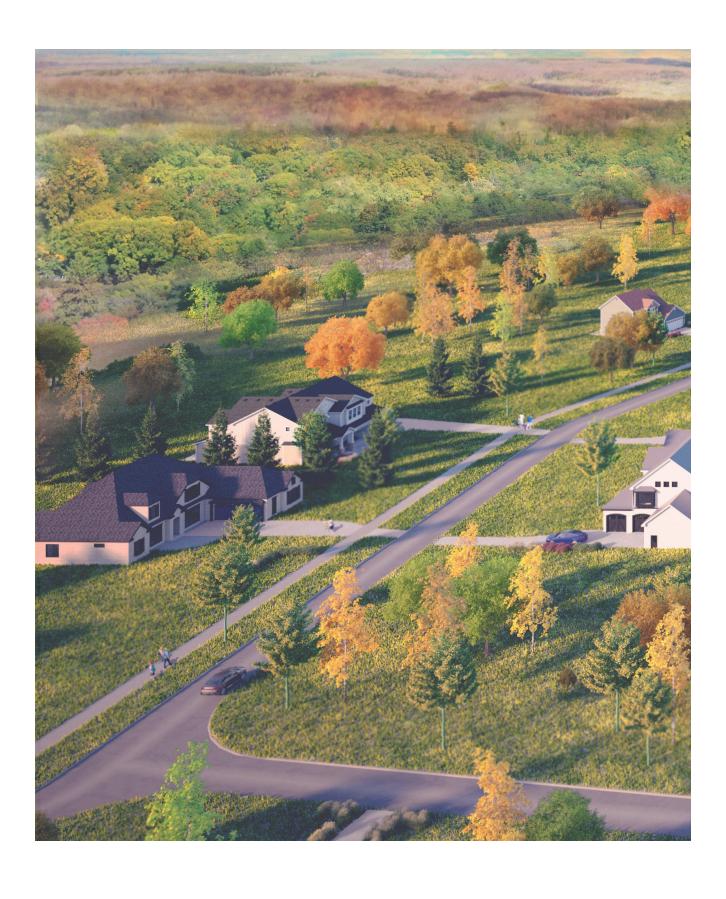


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# Parts 1-2 **Background & Proposal**

### 1.0 Background

This Planning Justification Report Addendum is prepared on behalf of The Manors of Belfountain Corp. ("the Applicant") in support of a revised Draft Plan of Subdivision on the 70.28 ha (173.67 ac) of land legally described as Part of Lot 9, Concession 5, WHS in the Hamlet of Belfountain ("Subject Lands") (Appendix A).

The Subject Lands have an extensive history of residential development proposals by previous owners.

Noteworthy is the Joint Board Decision of 1990 that established the "principle" of residential development in relation thereto.

In March 2018, a Draft Plan of Subdivision ("the Draft Plan") and a Planning Justification and Rationale Report ("the PJR") in support of the Draft Plan were prepared by Glen Schnarr & Associates Inc ("GSAI") and a new complete submission was made at that time.

The Draft Plan was circulated to the public agencies. The agencies provided comments thereon during 2018 and the Applicant and its consultants engaged in consultations with the agencies in order to better understand and address their concerns. A Revised Draft Plan submission was made to the Niagara Escarpment Commission (NEC) and Town of Caledon in May 2019.

In June 2019, a public meeting was held under the Planning Act to present the Revised Draft Plan to Council and the community. Since the May 2019 submission, the DraftPlan has been revised again by MDTR Group(now dated April 2020, "the 2020 Draft Plan") (Appendix B) to reflect the findings of ongoing studies andto implement new planning policies that haverecently come into effect, such as the ProvincialPolicy Statement (2020) and Growth Plan(2019).

The purpose of this Addendum is to:

- 1. Review and confirm that the PJR by GSAI remains applicable to the 2020 Draft Plan;
- 2. Assess the planning merits of the 2020 Draft plan in light of the updated planning policy framework; and
- 3. Summarize the revised supporting technical reports.

This Addendum should be read together with the PJR by GSAI.

In addition to this Addendum, the following studies and materials have been prepared to support the 2020 Draft plan submission:

- Hydrogeological Investigation Report (Cole Engineering, revised May 2020)
- Functional Servicing Report (Cole Engineering Group Ltd., revised June 2020)
- Functional Grading Plan (Cole Engineering Group Ltd., revised June 2020)

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- EIS Addendum (Beacon Environmental, June 2020)
- Transportation Impact Study (Nextrans Consulting Engineers, revised May 2020)
- Urban Design and Architectural Design Guidelines (Weston Consulting, Baker Turner Inc., and Architecture Unfolded, revised June 2020)
- Cultural Impact Study Addendum (ASI, May 2020)
- Noise Impact Study Addendum (Swallow Thornton Tomasetti, April 27, 2020)
- Tree Inventory and Preservation Plan (Baker Turner Inc., revised April 2020 and May 2020)
- Geotechnical Investigation and Slope Stability Report (EXP, 2017 & 2014)
- Pedestrian Circulation Plan (Nextrans Consulting Engineers, revised May 2020)
- Healthy Development Assessment (MDTR Group, June 2020)
- Development Brief (MDTR Group, June 2020)

#### 2.0 Development Proposal

The 2020 Draft Plan submission proposes 75 rural estate lots on the Subject Lands (70.28 ha/173.67 ac) with an average lot size of 0.4 ha (1 acre) independently serviced by private wells and septic systems with tertiary treatment and supported by a modified grid network of public roads.

Over 21 hectares (52 acres) of open space and buffers is designated for wildlife habitat and natural heritage conservation.

A 2.38-hectare (5.88 acres) park block is purposely located to the east end of the Subject Lands to make it accessible also to the existing Belfountain community. The access is achieved by converting an existing farm lane into a trail that will connect the park to Mississauga Road. The trail and proposed sidewalks within the subdivision will provide connectivity from Mississauga Road to Shaws Creek Road, enabling school children to walk to school and also fulfilling a healthy built-environment. Refer to Appendix B for the 2020 Draft Plan.

The key changes introduced by the 2020 Draft Plan are:

- 1. A new stormwater management (SWM) strategy to address quantity and quality control for a back-to-back 100year storm and to maintain site water balance, with SWM facilities comprising over 12% area of the subject lands;
- 2. Expanded open space to respect both the habitats of threatened and endangered species as well as landforms unique to the Niagara Escarpment. The Open space blocks now represent over 30% area of the Subject Lands;
- 3. Adjustments to the development fabric to integrate more hedgerow trees, preserve the open landscape nature of the Escarpment, and provide more connectivity throughout the site; and
- 4. Addition of 5 estate lots.

Figure 1. Conceptual Rendering of West View (Shaws Creek Road)



Figure 2. Conceptual Rendering of Aerial View (Street F)



#### 2.1 Minimum Lot Area

The Town's comment letter dated November 2, 2018 requested further justification with regards to the proposed minimum lot size in providing a sufficient area to accommodate the dwelling, OBC compliant separation of private servicing, ample space for estate residential amenity space and accessory uses, lot grading, and protection of heritage fencing/hedgerow features. To demonstrate the satisfaction of these criteria, Town staff requested the establishment of structural envelopes for each lot.

Continuity of community character is the main design objective of the proposed development. Maintaining the landscaped open space nature of the escarpment is broadly achieved by sizeable minimum lot areas (in a range of 0.39ha to 0.55 ha and 0.72 ha for Lot 18 which contains a preserved woodlot, favourably comparable to lot areas in the Hamlet) and restricting house gross floor area to a maximum of 600 m2. The limitation will not only void the requirement for a fire cistern under the OBC but will prevent massive estate type homes to provide for compatible built-form.

As shown on the revised Functional Grading Plan (Drawing GP-1) prepared by COLE and Tree Preservation Plan by BTI, after removing the maximum possible gross floor area of a home (600 m2), the balance of 0.33 ha to 0.49 ha per lot (average 0.34 ha) will be able to accommodate:

OBC compliant separation of private wells and septic systems

- Minimum 30m separation between wells across lots to prevent drawdown interference, as recommended in the revised Hydrogeological Investigation Report
- Approximately 300 m2 septic bed and associated tertiary treatment system
- A minimum of 200m2 of rear yard amenity space, which exceeds the Town zoning by-law requirement for estate residential lots (minimum area of 56 m2)
- Average 11m driveways compatible to estate homes
- Minimal grading within proposed lots, including existing depressions located in rear of lots, and
- Minimal removal of heritage hedgerows and stone walls.

