought resistant grasses.
- Water-saving and recycling fixtures and appliances, including cisterns and grey-water recycling systems.
- Using certified hardwood to eliminate illegal deforestation.
- Avoid developing within the limits of any flood plains.
- Dark sky friendly lighting fixtures to minimize light pollution.
- A building scale of 4,700-5,000 square feet per dwelling per lot.
- Individual wells will be drilled to dolostone aquifer, which is evaluated to support proposed development and not impact surrounding established community.
- Individual septic beds will have tertiary treatment septic systems [Waterloo biofilter or equivalent].

- Private wells and septic systems will be spaced according to required distances, as detailed in Section 7.1 and 8.1 of the FSR/SWM Report.

Several of the goals within the Passive House and LEED v4 standards will be encouraged within the new designs. These include:

- Maximum Air Leakage Rates.
- Maximum heating energy intensity.
- Highly insulated wall and roof construction.
- High-performance windows.
- Utilizing locally sourced materials to reduce carbon footprint.
- Selecting materials to have a long life-cycle.
- Solar cells will be encouraged on appropriately oriented rooftops, potentially Tesla solar roof tiles.
- Enhanced heating and cooling systems for reduced energy consumption and increased efficiency.
- Rain-water harvesting and re-u, including advanced water filtration measures to treat water from wells.

As the detailed design has progressed, there is an expectation of a high number of custom estate home designs within the community. Each new dwelling will be assessed and enforced by the Control Architect for applicable best practice standards, including for Low Impact Development [LID] Strategies:

Net Zero Principles

There is no existing public transportation infrastructure available to and from the site. However, the proposed design and circulation plan has incorporated principles that support climate change objectives outlined in the *Growth Plan Policy 4.2.10.1*, such as shared vehicular/bicycle lanes and the integration of sidewalks. Trends towards working from home and the shift to electric vehicles will further support the sustainability of the scheme. The Growth Plan further defines LID principles for SWM management as including, but not limited to, *bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.*

The proposal will mandate the introduction of grey water recycling systems in individual dwellings. These systems have the potential to achieve more than 25% in water savings. Cisterns may also be used for lots with a low water yield. These measures help to protect the water resources and enhance long term sustainability strategies. The development proposed to infiltrate all stormwater on site, not only the 100 year storm but future back-to-back 100 year cycles to anticipate future flooding issues due to climate change. It can be demonstrated therefore that the proposed development supports the objectives of the Growth Plan Section 4.2.9, offering recommendations for water recycling and rainwater harvesting.

To satisfy NEP policy 2.6.3 b., long-term sedimentation issues will be addressed by proposing pre-treatment devices including roadside ditches and OGS units. Additional pre-treatment measures could be employed at the detailed design stage, at the discretion of the Town. An Operations and Maintenance Manual at the detailed design stage will be provided to the Town for long-term maintenance management. The detailed design stage will also include erosion and sediment control designs to include lot-level ESC measures on a lot-by-lot basis, including a monitoring plan for the stormwater network.

In addition, the *NEP Section 2.2.6*, encourages development that addresses energy efficiency and greenhouse gas reduction, low-carbon and net-zero communities. The proposal will support the provincial greenhouse gas emissions targets to 2030-2050 by maximizing opportunities for the use of green infrastructure and LID, to work towards goals for net-zero communities in Caledon. As such, dwellings and the configuration of lots are designed to minimize negative impacts on the Escarpment Environment. Infrastructure will respect grades outlined by the NEC, to avoid surface erosion and slope failure. Native species and vegetation will be prioritized in the site rehabilitation phase post-construction. New residents will be encouraged to embrace renewable and alternative energy systems. Additional strategies for tackling climate change include geo-thermal or solar energy on roofs for larger lots [Figure 59].

This criteria, including Net Zero, will be enforced by the Control Architect through the provisions outlined in this UDG at the time of site plan approval, and implemented in the design and construction of each home prior to the issue of building permits. These measures will increase the efficiency of water use and enhance sustainability for the long-term.



Figure 59: Tesla Solar Roof Tile Precedent

4.4 ARCHITECTURAL DESIGN CRITERIA

4.4.1 ARCHITECTURAL STYLE

The architectural style of buildings within the streetscape, in conjunction with the streetscape elements found within the public realm, plays a vital role in establishing the character and identity of a street, a neighbourhood and a community. The proposed dwellings will retain key architectural elements from the local built environment, consistent with NEC objectives to ensure new development is compatible with the *identity and traditional character of Minor Urban Centres [NEP Policy 1.6.1]*.

Historical traditional architectural styles shall be used as references or inspirations for the design of the residential dwellings. The hamlet of Belfountain boasts a few historical buildings, some of which are designated under the Ontario Heritage Act. These include the Belfountain General Store at 758 Bush Street [Figure 27] and the Belfountain Village Church at 17258 Old Main Street. Both of these buildings are located very close to the northeast of the subject lands. These buildings were originally erected in the earlier 19th century depicting both Victorian and Georgian architectural influences in their various details. These buildings shall represent themselves as resourceful inspirations for the style of the residential dwellings. The Belfountain Inn [Figure 60] located at 792 Forks of the Credit Road is another example of a small historical building set in the rural, picturesque, landscaped setting of the hamlet.

The Victorian, Tudor and the Georgian architectural styles shall be considered for design inspirations of the residential dwellings for the manors of Belfountain. Considering the site's context within the Belfountain hamlet, the rural residential estate type look and feel shall offer design references for the proposed subdivision. Models have been considered in the UDG which offer a conceptual representation of some of these styles, in order to help new homes accomplish the goals of the PPS:

- The design of any building shall have distinguishing elements characteristic of a single architectural style. Mixing discordant architectural styles within a single building is to be avoided.
- A palette of compatible architectural styles and building forms will ensure visual interest and continuity within the streetscape.

- Housing within each street Block shall be designed with architectural styles that are complimentary when used together. Architectural variety needs to be balanced with harmony.
- Specific architectural features may be directly inspired from historic buildings within the settlement area.
- The architectural style shall be of an upscale design that incorporates stone, brick, and stucco to give it a rural appearance with colours to enhance the relationship between the dwellings and their surroundings.
- House designs and architectural character will be evaluated on their ability to convey the image of a distinctive country home with a modern aesthetic and local historic vernacular influences to suit the local site context and design vision for the Manors of Belfountain.

