
PLANNING JUSTIFICATION AND RATIONALE REPORT

THE MANORS OF BELFOUNTAIN CORP.

**Rural Estate Residential Subdivision (21T-91015C)
Part of Lot 9 Concession 5, WHS (CAL)
Hamlet of Belfountain
Town of Caledon, Region of Peel**

March 5, 2018
GSAI File # 1136-001

Planning Justification and Rationale
The Manors of Belfountain Corp.
File No. 21T-91015C
Part of Lot 9 Concession 5, WHS (CAL)
Hamlet of Belfountain, Town of Caledon

1.0 INTRODUCTION

This report provides planning justification for the Draft Plan of Subdivision application resubmission to the Town of Caledon to permit development of a 67 lot estate residential subdivision on approximately 70.28 ha (173.67 acres).

The subject lands are legally described as Part of Lot 9, Concession 5, WHS in the Town of Caledon, Region of Peel. The lands are located along the east side of Shaws Creek Road, on the west side of Mississauga Road, and south of south of Old Main Street (Bush Street) in the Hamlet of Belfountain (Figure 1).

Established residential and local commercial uses in the Hamlet of Belfountain are located north of the subject lands, and the Credit River with associated valleylands and woodlands are located to the northeast of the subject lands. Agriculture, estate residential and rural residential uses are located to the east, south and west of the subject lands.

The subject lands are currently used for agricultural production including common field crops such as corn, clover, hay and soy beans. Hedgerows traverse the subject property, dividing the agricultural fields. The northeast corner of the property consists of woodlot and the valley associated with the Credit River and will remain in its natural state.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to develop the subject property for 67 estate residential lots on a public street system with private individual well and septic systems with generous open space and parkland. The proposed development will maintain and enhance areas of natural ecological significance on the subject lands, including the Credit River system and the woodlot and valleyland associated with the site. Figure 2 illustrates the proposed Draft Plan of Subdivision consisting of 67 lots averaging 1.56 acres in size, a large open space block associated with the Credit River valley consisting of 18.17 ha, two smaller open space blocks consisting of 0.51 ha and 1.27 acres, and parkland consisting of 2.46 ha.

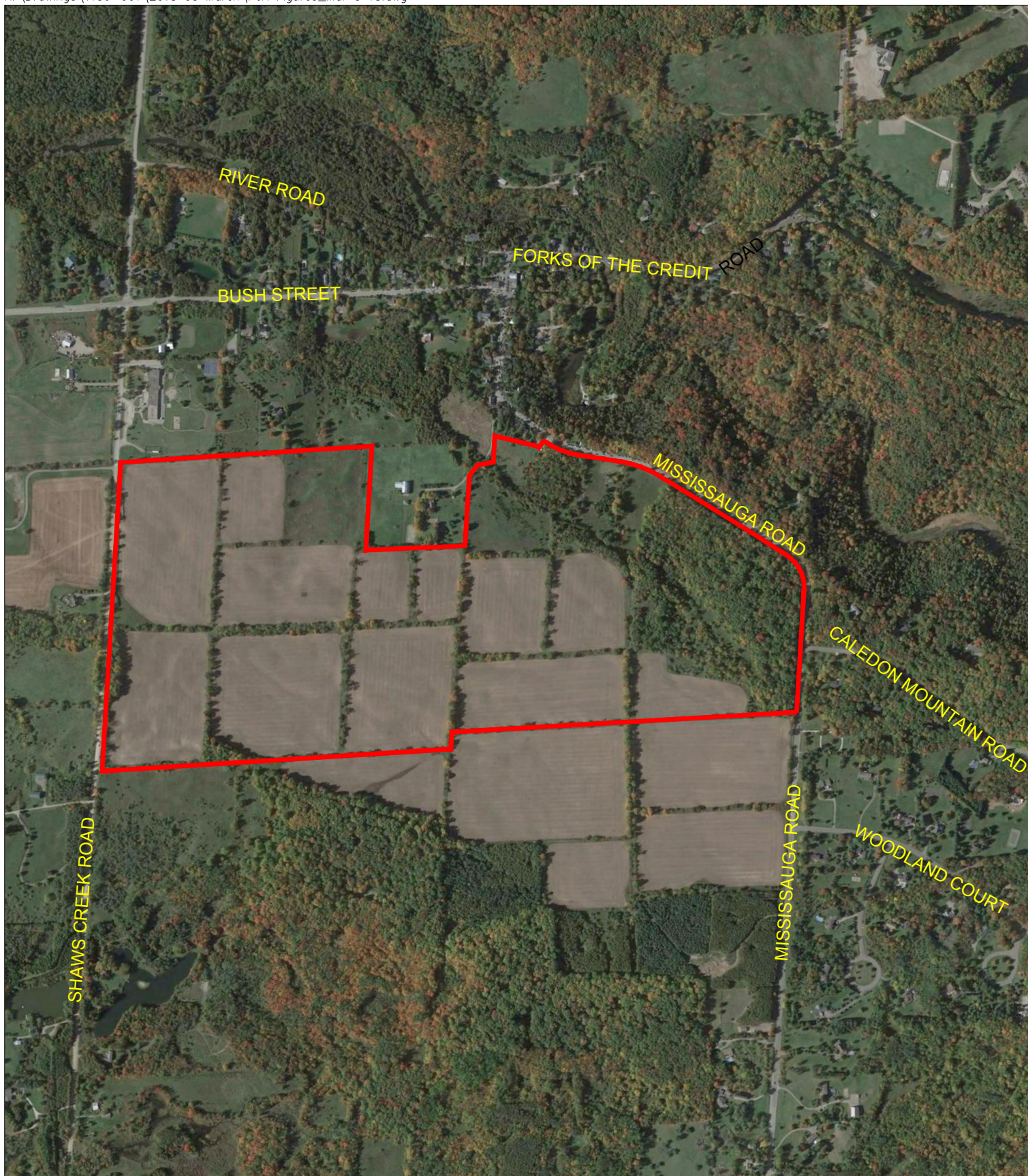


FIGURE 1 LOCATION PLAN

PART OF LOT 9, CONCESSION 5, W.H.S.
HAMLET OF BELFOUNTAIN,
TOWN OF CALEDON, REGIONAL
MUNICIPALITY OF PEEL

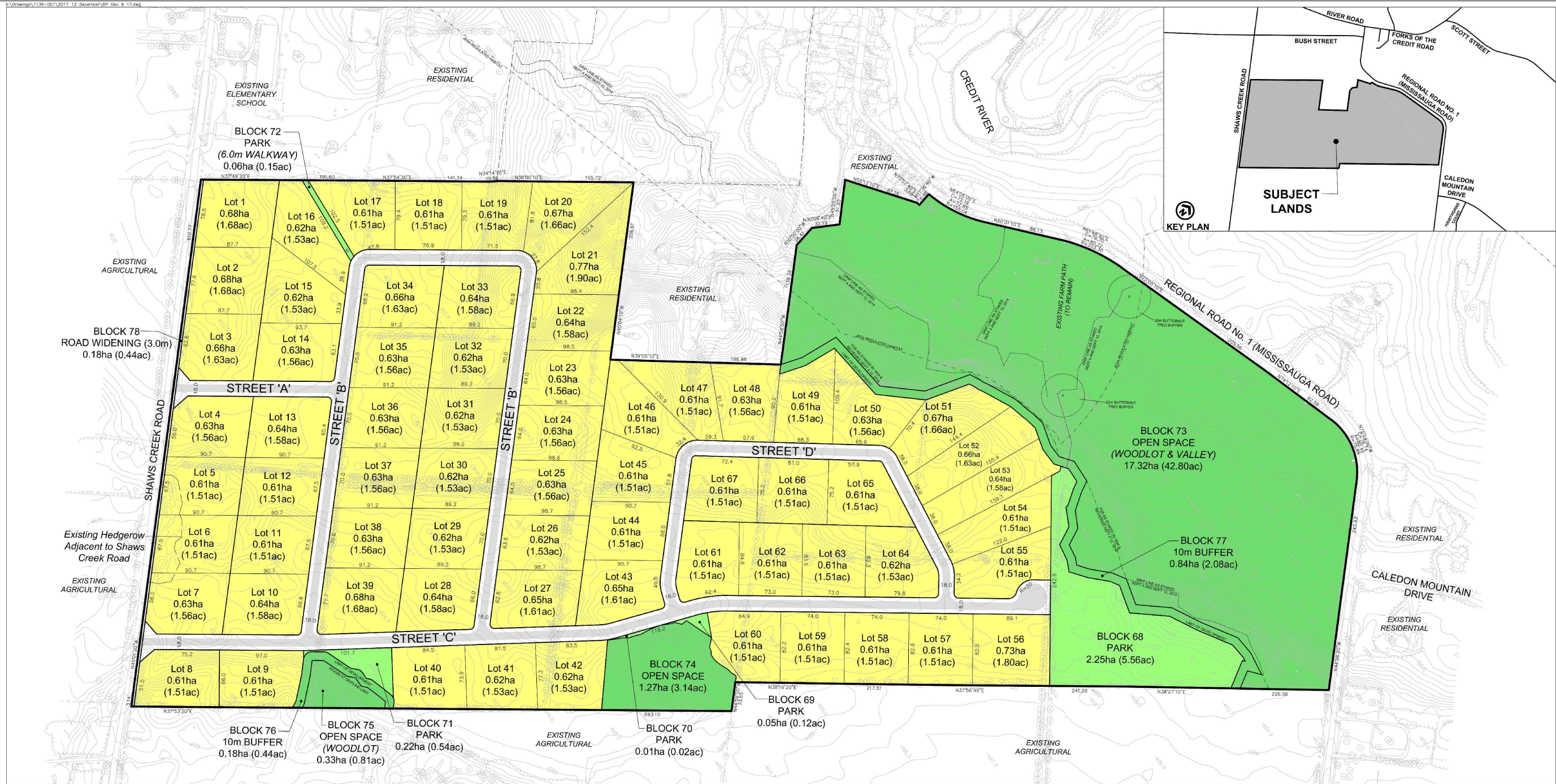
 Subject Property



Scale NTS
March 5, 2018



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE,
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DRAFT PLAN OF SUBDIVISION MANORS OF BELFOUNTAIN CORP.

FILE # 21T-91015C

PART OF EAST HALF AND WEST HALF LOT 9,
CONCESSION 5, W.H.S.
(HAMLET OF BELFOUNTAIN),
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED

JOHN SPINA, ASO
MANORS OF BELFOUNTAIN CORP.

DATE: Dec. 12, 2017

SURVEYORS CERTIFICATE

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

SIGNED

ALISTER SANKEY, OLS
DAVID B. SEARLES SURVEYING LTD.
4255 SHERWOODTOWNE BLVD. SUITE 206
MISSISSAUGA, ON L4Z 1Y5
PHONE: 905-273-8840
EMAIL: info@dssearles.ca

DATE: Dec. 12, 2017

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY
CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

NOTES

- Local to local radii - 5.0
- Streets 'A' & 'C' to Shaws Creek Rd. daylight triangles - 15.0 x 15.0
- Pavement illustration is diagrammatic only

LAND USE SCHEDULE

| LAND USE | LOTS / BLOCKS | AREA (ha) | AREA (ac) | UNITS |
|-----------------------------|---------------|--------------|--------------|-------|
| ESTATE RESIDENTIAL | 1-67 | 42.24 | 104.38 | 67 |
| PARK | 68-72 | 2.60 | 6.42 | |
| OPEN SPACE | 73-75 | 18.92 | 46.75 | |
| 10m BUFFER | 76, 77 | 1.02 | 2.52 | |
| ROAD WIDENING | 78 | 0.18 | 0.44 | |
| 18.0m ROW - (2.888m LENGTH) | | 5.32 | 13.15 | |
| TOTAL | 78 | 70.28 | 173.67 | 67 |



Scale 1:2000
(24 x 36)
December 5, 2017



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FIGURE 2
DRAFT PLAN OF
SUBDIVISION

PART OF LOT 9, CONCESSION 5, W.H.S.
HAMLET OF BELFOUNTAIN,
TOWN OF CALEDON, REGIONAL
MUNICIPALITY OF PEEL

Scale NTS
March 5, 2018



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These lands have an extensive history, including a Consolidated Board Hearing involving the Ontario Municipal Board and Niagara Escarpment Hearings Board, which occurred in 1990. This Hearing set out the principles for residential development on these lands, and subsequently a Draft Plan of Subdivision application was submitted in 1991. Since that time, technical studies and field work have been undertaken to support the Draft Plan of Subdivision, and extensive consultation has occurred with the Belfountain Community Planning Organization (B.C.P.O.), who generally supported the proposed residential development of these lands in late 1990s. The Top of Bank was staked on site and surveyed in October 1990, and was reconfirmed in September 2014 along with the woodlot dripline, and this is reflected on the Draft Plan as the approved limit of development.

3.0 APPROACH AND BASIS OF REPORT

The approach which will be followed in the assessment of the planning rationale for this development proposal involves a review of the policies of the various levels of government to confirm that this development proposal conforms with the intent of the various applicable policy documents. The documents to be reviewed in connection with this Planning Justification and Rationale Report include the following:

- the Provincial Policy Statement (2014);
- The Niagara Escarpment Planning and Development Act;
- The Niagara Escarpment Plan (2017);
- The Region of Peel Official Plan (2016);
- Credit Valley Conservation; and
- The Town of Caledon Official Plan (2016).

Belfountain is designated as a “Minor Urban Centre” in the Niagara Escarpment Plan. This land use designation identifies rural settlements, villages and hamlets within the Niagara Escarpment Plan Area and one of the objectives for “Minor Urban Centres” is 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*” (Sec. 1.6.1.6, NEP).

The subject lands are within the “Minor Urban Centre” limits and are further designated “Escarpment Rural Area”, “Escarpment Protection Area” and “Escarpment Natural Area” in the Niagara Escarpment Plan. The subject lands consist of a total of approximately 70 hectare (ha), and approximately 50 ha of the property are proposed to be developed for estate lots, parkland and roads through this proposal. The balance of the subject lands (approximately 20 ha) are proposed to be excluded from the proposed development because they are within the “Escarpment Natural Area” designation in the Niagara

Escarpment Plan and are characterized as valleyland and woodlot associated with the Credit River valley system.

The subject lands are designated ‘Settlement Area’ in the Town of Caledon’s Official Plan and Belfountain is identified in the Official Plan as a Hamlet. It is noted in the Official Plan that Hamlets are communities which are generally a cluster of houses located around a small historic settlement, and Belfountain is no exception. Slow growth is anticipated for Hamlets in the Town of Caledon and private individual water and sewage services are noted to dominate. Municipal water and sanitary services are not available in Belfountain; therefore, it is proposed to service the proposed development using individual groundwater supply wells and wastewater treatment and disposal systems on each lot.

Draft Plan of Subdivision and Zoning By-Law Amendment applications were submitted for these lands in 1991 and were assigned File 21T-91015C and RZ 91-20, respectively. Over the years, extensive technical studies and field work have been undertaken to support the Draft Plan of Subdivision, and extensive consultation has occurred with the Belfountain Community Planning Organization (B.C.P.O.) (now known as BCO). It is expected that community consultation will continue as this development proposal advances.

The subject lands are subject to Development Control by the Niagara Escarpment Commission and, accordingly, the lands are not governed by the Town of Caledon Zoning By-Law. Accordingly, this planning justification and rationale report has been prepared in support of the Town of Caledon Draft Plan of Subdivision Application and the related Niagara Escarpment Plan Development Permit.

In addition to this Planning Justification and Rationale Report, the following studies have been completed in connection with this Draft Plan of Subdivision:

- Stage 1-2 Archaeological Assessment (ASI, January 2018);
- Phase 1 Environmental Site Assessment (exp Services Inc., 2014 revised November 15, 2017);
- Geotechnical Investigation and Slope Stability Report (exp Services Inc., 2014 revised November 16, 2017);
- Hydrogeological Investigation Report (Cole Engineering Group Ltd., March, 2018);
- Functional Servicing Report (Cole Engineering Group Ltd., March 2018);
- Scoped Environmental Impact Study (Savanta Inc., March 2018)
- Transportation Impact Study (NextTrans Consulting Engineers, Jan., 2018);
- Noise Impact Study (Swallow Acoustic Consultants Ltd., December 2017);
- Urban Design and Architectural Design Guidelines (Weston Consulting, Baker Turner inc., and Architecture Unfolded, February 2018)
- Cultural Heritage Resource Assessment (ASI, 2018)

- Night Sky Lighting Memo (RTG, 2018)
- Tree Inventory and Preservation Plan (TR.1) (Baker Turner Inc., February 2018);
- Tree Inventory Report (Baker Turner inc., February 2018); and
- Visual Impact Assessment Report (Baker Turner Inc. 2018).

4.0 REVIEW OF RELEVANT LAND USE DOCUMENTS

4.1 PROVINCIAL POLICY STATEMENT (2014)

Section 3 of the Planning Act requires that planning authorities “shall be consistent” with the Provincial Policy Statement (PPS) when exercising any authority that affects a planning matter. As set out in the PPS, Ontario’s long-term prosperity depends on a coordinated approach to wisely managing change and promoting efficient development patterns that result in strong and healthy communities. Objectively, this is achieved by balancing environmental protection, public health and safety, and socially, environmentally and economically sustainable built environments. In this regard, the PPS provides a high level of policy foundation that promotes and enhances the concept of a complete community. The PPS must be read in its entirety, while considering all applicable policies and how they work together.

The relevant sections of the Provincial Policy Statement and our commentary follows:

Section 1 of the PPS outlines policies associated with future development and land use patterns. Specifically, the development of strong communities through efficient land use and development patterns is to be promoted. Section 1.1.1 is as follows:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

The subject lands are located within the Hamlet of Belfountain. It is noted in the Region of Peel Official Plan that “*hamlets are vibrant rural communities, generally based on historic centres, which provide predominantly lower density housing and provide services to the surrounding areas*”. The proposed Draft Plan of Subdivision proposes a distinct low density estate residential development on private well and septic systems. The design of the development proposal will be based on (and enhanced by) the existing rural historical context of Belfountain and the scenic natural landscape of the Niagara Escarpment.

Belfountain is designated as a “Minor Urban Centre” in the Niagara Escarpment Plan. This land use designation identifies rural settlements, villages and hamlets within the Niagara Escarpment Plan Area and one of the objectives for “Minor Urban Centres” is 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.*” (Sec. 1.6.1.6, 2017 NEP).

Belfountain is designated “Settlement Area” (Hamlet) in the Town of Caledon Official Plan and the Town’s Official Plan notes that Hamlets are communities which are generally a cluster of houses located around a small historic settlement, and Belfountain is no exception. Slow growth is anticipated for Hamlets in the Town of Caledon and private individual water and sewage services are noted to dominate. This development proposal is consistent with that vision, as set out in the Caledon Official Plan.

While the development provides for slow growth within Belfountain, it will undeniably help sustain the community of Belfountain for the long term by providing additional population to sustain the school and enhance the community’s vibrancy. Section 1.1.4 of the PPS lends support for the proposed Draft Plan of Subdivision within the Hamlet of Belfountain.

“1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) using rural infrastructure and public service facilities efficiently;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

The proposal to develop the subject lands for a 67 lot Plan of Subdivision will provide for distinct estate residential development in an area of the Town of Caledon intended for low density, estate residential opportunities. This development will be an executive residential neighbourhood complimenting the rural historical context of the Hamlet of Belfountain in the scenic terrains of the Niagara Escarpment. There will be ample open space and some parkland within and between the estate lots. Efforts will be made to integrate the built and the natural environment, and elements of the built form will be inspired by Belfountain's historical significance, and its scale and character as a rural hamlet and its unique natural context in the Niagara Escarpment.

This distinct community has been carefully designed to provide a consistent character that will enrich and positively contribute to the settlement area. The development has been designed to be compatible in scale and character to the existing lots within the surrounding area, sited with generously landscaped setbacks to compliment the Hamlet's unique settlement pattern.

"1.6.6 Sewage, Water and Stormwater

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development."

Examination of the specific language in this policy leads to Provincial support for private individual servicing. The above noted policy clearly permits *"individual on-site sewage services and individual on-site water services ... provided that site conditions are suitable for the long-term provision of such services with no negative impacts"*. The policy then notes that *"in settlement areas, these services may only be used for infilling or minor rounding out of existing development."* It is this latter portion of this policy that requires additional policy interpretation in the context of a proposed estate residential subdivision in Belfountain.

"Settlement area" is a defined term in the PPS meaning *"urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:*

- a) built up areas where development is concentrated and which have a mix of land uses; and*
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated".*

There is no disputing that Belfountain falls within the PPS definition for "Settlement Area". "Infilling" and "Minor Rounding Out" are not defined terms in the PPS and require some clarification. In fact, it has been noted by the Province (in correspondence dated November 2012 during the PPS Review) that *"to provide some flexibility for a modest amount of growth, we allow minor rounding or infilling to occur. Minor rounding out is intentionally not defined, to allow planning authorities with flexibility to take into account local circumstances"*.