For a representative cross-section illustrating lot grading with and without platforming, please refer to Figures 4-1 and 4-2 of the FSR by COLE (June 2020).

Figure 3. Conceptual Diagram of Lot Configuration



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## Part 3 Policy Context

#### 3.0 Planning Context Overview

The 2020 Draft Plan is consistent with and conforms to the applicable provincial and municipal planning regulatory framework.

We are further of the opinion that the planning rationale in the PJR by GSAI continues to be applicable to the Draft Plan of Subdivision.

Further analysis with respect to the changes introduced by the 2020 Draft plan and the relevance of planning policies updated since the PJR by GSAI, are discussed below.

#### 3.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The updated PPS came into effect on May 1, 2020, applying to planning decisions made on or after that date. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

With the update, general policies remain substantially the same, however there are some significant changes, namely supporting the following goals:

- Increasing Housing Supply and Mix
- Supporting Economic Growth
- Protecting the Environment and Public Safety
- Supporting Rural, Northern & Indigenous Communities
- Protecting Cultural Heritage

The PPS 2020 was reviewed in detail and, in addition to the PJR by GSAI, the following comments should be noted:

Section 1.1 - Managing and Directing Land Use to Achieve Efficient and Resilient **Development and Land Use Patterns** 

Policy 1.1.1 identifies a number of ways in which healthy, livable and safe communities are sustained:

- Accommodating appropriate marketbased range and mix of residential types, recreation, park and open space to meet long-term needs;
- Promoting integration of land use planning, growth management and infrastructure planning to achieve cost-effective development patterns and standards to minimize land consumption and servicing costs: and
- Preparing for the regional and local impacts of a changing climate.

Policy 1.1.2 requires that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. This is an increase from the 20-year time horizon required by PPS, 2014. Within settlement areas, sufficient land shall be made available through intensification and redevelopment.

The proposed development provides a diverse form of housing through residential infill development that is an efficient use of land

appropriate to its context, and directs growth within the Belfountain Settlement Area.

The community design is formed on the basis of integrating natural features and functions in an ecologically compatible manner. A climate change sensitive SWM strategy is being proposed. Planned to round out the community as the last major development in Belfountain, the development will take several years to complete (as it is typical of estate lot developments) allowing for a gradual integration into the fabric of the existing community.

The Town OP has planned for Belfountain to be the largest hamlet (see Section 3.4) and encourages intensification within undelineated built-up areas, with the intent to overcome barriers to intensification where consistent with Section 3 of the PPS (Section 4.2.1.3.1, 4.2.7.1).

#### Section 1.4 - Housing

"Housing Options" is a new defined term in PPS, 2020, which is defined as a range of housing types such as but not limited to single-detached among other forms of housing listed.

Policy 1.4.1 requires planning authorities to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and if necessary, lands are to be designated and available for residential development. This is an increase from a minimum of 10 years required by PPS, 2014.

Through Policy 1.4.3, the PPS sets out that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based housing needs of current and future residents of the regional market, by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements.

The proposed development contributes to the range of housing types available in Caledon, and as estate homes are becoming rarer, it is anticipated that the Manors community will certainly appeal to a segment within the broader market interested in executive homes and life style and thus meet expected future regional housing needs.

#### Section 1.5 - Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 seeks to promote healthy, active communities by:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- Planning and providing for a full range and equitable distribution of publiclyaccessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages; and

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 Recognizing conservation reserves and other protected areas, and minimizing negative impacts on these areas.

The proposed network of open spaces, park, trail, sidewalks and walkways will create a healthy, sustainable public realm by integrating preserved natural heritage and encouraging active pedestrian transportation. The Manors greenway network will have a direct connection to the historic core of Belfountain via Mississauga Road, a planned pedestrian improvement corridor identified in the Region of Peel Transportation Plan (see Figure 3-4 of Plan), and will support access to the Bruce Trail within the Belfountain Conservation Area immediately northeast of the subject lands. The proposed development therefore will contribute to enhancing the quality of life in Belfountain as a whole and embodies the principle of a complete community.

#### <u>Section 1.6 – Infrastructure and Public Service</u> <u>Facilities</u>

The PPS establishes that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning to ensure they are financially viable over their life cycle, available to accommodating current and projected needs, and provided in an efficient manner that prepares for the impacts of climate change. Policy 1.6.4 provides that infrastructure and public service facilities shall be located to ensure the protection of public health and safety.

Through Policy 1.6.6.1, the PPS states that

sewage and water services shall be provided in a manner that can be sustained by the water resources upon which such services rely, protects the natural environment, promotes water conservation and water use efficiency, and integrates servicing and land use considerations at all stages of the planning process.

Policy 1.6.6.4 provides that where municipal sewage and water services or private communal sewage and water services are not available, planned or feasible, individual on-site sewage and 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, individual on-site sewage and water services may be used for infilling and minor rounding of existing development. This change clarifies direction to permit private individual servicing where municipal services are not planned or feasible.

Policy 1.6.6.7 speaks to effective management of stormwater, which shall be integrated with planning for sewage and water service to ensure that systems are optimized, feasible and financially viable over the long term to minimize erosion and changes in water balance, including the use of green infrastructure.

Further to consultation with the Region of Peel and Town of Caledon regarding servicing alternatives, municipal or communal services is currently not contemplated for the subject lands. The proposed lots continue to be sited and sized appropriate to the site conditions to sustainably accommodate private individual

servicing, based on the hydrogeological investigations by COLE (2020). COLE concludes that the proposed individual servicing will adequately support the development without negatively impacting the aquifer (dolostone) or neighboring private wells. COLE explains that the dolostone aguifer is known to be one of the most productive aguifers in Ontario and the subject lands have favorable site conditions for attenuating septic effluent in the overburden long before reaching the bedrock. The conclusions of the hydrogeological study, including estimated groundwater capacity and water demand, are discussed further in Section 4.1 of this report.

Green infrastructure, including vegetated swales as part of the development's SWM strategy, rainwater harvesting and solar roof tiles anticipated to be provided by future homeowners are encouraged in the Urban Design and Architectural Guidelines (UDAG) and will act to complement the green infrastructure.

#### <u>Section 1.7 – Long-Term Economic Prosperity</u>

The PPS identifies that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of communities (Section 1.1.3). Policy 1.7.1 prescribes various approaches to support longterm economic prosperity:

Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce:

- Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities:
- Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- Promoting energy conservation and providing opportunities for increased energy supply; and
- Minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature.

The Manors will bring considerable direct and indirect economic growth to Belfountain in the form of:

- Contributing to a range of housing options through sustainable infill development of the Belfountain Settlement Area that will reflect a high-quality built form and will preserve the cultural heritage to maintain the community rural identity;
- Preserving and integrating existing natural heritage features into the design of the community;
- Population growth to sustain the declining enrollment of the Belfountain Public School and to provide new needed patronage for existing local businesses:
- Creation of employment opportunities in design, construction and related

- services to deliver custom homes through the different stages of development; and
- Population growth that will facilitate and justify new public infrastructure such as Hi-speed internet a modern day necessity or the provision of home gas heating to the entire community.

Based on the Town-wide Development Charges (DC) rates of February 2020, the estimated value of development charges from this development is over \$6.6 million. The DCs from the Manors will contribute to significant infrastructure projects in Caledon including the urban reconstruction of Shaws Creek Road as identified in the 2019 Town DC Background Study (capital cost estimated at \$3.5 million).

The population growth resulting from the Manors will also provide future patronage to the Belfountain Conservation Area to assist in recovering planned upgrades being undertaken by CVC at an estimated cost of \$10 million. Credit Valley Conservation proposes to restore the dam and headpond, build a new visitor centre, improve parking facilities at the entrance, and implement accessible trails and pathways. Such investment will continue to attract tourists into the area and benefit all local retailers and commercial establishments.

#### <u>Section 1.8 – Energy Conservation, Air Quality</u> <u>and Climate Change</u>

The PPS requires that planning authorities support energy conservation and efficiency,

improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns. The PPS identifies a number of sustainable land use and development patterns, including promoting design and orientation which maximizes energy efficiency and conservation, considering the mitigating effects of vegetation and green infrastructure and maximizing vegetation within settlement areas, where feasible.

The Manors minimizes its ecological footprint. 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:

- The extensive street trees that will be planted on almost 3km of roadway and private trees expected on estate lots will noticeably increase tree cover and thereby contribute to improved air quality;
- 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.
- Water conservation and green friendly building material will be encouraged as integral parts of the design and construction of the new homes; and

Thermo and solar energy will be promoted to future homeowners.