The Provincial Policy Statement [PPS] Policy 1.1.4.1 encourages development in *Rural Areas* to build on existing rural characteristics, promoting regeneration where appropriate and providing a range and mix of housing while preserving existing natural heritage. As such, the architectural style incorporates traditional styles associated with rural, estate - style communities seen within the Town's settlement areas, recognizing the duality of rural and more urban characteristics.

Special design considerations will play a role in preserving the integrity of the Town's environmental systems and visual amenity, and provide intensification in-line with local context, supporting direction for growth to support complete communities outlined in Section 2.1 of the Growth Plan. The architectural style of the dwellings will seek to support a distinctly rural atmosphere, as encouraged in Section 5.3 of the OP. Special design considerations for certain lots will minimize disturbance of the natural setting, while maintaining an appropriate, more active interface with the main street.

Figure 62 illustrates a selection examples of country homes with a modern aesthetic and local historic vernacular. As Estate housing is a form of dwelling in the Town of Caledon, further examples within the local community are included in Figures 62 - 66. Rural architectural characteristics will be integrated into model designs, reflecting overall scaling, entry features and fenestration hierarchies traditionally seen in village-style estate homes in the area.

Belfountain: Historic Buildings in the Local Area



Figure 60: Belfountain Inn Historic Building as Source of Design Inspiration



Figure 61: Belfountain Historic Building as Source of Design Inspiration

Caledon Mountain Estate: Existing Estate Homes in the Local Vernacular



Figure 62: 35 Caledon Mountain Drive: Driveway



Figure 63: 35 Caledon Mountain Drive: Entry Threshold



Figure 64: 35 15 Woodland Court, Mountain Estates



Figure 65: 35 Caledon Mountain Estates Home

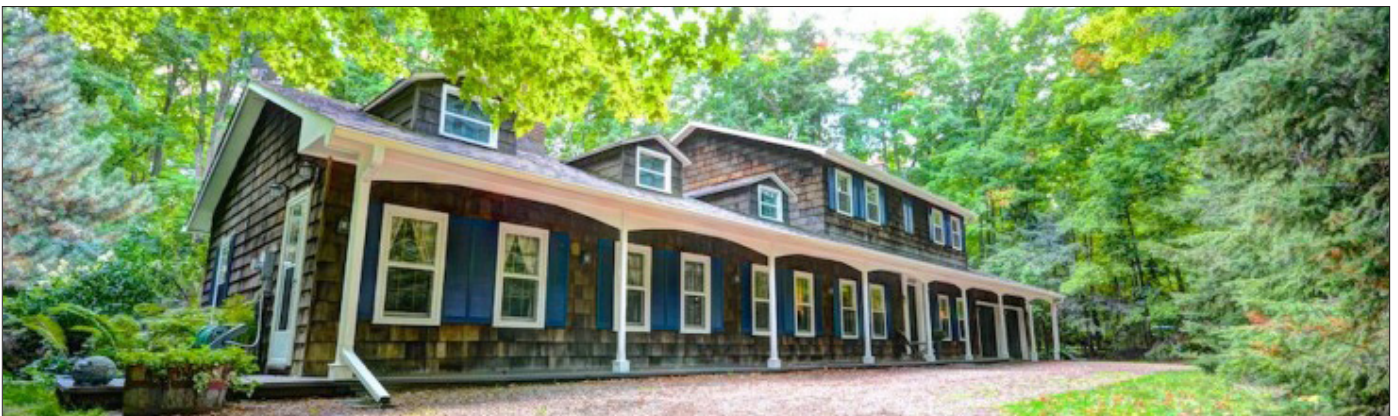


Figure 66: 37 Caledon Mountain Drive, Belfountain

Design Inspiration: Architectural Precedents for Proposed Estate Dwellings



Figure 67: Precedents: Country homes with a Modern Aesthetic and Local Historic Vernacular

4.4.2 ELEVATIONS AND FACADES

Attractive, harmonious streetscapes are essential in creating a vibrant, livable community with a positive identity. The design and appearance of building façades exposed to the public realm plays a fundamental role in establishing the visual quality and character of the streetscape, in-keeping with guidelines for Hamlets and Rural areas in Caldeon, and the Comprehensive Town-Wide Guidelines:

- Building elevations visible from public streets shall incorporate adequate massing, proportions, wall openings and plane variation and should avoid large, blank façades.
- Individual buildings will combine to create visual harmony when sited collectively with other dwellings within the streetscape. This can be reinforced by use of complementary, but not identical, exterior materials, colours and architectural elements.
- A variety of architectural expression and elevation treatments shall be required to provide visual diversity within the streetscape.
- Each dwelling will have façade detailing consistent with its intended architectural style.
- For corner units, the flanking side elevation shall be given a similar level of architectural detailing as the front elevation. Entries for these dwellings are encouraged to be oriented to the flanking lot line.
- Dwellings with covered front porches are encouraged on all streets.
- Attached street-facing garages shall be incorporated into the main massing of the building and recessed from the main front wall to minimize the impact and presence from the streetscape.
- Larger and more frequent window openings will occupy the publicly exposed elevations with proportions and detailing conveying the architectural style of the building.

- The goal is to combine a timeless architectural character that reflects the area’s rural heritage, with the elements and conveniences homeowners’ desire in a modern home. This will include:
 - Simplicity of design streamlined rural character with contemporary elements.
 - Large window / door openings;
 - Large covered porches;
 - Rich material palettes with accents that enliven the streetscape;
 - Building massing that promotes harmony with the natural landscape of the local area.
 - Well articulated facades and roof forms;
 - Variation in building setbacks to avoid the look a standard subdivision and to align with sustainability criteria; and
 - Landscaping opportunities that will help individualize each property.

Facade Materials preferred in the TWDG include:

- Masonry;
 - Stucco;
 - Clapboard;
 - Board and batten;
 - Fish-scale siding; and
 - Buff Brick, as featured in the local vernacular.
- Dwellings shall be designed to take advantage of views to the adjacent Open Space areas and promote physical connections between indoor and outdoor.
 - All elevations of the dwelling shall be given an equivalent level of design treatment [including side and rear elevations]. Where side or rear elevations are not publicly visible, these elevations may be simplified.