The Town of Caledon Official Plan contains a definition for ‘infill’ to mean “*housing development in existing residential neighbourhoods within settlements, on vacant or underutilized land*”. This definition does not identify any certain number of lots and would not preclude a Plan of Subdivision within Belfountain. Rather, the number of lots to be contained within a proposed ‘infill’ development is to be appropriately determined based on local site conditions and environmental sustainability.

While it is recognized that municipal services are the preferred form of servicing for settlement areas, the Province recognizes that the reality is that the only feasible type of servicing in many rural settlement areas is individual servicing and the Province further recognizes that some rural settlement areas may never achieve a level of development that would justify full municipal servicing (or communal municipal servicing).

The Town of Caledon or Region of Peel do not contemplate municipal or communal services for the Hamlet of Belfountain, yet it is recognized that the current settlement area limit for Belfountain includes approximately 70 hectares of currently vacant land within the boundary which is intended for some residential growth. With the proposed lots relating to an average area of 0.63 ha, they are sited and sized appropriately to the site conditions to sustainably accommodate private individual servicing.

As noted by Cole (2018), based on the results of the various groundwater investigations completed at the Site and the review of groundwater receptors and potential impacts from development of the Site from changes to groundwater quality and quantity, it is not anticipated that there will be a significant potential for impacts to groundwater users or natural features from the proposed development of the Site. This assessment assumes that mitigation measures, such as maintain infiltration and implementation of tertiary (Level IV) septic systems will be implemented across the proposed development. Accordingly, the proposed development is appropriate for private well and septic servicing.

This development will constitute infill or minor rounding out and will be consistent with Section 1.6.6.4 of the PPS.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and,*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.”*

A number of forms of green infrastructure are proposed that will enhance stormwater management on site including low impact development and maximized vegetative and pervious surfaces provided throughout the site. In general, the stormwater management plan (Cole 2018) will provide infiltration in all roadside ditches. These features will also be used for stormwater detention. Cole (2018) describes these ditches as shallow, linear, dry stormwater detention and infiltration ponds. Orifice stormwater controls are proposed at each driveway culvert, and additional check dams at 20 m to 40 m intervals along the ditches, depending on storage required and slope of road/ditch (Cole 2018).

As noted in Cole's Functional Servicing Report (March 2018), stormwater management is unique as almost all runoff up to the 100 year storm event is retained and infiltrated on a site wide basis, mimicking pre development conditions and pre development water balance. The proposed detention and infiltration swales, supplemented for larger storm events by rapid infiltration Dry Wells, provides a reliable, low maintenance, and low life cycle cost alternative for stormwater management. The proposed design follows Town of Caledon and CVC design standards.

“2.1 Natural Heritage

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

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands.*

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*

- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

As noted in the EIS (Savanta, 2018), field surveys and subsequent analyses have concluded that five natural heritage features are present on the subject lands, including significant wetland, significant woodland, significant wildlife habitat, fish habitat, and habitat of Endangered and Threatened species. The remaining PPS natural heritage features were not observed on the subject lands.

The EIS summarizes that impacts from the proposed land development application can generally be considered in two broad categories, direct and indirect. Direct impacts are normally associated with the physical removal or alteration of natural features that could occur based upon a land use application, and indirect impacts may be changes or impacts to less visible functions or pathways that could cause negative impacts to natural heritage features over time. The EIS summarizes how impacts will be mitigated and features will be maintained and enhanced through the proposed development.

There are two wetlands in the northern portion of the subject lands which would likely meet the provincial biological criteria for designation as significant. However, as noted by Savanta, both of these wetlands are located outside of the proposed development area and no impacts are anticipated. Further, the woodlands in the north, east, and south end of the Subject Lands meet criteria for designation as Significant Woodland. Savanta confirms that all woodlands will be retained and a 10 m buffer is recommended from the dripline edge to the development limits so no impacts are anticipated.

As well, in terms of significant wildlife habitat, candidate bat maternity colony habitat associated with the woodlands, and habitat for species of conservation concern (Western Chorus Frog associated with the MAS3-1 unit on the subject lands) are present and this habitat will be retained through the implementation of a 10 m buffer from the dripline edge to the development limits.

In terms of fish habitat considerations, the pre-development hydrologic (surface and groundwater) contributions to the two wetlands will be maintained post-development. As noted in the EIS (Savanta) and Stormwater Management (Cole) reports, under pre-development conditions there is no surface runoff (up to the 100 year event) from the agricultural fields (future estate lots) to the wetlands. The hydrogeological and stormwater management plan report (Cole 2018) demonstrates that existing groundwater contributions will be maintained post-development. Because existing hydrogeologic conditions are maintained post-development, a feature based water balance is not needed. Further, Savanta confirms that there are no direct impacts to fish habitat. Indirect impacts on fish and fish habitat during construction could occur due to erosion and sedimentation from the construction site and/or accidental spills of potentially toxic materials and these can be effectively controlled through the implementation of erosion and sediment control activities (including monitoring and adaptive management).

As well, the subject lands provide habitat for certain endangered or threatened species including Eastern Meadowlark, Bobolink, Jefferson Salamander, Barn Swallow (foraging), Chimney Swift (foraging), and Butternut. As well, the woodlands of the subject lands provide potential habitat for Ontario's four endangered bat species. These species are protected under the Endangered Species Act, 2007. The bat species and Butternut (both contained within the woodlands) and the Jefferson Salamander habitat will be protected through protection, mitigation and enhancement measures discussed in the EIS. Specifically, the woodlands on site will be maintained with a 10 m buffer and have the opportunity to be enhanced through the planting of native trees and shrubs within the buffer area. The Manors of Belfountain Corporation will be preparing an Information Gathering Form (IGF) and submitting it to MNRF to commence discussions regarding mitigation and permitting requirements associated with potential impacts to these species. For removal of grassland breeding bird habitat, The Manors of Belfountain Corporation will be required to Register the Project under Section 23.2 of the ESA.

As explained in great detail in the EIS, mitigation measures to limit negative impacts and/or enhancement measures are recommended and will be implemented where practical.

“2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*
- e) implementing necessary restrictions on development and site alteration to:*
 - 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*
- f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;*
- h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

The Subject Lands are within the West Credit River Subwatershed as defined by the Credit Valley Conservation Authority (CVC) (and this is referred to as the Erin Branch of the Credit River by the MNR). This portion of the Credit River is known to contain Brook Trout which require cool water refuges and good water quality. There are no permanent watercourses or tributaries present on the subject lands; however, there is a small section of a headwater drainage feature (HDF) on the southern portion of the subject lands. As well, a headwater drainage feature occurs north of the subject lands, and access was granted to Savanta to allow them to complete an assessment. The EIS clarified that there are no direct impacts anticipated to fish habitat resulting from this proposed development, and potential indirect impacts resulting from construction activities can be effectively mitigated through the proper implementation of sediment and erosion control activities, including monitoring and adaptive management. As noted by Savanta (2018), provided surface water and groundwater balance to the watercourses are

maintained through stormwater management and infiltration measures on the subject lands, no impacts on potential fish habitat in the headwater drainage features are anticipated.

With respect to stormwater management techniques, Cole (2018) outlines that the site soils and site groundwater conditions are conducive to a Low Impact Development (LID) approach. The groundwater recharge rate will be maintained and no changes to groundwater infiltration or flow are anticipated post-development, so groundwater contributions to headwater drainage features and wetlands (on site and off site) are expected to remain consistent with pre-development conditions. As well, Cole (2018) outlines that because of the hummocky topography and natural depressions which collect the majority of runoff, there is little to no stormwater runoff for the majority of the agricultural area of the site. The development will rely entirely on infiltration techniques for all runoff to the 100 year storm event. In discussions with CVC, this approach has been generally supported by CVC. As well, it is noted by Cole that the proposed stormwater management techniques are anticipated to be sufficient to maintain water balance and to provide the necessary quantity and quality control, to prevent any negative impacts to the watercourse associated with stormwater runoff from the roadways themselves.

“2.6 Cultural Heritage and Archaeology

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*

A Stage 1-2 Archaeological Assessment was completed by ASI (2014 and rev. 2018) on the subject lands. The Stage 1 assessment included consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and nineteenth and twentieth-century settlement trends. The Stage 2 assessment included a field survey conducted by means of both a pedestrian and test pit survey within

all proposed development lands. No archaeological resources were encountered during the course of the survey and ASI concluded that no further archaeological assessment of the proposed development lands is required.

A Cultural Heritage Resource Assessment (CHRA) of the Plan of Subdivision lands was undertaken by ASI (2018). The results of background historic research and a review of secondary source material revealed a study area with a rural land use history dating back to the early-nineteenth century. The field review confirmed that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. A total of seven built heritage resources and seven cultural heritage landscapes were identified within and/or adjacent to the Manors of Belfountain study area. The CHRA recommends that development activities should be suitably planned to avoid impacts to identified cultural heritage resources. Specifically, the report highlights a possible cultural heritage landscape related to the farm ruins located along the existing farm path off Mississauga Road (within the Open Space Block 73 of the Draft Plan of Subdivision). ASI (2018) summarizes that this feature (referred to as CHL 2) includes not only the farm ruins within the woodlot (which are not proposed to be altered in any way) but also includes the related farm field immediately south, which constitute a portion of the proposed development lands. According to ASI, the farm field is included within the defined CH2 feature specifically because the field is part of the property parcel related to the farm ruins.

ASI summarizes that the field associated with the farm ruins may be impacted through alteration to setting by the removal of the vegetation and mature tree-lined agricultural fields for the proposed estate lots. It should be noted, however, that the farm field is currently physically and visually isolated from the farm ruins currently due to the topographic separation and the woodlot features which have grown in between the ruins and the field. Essentially, the farm ruins are no longer visible or perceptively associated with the field to the south, as vice versa.

ASI (2018) acknowledges that where significant cultural heritage resources are expected to be impacted through alteration to their setting, a resource-specific cultural heritage impact assessment report should be prepared in advance of construction activities unless the Town determines that CHL2 does not require the detailed photographic documentation and compilation of a resource-specific Cultural Heritage Impact Statement by a qualified heritage consultant. This should be confirmed by the Town of Caledon.

ASI (2018) also recommends that certain cultural heritage landscapes along the west and south property lines may benefit from vegetative screening with appropriate / sympathetic historic plant materials in order to mitigate altered views. Lastly, ASI recommends that heritage attributes, including fence lines and tree lines and hedgerows should be preserved where possible.

It may be concluded that the proposed development is consistent with, and is supported by, the Provincial Policy Statement.

4.2 NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT (Consolidation November 14, 2017)

The Niagara Escarpment Planning and Development Act (the “NEPD Act”) establishes the content, purpose and objectives of the Niagara Escarpment Plan. The entire Hamlet of Belfountain (including the subject lands) are governed by the Niagara Escarpment Planning and Development Act and, accordingly, it is necessary to justify that a development proposal on the subject lands will meet the purpose and objectives of the Niagara Escarpment Planning and Development Act. The purpose and objectives are found in Sections 2 and 8 of the Act. Within Section 2 of the NEPD Act, the stated purpose is as follows:

“... to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment”.

Section 8 of the NEPD Act outlines eight objectives to be sought by the Commission in the Niagara Escarpment Planning Area, as follows:

- (a) to protect unique ecologic and historic areas;*
- (b) to maintain and enhance the quality and character of natural streams and water supplies;*
- (c) to provide adequate opportunities for outdoor recreation;*
- (d) to maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;*
- (e) to ensure that all new development is compatible with the purpose of this Act as expressed in section 2;*
- (f) to provide for adequate public access to the Niagara Escarpment; and*
- (g) to support municipalities within the Niagara Escarpment Planning Area in their exercise of the planning functions conferred upon them by the Planning Act. R.S.O. 1990, c. N.2, s.8.*

These objectives will be met and enhanced through the development of the proposed Plan of Subdivision. The ecological integrity of the “Escarpment Natural Area” portion of the subject lands within the NEP will not be adversely impacted by this development as the Credit River valley and associated forested natural area located in the northeast portion of the subject lands will be left intact and unaffected with a 10 m buffer, thereby completely protected.

The natural scenery and views to and from the site, and on surrounding lands, will not be adversely impacted. The property is not visible from the north, east or northeast due to existing built up residential uses along Old Main Street / Bush Street and the “Escarpment Natural Area” forested natural areas along Mississauga Road and Old Main Street. It is important to note that the lands will be visible from the west and from the south and will ultimately present a view consistent with a Minor Urban Centre, including characteristic estate dwellings ultimately consistent with the heritage character of Belfountain.

Development of the subject lands for the proposed Plan of Subdivision will not disrupt the continuous natural environment associated with the Escarpment. The Credit River Valley and the associated forested area which is designated “Escarpment Natural Area” will not be impacted by the proposed Plan of Subdivision because no development is proposed within this area. There is an existing clearing in the “Escarpment Natural Area” portion of the subject lands abutting Old Main Street which was formerly the farm access path. This clearing is proposed to continue to facilitate a low intensity pedestrian pathway in order to enhance pedestrian circulation and connectivity with the existing Belfountain community to the north. Since this is proposed on a clear portion of the lands, there is minimal disruption anticipated to the overall environmental integrity of the “Escarpment Natural Area”. In fact, implementation of this passive trail will enhance connectivity opportunities from the development lands to the built up portion of Belfountain to the north, and may help alleviate trespassers and explorers through the Open Space block by containing them within the pathway limits. Further, as noted by Savanta in the EIS and by Weston/BTi in the Urban Design and Architectural Design Guidelines, this unlit pedestrian trail can be constructed of woodchip mulch to limit the potential effects of this use. As well, Savanta has recommended pedestrian access control barriers alongside the trail (e.g., combination of split rail cedar fences and shrub plantings as screenings) and signage to inform users of the sensitivity of the natural areas, including the open space area.

Development of the subject lands will help to ensure adequate public access to the Escarpment through the provision of the low intensity pedestrian pathway and parkland adjacent to the “Escarpment Natural Area” portion of the subject lands. As well, the Draft Plan of Subdivision will be developed on 18.0 m wide public roads whereby a grassed shoulder will be provided for pedestrians and the asphalt paved section will be shared by vehicles and bicycles.

Section 24(1) of the Act requires the issuance of a Development Permit prior to development occurring on lands within the Niagara Escarpment Plan Area, as follows:

“24(1) Despite any other general or special Act, if an area of development control is established by regulation made under Section 22, no person shall undertake any development in the area unless such development is exempt under the regulations or unless the development complies with a development permit issued under this Act.”

An Application for Development Permit has been filed with the Niagara Escarpment Commission concurrent to this Draft Plan of Subdivision resubmission. The Development Permit Application seeks to permit development of the subject lands for a 67 lot Draft Plan of Subdivision on private water and wastewater services and related public roads. The Development Permit application has been properly filed in accordance with Section 24(1) of the NEPD Act.

The proposed 67 lot Draft Plan of Subdivision on lands within the “Minor Urban Centre” of Belfountain in the Niagara Escarpment Plan will meet the purpose and objectives of the Niagara Escarpment Planning and Development Act.

4.2.1 Niagara Escarpment Plan (Office Consolidation June 2017)

While the PPS provides overall policy directions on matters of provincial interest related to land use and development in Ontario, the Niagara Escarpment Plan (NEP) builds upon that policy foundation to provide additional land use planning policies for maintenance of the Niagara Escarpment. As noted in the preamble to the NEP, the *“Niagara Escarpment Plan is to be read in conjunction with the Provincial Policy Statement but shall take precedence over the policies of the Provincial Policy Statement to the extent of any conflict”*.

The Niagara Escarpment Planning and Development Act requires that the NEP be reviewed every 10 years. For the first time, the review of the NEP was co-ordinated with the reviews of three other provincial plans: The Greenbelt Plan, The Oak Ridges Moraine Conservation Plan, and the Growth Plan for the Greater Golden Horseshoe. Together, these four provincial land use plans work together to manage growth, build complete communities, curb urban sprawl, protect the natural environment, support agriculture and promote economic development in Ontario’s Greater Golden Horseshoe area. The final four plans were released on May 18, 2017 and the 2017 NEP came into effect June 1, 2017. Interestingly, throughout the process related to the comprehensive Provincial Plan Review, there was never a suggestion or indication that the limits of the Belfountain Minor Urban Centre were inappropriate or should be smaller. Accordingly, the principle related to there being an opportunity for future environmentally sustainable residential growth within the Belfountain Minor Urban Centre exists.

The Niagara Escarpment Plan is a “senior plan” in the Province and The Niagara Escarpment Planning and Development Act requires that regional and local official plans conform to the Niagara Escarpment Plan (Section 13(1)). The NEP is essentially divided into three parts. Part 1 contains land use policies dealing primarily with land use designations and amendments; Part 2 contains policies regarding Development Criteria; and Part 3 policies are specific to the Niagara Escarpment Parks and Open Space System.

The entire subject lands fall within the planning authority of the Niagara Escarpment Commission (NEC) and are designated “Minor Urban Centre” in the Niagara Escarpment Plan. In fact, the subject lands have been located within the Minor Urban Centre of Belfountain since the inception of the NEP in 1985. The subject lands are further designated “Escarpment Natural Area”, “Escarpment Protection Area” and “Escarpment Rural Area” in the Niagara Escarpment Plan (Figure 3).

Section 1.6 in the NEP (Minor Urban Centres) notes that this designation “*identifies those rural settlements, villages and hamlets that are distributed throughout the Niagara Escarpment Plan area*”. Part 1.6.4 (Boundaries) notes that “*Minor Urban Centre boundaries will identify existing rural settlements, villages and hamlets. These Minor Urban Centres shall be maintained and enhanced either in their present form, or 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*”. Pursuant to this policy directive, the proposed Draft Plan of Subdivision seeks to accommodate growth within the boundaries of the Belfountain Minor Urban Centre in an environmentally sustainable manner that is considered to be consistent with the existing community character.

Niagara Escarpment Plan objectives for “Minor Urban Centres” include the following:

- “1.6.1.1 To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.*
- 1.6.1.2. 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.*
- 1.6.1.3. 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.*
- 1.6.1.4. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.*
- 1.6.1.5. To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.*
- 1.6.1.6. 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.*

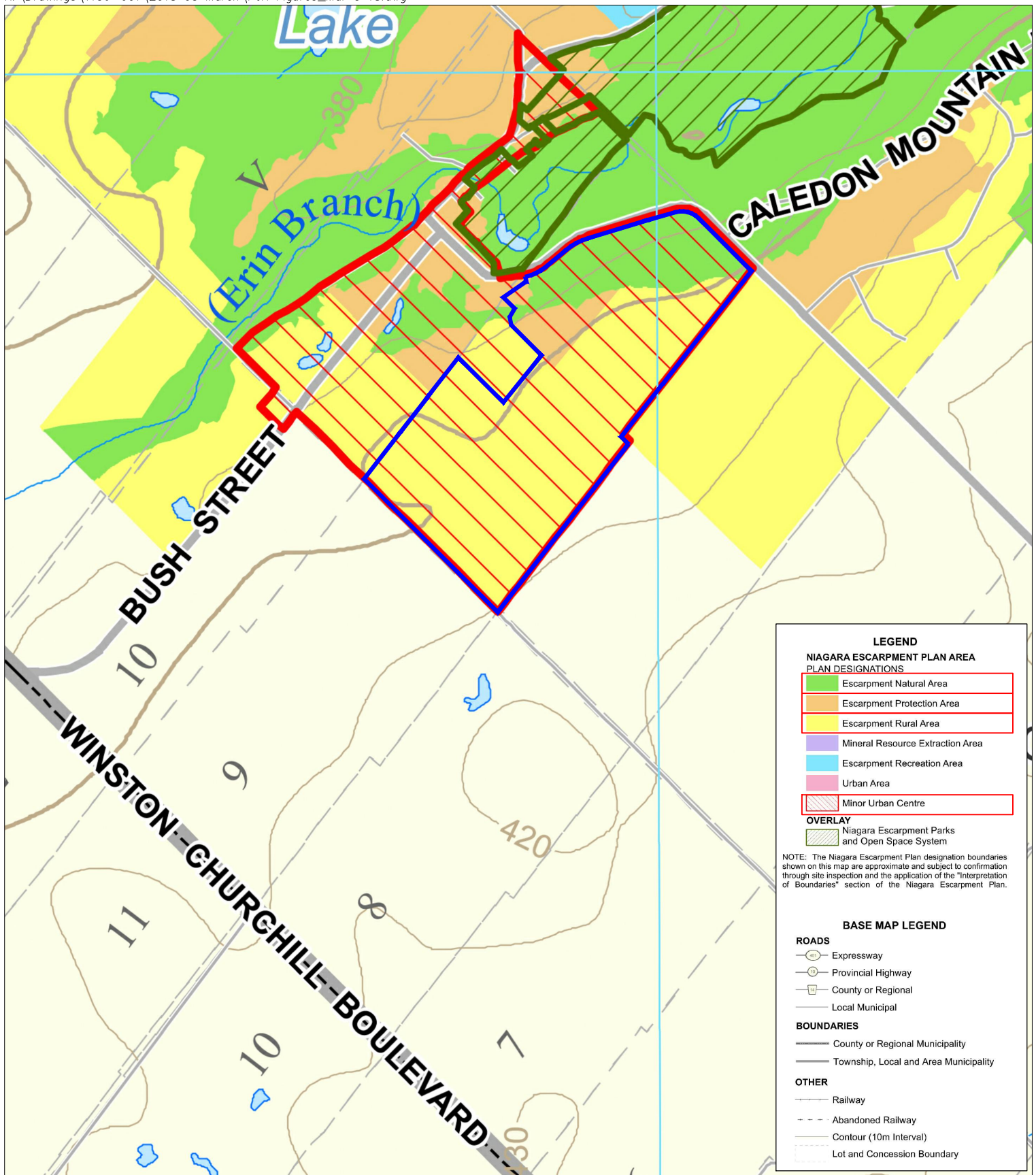


FIGURE 3
NIAGARA
ESCARPMENT PLAN
LAND USE PLAN

— Subject Property

Note:
Source Mapping - The Niagara Escarpment Plan
(2017) Approved and Ordered Jun 1, 2017.
O.C.# 1026/2017



Scale NTS
March 5, 2018



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1.6.1.7. 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.