#### Section 2.1 - Natural Heritage

The PPS requires that natural features and areas be protected for the long term.

Policy 2.1.2 states that diversity and connectivity of natural features in an area, and 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, and surface and ground water features.

The 2020 Draft Plan has been significantly improved to comply with this policy direction and the development fabric has been adjusted to respect natural heritage systems present on the Subject Lands as per the directions received from the agencies.

Since the GSAI draft plan that was prepared in December 5, 2017, the open space network has increased by 2.39 ha (approx. 6 ac) and the residential area reduced by 8.76 ha (21.65) ac). The Manors preserves over 22 ha (55 ac) of land, which represents over 30% of the site area, to protect identified habitat of threatened and endangered species, natural heritage features and systems and supporting ecological functions. Please refer to summary in the EIS Addendum following in this report for the conclusions by Beacon Environmental Ltd. supporting the current the development proposal.

#### Section 2.2 - Water

Policy 2.2.1 identifies ways in which planning authorities shall protect, improve or restore the quality and quantity of water.

- 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;
- Minimizing potential negative impacts, including crossjurisdictional and cross-watershed impacts;
- Evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features:
- Planning for efficient and sustainable use of water resources. through practices for water conservation and sustaining water quality; and
- Ensuring stormwater management practices minimize stormwater volumes and contaminant loads. and maintain or increase the extent of vegetative and pervious surfaces.

COLE (2020) investigated the cumulative impacts and Source Protection Plan

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considerations as requested by the agencies and found no negative impacts. COLE and the hydrogeology peer reviewer are of the opinion that the proposed potable water supply will adequately support the development without negatively impacting neighboring private wells.

The proposed SWM strategy was designed on the basis of climate change considerations, particularly addressing more extreme storm events such as back-to-back 100 year storm events and providing facilities to detain water not only from the development but from an external catchment area of significant extent with an area of 250 ha or 618 acres.

COLE concludes that the hydrologic function is maintained in post-development conditions for the Headwater Drainage Feature (HDF) located to the south, the natural significant woodlot to the east where the salamander habitat is located, and the Escarpment associated landform on the northwest that is identified as threatened species habitat.

#### <u>Section 2.6 – Cultural Heritage and</u> <u>Archaeology</u>

The PPS requires that planning authorities support Through Section 2.6, the PPS establishes that significant built heritage resources and significant cultural heritage landscapes shall be conserved, and planning authorities should consider and promote conservation plans to conserve cultural heritage and archaeological resources.

The 2020 Draft Plan respects the

archaeological, built heritage and cultural heritage resources identified on the Subject Lands. A summary of the conclusions of the Cultural Heritage Impact Statement Addendum by ASI, dated May 2020, follows in this report.

## <u>Section 3.0 – Protecting Public Health & Safety</u>

Policy 3.1.1 sets out that development shall generally be directed to areas outside of hazardous sites and hazardous lands adjacent to features and areas impacted by flooding or erosion hazards.

The proposed development is not a hazardous site and is not located near hazardous lands.

- As noted in the Slope Stability Report by EXP (2014) and shown on the draft plan, the development fabric respects the top of slope identified and reviewed together with the agencies with adequate buffers.
- Where rear yard depressions are proposed for retention to allow infiltration and contribute to maintaining pre-development water balance and drainage patterns, the lots have been sited, sized and identified with required platforming accordingly to ensure no flooding to homes, septic beds and amenity areas (see Figures 4-1 and 4-2 of the FSR by COLE, June 2020).
- COLE is of the opinion that karstic conditions are not seen as an issue for septic effluent. The depth to bedrock (where karst would occur) ranges

from 8m to 30m and thereby allows for a travel time of 4-10 years, which will allow attenuation through the overburden long before it reaches the bedrock.

#### 3.2 Growth Plan, 2019

In May 2019, a revised Growth Plan for the Greater Golden Horseshoe ("Growth Plan") came into effect. The Plan provides a growth strategy for the region to develop strong and prosperous communities. The guiding principles include supporting the achievement of complete communities, making efficient use of infrastructure and supporting a range and mix of housing options. A residential population of 1,970,000 and employment population of 970,000 has been projected for Peel Region for the year 2041.

#### Section 2.2 – Policies for Where and How to Grow

The proposed development meets the objectives of Section 2.2.1, Policy 2.2.6.2 and 2.2.9.6 of the Plan by directing growth to the Belfountain Settlement Area through compatible infill development that diversifies the overall housing stock in Caledon and in Peel Region. The Subject Lands are located in the undelineated built-up area, however, the proposal will allow for market-driven housing options and growth that will ultimately contribute to achieving the Plan's minimum intensification targets.

#### Section 3.2 – Policies for Infrastructure to Support Growth

The proposed development meets the objectives The Manors meets the criteria of Policy 3.2.6.2 by expanding the water and wastewater systems with private individual services to serve growth and support achievement of the minimum intensification and density of targets of the Plan and demonstrating attenuation capacity for the proposed individual subsurface sewage disposal systems.

The proposed SWM strategy is consistent with Policy 3.2.7.2 and incorporates an integrated treatment approach to minimize stormwater flows, includes green infrastructure, and establishes planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces.

#### Section 4.2 – Policies for Protecting What is Valuable

Further to subsection 4.2.1, the development proposal carefully considers water resource systems and cumulative impacts to support a comprehensive, integrated, long-term approach to protection of quality and quantity of water.

Subsection 4.2.2 states that until the provincial mapping of the Natural Heritage System for the Growth Plan has been implemented in the applicable official plan, the associated policies of the Plan will apply outside the settlement areas that were approved and in

effect as of July 1, 2017. Notwithstanding this, the development proposal demonstrates that the natural heritage system is not negatively impacted and connectivity along the system and between natural heritage features and hydrologic features is maintained to allow for the movement of native plants and animals across the landscape.

In accordance with subsection 4.2.5, the Manors proposes a system of publicly-accessible parkland via a trail within an Open Space Block that will be under the stewardship of the CVC. This same trail will also provide almost direct access to the Bruce Trail as it crosses through the Belfountain Conservation Area.

The Manors supports the objectives of subsection 4.2.9, with recommendations for water recycling and rainwater harvesting, following Passive House and LEED standards to achieve energy conservation and air quality improvement as stated in the UDAG, and minimizing cut and repurposing fill on-site to avoid exporting or importing off-site soil.

With respect to climate change, the Manors development achieves the objectives outlined in subsection 4.2.10 by creating a resilient, complete community, protecting natural heritage, supporting a culture of conservation, assessing infrastructure risks and implementing measures to address these challenges, while undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates appropriate mitigation measures.

#### 3.3 Niagara Escarpment Plan (NEP), December 2018 Consolidation

Minor Urban Centres are planned to accommodate growth and development in a manner that is sustainable and compatible to the existing community character (NEP Part 1.6.1 & 1.6.4).

The Town's comment letter, dated November 2, 2018 in connection with the 2018 PJR, requested a review on how the proposed development meets the growth and development criteria outlined in subsection 1.6.8.9 of the NEP. Further to this comment, the Manors is compatible with and provides for:

### a) <u>protection of natural heritage features and</u> functions:

- The revised draft plan proposes preservation of identified natural heritage systems through Open Space and Buffer Blocks 77, 78 and 84, which includes the significant woodlot and habitat of the endangered and threatened species. As noted in the EIS Addendum by Beacon, the buffer blocks proposed for significant features in combination with the development restrictions for areas of lots within the EPA are sufficient protection to support the existing natural heritage features and functions.
- The subdivision layout minimizes the removal of existing hedgerow features, integrating them along proposed lot lines and rights-of-way. Hedgerows will only be removed to accommodate

- infrastructure or structural envelopes.
- Beacon concludes that the development will not have negative impacts on the existing wetlands as they are located within the Open Space Block 78 and at a considerable separation from the limits of development. Cole also confirmed that groundwater and surface water contributions to the wetlands on site and off site will be maintained as per pre-development conditions.

#### b) protection of hydrologic features and functions;

- The revised HIS has investigated cumulative impacts and Source Protection considerations and found no negative impacts to groundwater resources from the development at a subwatershed scale, both from a quantity and quality perspective.
- This is attributable to the productivity of the proposed groundwater supply and favorable site conditions which attenuate the septic effluent being filtered by tertiary treatment systems.
- As noted in the HIS, the development proposal maintains site water balance via an infiltration driven SWM strategy addressing extreme storm events and an extensive external drainage area. The recharge of the dolostone aguifer is thus assured and groundwater and surface water contributions to the wetlands remains undisturbed.
- The capacity of the aquifer has been comprehensively assessed in the

revised HIS. Despite the increase in total lot count by 5 lots, the expected water takings from the development are still less than 10% of the aquifer's capacity, which is considered a safe yield. The conclusions of the revised HIS are further discussed in Section 4.1 of this report.