See Figure 69 for examples of elevation and facade treatment.



Figure 68: Examples of Rural Estate Type Residential Facade Articulations. Courtesy: J.G. Williams Limited Architect



Figure 69: Examples of Traditional Facade Materials. Left to Right: Board & Batten; Fish-Scale Siding; Buff Brick

4.4.3 ROOFS

Roofs are one of the defining elements of an upscale community. The roofscape adds a unified look to the community while adding visual interest through variety in form, slopes, articulation, architectural elements, texture and colour.

- A variety of distinctive roof forms, consistent with the architectural style of the dwelling, will be encouraged.
 - The second storey [or a portion of it] shall be incorporated into the roof form to minimize building height.
 - The maximum building height shall be 11.0m to the roof peak [with allowances for dwellings with walk-out basements and other grade-affected dwellings].
 - Main roof side slopes less than 10:12 [and front-to-back slopes less than 6:12] are discouraged unless it can be demonstrated that a lower pitch is in keeping with the heritage architectural style of the home.
- The use of upgraded roofing materials is required. Use premium roofing materials such as cedar shingles or shakes, standing seam metal, copper, heavy shadow asphalt and synthetic slate, where feasible.
 - Plumbing stacks, gas flues and roof vents will be located on the rear slope of the roof, wherever possible, and should be coloured to blend with the roof.



Figure 70: Maximum Building Height of 11m

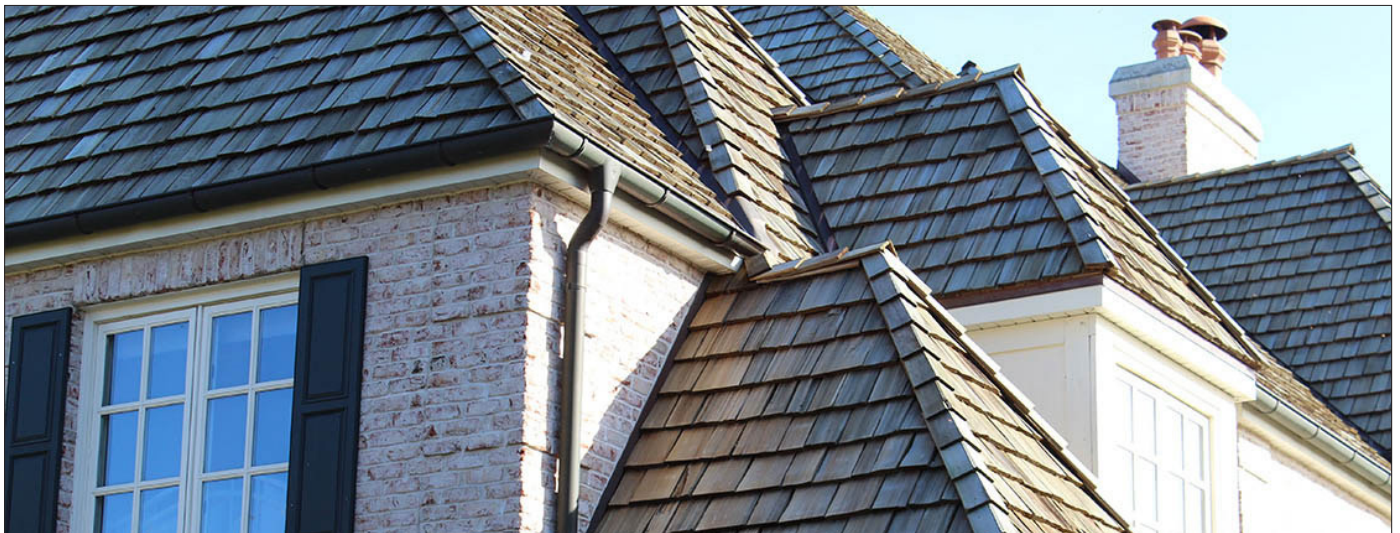


Figure 71: Example of Cedar Roof Shingles

4.4.4 BUILDING PROJECTIONS

Building projections add visual appeal to the massing of the built form and contribute to an attractive streetscape design, see Figure 72. Generally building projections may include entrance porches, bay windows, building massing, etc:

- The building projections shall be complementary to the architectural style of the building.
- Building projections will be integral parts of the built form design and proportional to the main building.
- Projections may include entrance porches, verandas, bay windows, wall projections, dormers, chimneys etc.



Figure 72: Building Projections

4.4.5 MAIN ENTRANCES

The main entrance to the dwelling should be designed to convey its importance as a focal feature of the façade as well as an important streetscape element which supports the pedestrian-friendly goals for all new residential developments. See Figure 73.

- The main entrance to the dwelling will be directly visible from the street.
- The design and detailing of the main entrance shall be consistent with the architectural style of the dwelling.
- Weather protection at the main entrance shall be provided through the use of covered porches, porticos, canopies, verandas or recesses.
- Natural light at the entry is encouraged though the use of sidelights, transoms and door glazing.
- Enhancements to emphasize the main entry area is encouraged and may include: pilasters and masonry surrounds.
- Large numbers of steps leading to the front or flanking entrance will be avoided, subject to site grading conditions, in order to maintain an accessible pedestrian scale.
- Stairs accessing the main entrance to the dwelling should be designed as an integral component of the dwellings façade.
- Access routes should be provided for people with disabilities.



Figure 73: Main Entrances

4.4.6 PORCHES/ PORTICOS/BALCONIES

Front porches, porticos, verandas, balconies, courtyards and/or patios help to promote safe, socially interactive and pedestrian-friendly residential streets by providing an outdoor amenity area, shelter from inclement weather, and a linkage between the public and private realm.

- Covered entry features, such as a porch, portico and/or balcony will be included in the majority of dwelling designs.
- The design of the porch, portico and/or balcony shall be consistent with the architectural style of the dwelling.
- Porch depths will be sufficient to facilitate comfortable seating. Depths of 2.5m - 4.0m+ are recommended.
- Porches and porticos may project up to 3.5m into the front or flanking yard. The size of the porch/portico and its components [columns, piers, brackets or moldings] will be proportional to the scale of the dwelling and consistent with the character of the house.
- Where railings are required, they will be of traditional design, appropriate to the style of the dwelling with pickets between top and bottom rails.
- Wrap-around porches are encouraged for corner lot dwellings where appropriate to the architectural style.