The proposed Draft Plan of Subdivision is located entirely within the Belfountain Minor Urban Centre and will achieve the above noted objectives. Specifically, the proposed development will enhance the existing Hamlet of Belfountain by completing the community with an environmentally sustainable development that preserves the natural and cultural resources in the area. The EIS (Savanta, 2018) summarizes that with the implementation of certain mitigation measures, there will be no negative impacts on natural heritage features on and off site.

The Cultural Heritage Resource Assessment (ASI, 2018) summarizes that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. A total of seven built heritage resources and seven cultural heritage landscapes were identified within and/or adjacent to the Manors of Belfountain study area. This study recommends that certain cultural heritage landscapes along the west and south property lines may benefit from vegetative screening with appropriate / sympathetic historic plant materials in order to mitigate altered views and that heritage attributes, including fence lines and tree lines and hedgerows should be preserved where possible.

As well, as noted in the Urban Design and Architectural Design Guidelines (2018), the proposed development will be compatible with the identity and traditional character of Belfountain through the provision of rural estate type lots with ample open space and parks, generous setbacks and buffers, and dwellings that will be designed and inspired by Belfountain's historical significance and its unique natural context in the Niagara Escarpment.

It is noted that the Niagara Escarpment Plan requires that "*Minor Urban Centres shall be maintained and enhanced either in their present form, or 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*" (Sec. 1.6.4). The Urban Design and Architectural Design Guidelines (2018) notes that historical traditional architectural styles will be used as inspirations for the design of the residential dwellings and that natural heritage features on and off site will be protected and preserved with generous buffers and setbacks.

Any development within Belfountain is subject to the NEP's Development and Growth Objectives. Some of these objectives are noted below and commentary on the proposed development is provided:

“1.6.8 Development and Growth Objectives

- 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.*

As shown on Figure 4 (Draft Plan overlay onto NEP) the proposed development does not extend into the “Escarpment Natural Area” portion of the subject lands. Essentially, all lands designated “Escarpment Natural Area” are well beyond the limits of development for this proposal (i.e. in excess of the 10 m buffer to the woodlot feature).

- 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.*

As shown on Figure 4 (Draft Plan overlay onto NEP), a small portion of the rear of lots 49, 50, 51 and 52 encroach within the “Escarpment Protection Area” land use designation. These lands contained within the lots are not coincident with the woodlot or wetland features on site as these features have been recognized and staked/surveyed. The EIS (Savanta, 2018) examines the specific features associated with this portion of the property and summarizes on Figure 3 to the EIS (Ecological Land Classification) that this portion of the property is consistent with active agricultural field (dissected by a hedgerow which can be preserved) and old field cultural meadow dominated by grasses. Furthermore, the lots are 10 m setback from the staked top of slope and are outside of the Jefferson Regulated Habitat Area. The majority of the lots are existing agricultural lands, with a very small footprint of hedgerow (all maintained) and cultural meadow. For the most part, the proposed development is contained within the lands that are designated “Escarpment Rural Area” in the Belfountain Minor Urban Centre in the Niagara Escarpment 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.*

While the subject lands are currently utilized as agricultural lands, it is not anticipated that development of these lands will conflict with surrounding agricultural lands. The lands are within the settlement area of Belfountain. Publication 853 (The Minimum Distance Separation Document, 2017) provides technical guidance for implementing both the MDS Formulae and Implementation Guidelines as required in the PPS and other applicable

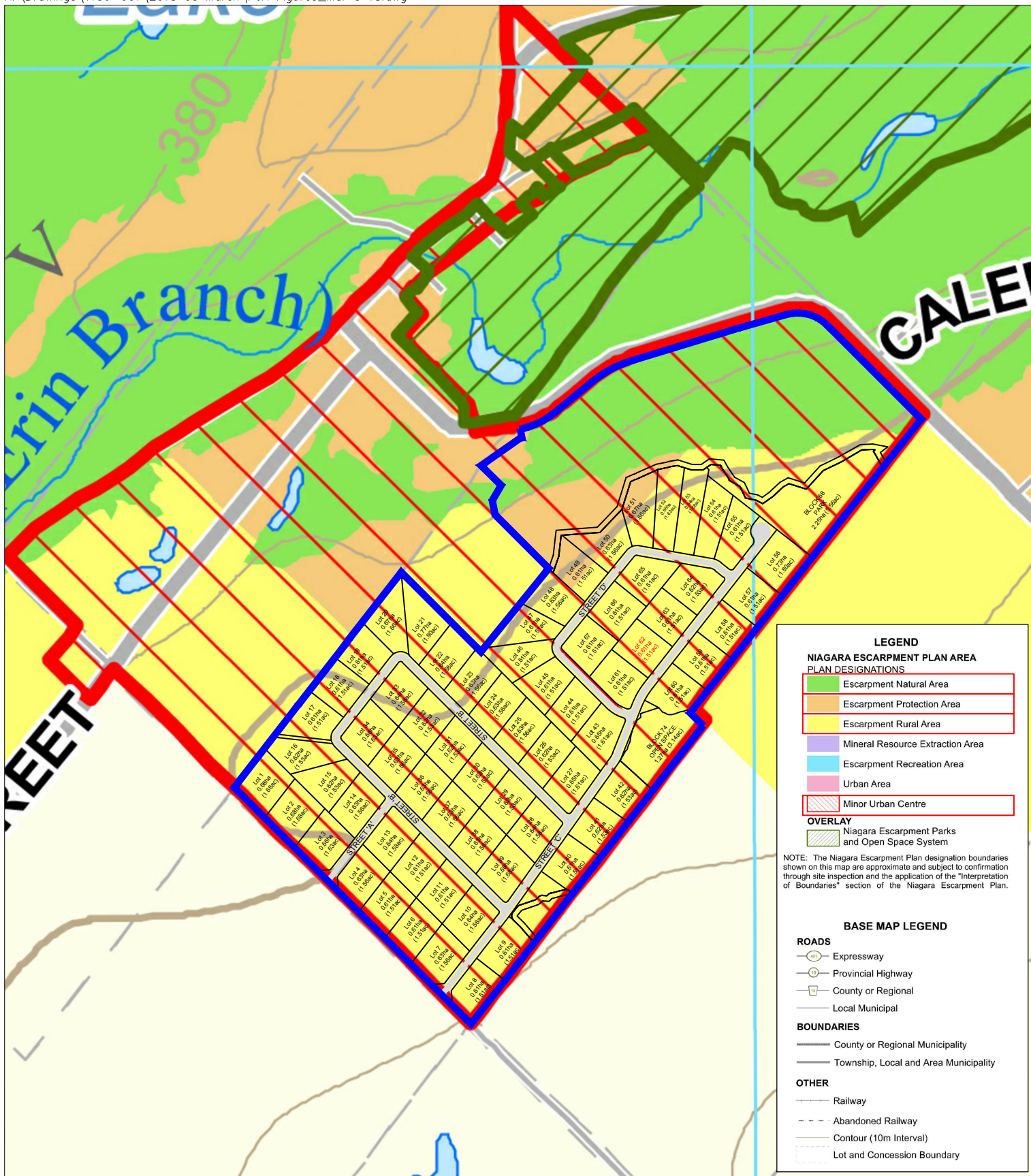


FIGURE 4
NIAGARA
ESCARPMENT PLAN
DRAFT PLAN OVERLAY

Subject Property

Note:
Source Mapping - The Niagara Escarpment Plan
(2017) Approved and Ordered Jun 1, 2017.
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Scale NTS
March 5, 2018



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provincial plans. Implementation Guideline No. 36 (Non-Application of MDS Within Settlement Areas) notes the following: “*MDS setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.*”

Baker Turner Inc. (BTi, 2018) has completed a Visual Impact Assessment to establish a baseline for the existing conditions, to identify the proposed physical changes to the landscape, to assess the impact of these proposed changes on the visual and scenic resources, and to propose mitigation measures where necessary to reduce the impact of changes on these resources. BTi examines a number of viewpoints through their assessment and where the proposed development was considered to have an impact on the visual and scenic resources of Belfountain’s area landscape, mitigation measures (natural planting of trees and shrubs) are recommended to reduce the impact of changes on these resources.

As well, the Urban Design and Architectural Design Guidelines (Weston and BTi, 2018) makes recommendations on the scale, height and massing of the residential dwellings, as well as the character and style of architecture in an effort to ensure it will be compatible with, well integrated and sensitive to the existing surrounding built form context of the historic Belfountain settlement area.

5. *Development within Minor Urban Centres should encourage reduced energy consumption, improved air quality, reduced greenhouse 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.*

As noted by Cole (FSR, 2018), the site soils and site groundwater conditions are conducive to a Low Impact Development (LID) approach. Both Town of Caledon and CVC policies encourage lot level and conveyance controls endorsing LID principles. The proposal will provide an enhanced level of quality and quantity for control of all storm runoff up to and including the 100-year event, with generally, no runoff leaving the site. Further, preference is given to source (lot level) stormwater management controls.

As well, as noted in the Urban Design and Architectural Design Guidelines, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems. As well, energy and heat generation strategies, such as rooftop photovoltaic cells and ground source heat pumps will be reviewed to determine viability within the site. A feasibility study will be undertaken at the detailed design phase to determine the viability of the development for sustainable improvements. Specifically, the feasibility study will focus on evaluating if the proposed homes are suitable to be brought

up to the level of 'Net-Zero', and/or 'Passive Haus' standards. These standards are internationally recognized, aggressive targets in sustainable design and energy reduction.

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.*

The entire subject property consists of approximately 70 ha within the Minor Urban Centre and of that, only about 50 ha are proposed to be developed. While the addition of 67 lots to the Hamlet represents a significant amount of growth relative to what exists in the Hamlet today, it is a conservative number of lots when the land area available within the Hamlet is considered. Each lot will have an average size of 1.56 acres (0.63 ha) which is a large estate-sized lot. Each lot will accommodate a private well and septic system and, as confirmed in the Cole (2018) Hydrogeological Investigation Report, completed pumping tests on site and utilizing a peak pumping rate based on the MOECC Procedure D-5-5 has demonstrated that 67 lots on private well services can be reasonably provided. Furthermore, expected nitrate loading from the 67 proposed septic systems was analyzed based on utilization of tertiary treatment systems and Cole has confirmed that this development will comply with MOECC Procedure D-5-4. The approach to service the subject lands on private well and septic servicing is sustainable, appropriate and consistent with the policy directives contained in the NEP and PPS.

As well, the Urban Design and Architectural Design Guidelines (Weston, BTi, 2018) outlines that the development is based on design principles which ensure high quality urban design, a historically sensitive and compatible built environment, protection and preservation of the natural heritage features of the Niagara Escarpment, improved connectivity, permeability and a reinforced green network.

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.*

The proposed development represents a logical extension of the existing development within Belfountain. Lot sizes are generous and there is connectivity with the existing community planned through the walkway adjacent to the public school (Block 72) and the pathway / non-intensive trail proposed to traverse the Open Space Block (Block 73) accessing Main Street. The property itself consists of gently rolling agricultural fields divided by hedgerows and a pronounced wooded area runs along the north and northeast sides of the property. As noted in the Urban Design and Architectural Design Guidelines, even with the openness of the fields, there is a sense of enclosure to the property due to the wooded area to the north and the hedgerows along the western portion of the property.

The proposed development will minimize its environmental footprint through siting buildings on lots based on sustainable design principles for reduced energy consumption and improved air quality.

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.*

The proposed development will successfully achieve the above noted growth and development objectives through preservation of the natural and hydrologic features. The EIS summarizes that any possible impacts on natural features will be mitigated and features will be maintained and enhanced through the proposed development.

Specifically, the EIS examines two wetlands in the northern portion of the subject lands and notes that both of these wetlands are located outside of the proposed development area and no impacts are anticipated. Further, the EIS looks at the woodlands in the north, east, and south end of the Subject Lands and confirms that all woodlands will be retained and a 10 m buffer will be implemented from the dripline edge to the development limits so no impacts are anticipated.

As well, the EIS examines fish habitats and confirms that the pre-development hydrologic (surface and groundwater) contributions to the two wetlands will be maintained post-development and accordingly, there are no direct impacts to fish habitat anticipated. Indirect impacts on fish and fish habitat during construction could occur due to erosion and sedimentation from the construction site and/or accidental spills of potentially toxic materials and these can be effectively controlled through the implementation of erosion and sediment control activities (including monitoring and adaptive management). As explained in great detail in the EIS, mitigation measures to limit negative impacts and/or enhancement measures are recommended and will be implemented where practical.

Further, while the subject lands are currently farmed, they are within a settlement area and not representative of prime agricultural lands. Further, the Cultural Heritage Resource Assessment (ASI, 2018) summarizes that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. This study recommends that certain cultural heritage landscapes along the west and south property lines may benefit from vegetative screening with appropriate / sympathetic historic plant materials in order to mitigate altered views and that heritage attributes, including fence lines and tree lines and hedgerows should be preserved where possible.

The Subject Lands are within the West Credit River Subwatershed as defined by the Credit Valley Conservation Authority (CVC). There are no permanent watercourses or tributaries present on the subject lands; however, there is a small section of a headwater drainage feature (HDF) on the southern portion of the subject lands. As well, a headwater drainage feature occurs north of the subject lands. The EIS clarified that there are no direct impacts anticipated to these features or possible fish habitat resulting from this proposed development.

With respect to stormwater management techniques, Cole (2018) outlines that the groundwater recharge rate will be maintained and no changes to groundwater infiltration or flow are anticipated post-development, so groundwater contributions to headwater drainage features and wetlands (on site and off site) are expected to remain consistent with pre-development conditions. As well, Cole (2018) outlines that the development will rely entirely on infiltration techniques for all runoff to the 100 year storm event. The proposed stormwater management techniques are anticipated to be sufficient to maintain water balance and to provide the necessary quantity and quality control, to prevent any negative impacts to the watercourse associated with stormwater runoff from the roadways themselves.

“10. Municipal sewage and water services will be the preferred form of servicing. Where municipal sewage services and municipal water services are not provided, the use of private communal sewage services and private communal water services may be permitted. Individual on-site sewage services and individual on-site water services may only be permitted where municipal or private communal services are not available.”

Municipal water and sanitary services are not available in Belfountain; therefore, it is proposed to service the proposed development using individual groundwater supply wells and wastewater treatment and disposal systems on each lot. As confirmed by Cole (2018), the development can be supported by private wells based on an assessment of groundwater quality and quantity at the site consistent with MOECC Procedure D-5-4 and D-5-5. Further, the site has appropriate subsurface conditions to support subsurface waste water disposal, and waste water servicing can be provided by private septic systems at each lot provided that tertiary (level IV) treatment systems such as the Waterloo Biofilter System Inc. standard system are installed.

- “11. Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trails (e.g., the Bruce Trail).”*

The proposed development includes pedestrian walkways and trails, including a walkway accessing the school to the north (via Block 72) and a non-intensive trail traversing the large Open Space Block (Block 73) via a former farm path to provide connectivity to the community to the north and access to the Niagara Escarpment features associated with the Credit River Valley (contained within Block 73).

As noted above, while the entirety of the subject lands are contained within the Minor Urban Centre of Belfountain, the lands are also designated “Escarpment Natural Area”, “Escarpment Protection Area” and “Escarpment Rural Area”.

The “Escarpment Natural Area” consists of *“Escarpment features which are in a relatively natural state and associated valleylands, wetlands and woodlands that are relatively undisturbed”* (Section 1.3 of Niagara Escarpment Plan). This is the most restrictive land use designation in the Niagara Escarpment Plan and policy directives in the Niagara Escarpment Plan aim to maintain these important natural areas. Permitted uses in the “Escarpment Natural Area” are limited and include existing agricultural operations, existing uses, non-intensive recreation uses, and essential transportation and utility facilities. It is proposed that the lands within the “Escarpment Natural Area” are protected from development and have a 10 m buffer to the staked limits of the features, including the Top of Bank and the woodlot dripline (staked Sept 2014).

As noted above, on an existing portion of the “Escarpment Natural Area” that consists of a clearing related to an old farm path to the site, a non-intensive pedestrian pathway is proposed. This pathway is intended to increase the pedestrian circulation and access opportunities within and off-site and to enhance connectivity to the existing Belfountain community to the north. There are opportunities to formalize this path through the addition of woodchip mulch and to restrict / discourage trespassing on the balance of the Open Space block through the implementation of signage and planting of native defensive (i.e. thorny) shrubs that deter trespassing.

Objectives for lands within the “Escarpment Protection Area” include maintaining and enhancing the scenic resources and open landscape character of the Escarpment, providing a buffer to prominent Escarpment features, and protecting and where possible enhancing the natural heritage system associated with the Niagara Escarpment Plan area (Sec. 1.4.1).

The limits of the valleyland and woodlot features related to the “Escarpment Natural Area” and the “Escarpment Protection Area” were staked and surveyed in September 2014 with NEC staff’s involvement, so it is confirmed that the features and escarpment landforms associated with these designations have been captured and will be preserved consistent

with the delineation of Block 73 (Open Space) and Block 77 (10.0 m Buffer to Open Space) on the Draft Plan. As shown on Figure 4 (Draft Plan overlay onto NEP), a small portion of the rear of lots 49, 50, 51 and 52 encroach within the “Escarpment Protection Area” land use designation. These lands contained within the lots are not coincident with the woodlot or wetland features on site as these features have been recognized and staked/surveyed. Furthermore, the lots are 10 m setback from the staked top of slope and are outside of the Jefferson Regulated Habitat Area. The majority of the lots are existing agricultural lands, with a very small footprint of hedgerow (all maintained) and cultural meadow.

As noted in Section 1.5 of the Niagara Escarpment Plan, “*Escarpment Rural Areas are an essential component of the Escarpment corridor, including portions of the Escarpment and lands in its vicinity. They provide a buffer to the more ecologically sensitive areas of the Escarpment.*” The proposed development, including the proposed 67 lots, associated roads and parkland are located within the ‘Escarpment Rural Area’ portion of the subject lands.

Objectives for lands designated “Escarpment Rural Area” include the following:

“1.5.1 Objectives

- 1. To maintain the scenic resources of lands in the vicinity of the Escarpment and the open landscape character of the Escarpment.*
- 2. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.*
- 3. To encourage forest management and recreation.*
- 4. To provide for compatible rural land uses.*
- 5. To encourage agriculture, and protect agricultural lands and prime agricultural areas.*
- 6. To provide a buffer for ecologically sensitive areas of the Escarpment.”*

The proposed Draft Plan of Subdivision will achieve these objectives by maintaining the open landscape character of the Escarpment and by protecting the natural woodlands and valleylands associated with the Credit River. The Visual Impact Assessment (BTi, 2018) establishes the baseline existing conditions, identifies the proposed physical changes to the landscape, assesses the impact of these proposed changes on the visual and scenic resources, and proposes mitigation measures where necessary to reduce the impact of changes on these resources. BTi examines a number of viewpoints through their assessment and where the proposed development was considered to have an impact on the visual and scenic resources of Belfountain’s area landscape, mitigation measures (natural

planting of trees and shrubs) are recommended to reduce the impact of changes on these resources. As well, the Cultural Heritage Resource Assessment (ASI, 2018) identifies possible culturally significant features on and off site and makes recommendations to protect and enhance these features. As well, the EIS (Savanta, 2018) comprehensively examines all the natural heritage feature in close proximity to the subject lands and on site and assess whether any impacts can be anticipated and if, makes recommendations on how to mitigate and minimize impacts and how to ultimately protect and enhance those natural heritage features.

