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THE MANORS OF BELFOUNTAIN

A master planned, [sustainable](#) & [smart](#) community

**Development Brief**

JUNE 2020





# MANORS

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A master-planned,  
sustainable  
smart  
community



## | Introduction

The Manors is a master planned community with sustainable and smart development principles in mind. This Brief will highlight its many features while at the same time demonstrate various Community Benefits of this development.

Land developments today must not only comply with policies in provincial and municipal plans but must also adhere to the broader principles of being smart and sustainable.

Sustainable means that it meets the needs of the present without compromising the needs of future generations to meet their own needs.

Sustainable means conserving non-renewable and natural resources to meet the requirements of the future not just the present generation.

Smart development is not only consistent with sustainability, but it must also provide a better quality of life and a more livable community.

The draft plan dated April 2020 while respectful of the existing unique site natural characteristics, introduces many new elements that meet the hallmarks of sustainable and smart development.

A new community, however, should not only be sustainable and smart but it should enhance the existing community and benefit the existing residents.

The April 2020 draft plan satisfies both of the aforementioned objectives.

# Part 1

# Policy Context

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## Town of Caledon Official Plan

Town of Caledon's Official Plan designates the lands within the Settlement Area of the Hamlet of Belfountain and this designation has been in place for over thirty years.

The OP policies promote sustainable development patterns and community design to create complete and connected communities with the integration of natural systems in an ecologically compatible manner (Section 3.1 and 3.2).

The OP also identifies a number of sustainability objectives and policies, including water and energy conservation, providing recreation opportunities through walkway and trail linkages for an integrated community, and innovative techniques to manage the quality and quantity of stormwater run-off.

## Niagara Escarpment Plan

The NEP has designated the lands as a Minor Urban Center for a great number of years. The overarching policy objective for Minor Urban Centres is:

*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.*

The NEP promotes sustainable development, with design objectives of reducing greenhouse emissions to create low-carbon and net-zero communities, maximizing energy efficiency and conservation, and encouraging use of renewable and alternative energy (Section 2.2.6).

At the macro level, NEP policies seek to design and locate infrastructure to minimize impacts on the Escarpment environment and to encourage green infrastructure and low impact development where appropriate (Section 2.12).

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*As discussed in the supporting technical reports and summarized in the following sections of this brief, the policy objectives in the Town OP and in the NEP have been purposely integrated into the development proposal.*

### The 1990 Board Decision

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*The decision of the Joint Board 1990 established "the principle of development" for the lands.*

*Development of these lands thus follows the Designation in the applicable guiding plans. But, in addition, development of these lands adheres to the Policies in the guiding plans. Numerous studies have been conducted to support this statement.*

## Part 2

# Supporting Studies

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### Hydrogeological Investigation Report, COLE Engineering, dated May 2020 ("the HIS")

The report does not envisage any impact on village wells. They are not within the zone of influence due to considerable distance separation and secondly the village wells are for the most connected to the shale aquifer, which is an entirely different groundwater regime than the dolostone aquifer.

With respect to Source Protection Plan considerations under the Clean Water Act (2006), the report concludes that groundwater recharge will be maintained post-development, thus fulfilling the requirement for development within a Significant Groundwater Recharge Area (SGRA), and no influence or impact within the Wellhead Protection Area (WHPA) or Highly Vulnerable Aquifer (HVA) from development is anticipated.

The HIS also demonstrates that the impact on nitrate levels in the aquifer from septic effluent is much lower than Ontario Drinking Water Standards (ODWS). These results are achieved by the installation of the Waterloo

Bio-filter or similar tertiary treatment systems that effectively treats the effluent before it infiltrates the ground, achieving half the nitrate load of conventional septic systems.

The report makes several recommendations on water conservation such as:

- Homes to be roughed in for water recycling
- Homes to be roughed in for water cisterns
- Swimming pools to be filled in early spring when aquifer groundwater levels are high
- Low impact landscape designs including promoting the planting of native species.

### Functional Servicing Report, COLE Engineering, dated June 2020 ("the FSR")

The FSR introduces a grading plan that preserves the open landscape nature of the Escarpment landform by minimizing grading alterations, retaining most of the existing

site depressions and leaving the undulating topography (which makes the site unique) almost intact (NEP Part 2.13).