#### c) protection of agricultural lands, including prime agricultural areas:

While the subject lands are currently farmed, they are located within a settlement area and are not prime agricultural areas.

#### d) conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;

The draft plan continues to respect archaeological, built heritage and cultural heritage resources identified on the subject lands, as discussed in Section 4.6 of this report. First Nations communities were consulted and confirmed to have no comments on the development proposal, as advised by the NEC.

#### e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;

As noted in the Urban Design and Architectural Guidelines (UDAG), sustainability practices will be encouraged and promoted at the detailed design stage. These practices

include sustainable building materials, non-invasive plants, water-saving and recycling fixtures, increased efficiency heating and cooling systems, and high insulation. Renewable and alternative energy systems shall be encouraged to future homeowners. The UDAG is discussed in Section 4.4.

 The development integrates natural heritage and landform conservation, assesses risks to infrastructure in the context of climate change and addresses these challenges through incorporating appropriate measures.

## f) sustainable use of water resources for ecological and servicing needs; and

- As noted above, COLE confirmed that pre-development hydrologic conditions would be maintained and that the proposed development can be supported by individual groundwater supply wells and tertiary wastewater treatment and disposal systems on each lot as per MECP Procedure D-5-4 and D-5-5, without negatively impacting the natural heritage systems, including wetlands.
- 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 subject lands are situated in the West Credit River Subwatershed, with no permanent watercourses or tributaries

- present on site. Following direction from CVC comments dated July 26, 2018, the SWM strategy has been redesigned in close consultation with the Town of Caledon and is responsive to the unique conditions of the site.
- Site-specific SWM criteria was established through consultation with the Town, to address quantity and quality control for a back-to-back 100year storm not only for the subdivision but also for an external catchment area upgradient of the site, identified to be approx. 250 ha (618 ac).
- COLE concludes that the proposed SWM strategy is expected to maintain pre-development drainage patterns and water balance conditions. As detailed in the FSR, the new SWM dry ponds are located in the largest existing depressions throughout the site following natural drainage patterns. Infiltration within these depressions will be enhanced especially in the area of the HDF identified as RB1 located to the south where external drainage from upstream enters the Subject Lands.
- COLE confirmed that no influence or impact is anticipated within Wellhead Protection Area.

#### 3.4 Town of Caledon Official Plan (OP), 2018 Consolidation

The Town Official Plan implements provincial and regional policies contained in the PPS, Growth Plan, NEP and Region of Peel Official Plan. The Town is in the process of updating its Official Plan (OP) to a time horizon of 2041 and to conform with the provincial and regional plans.

#### **Growth Management**

The Town OP designates the lands within the Settlement Area of the Hamlet of Belfountain. Section 1.4 states that hamlets are intended for minor growth through infill and the development of vacant parcels.

The OP defines infill as housing development in existing residential neighbourhoods within settlements, on vacant or underutilized land (section 6.7.87).

Policy 4.2.1.3.1 establishes that the Town will encourage intensification within the undelineated built-up areas and will work to overcome barriers to intensification, where consistent with Section 3 of the PPS.

Policy 4.2.7.1 provides a table of historical population allocations of hamlets and shows that Belfountain is planned to accommodate the most growth. With a population allocation of 520, Belfountain has nearly double the population as the next largest hamlet, Cataract, planned for 280.

The revised draft plan presents compatible intensification through generously sized lots in keeping with the rural context and a population yield in line with the OP. Based on 75 singles at 3.15 ppu per the Town OP, the additional population from the full build-out of the proposed development is anticipated to be 236 people, however, this growth will be staged as estate lots typically take longer to develop. The anticipated population would therefore stay within this allocation, totaling ultimately 445 people for the new population of Belfountain.

#### **Soft Services**

The Town's comment letter dated November 2, 2018 requested a review of the availability of soft services to the proposed community, including but not limited to commercial, medical and community services to support the additional anticipated population.

As set out in Policy 4.2.4.3.1, the 2031 population and employment forecasts and 2031 population allocations will guide planning for the provision of hard and soft services. Policy 4.1.1.3.1 states that Rural Service Centres shall be the focus for majority of employment growth and provision of wide range of goods and services for residents in Caledon. Hamlets rely on Villages and Rural Service Centres for most services. Belfountain is closest to Cheltenham and Alton, Villages, followed by Caledon East, a **Bural Service Centre** 

Policy 4.2.7.1 establishes the historical population allocation for Belfountain as 520 people.

The gradual population increase will provide the enrollment necessary to sustain the existing Belfountain Public School and as well, it will support boutique commercial and retail establishments which are essential to creating stable neighbourhoods and to boosting local economic activity.

A range of soft services are available to the Manors community within 20km which is considered less than a 15 minute drive, as identified in Figure 2 and Table 1 below.

#### Sustainability and Environmental Management

Sections 3.1 and 3.2 of 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.

The Town encourages climate change mitigation and adaptation through various approaches to protect, maintain and as appropriate enhance and restore ecosystem functions, including water and energy conservation, recreation opportunities through walkway and trail linkages for an integrated community, and innovative techniques to manage the quality and quantity of stormwater run-off (subsection 3.2.2 and 3.2.3).

The Manors supports the Town OP Ecosystem Planning and Management policies by:

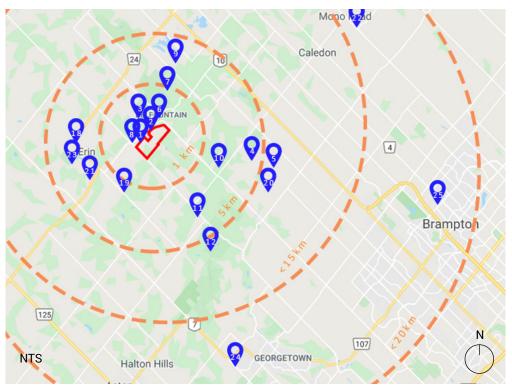
- Protecting and supporting natural heritage systems and features that support ecosystem integrity and functions, including bedrock, landforms, topography and soils, groundwater and aquifers, surface water systems, wetlands and woodlands, and wildlife (Policy 3.2.2.1.3);
- Preserving the open landscape nature of the Escarpment and thereby protecting scenic natural landscapes (Policy 3.2.3.5);
- Minimizing movement of water between watersheds and maintaining predevelopment water balance (Policy 3.1.3.9.5);
- Maximizing water capture and reuse and promoting storage facilities (encourage cisterns to future homeowners), as recommended by the revised HIS and UDAG (Policy 3.1.3.9.6);
- Enforcing landscaping practices responsive to local climate and ecological conditions, and which minimize need for irrigation and use of chemicals that could contaminate surface and groundwater resources (Policy 3.1.3.9.7);
- Not negatively impacting the quality and quantity of groundwater aquifers and giving appropriate consideration to the cumulative effects of development and water taking on the water budget of an affected area (Subsection 3.2.5.13); and

Table 1. Survey of Soft Services in and near Belfountain.

No. (Figure 1)	Amenity	Approx. Distance from Subject Lands		
Community Services				
1	Belfountain Public School	100 m		
2	Belfountain Community Hall	100 m		
3	Belfountain Village Church	255 m		
4	Cheltenham Baptist Church	7 km		
5	Cheltenham United Church	< 8 km		
Recreation				
6	Belfountain Conservation Area (CVC)	200 m		
7	Caledon Ski Club	1 km		
8	Belfountain Tennis Court	150 m		
9	Forks of Credit Provincial Park	3.5 km		
10	Cheltenham Badlands	< 5 km		
11	Terra Cotta Conservation Area	8 km		
12	Silver Creek Conservation Area	11 km		
Commercial				
13	Belfountain General Store & Café	500 m		
14	Credit Creek Country Store	600 m		
15	Belfountain Inn	< 400m		
16	Higher Ground Coffee	300 m		
17	Caledon Mills Ice Cream Parlor	< 400 m		
18	Erin Grocery Store	4 km		
19	Heatherlea Farm Shoppe	1 km		
20	Cheltenham General Store	< 9km		
21	LCBO (Caledon East)	< 5km		
22	Foodland (Caledon East Grocer)	14.5 km		
Medical Services				
23	East Wellington Family Health Team (Erin)	5 km		
24	Georgetown Hospital	< 20km		
25	Brampton Civic Hospital	20 km		

Figure 4. Map of Soft Services in and near Belfountain.