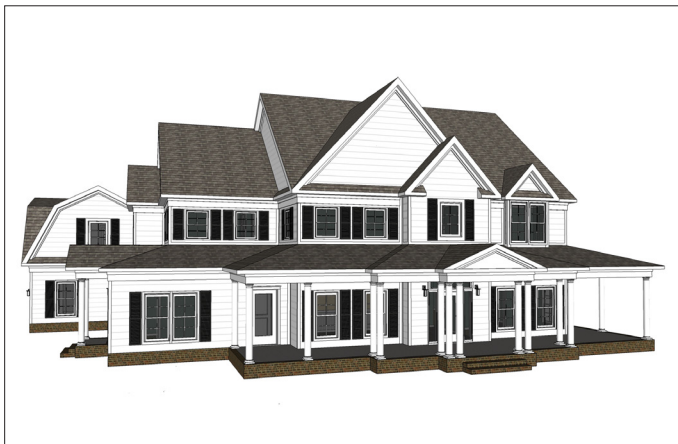


Figure 74: Precedent of Appropriate Style 1

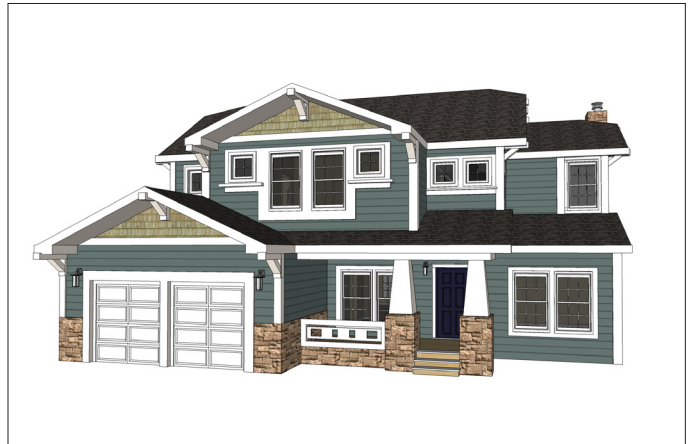


Figure 75: Precedent of Appropriate Style 2



Figure 76: Precedent of Appropriate Style 3



Figure 77: Precedent of Appropriate Style 4

4.4.7 EXTERIOR MATERIAL COLOURS

Individual exterior colour packages should be carefully coordinated to create a visually consistent streetscape appearance. In this respect, harsh colour contrasts will be discouraged. Material selection will seek consistency with the historic architectural vernacular of Belfountain, in order to support the key Principles of the OP to preserve rural characteristics and encourage a sense of heritage for new communities [OP Section 2.1]. The following material palette considerations may be applied in support of the Town's aims:

- Colour schemes and materials will be carefully coordinated for visual harmony and for consistency with the architectural style of the dwelling.
 - Dwellings adjacent or directly opposite one another shall not have main wall cladding of the same colour.
 - Street Blocks should have no more than 30% of the dwellings [3 in 10] sharing the same colour package.
 - All metal flashing will be pre-finished or painted to match the wall cladding, roof or aluminum colour.
 - Compatible material colours will be provided within each individual colour package.
 - Garage door paint colours will generally be visually subdued, while a more dominant front door colour is encouraged. This will have the effect of diminishing the visual presence of the garage and accentuating the main entrance.
- Soffits, eavestroughs, frieze boards and fascias will generally be a single colour for each individual dwelling.
 - The use of an accent colour for brick detailing such as lintels, bands or quoins, is appropriate for certain architectural styles [i.e. Victorian] but shall be used sparingly. Where an accent brick colour is used it should be subtly different from and complementary to the colour of the main façade brick.
 - The roof shingle colour shall complement the colour of the primary wall cladding.
 - A high standard of quality, design and detail for wall cladding is required to attain a harmonious blend of textures and colours within the community.
 - Colour schemes and material selections shall be carefully coordinated for visual harmony with the adjacent natural area and for consistency with the architectural style of the dwelling.
 - In order to avoid monotonous streetscapes, neighbouring dwellings shall not have the same exterior colours. Identical main wall cladding shall be separated by at least 3 dwelling units and shall not be located on directly opposite sides of the street.



Figure 78: Example of a Combination of Rustic Cladding Materials

- The following main wall cladding materials, or combinations of these, are permitted:
 - Clay Brick: May have a weathered rustic or smooth appearance.
 - Stone: May include random ashlar, fieldstone, smooth-cut limestone or linear modern appearance [natural, cultured stone or manufactured].
 - Stucco: It should be in natural tones with appropriate moulded trim detailing.
 - Siding: High quality cement-fibre [“Hardi” or equivalent], prefinished wood siding [“Maibec” or equivalent] or thick gauge metal siding [“Longboard” or equivalent] in either shiplap or board + batten profiles.
- The use of vinyl siding, concrete Block or stucco board [crezone panelling] as a main cladding material is not permitted.
- When using a combination of materials, special care shall be given to transitioning of materials. Material transitions occurring near the front corners of the dwelling shall return along the sidewalls to a logical transition point, such as a wall jog, downspout or wall opening. The minimum return shall be 1200mm [4ft] from the front corner.
- Grading shall be coordinated with dwelling foundation design and construction to ensure that no more than approximately 300mm [12”] of foundation walls above grade is exposed. Where sloping finished grades occur, finished wall materials and foundations shall be stepped accordingly to minimize exposed foundation walls.

See Figure 79 for precedent examples of exterior cladding materials.



Figure 79: Example of a Combination of Fieldstone and Wooden Siding Materials

4.4.8 WINDOWS

Windows are dominant features of the facade design allowing daylight into the interiors and establishing visual connections between the exterior and interior domains of the site. Windows also contribute to the streetscape character as they complement the solid portions of a facade and reduce the visual perception of building mass.

- The design and placement of windows shall reflect the internal spaces, suit the influencing architectural style of the home and address the streetscapes and views to Open Space areas.
- Large windows, consistent with the architectural style of the dwelling, shall be provided to take advantage of the views and vistas within the development area.
- High quality window styles are required. Fenestration quality and style shall be consistent on all elevations of the dwelling.