With climate change in mind, the FSR also proposes a forward-looking approach to the treatment of stormwater by setting aside approximately 6 hectares (15 acres) of land for stormwater dry ponds and channel and over 3 hectares (9 acres) of roadside grassed swales, the area necessary to contain not just one but back to back one-hundred-year storm events.

With an eye to the future, the FSR proposes to infiltrate all the stormwater within the site on the individual lots and through the stormwater system, mimicking pre-development drainage conditions and thereby preserving existing hydrologic functions.

No storm water, thus, will leave the site except in the rare emergency of a storm over 200 years.

## Environmental Impact Study (the “EIS”)

The EIS prepared by Savanta Inc. and recently peer reviewed by Beacon Environmental concludes that existing features and habitat are being preserved more than adequately and the recommended buffers are sufficient to ensure future sustainability and enhance wildlife connectivity.

The development is planned only in the open fields which are presently farmed, thus minimizing the ecological footprint of the development.

The draft plan has been revised to preserve the escarpment associated landform as well

as habitat of the threatened Bobolink and Eastern Meadowlark and the endangered Jefferson Salamander as identified by the agencies, which represents over 6 hectares of designated open space blocks.

Beacon’s review of the development proposal confirmed that the proposed stormwater management facilities not only will not impact the existing natural heritage functions but will improve wildlife connectivity and existing recharge function.

## Protecting the Past

Heritage is a critical component of the identity of a community and must be preserved.

A clearance has been obtained from the Ministry of Tourism and Natural Resources in their letter of May 6, 2019 on the basis that an Archaeological Assessment prepared by ASI Heritage did not locate any items of significance.

## Cultural Resources

As shown in the Tree Inventory and Preservation Plan prepared by BTI (revised May 2020), the hedgerows that presently border the fields will be retained for most part and help preserve the “feel” and visual of the landscape.

Various Stonewalls that presently separate the fields are being incorporated into the lot fabric and where removal becomes necessary, they will be integrated in the design and construction of the community park and entrance gateway features within the development.

The remains of the silo located on Mississauga Road within Open Space Block 78 is listed on the Town of Caledon’s Heritage Registry. Having historical value, this structure will remain untouched and will be commemorated with an appropriate historical plaque.





## Urban Design & Architectural Guidelines

The vision of the Manors is an executive residential neighbourhood with Heritage inspired modern architecture which pays homage to Belfountain's proud past. High quality architectural design together with the integration of varying topography within generously sized lots form the basis of the unique identity of the Manors- a rural character compatible with the surrounding context of Belfountain.

In terms of sustainability measures, the UDAG prescribes energy efficient designs and renewable energy following Passive House and LEED standards, including wall insulation, enhanced heating and cooling systems and solar roof tiles. Dwellings are limited to a maximum gross floor area of 600m<sup>2</sup> to keep in line with compatible built-form of the surrounding context of Belfountain.



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*The architectural control design review process by the Town's Control Architect will ensure implementation of these design principles.*

## | Monitoring

The consultant team has taken a comprehensive approach to reviewing and addressing all aspects of the development and recommended various measures be undertaken, such as siltation fencing, base line well surveys etc. before any site disturbance occurs and to continue with environmental monitoring even after registration.

During construction, regular inspections are proposed to ensure site activities are carried out in accordance with the recommendations of supporting reports. Required maintenance of stormwater facilities will continue even after occupancy to ensure the proper performance and long-term viability. The monitoring allows for mitigation measures, if they should be needed, to be implemented quickly and effectively.

## | Net-Zero

The Manors aspires to be a model net-zero community.

Reduced energy consumption, improved air quality, and reduced greenhouse gas emissions will be achieved through integrating sustainable measures throughout the various stages of the development life cycle, from construction to post-occupancy:

- As a first step, minimizing cut and fill and repurposing fill on-site to alleviate the need for exporting or importing soil by truck.
- Preference will be given to local contractors, another reduction of transportation associated greenhouse emissions.
- Thermo and solar energy will be encouraged.
- Water conservation and green friendly building material will be integral parts of the design and construction of the new homes.
- The numerous street trees that will be planted on almost 3km of roadway and private trees expected from estate lots will contribute to improved air quality.