Conserving natural steep slopes and slope instability areas, minimizing alteration of existing slopes and landforms, and preserving and incorporating significant topographic features (Subsection 3.2.5.15)

#### Region of Peel Official Plan, 3.5 2018 Consolidation

The Regional Official Plan (ROP) provides direction to the area municipalities in the implementation of their local OP.

The ROP has been reviewed extensively in the PJR prepared by GSAI. Please refer to pages 51-67 of the said PJR.

We concur with GSAI that the Draft Plan met the applicable policies of the ROP and given that the ROP has not undergone any significant amendments since March 2018 relevant to this development proposal, we are of the view that the planning rationale and justification remains unchanged. The 2020 Draft Plan does not present any inconsistencies with the Draft Plan: in fact, the revisions are an enhancement with the increased environmental protection and thus the same rationale and justification in relation to ROP applies.

#### **Healthy Communities**

The Manors is designed to be a healthy community. The proposed built-form provides for ample recreational opportunities through

active transportation supportive pedestrian linkages, supporting Section 7.4.1 of the ROP.

As previously stated and as shown on the revised Pedestrian Circulation Plan, the 2020 Draft Plan provides for pedestrian connectivity from Mississauga Road to Shaws Creek Road. This is achieved by converting an existing farm lane into a trail that will provide access to the development. The proposed sidewalk and sharrow network supports access to the Belfountain Public School and Shaws Creek Road. The trail entrance on Mississauga Road is meters away from the Bruce Trail as it crosses through the Belfountain Conservation Area.

This connectivity will encourage people in the existing community to walk more and explore their surroundings. Children will have the option to walk or cycle to school instead of taking the bus and new home owners will be a short walk away from the conservation area. The Manors will therefore contribute to reducing reliance on cars.

A revised Healthy Development Assessment has been undertaken and is included in Appendix D to this report. The Manors supports many of the Regional healthy community goals, achieving a silver rating of 74%.

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## Part 4 **Supporting Studies**

#### 4.0 **Summary of Technical Studies**

#### 4.1 Hydrogeological Investigation Report (HIS)

The applicant received peer review comments of the 2018 HIS from Terra Dynamics Consulting in September 2019. COLE and the peer reviewer agree that the proposed private wells drilled to the Amabel dolostone aguifer will adequately support the development without negatively impacting neighboring private wells.

The revised HIS (May 2020) addresses agency, peer reviewer and BCO comments regarding adequacy of water supply and quality, long and short-term quantity and quality impacts to private water supply wells in the hamlet, cumulative impact and compliance with agency criteria, tests and policy requirements.

The revised report concludes that:

- The water supply available to the site is a combination of over 1,300,000 L/day by groundwater flow from upgradient areas and approximately 520,000 L/ day by recharge (approximate total of 1,820,000 L/day). Water demand from the proposed 75 estate lots is expected to be less than 170,000 L/day, which represents less than 10% of the available supply.
  - Figure 15 of the revised HIS maps MECP well records in the hamlet and shows that the residential areas north of the subject lands use the shale aguifer and the Caledon Mountain Estates access the Amabel dolostone aguifer. It is understood that the dolostone

- aguifer is significantly more productive than the shale aguifer.
- Well pumping rates meet the MECP D-5-5 Guidelines.
- Nitrate concentrations are below ODWS and generally increase from south to north. Sufficient overburden thickness attenuates nitrate concentrations. A precautionary Nitrate line is established in areas of higher concentrations to the east of the development and proposed wells will respect the recommended distance separation.
- Appropriate subsurface conditions exist to support private septic systems at each lot with tertiary treatment systems.
- Stormwater management ponds infiltrate most of the rain water to replenish the aquifer.
- With respect to Source Protection Plan considerations, 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 Aguifer (HVA) from development is anticipated.

TOWN OF CALEDON

#### 4.2 Functional Servicing Report

#### **Landform Sensitive Grading**

As shown in Drawing ST-1 by Cole Engineering (2020), the topography of the site is hummocky with numerous depressions distributed across the site. Existing slopes range from relatively flat to approximately 30%, however, in accordance with NEP Part 2.5.4, slopes exceeding 25% are external to the development area and are preserved as Open Space Block 84.

NEP Part 2.13.5 provides that Escarpment related landforms are to be maintained and that development is to be visually compatible with the natural scenery and open landscape character of the Niagara Escarpment. Proposed grading is limited to the creation of roads, stormwater facilities and building envelopes. As discussed with Town staff, proposed road grades have been reduced from Town standards to 0.5% in some areas to reduce cut and fill and generally maintain the hummocky nature of the site (see Drawing PR-1 for representative road profiles and CF-1 for conceptual cut and fill plan).

Import of fill is not anticipated to be required. Excess fill that is anticipated from the creation of the stormwater facilities will be retained on site as much as possible to be integrated into subdivision roadworks as shown on the road profiles (Drawing PR-1) and other works to be determined by the Erosion and Sediment Control Plan, as per NEP Part 2.13.8. Notwithstanding the grading required for the proposed stormwater facilities, natural drainage patterns would be maintained.

Lot coverage is expected to range 10-15% per lot, based on an average lot size of 0.4 hectare (1 acre) and maximum gross floor area of 600 m2 per house, which will minimize lot grading. Following NEP Part 2.13.6, provisions within the Urban Design and Architectural Guidelines will limit impervious surfacing to driveways, walkways, patios, parking areas and recreational surfaces to match the modelled overall 18% imperviousness as stated in Section 5.4 of the revised FSR.

#### **SWM Strategy**

The stormwater facilities are comprised of Open Space Blocks 81, 82 and 83, 3:1 sloped and 0.5m wide flat bottom roadside ditches on both sides within the subdivision right-of-way as well as limited rear yard catch basins and storm sewers. Blocks 81 and 82 will be dry ponds and Block 83 will be a conveyance channel for emergency spills.

Collectively, the stormwater facilities have been located to mirror natural pre-development drainage patterns (see Drawing ST-4 Pond Drainage Area Plan by Cole Engineering, 2020) and designed to accommodate run-off from back-to-back 100-year storm events generated by the proposed subdivision as well as the extensive 250-hectare external catchment south of the development. Block 81 coincides with an existing recharge area and Beacon Environmental notes that the dry pond would enhance this hydrologic function. Block 82 is positioned to primarily capture run-off from

the west side of the development as well as emergency flows.

The proposed treatment train approach includes infiltration within the base of roadside ditches and oil/grit separator units before discharging into dry ponds for infiltration.

Under the direction of Town of Caledon staff, this unique criterion is being applied as a result of the absence of an outlet on the subject lands as well as to build climate change resilience into the stormwater strategy, meeting NEP Parts 1.6.8.9(e) and 1.6.8.9(g).

Due to the limited frequency of the back-to-back 100-year storm events, the stormwater facilities will be underutilized for most of its lifespan and would in turn introduce a new wildlife corridor on the subject lands.

See Section 5 of the revised FSR prepared by Cole Engineering for details on the stormwater design criteria and strategy and p. 5 of the EIS addendum for Beacon Environmental's comments of the stormwater design.

#### **EIS Addendum** 4.3

#### NEP Environmental Protection Area (EPA)

The review agencies requested justification with regards to lots extending in the EPA and how applicable policies are met.

Proposed lots 50 to 55 extend into the EPA, however, this represents a minor area of the overall NEP EPA as shown on the Draft Plan (Appendix B).

It is proposed that restrictions be placed on title prohibiting development within the EPA designated area, to establish an appropriate buffer from the Environmental Natural Area (ENA) and prevent disturbance as intended under NEP Part 1.4. Beacon Environmental confirmed that this mitigation measure is consistent with the policy direction of the NEP and noted that this portion of the EPA is an existing agricultural field that does not support any significant natural heritage features and functions.

Further, a 10m buffer block is provided as Block 77 in between the proposed lots and Open Space Block 78. Beacon Environmental agrees with Savanta that a 10m buffer will provide sufficient protection for the natural heritage systems located within Open Space Block 78.

Thus, by providing the appropriate setbacks and recommended buffers, through development restrictions within the EPA and through buffer Block 77, the proposed lot layout will be able to maintain the existing scenic resources and open landscape character of the Escarpment, provide appropriate buffers to protect Escarpment features, and protect natural heritage systems, as outlined in Parts 1.4.1.1, 1.4.1.2 and 1.4.1.3 of the NEP.