Section 2 of the Niagara Escarpment Plan (NEP) contains development criteria which are to be applied to all development within the area of the Niagara Escarpment Plan in conjunction with the other policies of this Plan. These criteria deal with development in a variety of situations and, accordingly, all the criteria will not apply to every development.

Below is a summary of relevant development criteria policy directives from the NEP.

“2.2 General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

- 1. The Escarpment environment shall be protected, restored and where possible enhanced for the long term having regard to single, multiple or successive development that have occurred or are likely to occur.*
- 6. Any development permitted should be designed and located in such a manner as to promote design and orientation that:*
 - a) maximizes energy efficiency and conservation and considers the mitigating effects of vegetation;*
 - b) maximizes opportunities for the use of renewable energy systems and alternative energy systems; and*
 - c) reduces greenhouse gas emissions so that the development is contributing to the goal of low-carbon communities and net-zero communities in Minor Urban Centres, Urban Areas, and Escarpment Recreation Areas.*

The EIS (Savanta, 2018) presents the results of inventories and analyses of existing natural heritage feature conditions and provides an assessment of the significance and sensitivity of those resources in the context of the proposed development application. Site observations and inventory findings were analyzed to assess potential constraints to development. This EIS is based on a series of inventories and analyses carried out by Savanta Inc. (Savanta) between 2014 to 2017. The EIS presents recommendations to protect and enhance the Escarpment natural features on and off site.

During detailed design there will be opportunity to explore the viability of the development for sustainable improvements. In particular, an evaluation can be undertaken to confirm if the homes proposed on site will be suitable to be developed as ‘Net-Zero’, and/or ‘Passive Haus’ standards. These standards are internationally recognized, aggressive targets in sustainable design and energy reduction. These standards will assess the building layout, envelope, construction methods, and materials for efficiency and possible modifications (Weston, BTi, 2018).

In addition to dwelling design standards, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems. As well, energy and heat generation strategies, such as rooftop photovoltaic cells and ground source heat pumps, will be reviewed to determine viability within the site, and with the design guidelines outlined within the Urban Design and Architectural Design Guidelines (Weston/BTi, 2018).

“2.4 Lot Creation

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive.

- 1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to conformity with official plans and/or secondary plans and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan, and the criteria set out under Part 2, Development Criteria.*
- 2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.*
- 3. Ribbon or strip development should be prevented.*
- 4. The size and configuration of new lots shall be subject to the requirements of official plans and/or secondary plans, and where applicable, zoning by-laws and the objectives of the designation.*
- 5. New lots must:*
 - a) maintain and enhance the existing community character and/or open landscape character of the Escarpment; and*
 - b) protect and enhance existing natural heritage and hydrologic features and functions.*

6. *Prior to commenting upon proposals for new lots, the implementing authority shall consider:*
 - a) *the number, distribution and density of vacant lots in the area;*
 - b) *the additional lots that may be created in conformity with this Plan;*
 - c) *the consequences of the development of the lots with regard to the objectives of the designation; and*
 - d) *providing for or protecting public access to the Niagara Escarpment, including the Bruce Trail corridor.”*

The Manors of Belfountain Plan of Subdivision is located within the Minor Urban Centre of Belfountain. The development will be an upscale estate manor community consisting of 67 single detached estate homes with lot sizes ranging in size from 1.51 to 1.80 acres. Approximately 55.6ac. (32%) of the property has been allocated as park and open space uses, both of which have been located to take advantage of the property's natural features, topography and existing vegetation. The community has been designed to seamlessly integrate with the established community 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, including the parks, open spaces, and the estate lots.

The proposed development is a non-linear form of development, arranged in blocks of development along the proposed street network. As noted in the Urban Design and Architectural Design Guidelines, the development will present a consistent character of residential lots and dwellings, a coherent streetscape and public realm, entryway features, park features and a coherent material palette that 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.

“2.5 Development Affecting Steep Slopes and Ravines

The objective is to ensure that development affecting steep slopes (e.g., Escarpment slopes, rock faces, talus slopes) and ravines is compatible with the Escarpment environment and does not result in unsafe conditions.

1. *The crest or brow and toe of the slope or ravine shall be established by means of a site inspection by the implementing authority, and these lines will be plotted on proposed development plans.*
2. *The implementing authority will establish a minimum development setback from the brow or crest and toe of a slope or ravine, and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur.*

Exp (2014, revised 2017) has undertake a Geotechnical Investigation to determine the subsurface conditions at the site by drilling a limited number of sampled boreholes and based on the factual borehole data, they provided geotechnical engineering guidelines for the design and construction of the proposed development. Specifically, recommendations and/or comments regarding site grading, foundation type, design geotechnical resistances/reactions, lateral earth pressure, excavation and backfill, groundwater control, permanent drainage requirements, earthquake considerations, and pavement structures were provided. As well, the stability of the slope was established by exp and is contained within the Geotechnical Investigation. Essentially, the Top of Bank (TOB) was staked and surveyed with the NEC, Region of Peel, Town of Caledon and Conservation Authority in September 2014 and exp's slope stability confirms that the TOB is reflective of the stable slope. As noted on the Draft Plan of Subdivision, a 10 m buffer has been applied to the TOB or dripline, whichever is greatest.

"2.6 Development Affecting Water Resources

The objective is to ensure that hydrologic features and functions including the quality, quantity and character of groundwater and surface water, at the local and watershed level, are protected and where possible enhanced.

1. The following are key hydrologic features within the meaning of this Plan:

*permanent and intermittent streams;
lakes (and their littoral zones);
seepage areas and springs; and
wetlands.*

2. Development is not permitted in key hydrologic features with the exception of the following, which may be permitted subject to compliance with all other relevant policies of this Plan:

- a) accessory facilities to a single dwelling outside of a wetland on an existing lot of record, provided that the disturbance is minimal and where possible temporary;*
- b) forest, fisheries and wildlife management to maintain or enhance the feature;*
- c) conservation and flood or erosion control projects, after all alternatives have been considered;*
- d) the Bruce Trail, and other trails, boardwalks and docks on parks and open space lands that are part of the Niagara Escarpment Parks and Open Space System; or*

- e) *infrastructure, where the project has been deemed necessary to the public interest after all other alternatives have been considered.*
3. *If, in the opinion of the implementing authority, a proposal for development within 120 metres of a key hydrologic feature has the potential to result in a negative impact on the feature and/or its functions, a hydrologic evaluation will be required that:*
 - a) *demonstrates that the development, including any alteration of the natural grade or drainage, will protect:*
 - i. *the key hydrologic feature or the hydrologic functions of that feature,*
 - ii. *the quality and quantity of groundwater and surface water*
 - iii. *natural streams or drainage patterns; and*
 - iv. *the overall water budget for the watershed, including existing and planned municipal drinking water systems.*
 - b) *identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect, and where possible, enhance or restore the health, diversity and size of the key hydrologic feature, including:*
 - i. *natural features should be preserved;*
 - ii. *temporary vegetation and/or mulching should be used to protect critical areas exposed during development;*
 - iii. *topsoil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting;*
 - iv. *sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction; and*
 - v. *construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.*
 - c) *determines the minimum vegetation protection zone required to protect and where possible enhance the key hydrologic feature and its functions.*
4. *A vegetation protection zone shall:*
 - a) *be of sufficient width to protect the key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after construction, and*

*where possible, restore or enhance the feature and/or its function;
and*

- b) be established to achieve, and be maintained as natural self-sustaining vegetation.*

As noted in the EIS (Savanta, 2018), the subject lands contain or are in close proximity to two head water drainage features which support the cool/cold water fish community in the West Credit River above the Belfountain Dam and Falls. The Dam and Falls are a barrier for upstream fish communities. The West Credit River supports a number of self-sustaining Salmonid communities including Brook Trout, therefore groundwater input and excellent water quality are important to the ongoing health of the local fish community.

The headwater drainage feature referred to as “RA1” in the EIS is located north of the subject lands and flows into the Upper West Credit River which is managed as a cool/cold water fishery and supports a number of salmonid species including Brook Trout. The MNRF has indicated that the West Credit Brook Trout community uses some portion of RA1 and is supported by groundwater.

The headwater drainage feature referred to as “RB1” in the EIS is located at the southern edge of the subject lands and off site and is known to seasonally support Brook Stickleback. The feature is generally isolated from other fish communities except during extreme high-water events when headwater wetlands to the south of the subject lands may connect and provide access to downstream fish habitat. Cole (2018) interprets this feature as an ephemeral stream that originates on the less permeable Wentworth Till to the south that loses flow as it crosses onto the more permeable outwash deposits. This drainage feature was observed by Cole staff to be dry during a site visit in October 2017. This feature is interpreted to flow only after precipitation events. Due to the relatively thick overburden on-site, this feature is not interpreted to be related to potential karst features or localized zones of enhanced groundwater flow.

Sewage Systems

- 8. *No sewage system shall be allowed closer than 30 metres from a key hydrologic feature. Where the setback cannot be achieved on an existing lot of record, the distance may be varied depending upon the sensitivity of the feature, to the satisfaction of the implementing authority.*

There is no municipal sanitary system in the Belfountain area. The proposed development will be serviced through individual, private septic systems with tertiary treatment, meeting Ontario Building Code requirements. The Cole Hydrogeological Report indicates high permeability soil conditions and no groundwater approaching the surface, indicating that in-ground septic beds can be used. Each system is proposed to be located at least 30 m from a key hydrologic feature.

Water Quality and Quantity

9. *Development shall protect the quality and quantity of groundwater and surface water.*
10. *Changes to the natural drainage should be avoided.*
11. *Water taking must be accessory to the principal use except in the case of municipal water supply facilities. Increasing the capacity of existing water taking as a principal use shall not be permitted except for municipal water supply facilities.*
12. *The implementing authority shall consider source protection plans developed under the Clean Water Act.”*

The subject lands are within the West Credit River Subwatershed and it is confirmed there are no permanent watercourses or tributaries present on the subject lands. As outlined in the EIS (Savanta, 2018) there are two small headwater drainage features in close proximity to the site. One is located on the southern portion of the subject lands and extends south, off site. One is located north of the subject lands. No direct impacts are anticipated to these features as a result of the proposed development.

Groundwater flow is approximately northwards across the subject lands towards the West Credit River, and is typically 10 m to 20 m below ground surface. The pre-development groundwater recharge rate is ~290 mm/year. The SWM plan will maintain the groundwater recharge rate. No changes in groundwater infiltration or flow are anticipated post-development, so groundwater contributions to headwater drainage features and wetland (onsite and offsite) are expected to remain consistent with pre-development conditions (Cole 2018).

As noted by Cole (2018), groundwater discharge is expected to occur at the West Credit River and the off-site wetland features (SWM1-1 and MAM3-1). However, no on-site water courses or wetland features (SWT3-2 and MAS3-1) were interpreted to receive groundwater discharge. Cole confirm that based on the results of the various groundwater investigations completed at the site and the review of groundwater receptors and potential impacts from development of the site from changes to groundwater quality and quantity, there is no significant potential for impacts to groundwater users or natural features from the proposed development of the site.

“2.7 Development Affecting Natural Heritage

The objective is to protect and where possible enhance natural heritage features and functions, in order to maintain the diversity and connectivity of the continuous natural environment.

1. The following are key natural heritage features within the meaning of this Plan:

- Wetlands*
- Habitat of endangered species and threatened species*
- Fish habitat*
- Life Science Areas of Natural and Scientific Interest*
- Earth Science Areas of Natural and Scientific Interest*
- Significant valleylands*
- Significant woodlands*
- Significant wildlife habitat*
- Habitat of special concern species in Escarpment Natural and Escarpment Protection areas*

2. Development is not permitted in key natural heritage features ...

The EIS (2018) presents a detailed summary of the features that are present (or are in close proximity to) the subject lands. Features contained within (or in close proximity to) the subject lands include wetlands, habitat of endangered or threatened species, fish habitat, significant woodlands and significant wildlife habitat (Western Chorus Frog, Raptor nesting habitat, and potential for bat maternity colony habitats). No development is proposed within or in close proximity to these features and for removal of the grassland breeding bird habitat (under ESA) the project will be registered under Section 23.2 of the ESA.

3. The diversity and connectivity between key natural heritage features and key hydrologic features shall be maintained, and where possible, enhanced for the movement of native plants and animals across the landscape.

The EIS (Savanta, 2018) has explored opportunities to maintain and create linkages and corridors to connect natural features on the subject lands and within the adjacent lands. As noted by Savanta (EIS, 2018), the onsite natural features (significant woodland, significant wetland, Headwater Drainage Feature RB1) are contiguous (linked) with offsite natural heritage features. The vegetative buffers prescribed for the natural features on the subject lands will protect and enhance the ability of the important biodiversity and linkage functions concentrated south of the subject lands.

4. *Development in other natural features not identified as key natural heritage features or key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible, and the impact of the development on the natural feature and its functions shall be minimized.*

The EIS effectively identifies a number of mitigation measures to be considered in detailed design which will help ensure that the proposed development (including development on lands not identified as key natural heritage or key hydrologic) minimizes any impacts to other features and functions. Some of these mitigation measures include post-construction monitoring for the Cattail marsh at the north end of the subject lands, to monitor amphibian breeding within the wetland and amphibian mortality along Shaw's Creek Road, post-development groundwater (site and feature based) monitoring, monitoring of efficacy of the barriers (shrub plantings and cedar rail fence) of the pedestrian trail to determine whether the public are traversing into the natural areas and creating unauthorized trails from the pedestrian trail, vegetated buffer planting monitoring for 3 yrs to 5 yrs to manage for aggressive invasive species that threaten the establishment of planted native vegetation and pre-construction erection of erosion and sedimentation control fencing along the 10 m setback from greater thereof the Top of Bank or woodland dripline. As well, Savanta has recommended 3:1 compensation for removal of healthy trees 150 mm or greater within hedgerows, and has recommended tree planting health to be monitored during nursery warranty period.

6. *If in the opinion of the implementing authority, a proposal for development within 120 metres of a key natural heritage feature has the potential to result in a negative impact on the feature and/or its functions, or on the connectivity between key natural heritage features and key hydrologic features, a natural heritage evaluation will be required that:*
 - a) *demonstrates that the development, including any alteration of the natural grade or drainage, will protect the key natural heritage feature or the related functions of that feature;*
 - b) *identifies planning, design and construction practices that will minimize erosion, sedimentation and the introduction of nutrients or pollutants and protect and, where possible, enhance or restore the health, diversity and size of the key natural heritage feature;*
 - c) *determines the minimum vegetation protection zone required to protect and where possible enhance the key natural heritage feature and its functions; and*

- d) *demonstrates that the connectivity between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained and where possible enhanced for the movement of native plants and animals across the landscape.*

except with respect to a key natural heritage feature that is solely the habitat of endangered species or threatened species, which is subject to Part 2.7.8 below.

The EIS (2018) presents a thorough and comprehensive discussion related to all natural heritage features on and off-site, and discusses the potential effects of development on natural heritage features and associated functions. As well, in the EIS, mitigation measures to limit negative impacts and/or enhancement measures are recommended where practical. In the EIS, impacts from the proposed development application are considered to be direct or indirect. Direct impacts are normally associated with the physical removal or alteration of natural features that could occur based upon a land use application, and indirect impacts may be changes or impacts (these could be minor or dramatic) to less visible functions or pathways that could cause negative impacts to natural heritage features over time.

With the implementation of proposed mitigation measures, the EIS confirms that there will be no negative impacts on the headwater drainage features on or adjacent to subject lands because the proposed buffers, when combined with proposed storm water management measures to maintain predevelopment groundwater infiltration volumes, are anticipated to be effective to provide sufficient buffering function to prevent negative impacts. As well, there is anticipated to be no direct impacts on the two wetland units located at the north side of the Subject Lands (MAS3-1 and SWT3-2), and the significant woodlands.

7. *For the purposes of 2.7.6, a vegetation protection zone shall:*

- a) *be of sufficient width to protect and where possible enhance the key natural heritage feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction;*
- b) *be established to achieve, and be maintained as, natural self-sustaining vegetation; and*
- c) *in the case of Areas of Natural and Scientific Interest (Earth Science and Life Science), include without limitation an analysis of land use, soil type and slope class.*

A 10.0 m buffer has been implemented on the Draft Plan of Subdivision where development lands are adjacent to the woodlands on site. This width is sufficient enough to protect the feature and to provide opportunities for enhancement of the woodland feature.

8. *Development within the habitat of endangered species and threatened species:*
 - a) *located within Escarpment Natural Areas and Escarpment Protection Areas, is not permitted, except for development referred to in Parts 2.7.2 a) b) c) d) or e) which may be permitted provided it is in compliance with the Endangered Species Act, 2007; and*
 - b) *located within Escarpment Rural Areas, Mineral Resource Extraction Areas, Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, is not permitted unless it is in compliance with the Endangered Species Act, 2007.*

As noted in the EIS (Savanta, 2018), four endangered or threatened species and/or their habitat were observed on the subject lands, including Butternut, Jefferson Salamander, Bobolink, and Eastern Meadowlark. Two species were observed only foraging on the Subject Lands (Barn Swallow, Chimney Swift). As well, the woodlands of the Subject Lands provide potential habitat for Ontario's four endangered bat species. These species are protected under the Endangered Species Act, 2007. The Manors of Belfountain Corporation will be preparing an Information Gathering Form (IGF) and submitting it to MNRF to commence discussions regarding mitigation and permitting requirements associated with potential impacts to these species. For removal of grassland breeding bird habitat, The Manors of Belfountain Corporation will be required to Register the Project under Section 23.2 of the ESA.

"2.8 Agriculture

The objective is to encourage agricultural uses in agricultural areas, especially in prime agricultural areas, to permit uses that are compatible with farming and to encourage accessory uses that directly support continued agricultural uses.

2. *Development, including the creation of lots and livestock facilities, shall comply with the minimum distance separation formulae."*

The lands are within the settlement area of Belfountain. Publication 853 (The Minimum Distance Separation Document, 2017) provides technical guidance for implementing both the MDS Formulae and Implementation Guidelines as required in the PPS and other applicable provincial plans. Implementation Guideline No. 36 (Non-Application of MDS Within Settlement Areas) notes the following: "*MDS I setbacks are NOT required for*

proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.”

“2.10 Cultural Heritage

The objective is to conserve the Escarpment’s cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.

- 1. Development shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources are conserved.*
- 2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.”*

A Stage 1-2 Archaeological Assessment was completed by ASI (2014 and rev. 2018) on the subject lands. The Stage 1 assessment included consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and nineteenth and twentieth-century settlement trends. The Stage 2 assessment included a field survey conducted by means of both a pedestrian and test pit survey within all proposed development lands. No archaeological resources were encountered during the course of the survey and ASI concluded that no further archaeological assessment of the proposed development lands is required.

A Cultural Heritage Resource Assessment (CHRA) of the Plan of Subdivision lands was undertaken by ASI (2018). The results of background historic research and a review of secondary source material revealed a study area with a rural land use history dating back to the early-nineteenth century. The field review confirmed that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. A total of seven built heritage resources and seven cultural heritage landscapes were identified within and/or adjacent to the Manors of Belfountain study area. The CHRA recommends that development activities should be suitably planned to avoid impacts to identified cultural heritage resources.

One possible cultural heritage landscape related to the farm ruins located along the existing farm path off Mississauga Road (within the Open Space Block 73 of the Draft Plan of Subdivision) has been identified as possibly being impacted by the proposed development. ASI (2018) summarizes that this feature (referred to as CHL 2) includes not only the farm

ruins within the woodlot (which are not proposed to be altered in any way) but also includes the related farm field immediately south, which constitute a portion of the proposed development lands. According to ASI, the farm field is included within the defined CH2 feature specifically because the field is part of the property parcel related to the farm ruins.

ASI summarizes that the field associated with the farm ruins may be impacted through alteration to setting by the removal of the vegetation and mature tree-lined agricultural fields for the proposed estate lots. It should be noted, however, that the farm field is currently physically and visually isolated from the farm ruins currently due to the topographic separation and the woodlot features which have grown in between the ruins and the field. Essentially, the farm ruins are no longer visible or perceptively associated with the field to the south, as vice versa. It is acknowledged that where significant cultural heritage resources are expected to be impacted through alteration to their setting, a resource-specific cultural heritage impact assessment report should be prepared in advance of construction activities unless the Town determines that CHL2 does not require the detailed photographic documentation and compilation of a resource-specific Cultural Heritage Impact Statement by a qualified heritage consultant. This should be confirmed by the Town of Caledon.

2.12 Infrastructure

The objective is to design and locate infrastructure so that the least possible impact occurs on the Escarpment environment and to encourage green infrastructure and low impact development, where appropriate.