- The use of mullions and muntin bars which visually divide the windows into smaller panes of glass may be provided dependent on the architectural style of the dwelling. Use of taped muntin bars is not permitted.
- Window sills and lintels shall be designed for consistency with the architectural style of the dwelling.
- Coloured window frames, compatible with the colour scheme of the dwelling, is required.

Figures 80 and 81 provide examples of large windows providing interior exterior connections and window details.



Figure 80: Large Windows with Mullions Providing Visual Connections Between Interior and Exterior



Figure 81: Example of Window Surrounds Including Lintels and Sills in Harmony with the Architectural Style

4.4.9 ARCHITECTURAL ELEMENTS

Each dwelling should include materials and architectural elements characteristic to the style of the dwelling. Where there is reduced visibility from the public realm, architectural elements may be fewer and simplified.

Architectural detailing may include the following:

- Brick Soldier course banding or lintels, quoined corners, piers and corbelling.
- Precast : Sills, lintels, keystones, imposts.
- Stone: Stone accent features such as plinths or projections.
- Stucco: Pre-finished, molded architectural details such as lintels, cornices, window surrounds, etc.
- Trim : Window and door casings, louvres, frieze boards, cornice and other moldings.
- A frieze board or brick soldier course cornice should be provided on all publicly exposed elevations, returning a minimum of 1200 mm along the sidewall of non-publicly exposed elevations or to a logical termination points such as a change in plane, a downspout or a wall opening.
- Where a masonry band or plinth occurs on the front elevation, it should return a minimum of 1200mm along the sidewall elevations or to a logical termination point such as a change in plane, a downspout or a wall opening.
- All masonry detailing shall be accentuated by projecting about 12 mm [1/2"] from the wall face.
- Precast stone accents are encouraged where architecturally appropriate, including: keystones, sills, lintels, door surrounds, imposts, etc.

4.4.10 UTILITY AND SERVICE ELEMENTS

Utility and service elements should be designed as an integral part of the dwelling and carefully located away from public view in order to reduce their negative visual impact.

- Utility and service elements [hydro meters, gas meters, telephone/CATV junction boxes, cisterns] should be located discreetly on wall faces perpendicular to the street facing the interior side yard.
- For corner lot detached dwellings, utility meters located on the interior side wall are preferred where an adequately sized interior side yard has been provided.
- For corner lot dwellings where utility meters must be located on street facing walls, they should either be screened architecturally or with landscaping, or placed in an unobtrusive location, such as at a wall jog, in order to reduce their negative visual impact within the streetscape.
- Interior lot dwellings will be designed with recessed or screened utility meters.
- Air conditioning units will only be located in the rear yard of dwellings.

4.4.11 GARAGES

It is important to ensure that the visual impact of the garage and driveways are minimized on the streetscape. A variety of garage options shall be used to contribute to the diversity of dwelling designs.

- A variety of garage designs shall be provided to avoid the monotony of street-facing garages located at the front of the home.
- The preferred design is to have the garage doors oriented away from the street.
- In order to ensure that the garage does not dominate the dwelling, street facing garages attached to the side of the building shall be deeply setback from the main front wall of the building [Figure 82];
- Where front facing garages are proposed, they shall be recessed by at least 1.5m from the front main wall face of the dwelling.

- A maximum of 3 garage bays may face the street, provided the width of the garage is less than 40% the width of the dwelling. Where additional garage space is desired, the use of tandem garages is encouraged to minimize the number of garage doors facing the street. Where three car garages are proposed facing the street, the wall shall be articulated [for example, one bay staggered by 0.6m-1.2m].
- Garage front walls should be designed to provide wall and roof articulation.
- The maximum setback of a second storey habitable room located above the garage is 2.5m for at least 60% of the width of the garage.
- Dwelling designs with the second storey wall face flush with the garage wall face below are discouraged unless an appropriate design treatment is provided to create a visual break [i.e. a boxed bay window; an intermediate roof; or other elements appropriate to the architectural style].
- The streetscape should include a combination of garage door styles to avoid repetition and dominance by a single door type.
- The use of upgraded garage door styles characteristic of the architectural style of the dwelling will be encouraged.



Figure 82: Conceptual Diagram of Lot Configuration

Figure 82 [Building A] illustrates a side facing garage in one of the proposed sample models.

Figure 82 [Building B] shows a schematic of a front facing garage to the side of the building that is deeply setback from the main front wall lessening its dominance from the street.

Figure 83 provides an example of how side facing garage walls can be treated with similar treatments to the main facade. Figure 84 illustrates the staggering position of street facing garages to de-emphasize their presence on the main wall.



Figure 83: Example of Side-facing Garage with Enhanced Facade Treatment Facing the Street