## | Education

Homeowners carry significant responsibility in realizing the “vision”.

The public of today and tomorrow embraces smart and sustainable communities.

Sustainability is anticipated to be a priority for many homebuyers who are more and more sensitive to climate change. There is now also growing evidence that sustainable features can increase the value of property.

The Proponent will encourage and promote these values. It will prepare, distribute and display relevant educational material, relating to water conservation, septic tertiary treatment system operation and maintenance, and native vegetation. As default, warning clauses will be included in all agreements of purchase and sale and title restrictions will be registered where appropriate so that notice will be given to all future residents.



## Part 3

# Development Impacts

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*We acknowledge that development brings impacts to existing communities. But, as we discuss below, the Manors brings fewer than most.*

## | Transportation

The development provides access off Shaws Creek Road and most daily trips from the community will be north or south on it with minimal impacts to Mississauga Road.

The Transportation Impact Study recently updated by Nextrans Consulting includes all notional growth to 2031 and sensitivity analysis to ensure the road network is adequate to sustain heavier traffic volumes. The report concludes that the Shaws Creek and Bush Street intersections and accesses are expected to operate with excellent levels of service.

## | Visual Impact

The community is an enclave in itself. There is a significant distance separation from the established core of the hamlet to the Manors development and the Manors is enclosed by the existing hedgerows that outline the perimeter of the property.

## | Night Sky

Appropriate lighting will be installed to preserve the night sky for all residents of Belfountain.

Street lighting will be night sky compliant as described in the memo by RTG and private residential lighting will be night sky friendly to allow for design flexibility while discouraging light pollution. Refer to UDAG by Weston for examples of night sky friendly lighting designs.

## | Wells

Existing hamlet residents largely rely on wells that access the shale aquifer. The Manors will have wells drilled on the Dolostone aquifer, one of the most prolific in Ontario.

Furthermore, private wells are a significant distance away and do not fall within the zone of influence of the future dolostone wells of the Manors community.



## Part 4

# Community Benefits

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*The Manors will bring many community benefits to Belfountain. Here's to name a few.*

## | Highlights

- The new families will add to the school enrollment reversing the gradual decline of recent years and ensuring that it will remain open in the future.
- Existing residents will have the use of the large proposed community park easily accessible along the existing farm lane connecting to Mississauga road and the hamlet.
- A considerable portion of the lands will remain “green” under the stewardship of Credit Valley Conservation and/or the Town of Caledon. In fact, over 55 acres of land (over 30%) is being set aside to protect woodlands and the habitat of species at risk.
- The Manors will provide pedestrian connectivity. Residents will be able to walk along trails and sidewalks all the way from Mississauga Road to Shaws Creek and back home again. Cyclists and other users of the Bruce Peninsula TransCanada Trail in the Belfountain Conservation Area just off Mississauga Road will also be able to appreciate the connectivity.
- With the formalization of the proposed trail, the heritage silo will also be accompanied by a commemorative and interpretative signage, bringing awareness of the local cultural heritage.
- Commercial establishments will welcome the additional patronage. The benefits will accrue not only to the local stores, and the local contractors but memberships at the ski club and golf course will also be replenished.
- More residents will warrant more services; the costs of bringing gas heating to the homes or the cost of the last mile of the hi-speed internet connection may be affordable if amortized over a larger number of users. The ability to telework efficiently has certainly become an important necessity.
- More residents in the area will justify the expensive upgrades being undertaken by the Credit Valley Conservation Authority to the Belfountain visitors area. It will also justify the expensive road upgrades proposed by the Town of Caledon to Shaws Creek Road through its development charges By-law.
- In collaboration with CVC, the proponent will support CVC’s community outreach programs in Belfountain, including environmental monitoring and educational workshops.







## | Conclusion

Guided by applicable provincial and municipal policies, the proposed development will provide growth that was planned for the Belfountain settlement area years ago.

The proposed development integrates a number of sustainable practices and introduces various opportunities that will generate tangible community benefits. Manors: a sustainable smart community, responsible use of land.

A community good for people to live well now and in the future.



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