- 1. Infrastructure shall be planned in an integrated fashion, to obtain the most value out of existing infrastructure and to ensure that the most sustainable infrastructure alternatives have been identified.*
- 2. Infrastructure shall be sited and designed to minimize the negative impact on the Escarpment environment. Examples of such siting and design considerations include, but are not limited to the following:*
 - a) blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices, such as curbs and gutters, retaining walls and tree wells;*
 - b) finished slopes should have grades no steeper than 50 per cent (1:2 slope) and be planted; large cuts should be terraced to minimize surface erosion and slope failure;*
 - c) site rehabilitation should use native species of vegetation and protect and enhance the natural environment;*

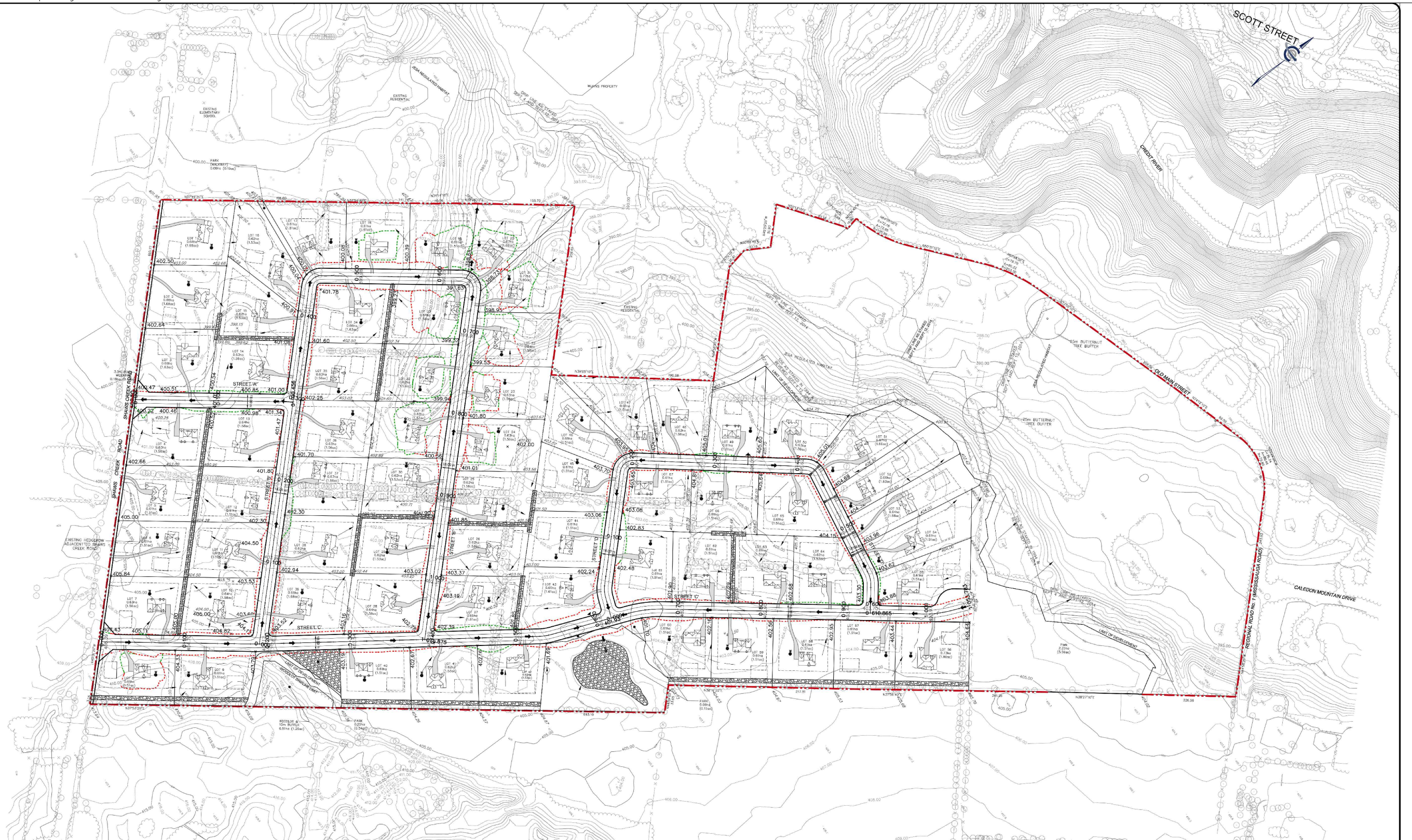
- d) a development setback from the Escarpment brow shall be established by the implementing authority to minimize visual impacts; and*
- e) visual impacts from infrastructure should be minimized by siting, structural design, colouration and landscape planting and/or vegetation screening.*

As noted in the EIS (Savanta, 2018), Grading for roads, building envelopes, septic beds, driveways, and parks is proposed to be limited and the design has been developed to reflect the natural topography and vegetation (i.e., using existing hedgerows as a screening for visual mitigation). Baker Turner prepared a Visual Impact Model to determine the appropriate location for estate homes, and driveways. A lot layout plan (Figure 5) has been prepared by BTi and Cole and depicts the proposed building envelopes, septic beds and driveways. Where grading is required in order to site a house, it will be localized to the house envelope and within approximately 5 m of the house. The local grading around the house per lot to site will be approximately less than 0.5 m change in elevation (Cole 2018). In addition to grading in lot layouts, road grading will be minimized to ensure that the roads follow the existing contours as much as possible. The grading adjacent to the hedgerows will also be minimized to ensure preservation where possible (Cole 2018).

- 3. *Green infrastructure and low impact development should be considered where appropriate to complement infrastructure.*

As noted by Cole (FSR, 2018), the site soils and site groundwater conditions are conducive to a Low Impact Development (LID) approach. Both Town of Caledon and CVC policies encourage lot level and conveyance controls endorsing LID principles. The proposal will provide an enhanced level of quality and quantity for control of all storm runoff up to and including the 100-year event, with generally, no runoff leaving the site. Further, preference is given to source (lot level) stormwater management controls.

As well, as noted in the Urban Design and Architectural Design Guidelines, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems. As well, energy and heat generation strategies, such as rooftop photovoltaic cells and ground source heat pumps will be reviewed to determine viability within the site. A feasibility study will be undertaken at the detailed design phase to determine the viability of the development for sustainable improvements. Specifically, the feasibility study will focus on evaluating if the proposed homes are suitable to be brought up to the level of 'Net-Zero', and/or 'Passive Haus' standards. These standards are internationally recognized, aggressive targets in sustainable design and energy reduction.



LEGEND

- PROPERTY BOUNDARY
- x 404.45 EXISTING ELEVATION
- x 404.45 PROPOSED ELEVATION
- EXISTING CONTOURS
- MAJOR DRAINAGE DIRECTION

- PROPOSED CUT LIMIT
- PROPOSED FILL LIMIT
- PROPOSED STORAGE AND INFILTRATION SWALE
- MINOR DRAINAGE DIRECTION
- W WELL

- BUILDABLE AREA - INCLUDES HOUSE AND SEPTIC BED AREA
- SEPTIC LOCATION
- HOUSE LOCATION

THE MANORS OF BELFOUNTAIN CORP.
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
FUNCTIONAL GRADING PLAN

| | | | |
|--------|---------------|--------------|-----------|
| DATE: | JANUARY 2018 | PROJECT No.: | SD17-0701 |
| SCALE: | SCALE: 1:2000 | FIGURE No.: | GP-1 |

FIGURE 5
LOT LAYOUT
PLAN

PART OF LOT 9, CONCESSION 5, W.H.S.
HAMLET OF BELFOUNTAIN,
TOWN OF CALEDON, REGIONAL
MUNICIPALITY OF PEEL

Scale NTS
March 5, 2018



4. *Infrastructure should be sited and designed to avoid impacts on parks, open spaces and the Bruce Trail. Where Bruce Trail impacts cannot be avoided, alternatives will be developed in consultation with the Bruce Trail Conservancy.*
7. *Municipal water and wastewater systems and private communal water and wastewater systems shall not be located in or extended into Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area, or Mineral Resource Extraction Area, unless such servicing is required to address failed individual on-site sewage or water services, or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with the existing services. The capacity of services provided in these circumstances will be restricted to that required to service the affected area, and shall not allow for growth or development beyond what is permitted in this Plan.”*

The effect of this policy is to specifically limit urban servicing within rural areas of the NEP unless such servicing is required to address failed individual services or to ensure the protection of public health. There has not been any indication by the Medical Officer of Health that there is any failure of individual water or septic systems occurring within Belfountain. Accordingly, this policy directs that municipal or communal services are not to be contemplated within Belfountain and moreover, this confirms that private individual services for any new growth within the Belfountain Minor Urban Centre is specifically addressed and contemplated by the NEP.

With the NEP being an environmentally-based land use plan, it is imperative that any development within the Plan area be environmentally responsible, environmentally sustainable and have no negative environmental impacts. When the policies within the Plan are read together, it is understood that the NEP prefers municipal or communal services where appropriate and available; however, the NEP specifically envisages individual water and septic servicing where municipal or communal services are not available, provided this servicing can be developed and established in an environmentally sustainable way.

“2.13 Scenic Resources and Landform Conservation

The objective is to ensure that development preserves the natural scenery, and maintains Escarpment Related Landforms and the open landscape character of the Escarpment.

Scenic Resources

- 1. Development shall ensure the protection of the scenic resources of the Escarpment.*
- 2. Where a visual impact on the scenic resources is identified as a concern by the implementing authority, a visual impact assessment shall be required.*
- 3. A visual impact assessment shall:*
 - a) establish a baseline for the existing conditions;*
 - b) identify the proposed physical changes; and*
 - c) assess the impact of the proposed change on the scenic resources of the Escarpment; and*
 - d) propose measures to minimize any visual impacts.*
- 4. Appropriate siting and design measures shall be used to minimize the impact of development on the scenic resources of the Escarpment, including:*
 - a) establishing appropriate setbacks and maximum building heights;*
 - b) changing the orientation and height of built form to reduce visibility and skylining;*
 - c) clustering buildings where appropriate;*
 - d) minimizing the development footprint and changes to the existing topography and vegetation;*
 - e) using natural topography and vegetation as screening for visual mitigation;*
 - f) where there is minimal existing screening or vegetation that cannot be retained, providing new planting of native species to screen development;*
 - g) using non-reflective materials on roofs and walls along with measures to reduce reflectivity associated with windows; and*
 - h) minimizing the effect from exterior lighting (e.g., lighting directed downward).*

The Visual Impact Assessment (BTi, 2018) was prepared and the detailed terms of reference were developed in consultation with the NEC. The report examines a number of viewpoints and where the proposed development was considered to have an impact on the visual and scenic resources of Belfountain's area landscape, mitigation measures (natural

planting of trees and shrubs) are recommended to reduce the impact of changes on these resources.

The Urban Design and Architectural Design Guidelines (Weston, BTi, 2018) summarizes that dwellings are to be sited within large, landscaped setbacks in order to enhance the overall greenery of the project by building on the scenic resources of the Escarpment. As well, it is noted that the street and lot fabric have been sited along or adjacent to the hedgerows on site where possible in an effort to protect and preserve the hedgerow integrity on site.

Lighting will be provided throughout the development and will comply with the Dark Sky principles. 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. The Street Lighting Memo prepared by RTG Systems Inc. (2018) contains additional details on recommendations and specifications for design considerations.

Landform Conservation

5. *Planning, design and construction practices shall ensure that Escarpment Related Landforms are maintained and enhanced, and that development is visually compatible with the natural scenery and open landscape character of the Niagara Escarpment.*

The Visual Impact Assessment (BTi, 2018) identifies the proposed physical changes to the landscape, assesses the impact of these proposed changes on the visual and scenic resources, and proposes mitigation measures where necessary to reduce the impact of changes on these resources. The methodology focuses on investigating the visibility of the proposed changes on the landscape when viewed from surrounding public roads, public trails (including the Bruce Trail) and public lands, as required by the NEC. The methodology also investigates the visibility of proposed changes on other surrounding lands (private lands) to assess the impacts of development on the sense of place and the visual amenity of the Belfountain village area. Based on the findings of the VIA work carried out, the construction of the proposed estate residential development on the subject property will not have an adverse impact on the visual character of the surrounding area.

6. *Use of impervious surfacing should be minimized and limited to areas of the site where it is necessary to the Permitted Use (e.g., driveways, walkways, patios, parking, recreational surfaces).*

As already noted, the site soils and site groundwater conditions are conducive to a Low Impact Development (LID) approach. The lots proposed in this Plan of Subdivision are generously sized to accommodate runoff flows. In fact, as noted by Cole (FSR, 2018), *“The stormwater modeling for the proposed development has been developed so there is*

no runoff from the site for up to the 100-year storm event. The stormwater retention and infiltration measures are implemented on a lot by lot basis. There is more than sufficient storage and infiltration capacity on every lot within the development and adjacent roadway to retain and infiltrate all runoff from any selected lot. In the event of a storm greater than the 100-year event, or failure of a part of the system, surplus runoff can be conveyed to adjacent, downstream retention and infiltration cells.”

9. *Any proposed cutting and land filling must be clearly shown on a proper grading and drainage plan. If imported fill is needed, a fill management plan, prepared and overseen by a professional geoscientist or professional engineer, may be required at the discretion of the implementing authority.*

Grading for roads, building envelopes, septic beds, driveways, and parks is proposed to be limited and the design has been developed to reflect the natural topography and vegetation (i.e., using existing hedgerows as a screening for visual mitigation). The Visual Impact Assessment (BTi, 2018) assists in determining the appropriate location for estate homes, and driveways. Figure 5 (Lot Layout) depicts the proposed building envelopes, septic beds and driveways.

Through communication with Niagara Escarpment Commission (NEC) and the Town of Caledon, requirements to minimize disturbance to existing grades and landforms across the subject lands was discussed and endorsed. As a result, where grading is required in order to site a house, it will be localized to the house envelope and within approximately 5 m of the house. The local grading around the house per lot to site will approximately be less than 0.5 m change in elevation (Cole 2018). In addition to grading in lot layouts, road grading will be minimized to ensure that the roads follow the existing contours as much as possible. The grading adjacent to the hedgerows will also be minimized to ensure preservation where possible (Cole 2018).

The proposed estate residential Plan of Subdivision will not negatively impact the natural, visual and cultural characteristics of the area. The above analysis demonstrates that the proposal is consistent with the purpose and objectives of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan. Further, the development has been designed to seamlessly integrate within the established hamlet of Belfountain. The parks and open space components of the development have been located to take advantage of the property’s unique natural features, topography and existing vegetation and the dwellings will be designed to be compatible and complimentary in scale, style and character to the dwellings that exist in the surrounding area.

4.3 REGION OF PEEL OFFICIAL PLAN (December 2016)

The Official Plan for the Region of Peel was adopted by Regional Council on July 11, 1996 and subsequently approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The December 2016 Working Office Consolidation of the Region of Peel Official Plan was used for this analysis.

The Regional Official Plan is a broad land use policy document which provides guidance to the area municipalities in the preparation and implementation of their local Official Plans. It is appropriate that this planning justification report provides a broad overview of the relationship of the Regional Official Plan to this development proposal.

The relevant sections of the Regional Official Plan and our commentary follows:

“1.3.6 General Goals of the Plan

1.3.6.1 To create healthy and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic, and social well-being; minimized crime, hunger and homelessness; a recognition and preservation of the Region’s natural and cultural heritage; and an emphasis on the importance of Peel’s future as a caring community.

1.3.6.2 To recognize, respect, preserve and enhance the importance of ecosystem features and functions and linkages, and enhance the environmental well-being of air, water, land resources and living organisms.

1.3.6.3 To recognize the importance of a vital and diverse economy and a sound tax base, and manage and stage growth and development in accordance with the financial goals and overall fiscal sustainability of the Region.

1.3.6.4 To support growth and development which takes place in a sustainable manner and which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province.”

The proposed Estate Residential Plan of Subdivision is in conformity with the general goals of the Regional Official Plan and the development will significantly assist the Region in the achievement of these goals. The Manors of Belfountain Corp. will contribute to a healthy community environment through the provision of natural open spaces, parkland, and with close proximity to the Belfountain Public School and retail uses within

Belfountain (Appendix A – Healthy Development Assessment). Furthermore, the proposed development will preserve the ecological features on the subject property and, in so doing, will contribute to greater overall environmental well-being in the Region of Peel. The woodlot and valleyland associated with the Credit River to the north will be preserved in its entirety.

“2.1.2 Natural Environment Goal

To create and maintain a system of viable, well-functioning environmental features to ensure a healthy, resilient and self-sustaining natural environment within Peel Region”

“2.1.3 Natural Environment Policies

It is the policy of Regional Council to:

2.1.3.1 Rationalize the regulatory framework for the natural environment across the Region on an ecosystem basis, jointly with the area municipalities, conservation authorities and provincial agencies, to increase the defensibility and effectiveness of protection measures.”

2.1.3.4 Adopt policies and establish programs for the restoration of the natural environment in Peel jointly with the area municipalities, conservation authorities and provincial agencies.”

The EIS was prepared by Savanta Inc. (2018) in accordance with the requirements set out by the Province of Ontario, the Region of Peel, the Town of Caledon and Credit Valley Conservation. The report references policies in the Provincial Policy Statement, Niagara Escarpment Plan, Region of Peel Official Plan, and Town of Caledon Official Plan. A range of environmental, hydrogeological, and water resources matters are addressed in the EIS including the protection and management of surface water, groundwater, aquatic and terrestrial resources.

The EIS confirms that the most prominent natural heritage feature associated with the lands owned by the applicant are lands to the northeast of the development application consisting of the Upper West Credit River and its associated valley and woodlot. This feature supports a cool/cold water fisher community above the Belfountain Dam and Falls. No direct impacts are anticipated to these features, as the Draft Plan of Subdivision does not include these lands within the development proposal limits.

As well, the report confirms there were three provincially significant species of bird observed on the subject lands. Bobolink, Eastern Meadowlark and Barn Swallow are listed as Threatened under Ontario’s Endangered Species Act. Savanta has noted that the development will fulfill the requirements under Section 23.2 of the Endangered Species

Act as it relates to registering the proposed development activity and providing a habitat enhancement plan.

As well, one provincially significant plant species was noted to occur on site. Butternut is listed as Endangered under Ontario's Endangered Species Act. However, as noted by Savanta, the location of the Butternut on site is in the northern woodlot / open space block and, accordingly, the plant will not be impacted by the proposed Subdivision development.

“2.1.3.2 Protect, maintain and enhance the quality and integrity of ecosystems, including air, water, land and biota jointly with the area municipalities, conservation authorities and provincial agencies.

2.1.3.3 Identify and regulate development on lands exposed to natural hazards jointly with the area municipalities, provincial agencies and conservation authorities.”

The EIS (Savanta, 2018) presents the results of inventories and analyses of existing natural heritage feature conditions and provides an assessment of the significance and sensitivity of those resources in the context of the proposed development application. Site observations and inventory findings were analyzed to assess potential constraints to development. This EIS is based on a series of inventories and analyses carried out by Savanta Inc. (Savanta) between 2014 to 2017. No encroachment of development is proposed to occur within areas of natural heritage features, including the associated buffer areas. The Draft Plan of Subdivision has been designed to respect these areas of environmental significance and the design will ultimately incorporate site-specific considerations, including maintenance and replication of ecological functions and consideration of the area's sensitivity to adjacent land uses.

2.1.3.5 Ensure, jointly with the area municipalities and conservation authorities in consultation with the Department of Fisheries and Oceans, that no negative impacts, as defined in the Provincial Policy Statement, occur to fish habitat as a result of development and site alterations.

Fish habitat means, “spawning grounds and any other areas including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes”. The headwater drainage feature identified by Savanta (2018) as RB1 (at southern limit and off-site) provides direct fish habitat but there is no known surface water connection to downstream fish habitat. The entire length of RB1 on the subject lands is considered seasonal fish habitat and the seasonal reach is not essential for the maintenance of the fish community in RB1. The headwater drainage feature known as RA1 (located offsite to the north) provides contributing habitat functions including hydrological contributions and organic material inputs that help maintain downstream fish habitat. RA1 has no downstream barriers that would prohibit fish from using the available

fish habitat. As confirmed by Savanta (2018), there are no direct impacts to fish habitat and while indirect impacts on fish and fish habitat during construction could occur due to erosion and sedimentation from the construction site and/or accidental spills of potentially toxic materials, this can be avoided with proper implementation of mitigation measures.

2.1.3.6 Encourage the area municipalities, in consultation with the conservation authorities, to promote and enforce soil conservation measures on developing sites.”

The proposed road and lot grading scheme follows the Town of Caledon’ Engineering Design standards and respects the perimeter grades of surrounding properties. The majority of topographic features and hedgerows will be maintained. Erosion control and soil conservation practices will be undertaken in accordance with Conservation Authority requirements at the detailed design stage of the process.

The proposed development conforms with the Natural Environment Goal and Policies of the Region of Peel Official Plan.