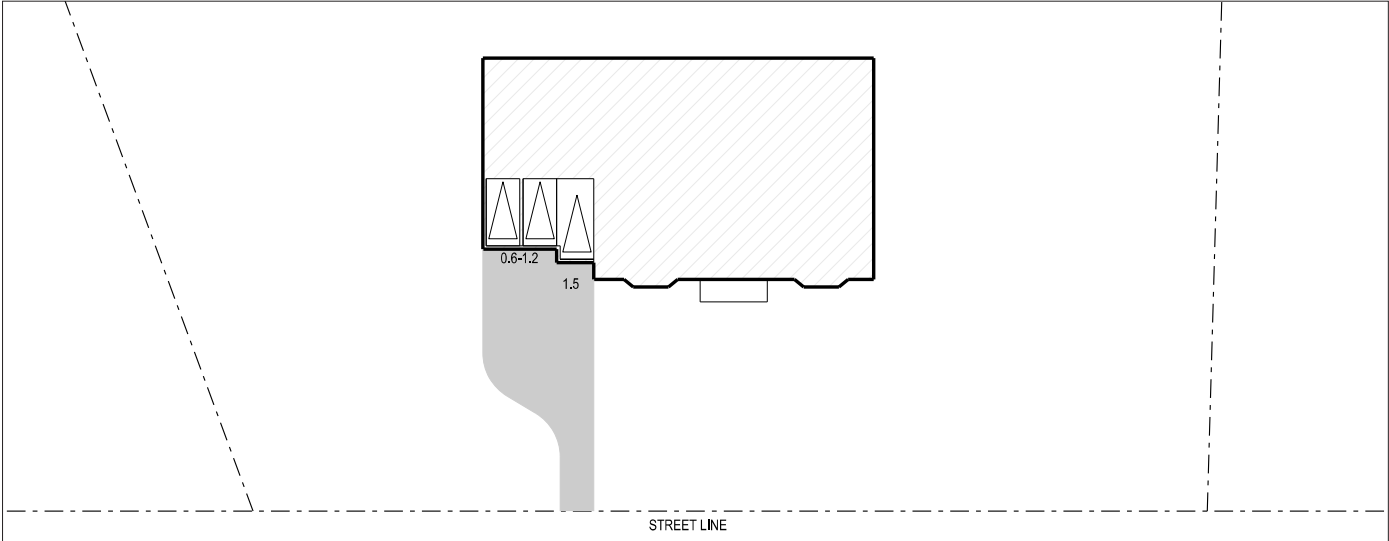


Figure 84: Sketch Precedent of Street-facing 3 Car Staggered Garage Arrangement

4.5 CRITERIA FOR PRIORITY LOT DWELLING AND COMMUNITY CHARACTER AREA

4.5.1 PRIORITY LOTS

Dwellings in prominent locations, or “Priority Lots” have a higher degree of visibility within the public realm. The priority lots include corner lots, T-section lots and elbow street lots as well as lots abutting public Open Space and parks. Special design considerations are required as they have a higher degree of visibility and exposure from the public realm. Designs will be responsive to the visible nature of the priority lot.

Our analysis of the proposed development concept plan identifies various corner lots and view terminus lots as well as lots abutting Open Space/parks that are illustrated in the Priority Lot Map [Figure 85]. Certain Lots may require special design provisions to minimize disturbance to the existing protected hedgerows of Lots 9-12. Similarly, special design provisions may be applicable to Lot 18 to mitigate impacts on the woodlots and valleylands. Lot 18 will be constrained by the current development limits registered on title, in order to protect the lot area within the woodlot.

- Corner Lots
- T T-Section Lots
- E Elbow Street Lots
- Lots abutting Open Space/Park
- ◆ Special Design Provisions

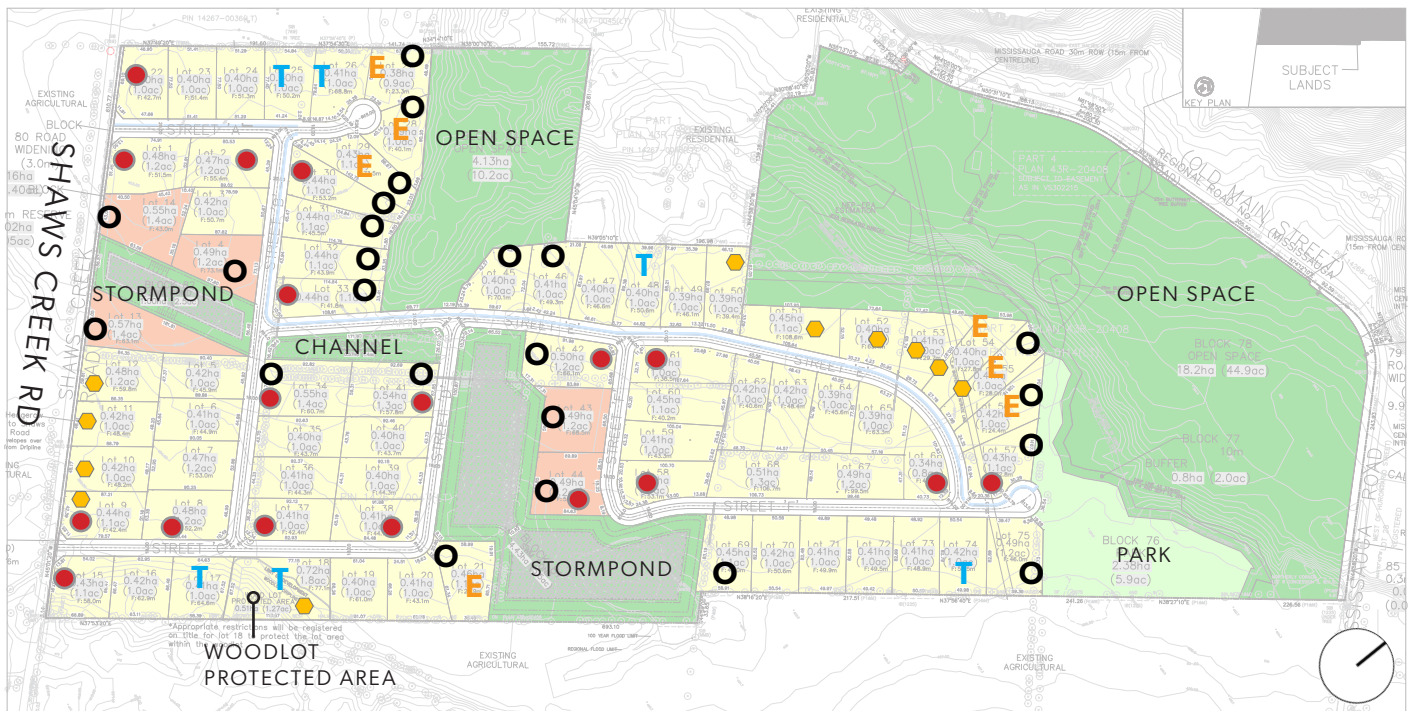


Figure 85: Priority Lot Map and Legend

4.5.2 CORNER LOT DWELLING

- For the corner lots, the corner will be accentuated with built form articulation and/or through the articulation of architectural elements such as towers, wrap around porches, gables and/or dormers etc.
- For corner lots, the flanking and visible rear elevations of the dwelling should be given the same level of architectural detailing as the front elevation to create a positive streetscape presence. It should be noted that Estate lots are typically densely treed and may not be visible from the street.
- Provision of a porch and/or entry feature on the flanking façade helps create a human scale interface between public and private realms.

See Figures 86 - 88.