#### Wetlands

Beacon confirms that the NEP policies with respect to all wetlands being considered as Key Natural Heritage Features (KNHF) are

TOWN OF CALEDON

Jun 23. 2020 Summary of Technical Studies

satisfactorily met (Part 2.7.1 and 2.7.7), as the features are excluded from the area of development, located over 200m away from the limits of development and surrounded by extensive woodlands to which a minimum 10m vegetation protection zone has been applied.

#### Shaws Creek Road Hedgerow

Beacon confirms the assessment contained in Savanta's response letter to MNRF comments dated November 2018 that the hedgerows located within lots 9, 10, 11 and 12 on the east side of Shaws Creek Road do not meet the definition of significant woodlands with respect to its width and do not provide a linkage function on the basis of its area. Notwithstanding this, the revised draft plan retains the majority of this hedgerow feature, situating building envelopes, wells and septic beds at least 11m from the dripline with the exception of driveways, as directed by the MNRF.

## 4.4 Urban Design and Architectural Guidelines (UDAG)

The Manors is envisioned to be an executive residential neighbourhood with heritage inspired modern architecture which pays homage and respects Belfountain's local heritage. 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.

Weston has revised the UDAG to conform with the 2020 Draft Plan and address peer review comments from John G Williams Ltd. (dated May 2018). The UDAG establishes a framework for architectural design criteria based on lot siting and sustainable principles. Weston concludes that a variety of facades will be provided to build on the natural and historical context of the Belfountain Hamlet and to enhance visual characteristics within the development.

Per NEP Part 2.2.6, the UDAG encourages 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 600 m2 to keep in line with compatible builtform of the surrounding context of Belfountain.

Street lighting will be Night Sky compliant. Night Sky friendly principles will be implemented for private residences in order to curb light pollution while allowing design flexibility.

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

#### 4.5 Tree Preservation Report and Plan **Hedgerow & Tree Preservation**

The development layout has been driven by the design objective to preserve hedgerows and individual trees as much as possible. Hedgerows generally align with roads and along the side and rear of lots throughout the development, as shown on the Tree Preservation Plan prepared by Baker Turner Inc (BTI). Building envelopes have also considerably minimized the removal of hedgerows, where disturbance is limited to permit driveways and to allow access to rear vard amenity areas.

For instance, houses on lots 9-12 will maintain a minimum distance of 11m away from the dripline of the hedgerow on the east side of Shaws Creek Road. Abutting driveways will be provided to minimize disturbance to the hedgerows.

#### **Landscaping Buffers**

As set out in NEP Part 1.5.1.1 and 1.6.8.4, the proposed development will provide appropriate landscaping buffers to ensure visual compatibility with the natural scenery and preserve the open landscape character of the Niagara Escarpment.

Converting land use from agricultural to residential, landscaping will also provide site rehabilitation through planting of non-invasive and local plant species (NEP Part 2.12.2(c)) and provide buffers for ecologically sensitive areas (NEP Part 1.5.1.6). Where there is minimal existing screening or vegetation that

cannot be retained, suitable native species will be planted to screen development (NEP Part 2.13.4 (f)) at a 2:1 tree compensation ratio as required by the Town.

Town staff have identified two key areas for planting buffers at this time:

- Planting will be provided in the park block to further mitigate views from Mississauga Road.
- A planting buffer along the property line adjacent Shaws Creek Road shall be considered at the site plan stage.

#### 4.6 **Cultural Heritage Impact Study** (CHIS) Addendum

Preservation of cultural heritage resources identified on the subject lands is an important aspect of the development layout. The MTCS has confirmed that the archaeological assessment prepared by ASI Heritage, dated March 12, 2019, to be satisfactory. See Appendix A of the Cultural Heritage Impact Study prepared by ASI (2019) for identified built heritage resources and cultural heritages landscapes within and adjacent to the subject property.

In addition to substantive preservation of hedgerows, stone mound walls will be preserved in situ throughout the development as much as possible, where not in conflict with proposed roads or building envelopes. Where removal of the stone wall is deemed

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necessary, the stones will be repurposed into commemorative features that will be integrated into the gateway entrances on Shaws Creek Road, the park, and/or the greenway (ASI Heritage, 2020).

The heritage silo located within proposed Open Space Block 78 will be preserved in-situ. A Conservation Plan detailing the long-term maintenance and conservation of the remnant farmscape shall be prepared as a condition of Development Permit.

#### 4.7 Visual Impact Assessment (VIA)

The agencies have agreed that a revised VIA can be deferred to the next submission once the agencies have had an opportunity to review the revised draft plan and the layout is closer to finalization.

#### 4.8 Traffic Impact Study (TIS)

Nextrans Consulting Engineers prepared a TIS Addendum in May 2020. The development provides access from Shaws Creek Road and directs traffic north and south of Shaws Creek accordingly, with minor additional traffic to Missisauga Road. The revised TIS by Nextrans Consulting includes all growth to 2031 and sensitivity analysis to ensure the road network is adequate to sustain heavier traffic volumes. Nextrans concludes that the proposed development will not negatively impact the existing surrounding road network,

and the Shaws Creek Road and Bush Street intersections and accesses are expected to operate with excellent levels of service.

#### 4.9 Noise Impact Study Addendum

Swallow Thorton Tomasetti prepared a report addendum in April 2020. The findings have remained largely unchanged, and the addendum concludes that the revised draft plan does not require noise controls for outdoor amenity areas, however, standard warning clauses should be included in development agreements for 4 lots fronting Shaws Creek Road to comply with MECP and OBC requirements.

## 4.10 Geotechnical Investigation & Slope Stability Report

The findings of the Geotechnical Investigation and Slope Stability report prepared by EXP remain applicable to the revised Draft Plan. The 2020 Draft Plan continues to adhere to the geotechnical engineering guidelines for design provided by EXP. The Top of Bank (TOB) was staked and surveyed with the NEC, Region, Town and CVC in 2014. As noted on the 2020 Draft Plan, a 10m buffer has been applied to the TOB or dripline, which ever is greatest. A buffer as much as over 50m has been applied to the TOB towards the rear of Lot 51 in order to maintain appropriate separation distance from the Jefferson Salamander habitat as identified by MNRF.

Figure 5. Northwest Aerial View of Subject Lands



TOWN OF CALEDON PLANNING RECEIVED

## Part 5 **Conclusion**

#### **Conclusion** 5.0

Through the preparation of this PJR Addendum, the 2018 PJR has been reviewed and this report supports the conclusions reached in the 2018 report and find them to remain applicable to the revised draft plan (April 2020). The draft plan has undergone a number of design changes to the development fabric and the supporting technical studies conclude that the proposed development will not have a negative impact on the ecological form and function of the natural heritage system within and adjacent to the subject property.

The increased lot count is justified and supportable by the proposed protection of natural heritage and adequate servicing. The applicable policies do not restrict the number of lots to be contained within a proposed infill development. This Addendum has made reference to the various studies which prove environmental sustainability and respect for local site conditions.

The proposed development represents good planning and is in the public interest. The currently underutilized site will provide a highquality development, will integrate a number of sustainable practices and will deliver many benefits to the existing community. The proposed development supports projected

growth and achieves a density that is compatible within the context of Belfountain. This development delivers the growth planned for the Belfountain Settlement Area.

The 2020 Draft Plan constitutes good planning, is in the public interest and is consistent with and conforms with the PPS (2020), Growth Plan (2019), Niagara Escarpment Plan, Town Official Plan, and Region of Peel Official Plan.