“2.2.4 Watersheds

The Credit River, Humber River, Etobicoke Creek, Mimico Creek and their tributaries form the major watersheds in Peel, although portions of other larger watersheds and many smaller watersheds also lie within Peel (see Figure 3 in the Appendix). Peel has an abundance of ground and surface water resources, but faces a growing number of water management challenges as the extent and intensity of land uses increase the impact on natural systems. The interconnections and relationships among human activities and the subsequent impacts on ecosystems must be recognized.

The natural boundaries of watersheds and subwatersheds provide relevant and practical units for an ecosystem approach to the management of water resources, and related natural resources, which utilize the hydrological cycle as the pathway that integrates physical, chemical and biological processes.

The subject lands are within the West Credit River Subwatershed as defined by the Credit Valley Conservation Authority (CVC). There are no permanent watercourses or tributaries present on the Subject Lands.

As noted by Cole (2018), water balance analysis indicates significant amounts of infiltration on the site, which results from closed depressions within the hummocky topography and sandy overburden materials. It is determined that pre-development infiltration rates will be maintained post-development with no water leaving the Site up to the 100-year storm event.

“2.2.5 Groundwater

Groundwater plays an important role in the hydrological cycle of the water resource system in Peel. The identification, maintenance and protection of groundwater recharge and discharge features and functions such as woodlands, topographic depressions, wetlands, ponds, lakes, rivers and streams are important to sustaining groundwater quality and quantity.

2.2.5.1 Policies

It is the policy of Regional Council to:

- 2.2.5.1.1 Protect, maintain and enhance the integrity of ecosystems through the proper planning and management of groundwater resources and related natural systems in Peel.*
- 2.2.5.1.2 Work with the area municipalities, conservation authorities and other provincial agencies to protect, maintain and enhance groundwater resources.*

Groundwater flow is approximately northwards across the subject sands and is typically 10 m to 20 m below ground surface. It is noted by Cole (2018) that karst features have not been identified at the Site; however, the OGS has indicated that there is the potential for karst features in the local area. Potential long-term impacts to karst features will be related to a reduction of recharge to these features or changes to water quality. As noted by Cole, as infiltration is expected to be maintained post-development, total groundwater takings on-Site are small, and site grading requirements are expected to be kept to a minimum, negative impacts to the function of any karst features that may be present are expected to be negligible.

The pre-development groundwater recharge rate is ~290 mm/year. The SWM plan will maintain the groundwater recharge rate. No changes in groundwater infiltration or flow are anticipated post-development, so groundwater contributions to headwater drainage features and wetland (onsite and offsite) are expected to remain consistent with pre-development conditions (Cole 2018).

“2.2.8.1 Niagara Escarpment Policies

It is the policy of Regional Council to:

- 2.2.8.1.1 Support-the designations and policies of the Niagara Escarpment Plan.*

- 2.2.8.1.2 *Require the Town of Caledon to have policies, in its official plan which conform with the policies of the Niagara Escarpment Plan within the Niagara Escarpment Plan Area.*

The Draft Plan of Subdivision has been favourably assessed in the context of the policies contained in the Niagara Escarpment Plan.

“2.3 Greenlands System in Peel

“2.3.1 Greenlands System Objectives

To identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel.”

“2.3.2 Greenlands System Policies

2.3.2.4 Direct the area municipalities, in consultation with the conservation authorities, the Province and the Niagara Escarpment Commission, to include objectives and policies in their Official Plans for the interpretation, protection, enhancement, proper management and stewardship of the Core Areas of the Greenlands System in Peel which conform to the intent of this Plan, consistent with provincial policy, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, where applicable.”

Review of Schedule A “Core Areas of the Greenlands System” in the Region of Peel Official Plan (Figure 6) confirms that the Open Space (Block 73) on the Draft Plan is consistent with the “Core Areas of the Greenlands System” in the Region of Peel Official Plan, and “Escarpment Natural Area” in the Niagara Escarpment Plan. This consistency strengthens the validity of Savanta’s field work and resultant mapping. No encroachment into these woodlot areas or the associated 10 m vegetated buffer is proposed.

“2.3.2.6 Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for:

- a) forest, fish and wildlife management;*
- b) conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;*
- c) essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;*
- d) passive recreation;*
- e) minor development and minor site alteration;*

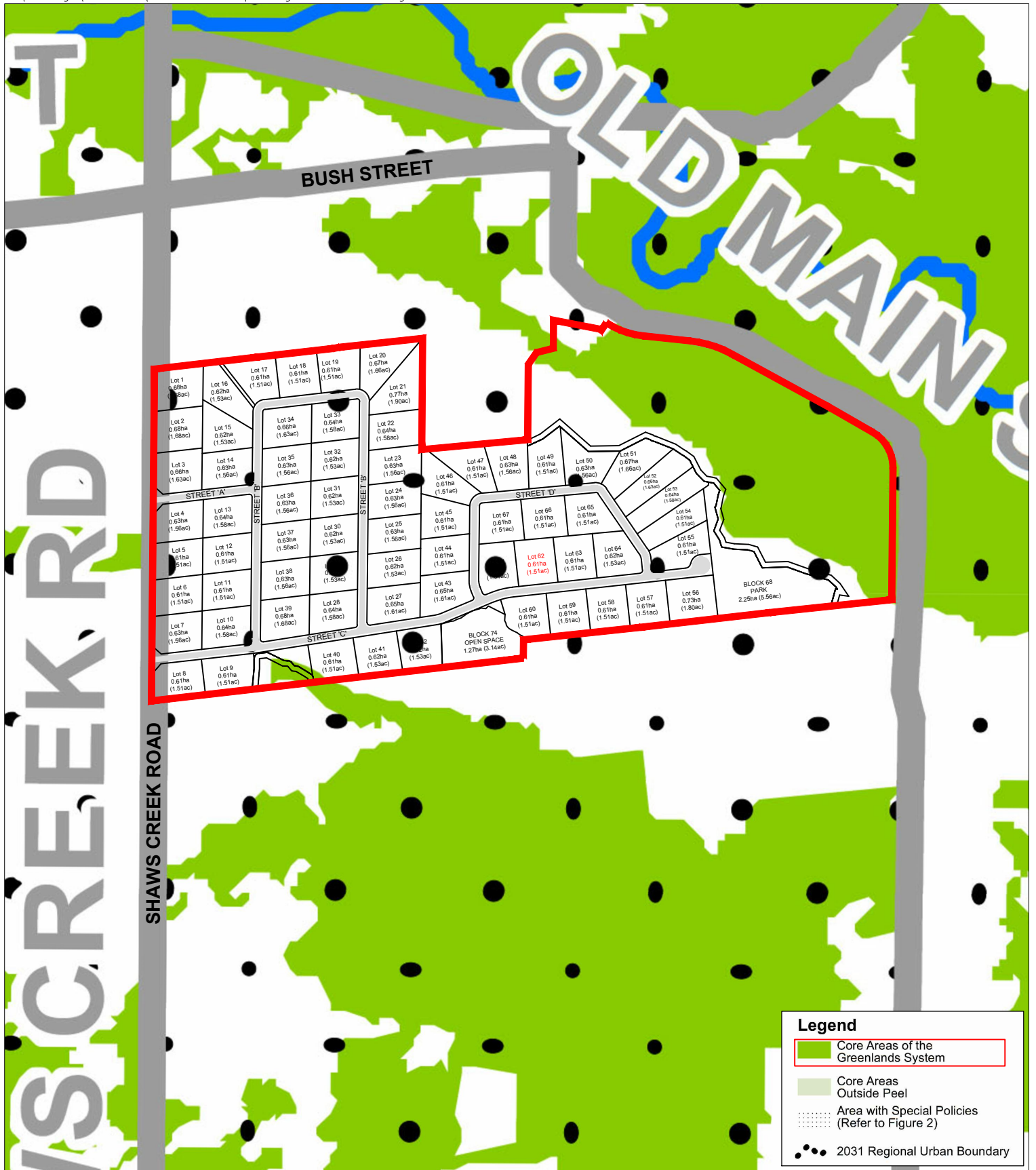


FIGURE 6
PEEL OFFICIAL PLAN
 SCHEDULE 'A' - CORE AREAS OF THE
 GREENLANDS SYSTEM IN PEEL



Scale NTS
 March 5, 2018



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- f) *existing uses, buildings or structures;*
- g) *expansions to existing buildings or structures”*

As noted previously, and as illustrated on Figure 6 (Subject Lands on Region of Peel Schedule A), lands north and northeast of the subject lands are within the Region’s Core Areas of the Greenlands, and there is no development proposed on those lands. Retaining an existing farm path through the Open Space (Block 73) has been noted to be an opportunity as part of this development proposal and this use would be considered passive and permitted pursuant to the Region’s Official Plan.

“2.3.2.12 *Support the area municipalities in consultation with the conservation authorities, the Niagara Escarpment Commission, where applicable, and the Ministry of Natural Resources to define the boundaries of the Greenlands System in Peel in terms of functions, landforms, attributes, linkages, critical elements, and rehabilitation and natural habitat restoration opportunities, including the preparation of technical documents.”*

“2.3.2.25 *Direct the area municipalities to require environmental impact studies for development and site alteration within and on adjacent lands to the Greenlands System and to include policies in their official plans for the protection of the Greenlands System in accordance with the policies of this Plan and provincial policy....”*

Included in the submission package in support of the Draft Plan of Subdivision is the EIS (Savanta, 2018). This is a comprehensive and thorough document that presents the results of inventories and analyses of existing natural heritage feature conditions and provides an assessment of the significance and sensitivity of those resources in the context of the proposed development application. Site observations and inventory findings were analyzed to assess potential constraints to development. This EIS is based on a series of inventories and analyses carried out by Savanta Inc. (Savanta) between 2014 to 2017 and is intended to fulfill the policies of the Town of Caledon and Region of Peel Official Plans and the Niagara Escarpment Plan.

“3.4.1 Water Resources Objectives

3.4.1.1 To protect, maintain and enhance the quantity and quality of water resources for the supply of potable water and maintenance of ecosystem integrity in Peel.

3.4.1.2 To eliminate or minimize negative potential land use impacts on headwater recharge and discharge areas, groundwater aquifers, producing wells, stream base flow, surface water, downstream aquatic systems and related natural systems.”

“3.4.2 Water Resources Policies

3.4.2.1 Protect, maintain and enhance the quality and quantity of water resources, including surface and groundwater systems, hydrologic functions, and related natural systems, features and areas including their linkages and related functions, jointly with the area municipalities, conservation authorities and other related agencies.

3.4.2.2 Initiate, promote and support efforts to further identify, study, analyze and monitor water resources, jointly with the area municipalities, conservation authorities and other related agencies to ensure water quantity and quality meet provincial and regional standards.”

There is one headwater drainage feature located north of the subject lands, identified by Savanta (2018) as RB1. This feature is off-site and no development or site alteration is proposed in the vicinity of this watercourse. A second headwater drainage feature is located at the south end of the property and continues southward and off-site. No direct impacts to this feature are anticipated through the proposed development.

“3.5.1 Recreation Objectives

3.5.1.2 To promote a harmonious relationship between humans and the natural environment.

3.5.1.3 To support the area municipalities in their efforts to promote tourism opportunities.”

The proposed Draft Plan of Subdivision establishes a street network that provides access throughout the site and provides and promotes active transportation and connectivity to the existing community of Belfountain to the north via a walkway to the Belfountain Public School and a passive walkway (traversing the existing farm path) through Block 73 (Open Space) to Mississauga Road. As well, the Belfountain Conservation Area and the Forks of the Credit Provincial Park are in close proximity to the subject lands. These areas attract large numbers of day trippers and tourists all year long. The open space system and natural environment surrounding the property will contribute to the fullness of the recreational experience available in Belfountain. This proposal supports the recreation objectives of the Region of Peel Official Plan.

“3.6.1 Cultural Heritage Objectives

3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.”

“3.6.2 Cultural Heritage Policies

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Citizenship, Culture and Recreation's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.

A Stage 1-2 Archaeological Assessment was completed by ASI (2014 and rev. 2018) on the subject lands. The Stage 1 assessment included consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and nineteenth and twentieth-century settlement trends. The Stage 2 assessment included a field survey conducted by means of both a pedestrian and test pit survey within all proposed development lands. No archaeological resources were encountered during the course of the survey and ASI concluded that no further archaeological assessment of the proposed development lands is required.

A Cultural Heritage Resource Assessment (CHRA) of the Plan of Subdivision lands was undertaken by ASI (2018). The results of background historic research and a review of secondary source material revealed a study area with a rural land use history dating back to the early-nineteenth century. The field review confirmed that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. A total of seven built heritage resources and seven cultural heritage landscapes were identified within and/or adjacent to the Manors of Belfountain study area. The CHRA recommends that development activities should be suitably planned to avoid impacts to identified cultural heritage resources.

“4.2.1 Population and Employment Forecasts Objectives

4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.”

The proposed Draft Plan of Subdivision is located within the settlement area known as the Hamlet of Belfountain. A certain amount of growth is anticipated for these lands and the proposed development has been designed to accommodate this limited growth consisting of 67 single detached estate lots.

“5.1.2 Regional Structure: Goal

To provide a diversity of healthy complete communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.

Belfountain is within the Region’s Rural System. The Rural System has diverse natural and rural landscapes, contains attractive and dynamic rural communities, and contributes toward the overall social qualities and economic vitality of the Region of Peel

“5.4.1 Rural System General Objectives

5.4.1.1 To conserve the environmental and resource attributes of the Region.

5.4.1.2 To recognize the integrity and characteristics of existing communities in Peel.

5.4.1.3 To promote healthy rural communities that collectively contain living, working and recreational opportunities, and respect the natural environment and resources.

5.4.1.4 To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.

5.4.1.5 To direct growth in the Rural System consistent with the policies in this Plan, the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.

5.4.1.6 To achieve sustainable development within the Rural System”

The proposed Draft Plan of Subdivision is supported by the General Objectives of the Rural System. The development will conserve ecological features on the subject lands and will be designed to integrate seamlessly into the existing historic community of Belfountain. The development will offer a distinctive rural executive residential design that will be sensitive and compatible to the existing community of Belfountain.

“5.4.2 Rural System General Policies

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

5.4.2.5 Direct the area municipalities to include more detailed objectives and policies for the Rural System in the area municipal official plans.

5.4.2.6 Ensure development proposals within the Rural System are consistent with the objectives and policies in this Plan and the applicable policies in the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Conservation Plan, the Greenbelt Plan and the Growth Plan.

5.4.2.7 Direct the area municipalities to require, as appropriate, proponents of development, in the absence of municipal servicing, to provide a comprehensive assessment of alternative methods of providing water and sewer servicing for the proposed development. The preferred servicing option will ensure that groundwater quality and quantity is protected, is financially feasible for the Region and is most suitable to the characteristics of the site and existing communities.

The proposed development supports the relevant policies for the Rural System of the Region of Peel, as well as related policies in the Niagara Escarpment Plan. As noted by Cole (2018), the development can be supported by private wells based on an assessment of groundwater quality and quantity at the site consistent with MOECC Procedure D-5-4 and D-5-5. As well, the site has appropriate subsurface conditions to support subsurface waste water disposal, and waste water servicing can be provided by private septic systems at each lot provided that tertiary (level IV) treatment systems such as the Waterloo Biofilter System Inc. standard system are installed.

Overall, the proposed development will enhance the quality of the Rural System of Caledon.

5.4.2.9 Direct the area municipalities to consider incorporating policies with respect to minimum distance separation formulae, as appropriate, within the Rural System.”

The lands are within the settlement area of Belfountain. Publication 853 (The Minimum Distance Separation Document, 2017) provides technical guidance for implementing both the MDS Formulae and Implementation Guidelines as required in the PPS and other applicable provincial plans. Implementation Guideline No. 36 (Non-Application of MDS Within Settlement Areas) notes the following: “*MDS I setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.*”

“5.4.5 Rural Settlements

Rural settlements as identified on Schedule 04 comprise Villages, Hamlets and Industrial/Commercial Centres located within the Rural System, and are identified in area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan. Villages and Hamlets are vibrant rural communities, generally based on historic centres, which provide predominantly lower density housing and provide services to the surrounding area...

5.4.5.1 Objectives

- 5.4.5.1.1 To preserve and enhance the distinct character, cultural attributes and historical heritage of rural settlements.*
- 5.4.5.1.2 To add to the diversity of lifestyle choices in the Rural System.*
- 5.4.5.1.3 To provide appropriate opportunities for economic development in rural settlements.*

5.4.5.2 Policies

It is the policy of Regional Council to:

- 5.4.5.2.1 Direct the Town of Caledon to identify rural settlements and boundaries in its Official Plan.*

- 5.4.5.2.2 *Direct the Town of Caledon to plan for rural settlements consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*
- 5.4.5.2.3 *Consider development in rural settlements, as designated in the Town of Caledon Official Plan, consistent with the policies in this Plan and, if applicable, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*

The proposed Draft Plan of Subdivision is located with the settlement area limits of the Hamlet of Belfountain. This is a settlement area that is depicted in the Niagara Escarpment Plan, Region of Peel Official Plan, and the Town of Caledon Official Plan. The development has been designed to propose residential dwellings of a scale, height and character that is respectful and consistent with surrounding lots and dwellings in the area and to build on the scenic resources of the Escarpment

5.8.5 Energy Efficient Housing

5.8.5.1 Objective

- 5.8.5.1.1 *To promote energy conservation and technologies that lead to energy efficient housing in existing homes and new residential development.*

5.8.5.2 Policies

- 5.8.5.2.1 *Identify and promote, in collaboration with the area municipalities, energy and water efficient technologies in new residential development, redevelopment, and intensification to the development industry.”*

During detailed design there will be opportunity to explore the viability of the development for sustainable improvements. In particular, an evaluation can be undertaken to confirm if the homes proposed on site will be suitable to be developed as ‘Net-Zero’, and/or ‘Passive Haus’ standards. These standards are internationally recognized, aggressive targets in sustainable design and energy reduction. These standards will assess the building layout, envelope, construction methods, and materials for efficiency and possible modifications (Weston, BTi, 2018).

In addition to dwelling design standards, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems. As well, energy and heat generation strategies, such as rooftop photovoltaic cells and ground source heat pumps, will be reviewed to determine viability within the site, and within the

design guidelines outlined within the Urban Design and Architectural Design Guidelines (Weston/BTi, 2018).

6.3.2 Water and Wastewater Services Policies

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

6.3.2.4 Continue to have water and/or sewer services provided by private or communal systems where appropriate, for existing and committed development as designated in the area municipal official plans.”

The Town of Caledon or Region of Peel do not contemplate municipal or communal services for the Hamlet of Belfountain, yet it is recognized that the current settlement area limit for Belfountain includes approximately 70 hectares of currently vacant land within the boundary which is intended for some residential growth. With the proposed lots relating to an average area of 0.63 ha, they are sited and sized appropriately to the site conditions to sustainably accommodate private individual servicing. In the Hydrogeological Investigation (Cole, 2018) it is confirmed that the site is appropriate for private wells and septic systems based on an assessment of groundwater quality and quantity at the Site consistent with MOECC Procedure D-5-4 and D-5-5.

“7.4 Healthy Communities and the Built Environment (ROPA 27)

The Region of Peel is committed to creating pedestrian, cyclist and transit supportive infrastructure, which are key components of a healthy community...The outcomes of a healthy community are increased rates of active transportation, improved air quality and greater social connectivity. Resources to support the planning of healthy communities will include Provincial guidelines and other relevant documents.

Healthy communities are impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Efficient Parking. Health assessments take such elements into consideration when determining the health promoting potential of a community.

Health assessments will be incorporated into the development and review process. To achieve this, the Region will partner with area municipalities and engage development stakeholders to:

- *Identify appropriate health assessment tools*
- *Operationalize the implementation of such tools, including relevance assessments*
- *Monitor, evaluate and report on assessment results*

Healthy and age-friendly built environments contribute to active and healthy communities. ROPA 27 has introduced new and updated policy directives related to health and the built environment, and age-friendly planning to support active and healthy communities, including community connectivity and providing for trails and linkages. The built environment and age-friendly communities are elements that contribute to active and healthy communities. Pursuant to ROPA 27, a Healthy Development Assessment has been undertaken and is included in Appendix A to this Planning Rationale Report.

The policies in ROPA 27 enable the creation of healthier communities through improving the built environment by optimizing the health promoting potential of a development. While the policies of ROPA 27 are not yet consolidated into the Region's Consolidated Official Plan, ROPA 27 is now in full force and effect and has been reviewed below.

7.4.1 Objective

To create built environments that facilitate physical activity and optimize the health promoting potential of communities.

7.4.2 Policies

It is the policy of Regional Council to:

7.4.2.6 Require a health assessment, in accordance with the Healthy Development Framework, to be completed to the satisfaction of the area municipalities for planning and development proposals and that results are reported to local council in consultation with the Region."