4.5.3 VIEW TERMINUS LOT DWELLING

- Dwellings on view terminus lots will have strong architectural features providing visual interest while reducing the prominence of the garages.
- Dwellings on elbow streets should have larger front yard setbacks, where feasible, than the adjacent dwellings to accommodate driveways. The street edge may be further accented by street trees.
- Driveways on paired lots might be located to the outside of the lots to allow for enhanced front yard landscaping opportunities.



Figure 86: Corner Lot Dwelling



Figure 87: Corner Lot Dwelling

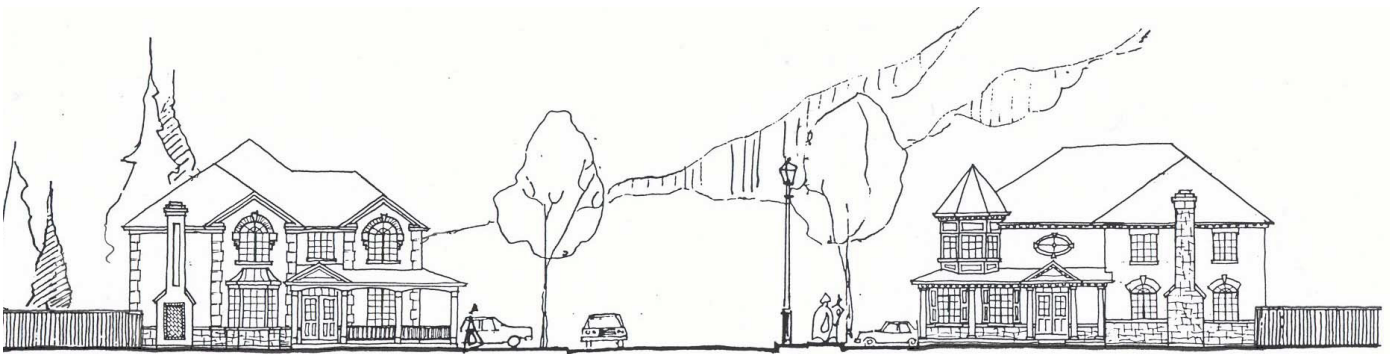


Figure 88: Corner Lot Dwelling in a Streetscape

4.5.4 DWELLINGS ABUTTING PUBLIC OPEN SPACE/PARKS

- Dwellings on lots that are abutting the parks will have enhanced architectural design and facade treatment on the building faces oriented towards the park.
- Greater sideyard setbacks related to the principal dwelling from the park may be provided for increased buffering and separation.

See Figure 90.



Figure 89: T intersection Dwelling



Figure 90: Dwelling Abutting Park

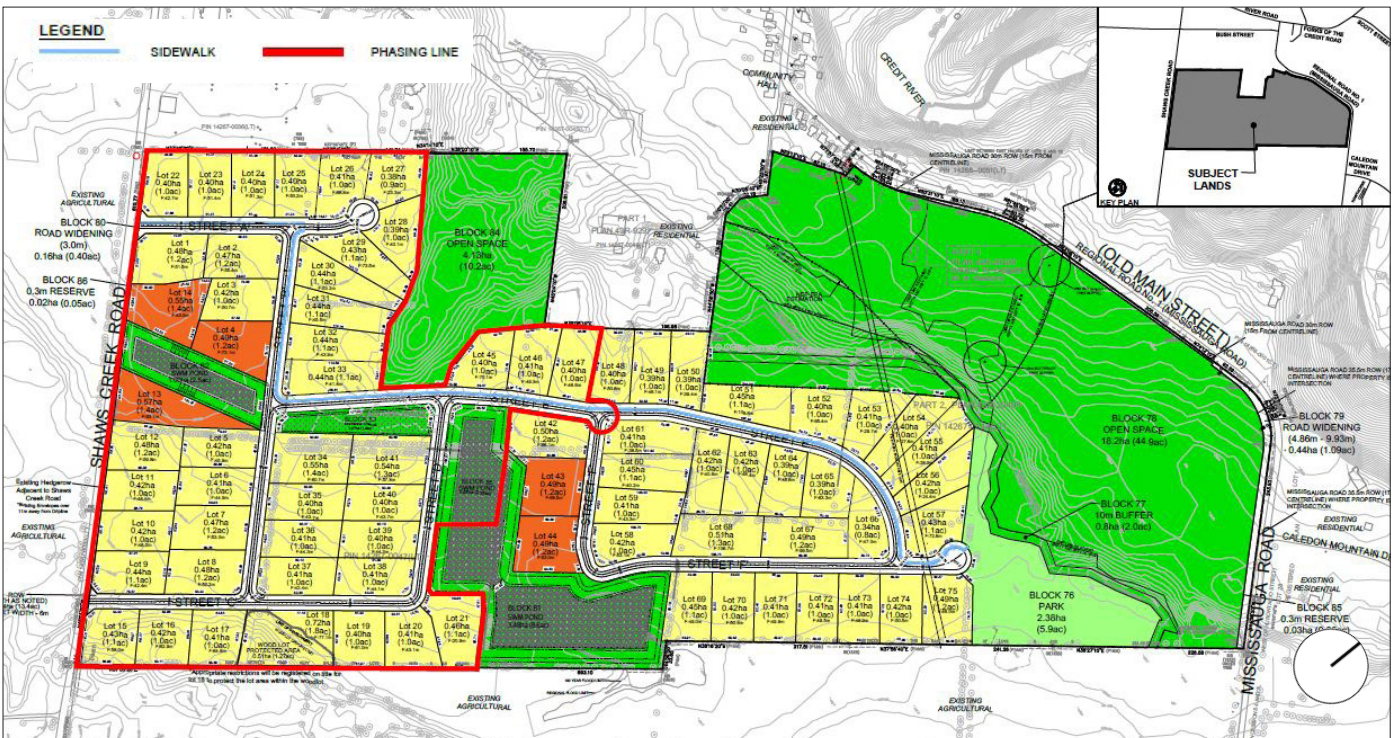


Figure 91: Phasing Plan

5
IMPLEMENTATION

5.1 PRELIMINARY REVIEW PROCESS

The TWDG will play a crucial role in assisting staff and the Control Architect when reviewing the development application. Preliminary model designs will be submitted to the Control Architect for review prior to the submission of Site Plan applications. They will clearly depict internal floor plans, entry conditions, building elevations, fenestration, exterior details and materials. Due to the anticipated high quantity of custom home designs, each site and building design will be reviewed by the Control Architect. Exterior building materials and colours will be submitted at the time of preliminary design review. Submissions for preliminary review and approval should include:

- Site Plans & Floor Plans
- Exterior Elevations & Details
- Priority Lots [when applicable]
- Typical Streetscape Elevations [when applicable]
- Landscaping, if integral to lot & dwelling design
- Corner Lot Fencing Locations [when applicable]
- Materials & Colours

Key points for the review:

- Preliminary floor plans are reviewed and approved in order to support approval of the exterior design.
- Floor plans will have a dashed line with dimensions indicating the second floor wall face, where it varies from the first floor wall line.
- Sale of models cannot commence until after preliminary approval is given by the Control Architect.
- The Control Architect is to review model designs proposed for the Manors of Belfountain with all relevant Staff prior to giving final approval.
- The Applicant should allow up to 5 working days for comments after review with Staff.
- The Control Architect will ensure conformity with these Guidelines and confirm the design demonstrates sufficient design quality, variety and the use of appropriate exterior materials.
- The Control Architect will provide expert opinion in reviewing the LID design standards and net-zero strategies.

Key items for inclusion in the designs will include, and will be enforced:

- Overall scale of the dwellings to between 4,700 and 5,000 square feet.
- Net Zero principles listed in this UDG.
- Grey-water recycling systems.
- Non-invasive plant selection, including drought resistant grasses.
- All architectural design criteria listed in Section 4.4 of this UDG.

5.2 FINAL REVIEW PROCESS

5.2.1 WORKING DRAWINGS

- The Applicant shall submit Working Drawings to the Control Architect for final review and approval prior to submission of a Building Permit application.
- Satisfactory Working Drawing submissions will be stamped for Final Approval by the Control Architect. The Control Architect will keep a copy on file.
- The Control Architect will notify the Town of Caledon in writing, when the Applicant's Working Drawings have been finally approved.

5.2.2 SITE PLANS AND STREETSCAPE DRAWINGS

- The Applicant shall submit a Site Plan and streetscape drawings to the Control Architect for review and approval.
- Satisfactory Site Plan and Streetscape Drawing submissions will be stamped for Final Approval by the Control Architect.
- The Control Architect will keep a copy on file.
- The Control Architect will notify the Town of Caledon when the Applicant's Site Plan and streetscape drawings have been finally approved.

5.2.3 EXTERIOR COLOUR PACKAGES

- The Applicant shall submit an Exterior Building Material and Colour Schedule along with material sample boards for review and approval. The sample boards are to be provided to supplement the review of the exterior materials and colours selected. The Control Architect may comment and/or make suggestions to the Applicant should the selections not comply with the intent of these guidelines.
- Satisfactory colour and material schedules and boards will be stamped "Approved" by the Control Architect, and returned to the Applicant along with the submitted sample boards.

5.2.4 EXTERIOR COLOUR SELECTIONS

- The exterior colour and material selections for the individual lots and Blocks should be submitted to the Control Architect by the time of final approval of the Site Plan. Failure to provide these selections within two weeks, following the final approval of the Site Plan, entitles the Control Architect to refuse processing any submissions until the information has been provided.

5.2.5 SITE REVIEW

- The Control Architect will conduct discretionary and periodic site reviews to monitor general compliance with the approved drawings.
- The Control Architect will also meet on site with the Town's representative to review progress during the construction phase of the project.

5.2.6 DATA RECORDING

- The Control Architect will maintain a project binder that contains all pertinent information related to approvals, all correspondence, site reports, guidelines and any addenda, priority lot plan, and siting approval plan.
- This binder will be submitted to the Town of Caledon at their request.

Through the provisions outlined in this UDG, the Control Architect will enforce sustainability strategies in order for Site Plan approval to be granted for each home, before building permit will be issued. These include built form and Net Zero energy sustainability criteria outlined in Section 4.3.8 and 4.4 of these Guidelines.

6
CONCLUSION

6.1 CONCLUSION

The development vision describes the goal of a new, integrated community within the hamlet of Belfountain. Respecting the historic form and cultural heritage, we believe the proposed built form is both compatible with, and enhances, the immediate environs. The policies and guidelines applicable to the site are holistically implemented through the development proposal.

Generous and appropriately sized lots, well-considered built form styles and scales, and environmental protection, will maintain and enhance the quality of natural systems while providing choices for rural lifestyles. The proposal adheres to the goals set out within the relevant policies. As much of the existing landscaping as possible is to be maintained, with hedgerows undergoing minimal disturbance with respect to required infrastructure or meeting Town engineering standards. The new landscaping elements, trees, shrubs, fencing, etc., all contribute to the holistic implementation of local, natural precedents. All species proposed will be approved by NEC and Credit Valley Conservation Authority prior to implementation.

The pedestrian connections provide access throughout the site from Shaws Creek Road. Separation of the Open Spaces and recreational spaces will ensure the protection of certain areas of the site, while providing ample opportunities for the new residents to play, relax, and explore. Sustainable practices will be implemented for water control, and encouraged for energy reduction and conservation. The development seeks excellence in promoting the sustainability objectives of the OP, PPS and NEC, setting out a comprehensive series of Net Zero strategies.

The architectural built form proposed will consider the surrounding massing, density, and style. Special attention has been given to the historic character of the hamlet, with a specific series of materials and architectural treatments put forward. This seamless visual integration within the broader community will enable the growth of Belfountain as a 'community within a community', while respecting the current integrity and customs.

The siting of the estate homes will help determine the architectural treatment of each specific parcel. Lot conditions will determine specific façades for enhanced design features and opportunities for environmental preservation. Model repetition and location within the sites will be controlled to offer a variety of conditions and enhance the visual characteristics within the development. All proposed designs will be submitted to the Town of Caledon's Control Architect for approval. The projects sustainability strategies will be enforced through the Control Architects, reviewing a reduction in the scale of homes, hedgerow protection, protection against access into Open Space area [fencing], and lots designed with woodlot protection in mind, amongst other areas.

These comprehensive Urban Design Guidelines highlight an appropriate approach for the development within the hamlet. Integration and neighbourhood values are the guiding design principles with which this community will be brought forward.