Respectfully submitted,

**MDTR GROUP** 

Nicole Yang, BES

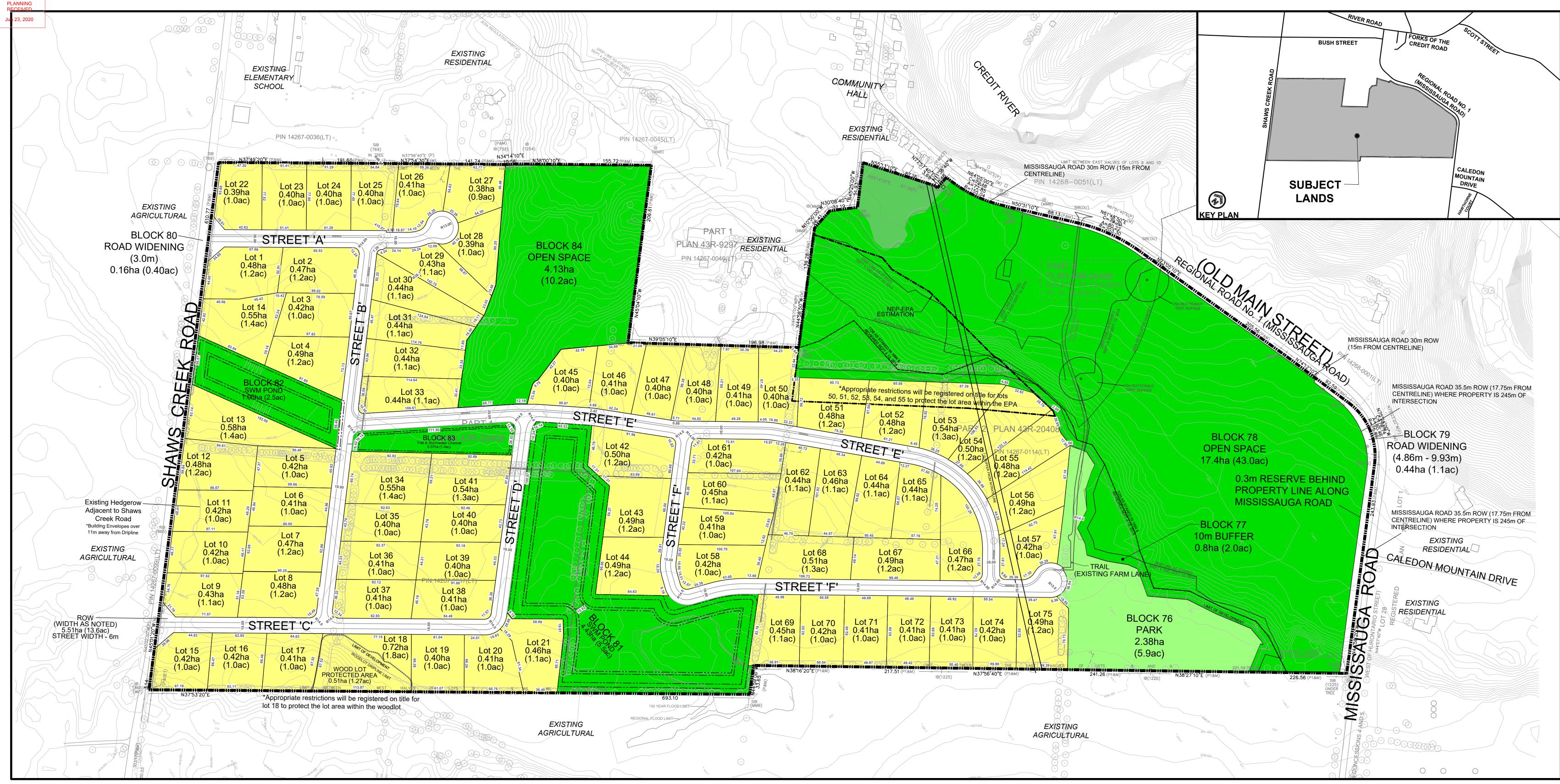
Planner & Development Associate

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## Appendix A Location Plan



## Appendix B **Draft Plan of Subdivision**



## 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

## **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.

DATE:

DATE:

SIGNED\_

D\_\_\_\_\_ ALISTER SANKEY, OLS DAVID B. SEARLES SURVEYING LTD. 4255 SHERWOODTOWNE BLVD. SUITE 206 MISSISSAUGA, ON, L4Z 1Y5

### **OWNER'S AUTHORIZATION**

PHONE: 905-273-6840 EMAIL: info@dbsearles.ca

I AUTHORIZE MDTR GROUP TO PREPARE AND SUBMIT THIS PLAN FOR DRAFT APPROVAL.

SIGNED

JOHN SPINA, ASO
THE MANORS OF BELFOUNTAIN CORP.
7681 HWY 27 UNIT 16,
WOODBRIDGE, ONTARIO

### **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) INDIVIDUAL WELLS TO BE PROVIDED

I) SANDY LOAM AND CLAY LOAM

K) INDIVIDUAL SEPTIC TO BE PROVIDED; MUNICIPAL STORM SEWERS TO BE PROVIDED L) NIL

### **NOTES**

-Pavement illustration is diagrammatic only
-Local to local radii - approx. 14m
-Streets 'A' & 'C' to Shaws Creek Rd. daylight

-Streets 'A' & 'C' to Shaws Creek Rd. daylight triangles - 15.0 x 15.0 -Top of Slope as staked in 1994, reviewed September 4 & 12, 2014 -Dripline staked Septemer 4 & 12, 2014

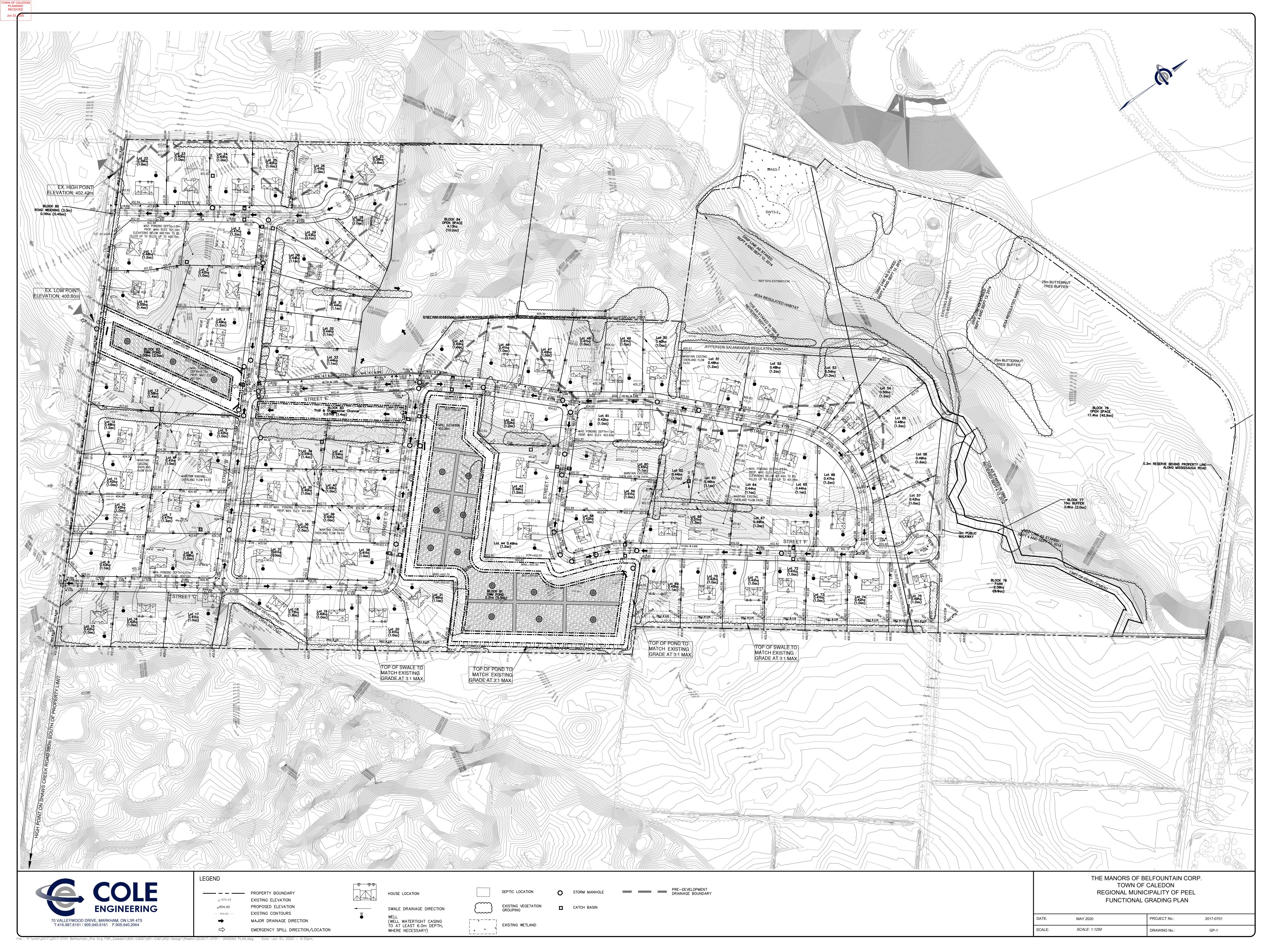
#	Description	Date (YYYY-MM-DD)	Ву
1	ISSUED FOR MEETING WITH AGENCIES	2018-12-21	N.Y
2	REVISION	2020-02-21	N.Y
3	REVISION	2020-01-17	N.Y
4	REVISION	2020-02-21	N.Y
5	REVISION	2020-01-17	N.Y
6	ISSUED FOR RESUBMISSION	2020-03-02	N.Y
7	REVISION	2020-03-31	N.Y
8	REVISION	2020-04-21	N.Y
9	REVISION	2020-04-24	N.Y