The Manors of Belfountain Corp. offers some unique healthy community opportunities in light of its unique location within the Hamlet of Belfountain. As noted in Appendix A (Healthy Development Assessment), this Plan seeks to integrate elements of an active community through the provision of a large area of natural open space, some parkland and active transportation opportunities. Further, the development's proximity to Belfountain Public School and to the small amount of retail that exists along Main Street in Belfountain will contribute to a walkable community and complete streets. While the development

provides for slow growth within Belfountain, it will undeniably help sustain the community of Belfountain for the long term by providing additional population to sustain the school and enhance the community's vibrancy.

It is important to note that the proposed development is an estate residential development located in the Hamlet of Belfountain and a large number of the standards noted in the Healthy Development Assessment are not relevant to this development. Accordingly, once certain standards are eliminated from the scorecard, the overall score for this development (as noted in the Healthy Development Assessment Scorecard in Appendix A) is 73%. This achieves a silver rating for the healthy development assessment.

Through this review of relevant sections of the Region of Peel Official Plan, it is clear that the proposed Draft Plan of Subdivision can be developed in accordance with the Regional goals, objectives and policies. In fact, it is anticipated that this development will significantly assist in the achievement of many Regional goals and objectives and in the implementation of many Regional policies.

4.4 CREDIT VALLEY CONSERVATION

Credit Valley Conservation (CVC) reviews planning application submissions associated with the future development of properties within its jurisdictional boundaries. In addition, CVC provides planning and technical advice to planning authorities to assist them in fulfilling their responsibilities regarding natural hazards, natural heritage and other relevant policy areas pursuant to the Planning Act, as both a watershed-based resource management agency and through planning advisory services, in addition to their Regulatory responsibilities.

Credit Valley Conservation administers the Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Permit process, under Ontario Regulation 162/06. Credit Valley Conservation also administers the Generic Regulation (Ontario Regulation 97/04), adopted in May 2004, which defines the areas of interest that allow conservation authorities to prohibit, regulate, or provide permission for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, watercourse or changing or interfering with a wetland; and to prohibit, regulate, or provide permission for development if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

Credit Valley Conservation staff have been actively involved in the pre-consultation process and have attended site visits in 2014 for this proposed development. Through those site visits the delineation of the development limits as they relate to the environmental features on the subject lands was achieved. CVC staff will continue to review all the technical submissions made in connection with the development proposal.

An original Terms of Reference (ToR) for this EIS was submitted by R.J. Burnside & Associates Limited (Burnside) to the Town of Caledon and Credit Valley Conservation on May 9, 2013, and re-submitted by Savanta on April 1, 2016. A subsequent version ToR was submitted on December 15, 2017 and a final TorR was submitted on January 22, 2018. This final TofR addresses all comments made by CVC through their review of previous drafts.

The EIS is a requirement of the municipal planning process and is intended to fulfill the policies of the Town of Caledon and Region of Peel Official Plans and the Niagara Escarpment Conformity Plan. The EIS is scoped in that Savanta Inc. has relied in part upon data collected as part of the 2015 Belfountain Transportation Corridor Class Environmental Assessment (EA) Study conducted by Natural Resources Solutions Inc. (NRSI) which includes the subject lands in the scope of its study. Savanta conducted additional detailed fieldwork and confirmatory investigations to supplement this data. The additional data collected is considered sufficient to permit the characterization of natural heritage features on the subject lands.

The EIS assesses and integrates the findings from various technical investigations that have been completed on, and adjacent to, the subject lands. Studies have been undertaken to evaluate hydrogeologic conditions, aquatic resources, terrestrial resources and wildlife, and hydrologic conditions on site.

The EIS Figures show delineation of the natural features, ecological land classification, wildlife survey locations, and headwater drainage features and aquatic habitat. Constraints on the subject lands include all features of interest outlined in the EIS and lands within the “Escarpment Natural Area”.

Based on the detailed technical studies and their conclusions, the EIS concludes that the proposed Plan of Subdivision can be developed with minimal impacts to the natural environment. Accordingly, the proposed Manors of Belfountain estate residential plan of subdivision is appropriate and can be feasibly developed without any adverse impacts to the natural ecological environment.

4.5 TOWN OF CALEDON OFFICIAL PLAN (November 2016)

The Official Plan for the Town of Caledon contains specific objectives and policies for various matters and lands, and further implements provincial and regional policies contained in the Provincial Policy Statement and the Region of Peel Official Plan. This planning justification reviews the November 2016 Office Consolidation of the Town of Caledon Official Plan, and assesses the Official Plan objectives and policies to determine and verify conformity and support for the Draft Plan of Subdivision in Belfountain.

To the extent that planning justification commentary has already been provided in this report related to certain issues, that commentary will not be repeated in this section. Where conformity and support are obvious, only the extract from the Plan will be provided.

“2.2.1 Principles

Within the context described in the introduction it is the intention of the Town to exercise its responsibility for land use regulation, the provision of infrastructure and the delivery of services in a manner consistent with achieving a balance between the following principles:

- b) That the Town will seek to improve the health and well-being of residents, employees, landowners and businesses by fostering the development of communities where individuals can pursue diverse goals for personal development and where individual needs for employment, learning, culture, recreation, physical and social well-being can be satisfied.*
- c) That the Town will seek to achieve fiscal sustainability by protecting, expanding and diversifying the Town’s employment and assessment base and balancing service standards, service demands, and growth in assessment within a regime of local municipal tax rates and user charges that are acceptable to the Town’s taxpayers.”*

“2.2.2 Strategic Direction

- a) Stewardship of Resources*

A key strategy of this plan is to protect land resources including landscape features, systems and areas that perform important natural functions or which provide economic and recreational opportunities. Included in this category are natural and cultural heritage resources, recreational lands and agricultural lands.”

“2.2.3 Goals

- To establish a growth pattern for the Town, including rates and location of population and employment growth that maximizes the overall quality of life for Caledon’s residents.*
- To conserve and promote cultural heritage resources in recognition of the non-replaceable nature of cultural heritage, as well as the*

contribution it makes to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community;

- *To provide residents with a quality of community life that provides access to community based services in a manner that best responds to the need for employment, learning, shopping, culture, recreation and social opportunities.*
- *To provide residents with an open space system which promotes a diversity of recreational and leisure opportunities...”*

These Principles, Strategic Direction and particularly the Goals of the Town of Caledon Official Plan support the proposed development since the proposed development will protect the natural environment, it will provide residents with estate residential housing options and access to open space and the natural system, and it will enhance residents' overall quality of life.

The Town of Caledon is committed to implementing sustainable development patterns and sustainable urban design in order to create complete, compact and connected communities.

“3.1.3.7.1 Development and redevelopment shall be designed to achieve the Town of Caledon sustainability objectives and policies of this Plan, including the detailed policies of Sections 3.1 and the Community Form and Complete Communities policies contained in Section 4.1.8.

The Town shall ensure that appropriate design guidelines are developed and implemented to assist in achieving sustainable development patterns and high quality design. Such guidelines may include, but are not necessarily limited to, the following considerations:

- *integration of natural systems, features and functions into the design of the community in an ecologically compatible manner;*
- *preservation of existing trees and other significant vegetation;*
- *planting of native species on lands adjacent to the Town's natural heritage and ecosystem components and other appropriate natural system enhancements*
- *Promotion of active and passive recreation such as walking and cycling in an integrated trail network;*

- *public views of and, where appropriate, public access to natural features;*
- *landform conservation;*
- *appropriate protection and stewardship measures for greenways and/or watercourses”.*

The principles of sustainability are inherently imbedded in the proposed Plan of Subdivision proposal. Natural systems, features and functions have been identified and will be protected and enhanced through the design of the development. Existing trees and significant vegetation will be protected through generous buffers to the woodlots in the northeast portion of the site and within the southern portion of the site. Landform conservation has been addressed in the Visual Impact Assessment prepared by BTi (2018) and in the Functional Servicing Report (Cole, 2018), which summarizes that existing topography within the subject lands will be altered on a minimal basis to preserve the basic landform structure of the subject lands.

“3.1.3.9 Conservation of Water and Energy

The conservation of water and energy is essential to the sustainability of the Town. Past increases in Caledon’s population and economic growth have accelerated water and energy consumption. In view of the population and employment allocations for the Town to 2031, a renewed and vigorous commitment to the conservation of water and energy is essential to reduce the impact of growth on the natural environment while fostering the social, cultural and economic well-being of Caledon’s residents and communities.

3.1.3.9.1 The Town shall facilitate the conservation of water and energy through land use planning by exploring and implementing, as appropriate, progressive water and energy conservation, efficiency and re-use techniques through all levels of the development approvals process and through feasible innovative building designs.

3.1.3.9.2 The Town shall encourage proponents of new development to consider energy conservation measures derived by the planning and design for the orientation of streets and buildings to maximize exposure to the sun (passive solar energy), and green design for buildings.

The development proposal will explore the viability of the development for sustainable improvements. In particular, an evaluation can be undertaken to confirm if the homes proposed on site will be suitable to be developed as ‘Net-Zero’, and/or ‘Passive Haus’ standards. These standards are internationally recognized, aggressive targets in sustainable

design and energy reduction. These standards will assess the building layout, envelope, construction methods, and materials for efficiency and possible modifications (Weston, Bti, 2018). Further, efforts will be made to assess reduced water consumption within the development by fixture specification and grey water systems. As well, energy and heat generation strategies, such as rooftop photovoltaic cells and ground source heat pumps, will be reviewed to determine viability within the site, and with the design guidelines outlined within the Urban Design and Architectural Design Guidelines (Weston/BTi, 2018).

3.1.3.9.4 Proponents of new development shall be encouraged to minimize the percentage of impervious surfaces as well as adopt Low Impact Development (LID) or similar standards so as to reduce rates of surface water flow and run-off.

3.1.3.9.5 The Town shall promote urban design and development patterns that minimize the movement of water between watersheds and maintain predevelopment water balance to the extent practicable.

As noted in the EIS (Savanta, 2018) and in the FSR (Cole, 2018), the pre-development groundwater recharge rate is ~290 mm/year. The SWM plan will maintain the groundwater recharge rate. No changes in groundwater infiltration or flow are anticipated post-development, so groundwater contributions to headwater drainage features and wetland (onsite and offsite) are expected to remain consistent with pre-development conditions (Cole 2018).

“3.2 Ecosystem Planning and Management

3.2.1 Introduction

The sustained integrity of the natural environment in Caledon is essential to the continued social and economic well-being of the Town. Therefore, an ecosystem-based planning and management approach is required to guide the land use decision-making process. This approach must emphasize that development not only protect and steward ecosystems but also strive to enhance and restore ecosystems in an appropriate manner.

The EIS (Savanta, 2018), Hydrogeological and FSR Reports (Cole, 2018) provide thorough discussion related to the protection, maintenance and enhancement of ecosystem functions, processes attributes and values pursuant to this section in the Caledon Official Plan. This includes discussion on groundwater quality and quantity, surface water quality and quantity, natural heritage features, connectivity, sustainability, and aesthetics related to the natural scenery of Belfountain.

“3.2.5.8 *Niagara Escarpment Protection Areas*

- 3.2.5.8.1 *The Escarpment Protection Area designation is identified on Map 4 in the Niagara Escarpment Plan. 3.2.5.8.2 The establishment of appropriate ecosystem linkages through the restoration and enhancement of Niagara Escarpment Protection Areas, is strongly encouraged, and may be required as a condition of development approval.*

As noted by Savanta (EIS, 2018), the onsite natural features (significant woodland, significant wetland, Headwater Drainage Feature RB1) are contiguous (linked) with offsite natural heritage features. The vegetative buffers prescribed for the natural features on the subject lands will protect and enhance the ability of the important biodiversity and linkage functions concentrated south of the subject lands.

- 3.2.5.8.3 *The establishment of non-intensive recreational open space uses shall be encouraged, and such uses shall adhere to the Town's ecosystem goals, objectives, policies and performance measures, as well as all applicable policies and development criteria established by the Niagara Escarpment Plan.*

There is an existing clearing in the “Escarpment Natural Area” portion of the subject lands abutting Mississauga Road which was formerly the farm access path. This clearing is proposed to continue to facilitate a low intensity pedestrian pathway in order to enhance pedestrian circulation and connectivity with the existing Belfountain community to the north. Since this is proposed on a clear portion of the lands, there is minimal disruption anticipated to the overall environmental integrity of the “Escarpment Natural Area”. In fact, implementation of this passive trail will enhance connectivity opportunities from the development lands to the built up portion of Belfountain to the north, and may help alleviate trespassers and explorers through the Open Space block by containing them within the pathway limits. Further, as noted by Savanta in the EIS and by Weston/Baker in the Urban Design Brief, this unlit pedestrian trail can be constructed of woodchip mulch to limit the potential effects of this use. As well, Savanta has recommended pedestrian access control barriers alongside the trail (e.g., combination of split rail cedar fences and shrub plantings as screenings) and signage to inform users of the sensitivity of the natural areas, including the open space area.

“3.2.5.13 *Groundwater*

- 3.2.5.13.1 *New development must ensure that the quality and quantity of groundwater recharge and discharge and the flow distribution of groundwater (including ground water - surface water interconnections and contributions to stream base flow) are*

protected, maintained, and, where appropriate, enhanced and restored.

- 3.2.5.13.2 Areas of groundwater recharge capability, and groundwater discharge zones, as identified through broader scale studies, shall be subject to further detailed hydrogeological study requirements. Critical recharge and discharge areas, as identified through such studies, shall be excluded from development and placed in an appropriate restrictive land use designation such as EPA.”*

As noted by Cole (2018), groundwater levels across the Site are typically 10 to 20 mbgs with the exception of shallower groundwater at the on-site wetland features (SWT3-2 and MAS3-1) where it is typically 0 to 1 mbgs. In general, groundwater flow is primarily horizontal from south to north across the site towards the West Credit River. Groundwater contributions to on-site wetland features (SWT3-2 / MAS3-1) are estimated to be negligible. Qualitative investigations indicate that groundwater contributions to off-site wetland features (SWM1-1 / MAM3-1) appear to be present. As well, Cole examines the water balance on site and indicates that there are significant amounts of infiltration on the site, which results from closed depressions within the hummocky topography and sandy overburden materials. Cole confirms through their analysis that pre-development infiltration rates will be maintained post-development with no water leaving the site up to the 100-year storm event;

“3.3 Cultural Heritage Conservation

3.3.2 Objectives

- 3.3.2.1 To identify and conserve the Town’s cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.*

3.3.3 Policies

- 3.3.3.1.4 All development or redevelopment proposals will be reviewed by the Town to determine whether a Cultural Heritage Survey is required or whether, as appropriate, a Cultural Heritage Survey will be requested. In making this determination, the Town will consider the scope of the proposal and, through reference to the archaeological master plan, built heritage resources inventory, cultural heritage landscape inventory, or local information, the likelihood of significant cultural heritage resources being encountered.*

Where a Cultural Heritage Survey is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken. The Cultural Heritage Survey will be the responsibility of the proponent and must be undertaken by a qualified professional with appropriate expertise, and it should generally:

- a. Identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and*
- b. Make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.”*

The Town of Caledon seeks to manage cultural heritage resources that are of historical, architectural and archaeological value. A Stage 1-2 Archaeological Assessment was completed by ASI (2014 and rev. 2018) on the subject lands. No archaeological resources were encountered during the course of the survey and ASI concluded that no further archaeological assessment of the proposed development lands is required.

A Cultural Heritage Resource Assessment (CHRA) of the Plan of Subdivision lands was undertaken by ASI (2018). The results of background historic research and a review of secondary source material revealed a study area with a rural land use history dating back to the early-nineteenth century. The field review confirmed that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. The CHRA recommends that development activities should be suitably planned to avoid impacts to identified cultural heritage resources.

“3.3.3.1.5 Cultural Heritage Impact Statements

a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:

- i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;*

*ii) the potential for adverse impacts on cultural heritage resources;
and,*

*iii) the appropriateness of following other approval processes that
consider and address impacts on cultural heritage resources.”*

The report highlights a possible cultural heritage landscape related to the farm ruins located along the existing farm path off Mississauga Road (within the Open Space Block 73 of the Draft Plan of Subdivision). ASI (2018) summarizes that this feature (referred to as CHL 2) includes not only the farm ruins within the woodlot (which are not proposed to be altered in any way) but also includes the related farm field immediately south, which constitute a portion of the proposed development lands. According to ASI, the farm field is included within the defined CH2 feature specifically because the field is part of the property parcel related to the farm ruins.

ASI summarizes that the field associated with the farm ruins may be impacted through alteration to setting by the removal of the vegetation and mature tree-lined agricultural fields for the proposed estate lots. It should be noted, however, that the farm field is currently physically and visually isolated from the farm ruins currently due to the topographic separation and the woodlot features which have grown in between the ruins and the field. Essentially, the farm ruins are no longer visible or perceptively associated with the field to the south, as vice versa. It is acknowledged that where significant cultural heritage resources are expected to be impacted through alteration to their setting, a resource-specific cultural heritage impact assessment report should be prepared in advance of construction activities unless the Town determines that CHL2 does not require the detailed photographic documentation and compilation of a resource-specific Cultural Heritage Impact Statement by a qualified heritage consultant. This should be confirmed by the Town of Caledon.

The Official Plan contains a section related to Town Structure and Growth Management which recognizes that the long term structure of the Town will be fundamentally influenced by Provincial Plans including the NEP, ORMCP, Greenbelt Plan, and Growth Plan. This section outlines a hierarchy of settlements to implement the Town’s growth management strategy by defining the role and function of various types of settlements and allocating growth accordingly. Section 4.1.1.3 has policies related to Hamlets, as follows:

“4.1.1.3 General Policies

*4.1.1.3.1 Development of settlements will take place within the following
hierarchy:*

- c) Hamlets – small residential communities that are generally
 limited in size to a cluster of houses around a small historic
 settlement. They are smaller than Villages, and provide very*

limited services, if any. Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services. The Hamlets are Albion, Belfountain, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, and Wildfield."

As already noted, the subject lands are entirely located within the settlement area limits of the Hamlet of Belfountain. Figure 7 is an excerpt of Schedule A: Land Use Plan in the Town of Caledon Official Plan (2016) which shows the Hamlet of Belfountain Settlement Area limits. Figure 8 is taken from the Caledon Official Plan and shows the historical limits of Belfountain, which includes the subject lands.

Section 4.2 of the Official Plan sets out the Town's total population and employment forecasts and related population allocations within specific settlements or land use areas. As noted in the Official Plan, these are based on the Plan's Principles, Strategic Direction and Goals. The forecasts are consistent with the broader framework of population and employment forecasts for the Region of Peel and the Greater Golden Horseshoe as set out in Schedule 3 of the Provincial Growth Plan and the allocation of the Region's population and employment growth to the area municipalities contained in the Region of Peel Official Plan.

"4.2.7.1 The Hamlet population allocations contained in Table 4.5 reflect the historically established populations for these communities. They will be used as a guide only, in regulating the population to be accommodated within the existing settlement boundaries.

TABLE 4.5 : Population Allocation - Hamlets

| <i>Population Allocations</i> | <i>2021</i> | <i>2031</i> |
|---|--------------|--------------|
| <i>Total (from Table 4.2)</i> | <i>1,343</i> | <i>1,343</i> |
| <i>Historically Established Populations</i> | | |
| <i>Albion</i> | <i>92</i> | |
| <i>Belfountain</i> | <i>520</i> | |
| <i>Campbell's Cross</i> | <i>125</i> | |
| <i>Cataract</i> | <i>280</i> | |
| <i>Claude</i> | <i>38</i> | |
| <i>Melville</i> | <i>33</i> | |
| <i>Mono Road</i> | <i>88</i> | |
| <i>Terra Cotta</i> | <i>250</i> | |
| <i>Wildfield</i> | <i>110</i> | |

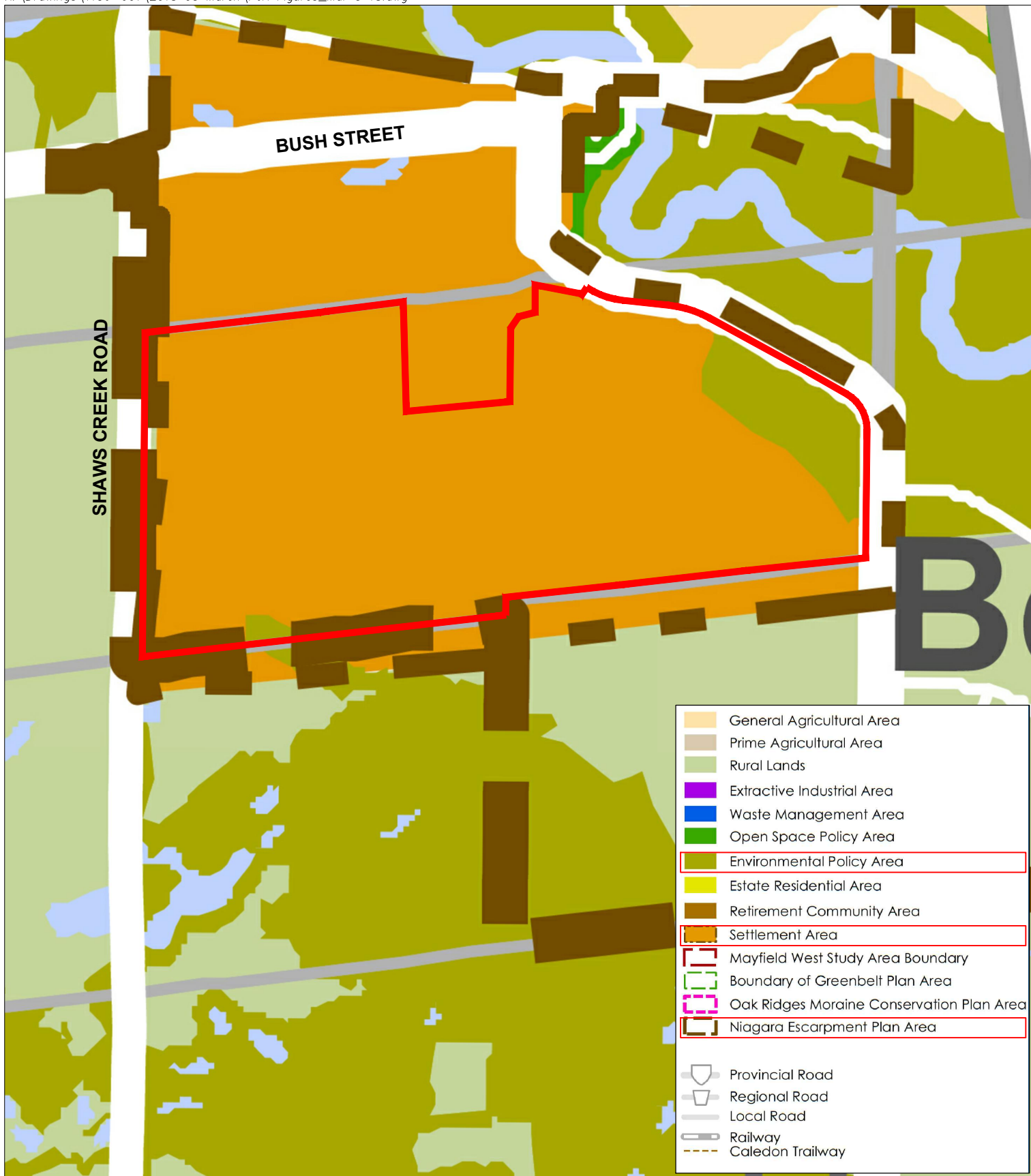


FIGURE 7
CALEDON
OFFICIAL PLAN
SCHEDULE 'A' - LAND USE PLAN

— Subject Property



Scale NTS
March 5, 2018



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS
SUITE 700 10 KINGSBRIDGE GARDEN CIRCLE,
MISSISSAUGA, ONTARIO, L5R 3K6
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FIGURE 8
CALEDON
OFFICIAL PLAN
FIGURE 4 - BELFOUNTAIN



GLEN SCHNARR & ASSOCIATES INC.
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In 2012 the Town advanced OPA 226 which related specifically to Growth Management policies. It was confirmed at that time through Town Planning Staff that the amount of growth allocated for the Hamlet of Belfountain is sufficient (and does account for) a Draft Plan of Subdivision consisting of estate residential development (at the time the Plan was comprised of a proposed 77 lots). Accordingly, a limited amount of growth in Belfountain is envisioned and accounted for in the Town's Official Plan Growth Management policies.

Section 5.10 in the Official Plan has objectives and policies related to Settlements in Caledon. General objectives for settlements include the following:

"5.10.2 Objectives

- a) To foster and enhance the distinct community character of settlements in the Town.*
- c) To provide for orderly and efficient residential, commercial and industrial growth within settlements.*
- e) 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.*
- g) To promote safe and secure communities and improvement of the quality of life through proper design and effective use of the built environment."*

The Manors of Belfountain Draft Plan of Subdivision will achieve these objectives through careful consideration of the unique ecological and cultural attributes of the existing Hamlet. General policies for settlement areas include the following policies as it relates to Hamlets:

"5.10.3.2 Development of settlements will take place within the following hierarchy:

- c) Hamlets - small residential communities that are generally limited in size to a cluster of houses. They are smaller than Villages, and provide very limited services, if any".*

- 5.10.3.10 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.*
- 5.10.3.11 Development will maintain, or preferably improve, the vitality and wellbeing of historic cores and main streets.*

The proposed development will achieve the goal of a new, integrated community within the hamlet of Belfountain. The development will respect the historic form and cultural heritage of the hamlet, and the built form will be compatible with, and will enhance, the immediate environment. The policies and guidelines that are in effect for the site are generally adhered to. Generously sized lots, with appropriate built form and environmental protection forms the basis of the design, adhering to the goals set out within the relevant policies.

- 5.10.3.16 The objectives and development policies of the Niagara Escarpment Plan Area shall apply to the growth and development (including any changes of boundaries) of the Villages of Cheltenham, Inglewood and Mono Mills, and the Hamlets of Belfountain, Cataract and Terra Cotta.*

5.10.6.1 Hamlets - Introduction

Hamlets are existing communities which are generally a cluster of houses located around a small historic settlement. Hamlets have generally experienced slow or no growth over the past planning period, and this pattern is planned to continue. Private individual water and sewage services predominate. Hamlets rely on the Villages and the Rural Service Centres for most services.

The Hamlets are Albion, Belfountain, Campbell's Cross, Cataract, Claude, Melville, Mono Road, Terra Cotta, and Wildfield.

5.10.6.2 General Policies - Hamlets

- 5.10.6.2.1 The boundaries of the Hamlets are shown on Figures 2, 4, 5, 6, 8, 9, 11, 14, and 16.*

- 5.10.6.2.2 *The Hamlets of Belfountain, Cataract and Terra Cotta are designated as Minor Urban Centres in the Niagara Escarpment Plan. Any changes to the boundaries of Belfountain, Cataract or Terra Cotta shall require an amendment to the Niagara Escarpment Plan before the official plan can be amended.*

The proposed Draft Plan of Subdivision is contained entirely within the existing limits of the Minor Urban Centre and hamlet of Belfountain.

- 5.10.6.2.3 *Residential uses shall be the predominant land use within these settlements. Limited Village Commercial uses may be permitted in accordance with the policies contained in Section 5.4 of the Plan. Institutional uses, including schools, places of worship, small scale government offices, fraternal association halls, parks, as well as home occupations may be permitted.*

The proposed Manor of Belfountain Draft Plan of Subdivision adheres to the policies set out in the Caledon Official Plan related to hamlets.

“6.2.1.6 *Planning and Development Review Process*
Complete Application Requirements

- 6.2.1.6.1 *All information and materials required by the Planning Act and applicable regulations shall be submitted as part of a complete application for an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Plan of Condominium or Consent.*
- 6.2.1.6.2 *Further to Section 6.2.1.6.1, and unless an exemption is granted by the Town under Section 6.2.1.6.5, the following studies, information and materials shall be submitted as part of a complete application for an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Plan of Condominium, or Consent:*
- a) survey plan and/or scalable concept plan;*
 - b) plan of subdivision, plan of condominium, draft Official Plan amendment, or draft Zoning By-law amendment, as applicable;*
 - c) planning justification report;*
 - d) storm water management report;*
 - e) environmental impact study and management plan;*
 - f) comprehensive broader scale environmental study;*
 - g) phase I environmental site assessment;*

- h) grading and drainage plan;*
- i) agricultural impact assessment;*
- j) sanitary sewer and water servicing study/functional servicing report;*
- k) transportation study or traffic impact study;*
- l) hydrogeological impact assessment/water resources study/water balance/budget analysis;*
- m) soil stability or geotechnical report;*
- n) noise and vibration study;*
- o) air quality assessment;*
- p) landform conservation plan;*
- q) vegetation analysis/tree preservation plan;*
- r) demarcation of physical and stable top of bank;*
- s) demarcation of limits of natural heritage systems, ecosystem components, natural hazards and/or areas regulated by a conservation authority;*
- t) architectural design plan and/or guidelines or urban design brief;*
- u) neighbourhood concept plan;*
- v) visual impact report;*
- w) park/open space concept plan or facility fit plan;*
- x) on-street parking analysis/utilization plan;*
- y) cultural heritage survey;*
- z) cultural heritage impact statement;*
- aa) built heritage and cultural heritage landscape assessments;*
- bb) archaeological heritage resource assessment;*
- cc) aggregate resource impact assessment;*
- dd) rehabilitation plan;*
- ee) commercial impact study;*
- ff) housing distribution assessment;*
- gg) fiscal impact analysis / market study; and*
- hh) sustainability design brief;*
- ii) health background study”.*

Accompanying this report and the associated application for Draft Plan of Subdivision and NEC Development Permit are the following reports:

- Stage 1-2 Archaeological Assessment (ASI, January 2018);
- Phase 1 Environmental Site Assessment (exp Services Inc., 2014 revised November 15, 2017);
- Geotechnical Investigation and Slope Stability Report (exp Services Inc., 2014 revised November 16, 2017);

- Hydrogeological Investigation Report (Cole Engineering Group Ltd., March, 2018);
- Functional Servicing Report (Cole Engineering Group Ltd., March 2018);
- Scoped Environmental Impact Study (Savanta Inc., March 2018)
- Transportation Impact Study (NextTrans Consulting Engineers, Jan., 2018);
- Noise Impact Study (Swallow Acoustic Consultants Ltd., December 2017);
- Urban Design and Architectural Design Guidelines (Weston Consulting, Baker Turner inc., and Architecture Unfolded, February 2018)
- Cultural Heritage Resource Assessment (ASI, 2018)
- Night Sky Lighting Memo (RTG, 2018)
- Tree Inventory and Preservation Plan (TR.1) (Baker Turner Inc., February 2018);
- Tree Inventory Report (Baker Turner inc., February 2018); and
- Visual Impact Assessment Report (Baker Turner Inc. 2018).

Through this review of relevant sections of the Town of Caledon Official Plan, it is clear that the proposed Draft Plan of Subdivision can be developed in accordance with the Town's goals, objectives and policies. In fact, it is anticipated that this development will significantly assist in the achievement of many municipal goals and objectives and in the implementation of many municipal policies.

5.0 SUMMARY PLANNING OPINION

This report provides planning justification for the Draft Plan of Subdivision application resubmission to the Town of Caledon to permit development of a 67 lot estate residential subdivision on approximately 70.28 ha (173.67 acres). The proposed Draft Plan of Subdivision proposes a distinct low density estate residential development on private well and septic systems. The design of the development proposal will be based on (and enhanced by) the existing rural historical context of Belfountain and the scenic natural landscape of the Niagara Escarpment.

These lands have an extensive history, including a Consolidated Board Hearing involving the Ontario Municipal Board and Niagara Escarpment Hearings Board, which occurred in 1990. This Hearing set out the principles for residential development on these lands, and subsequently a Draft Plan of Subdivision application was submitted in 1991. Since that time, technical studies and field work have been undertaken to support the Draft Plan of Subdivision.

Belfountain is designated as a "Minor Urban Centre" in the Niagara Escarpment Plan. This land use designation identifies rural settlements, villages and hamlets within the Niagara Escarpment Plan Area and one of the objectives for "Minor Urban Centres" is 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” (Sec. 1.6.1.6, NEP). The lands are further designated “Escarpment Rural Area”, “Escarpment Protection Area” and “Escarpment Natural Area” in the Niagara Escarpment Plan. Lands within the “Escarpment Natural Area” designation are not proposed to be developed through this proposal.

The subject lands are designated ‘Settlement Area’ in the Town of Caledon’s Official Plan and Belfountain is identified in the Official Plan as a Hamlet. It is noted in the Official Plan that Hamlets are communities which are generally a cluster of houses located around a small historic settlement, and Belfountain is no exception. Slow growth is anticipated for Hamlets in the Town of Caledon and private individual water and sewage services are noted to dominate.

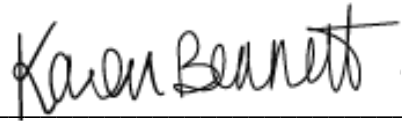
The proposed development will maintain and enhance areas of natural ecological significance on the subject lands, including the Credit River system and the woodlot and valleyland associated with the site. Specifically, with the implementation of proposed mitigation measures, there will be no negative impacts on the headwater drainage features on or adjacent to subject lands, the two wetland units on the adjacent lands, or the significant woodlands. Further, the proposed buffers (when combined with proposed storm water management measures to maintain predevelopment groundwater infiltration volumes) are anticipated to be effective to provide sufficient buffering function to prevent negative impacts.

The proposed site servicing for this development is appropriate and feasible based on grading, stormwater management, and servicing. The design is the best choice to preserve landforms and hedgerows. Stormwater management is unique as almost all runoff up to the 100 year storm event is retained and infiltrated on a site wide basis, mimicking pre development conditions and pre development water balance. The proposed detention and infiltration swales, supplemented for larger storm events by rapid infiltration Dry Wells, provides a reliable, low maintenance, and low life cycle cost alternative for stormwater management. The proposed design follows Town of Caledon and CVC design standards.

The Town of Caledon or Region of Peel do not contemplate municipal or communal services for the Hamlet of Belfountain, yet it is recognized that the current settlement area limit for Belfountain includes approximately 70 hectares of currently vacant land within the boundary which is intended for some residential growth. With the proposed lots relating to an average area of 0.63 ha, they are sited and sized appropriately to the site conditions to sustainably accommodate private individual servicing.

The proposal to develop the subject lands for a 67 lot Plan of Subdivision will provide for distinct estate residential development in an area of the Town of Caledon intended for low density, estate residential opportunities. This development will be an executive residential neighbourhood complimenting the rural historical context of the Hamlet of Belfountain in the scenic terrains of the Niagara Escarpment. There will be ample open space and some parkland within and between the estate lots. Efforts will be made to integrate the built and the natural environment, and elements of the built form will be inspired by Belfountain's historical significance, and its scale and character as a rural hamlet and its unique natural context in the Niagara Escarpment.

Respectfully submitted,

A handwritten signature in black ink that reads "Karen Bennett". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Karen Bennett, MCIP, RPP
Senior Associate

APPENDIX A:
Healthy Development Assessment

Application Submitted

Site Plan Control
Secondary Plan

OP/Zoning By-law Amendment

Draft Plan of Subdivision

Block Plan

Office Use Only

Municipality: Brampton Caledon Mississauga

Date Received: _____ Planner: _____ Application No.: _____

Is this HDA revised from an earlier submission? Yes No

Property and Applicant

Address of Subject Land (Street Number/Name): _____

Applicant

Name: _____ Telephone: _____ E-mail: _____

Registered Owner: _____

Proposal Description

Gross Floor Area: _____ Number of Storeys: _____ Number of Units: _____

Project Summary (describe how the project contributes to a healthy community)

PEEL HEALTHY DEVELOPMENT ASSESSMENT (SMALL-SCALE)

Please indicate where and how a standard is met or exceeded in the Demonstration of Standard column with reference to a policy, plan, map or illustration of some kind in the Document/Policy Reference column. Please also tabulate points in the Score column based on whether the development proposal meets or does not meet a community design standard. For further instruction, refer to "How to Use this User Guide" on pages 2 and 3.

| Standard | Demonstration of Standard | Document/Policy Reference | Potential Score | Actual score |
|---|---------------------------|---------------------------|-----------------|--------------|
| SERVICE PROXIMITY | | | | |
| Transit | | | | |
| 1. At least 50% of the development's proposed dwelling units are situated within 200m of a planned or existing transit stop. | | | 2 | |
| 2. Areas within 400m of a <i>Higher Order Transit</i> stop are developed to meet <i>Major Transit Station Area</i> density targets. | | | 1 | |
| 3. Access to transit from the proposed development is safe, attractive and direct for pedestrians. | | | n/a | |
| Neighbourhood Community and Retail Services | | | | |
| 4. 100% of the proposed dwelling units are within 800m of an existing or planned elementary school. | | | 1 | |
| 5. 100% of the proposed dwelling units are within 1.6km of an existing or planned secondary school. | | | 1 | |
| 6. At least 90% of the proposed dwelling units are situated within 400m of a playing field, park, square or natural open space. | | | 2 | |

| Standard | Demonstration of Standard | Document/Policy Reference | Potential Score | Actual score |
|--|---------------------------|---------------------------|-----------------|--------------|
| 7. At least 75% of the proposed dwelling units are within 800m of 5,000m ² of personal service and commercial retail space, comprising a mix of uses such as a grocery store, pharmacy, bank, coffee, shop, restaurant, dry cleaner and hair salon. | | | 2 | |
| LAND USE MIX | | | | |
| 8. <i>Employment lands</i> include small scale amenity retail and services, are serviced by transit and have infrastructure which encourages pedestrian and cyclist movement. | | | 2 | |
| 9. Retail uses on the ground floor are provided in multi-unit and mixed-use buildings. | | | 2 | |
| STREETSCAPE CHARACTERISTICS | | | | |
| Pedestrian Amenities | | | | |
| 10. A variety of street trees that are hardy, resilient, and low maintenance are planted at regular intervals (as specified by the municipality) adjacent to all streets. | | | 1 | |
| Cycling Amenities | | | | |
| 11. 90% of the residential dwelling units are within 400m of a continuous and connected bike network. | | | 2 | |
| Lighting | | | | |
| 12. Lighting and light standards in public outdoor areas, such as pedestrian walkways, plazas, parks, play lots and parking | | | 1 | |

| Standard | Demonstration of Standard | Document/Policy Reference | Potential Score | Actual score |
|--|---------------------------|---------------------------|-----------------|--------------|
| areas, relate to the pedestrian and are limited to a height of 4.6m. | | | | |
| EFFICIENT PARKING | | | | |
| 13. Where Zoning By-laws permit, provide reduced automobile parking ratios for: <ul style="list-style-type: none"> • buildings and other facilities within 400m of a higher order transit stops; and, • apartments/condominiums offering car share parking spaces. | | | 1 | |
| 14. Efficient use of parking is promoted by identifying systems for sharing parking spaces by two or more user groups at different times of the day or week (e.g., weekday use by office staff and evening/weekend use by restaurant clientele). | | | 1 | |
| 15. Provide preferential parking for car pool and car share vehicles. | | | 1 | |
| 16. Provide unbundled parking for multi-family dwelling units within 400m of a higher-order transit stop. | | | 1 | |
| 17. Medium to high density residential dwelling units provide access to parking via rear alleys or laneways, with no parking in their front setbacks. | | | 2 | |
| 18. For institutional and employment uses, parking is | | | | |

| Standard | Demonstration of Standard | Document/Policy Reference | Potential Score | Actual score |
|--|---------------------------|---------------------------|-----------------|--------------|
| located away from the street to the rear or to the side, or is located underground. | | | | |
| <p>19. Where surface parking is provided, it is designed to minimize negative aesthetic and environmental impacts. This can be achieved by incorporating the following into the parking lot design:</p> <ul style="list-style-type: none"> • pedestrian access, connectivity and circulation • tree planting • landscaping • stormwater management • porous/permeable surfaces • Light-coloured materials instead of black asphalt | | | 1 | |
| <p>20. The development must meet or exceed the higher of:</p> <ol style="list-style-type: none"> Local bicycle parking requirements (provided in local Zoning By-laws or bicycle master plans); or The Minimum Bicycle Parking Standards outlined on page 10 of the User Guide. | | | 1 | |

HEALTHY DEVELOPMENT SCORECARD

SERVICE PROXIMITY

4.9/9

| | |
|--|-------|
| Transit Proximity | 0/2 |
| Major Transit station Area targets | 0/1 |
| Safe and comfortable transit access | N/A |
| Proximity to elementary school | 0.9/1 |
| Proximity to secondary school | 1/1 |
| Proximity to park, square or natural space | 2/2 |
| Proximity to commercial retail | 1/2 |

LAND USE MIX

—/4

| | |
|-----------------------------|-----|
| | n/a |
| Employment Lands | /2 |
| Retail uses on ground floor | /2 |

STREETSCAPE CHARACTERISTICS

4/4

| | |
|-------------------------|-----|
| Street trees | 1/1 |
| Public outdoor Lighting | 1/1 |
| Cycling amenities | 2/2 |

EFFICIENT PARKING

2/8 2

| | |
|--|-----|
| Provide for reduced parking ratios | /1 |
| Identify systems for shared parking spaces | /1 |
| Car pool and car share | /1 |
| Unbundled parking | /1 |
| Parking location | /2 |
| Above ground parking design | 1/1 |
| Bicycle parking | 1/1 |

TOTAL:

10.9/25
/15
(73%)

| | |
|---------|---------|
| Gold: | 80-100% |
| Silver: | 70-79% |
| Bronze: | 60-69% |
| Pass: | 50-59% |



APPENDIX 'A' - FIGURE 1 HEALTHY COMMUNITY ASSESSMENT

— Subject Property



Scale NTS
January 29, 2018



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