	0	0 0					
LAND USE SCHEDULE							
AND USE		LOTS/BLOCKS	AREA (HA)	AREA (AC)	UNITS		
ESTATE RESIDENTIAL		1-75	33.48	82.7	75		
OPEN SPACE		78,84	21.53	53.2			
PARK		76	2.38	5.9			
0m BUFFER		77	0.80	2.0			
STORMWATER PONDS		81,82	5.41	13.4			
STORMWATER CHANNEL		83	0.57	1.4			
ROAD WIDENING		79, 80	0.60	1.5			
8.0m/20.0m ROW 2,840m APPROX. LENGTH)			5.51	13.6			
	TOTAL	84	70.28	173.7	75		



Scale: 1=2000 April 24, 2020

# Appendix C **Lot Layout Plan**



# Appendix D **Healthy Development Assessment**

#### **Application Submitted**

Site Plan Control

Secondary Plan				
Office Use Only				
Municipality:	Brampton	Caledon	Mississauga	
Date Received:	Planner:			Application No.:
Is this HDA revised from an e	arlier submission?	Yes	No	
Property and Applica  Address of Subject Land (Stre				
Applicant	· <del></del>			
Name:	Telephone:		E-mail:	
Registered Owner:				
Proposal Description				
Gross Floor Area:	——— Number of S	Storeys:	Number of Un	its:
Project Summary (describe	how the project contril	butes to a healthy comm	nunity)	

**Draft Plan of Subdivision** 

**OP/Zoning By-law Amendment** 



Block Plan

### Jun PEEL HEALTHY DEVELOPMENT ASSESSMENT (LARGE-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
DENSITY				
1. All development on Designated <i>Greenfield Are</i> shall achieve a minimum overall density target as prescribed by the Regiona Official Plan in policies 5.5 and 5.5.4.2.2.				
Where the local municipa has established higher de targets, these higher targe will apply.	sity s		- 5	
2. All development in Design Urban Growth Centres in the Region of Peel (i.e., Downs Brampton and Mississaug Centre) achieves a minimulation overall density target of 2 people and jobs per hecta	e own City m		3	
Where the local municipa has established higher de targets, these higher targe will apply.	sity			

J	lur	23,	2020	

Jun	23, 2020	Standard	Demonstration of Standard	Document/Policy	Potential	Actual
				Reference	Score	score
	SERVIC	E PROXIMITY				
	Transit	t				
		least 50% of the				
		velopment's proposed				
		velling units are situated			2	
		thin 200m of a planned or				
L		isting transit stop.				
		eas within 400m of a <i>Higher</i>				
		der Transit stop are				
		veloped to meet <i>Major</i>			1	
		ansit Station Area density				
ļ		gets.				
		cess to transit from the				
		oposed development is safe,			n/a	
		ractive and direct for				
-		destrians.	u.c.			
		bourhood Community and Ret	ail Services		1	
		least 75% of the proposed				
		velling units are situated				
		thin 800m of three or more				
		the following planned or				
		isting neighbourhood public rvices:				
	sei					
	•	childcare facility				
	•	community garden				
	•	hospital or health clinic			2	
	•	public library				
	•	place of worship				
	•	adult/senior care facility				
	•	social service facility				
	•	performance or cultural				
		space				
	•	post office				
L	•	recreation centre				
		0% of the proposed				
		velling units are within 800m			1	
L	of	an existing or planned				

Jun	23,	2020	
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Jun 23	, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual
	-1	. t.a		Kelerence	Score	score
		ntary school.				
8.		of the proposed				
		ng units are within			1	
		of an existing or				
		d secondary school.				
9.		t 90% of the proposed				
		ng units are situated				
		400m of a playing field,			2	
	-	quare or natural open				
	space.					
10		t 75% of the proposed				
		ng units are within 800m				
		0m <sup>2</sup> of personal service				
		mmercial retail space,			2	
		sing a mix of uses such			_	
	_	ocery store, pharmacy,				
		offee, shop, restaurant,				
		aner and hair salon.				
1		nience commercial uses				
	-	sent in key locations,				
		ng <i>greyfield</i> areas,			2	
		fication areas and				
		rs and greenfield areas.				
	mployme					
1.		velopment is within				
	10km (	i.e., a 30 minute transit				
	trip) of	an existing or planned			2	
	emplo	yment centre or urban				
	centre.					
L	AND USE M	IX				
1.	3. Employ	ment lands include				
	small s	cale amenity retail and				
		s, are serviced by transit			_	
	and ha	ve infrastructure which			2	
	encour	ages pedestrian and				
		movement.				
1.		bination, the following			_	
		g type groups make up			2	

Jun	23,	2020	
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Jun	23, 2020	Standard	Demonstration of Standard	Document/Policy	Potential	Actual
				Reference	Score	score
		% of the total units:				
		nouses and multiplex				
	<ul><li>apartr</li></ul>	nent buildings				
_	45 71					
		osed development				
		pecial housing types, nior's housing, long				
		facilities and			1	
		e or affordable				
	housing.	e or arroradore				
-		units and other				
	employme	ent-related uses				
		le with residential			2	
		ncluded in the			2	
	proposed	development.				
_	17 Date:					
		s on the ground floor				
		led in multi-unit and buildings.			1	
	IIIIXEG-use	buildings.			Į.	
	STREET CONNEC	TIVITY				
	18. Infill devel	lopment increases				
		ities for street and				
	pedestriar	n linkages and				
	connectiv					
		ated Greenfield Areas,				
		works and off-road			1	
	paths:	i madal ta pravida				
		-modal to provide pedestrians and				
	cyclists; ar	•				
	•	ear connections to				
		outes and facilities.				
f		cs, crescent streets				
		roads are not utilized				
	•	y are located near			2	
	significant	t infrastructure,				

areas and commercial areas

23, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actua score
	ding highways and ays, or near natural res.		neitrente	Store	Jeore
	rse frontage streets are itilized.			1	
prop	lential blocks in the osed development do not ed 80x180m in size.			3	
(75/s	sections are frequent q.km), with street blocks easing in size as density ases.			3	
multi stree	valks, bike lanes and i-use paths connect to t networks, community nities and transportation			n/a	
	APE CHARACTERISTICS				
	n Amenities				
25. Neigh retail linear prom envir withi use n	hbourhood public and services are located rly along major roads to note a main street onment, and are focused in community and mixed nodes.			2	
reside sidew at lea All sti high-	reets in low-density ential areas have valks on each side that are est 1.5m wide. reets in medium- and density residential bourhoods, mixed-use			1	

N OF CALEDON PLANNING RECEIVED					
Jur 23, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
have s	sidewalks on each side				
that a	re at least 2 m wide.				
27. A varie	ety of street trees that				
	ardy, resilient, and low				
	enance are planted at			1	
	ar intervals (as specified			·	
	e municipality) adjacent				
	streets.				
	nsit stations, major				
	t stations and major strian routes have:				
·	eather protection				
	eating			1	
	aste baskets			'	
	ghting				
	oute information				
	cycle parking				
Cycling Ar					
	nected and destination-				
	ted bikeway network is				
	ded throughout the				
	nunity, including a variety				
	and off-street bikeway				
	ies. These provide an				
	priate degree of				
	ation from motorized				
	, taking into account the				
•	l and volume of traffic on			1	
	reet. These on-street ray facilities must include:				
	cycle lanes				
	narrows				
	gned routes				
-	ulti-use paths on the				
	oulevard				
	e there is a local Bicycle				
Plan, t	the bikeway network				

OWN OF CALEDON
PLANNING
RECEIVED

RECEN		<del>,</del>		<del>,</del>		
Jun 23, 2	2020	Standard	Demonstration of Standard	Document/Policy	Potential	Actual
				Reference	Score	score
	propos	sed in the Plan is				
	impler	nented in the				
		pment area, and				
opportunities to enhance, or		-				
		ct, the proposed				
		ay network are				
	identif					
30.		the residential dwelling				
		re within 400m of a			_	
		uous and connected			1	
		etwork.				
Lia	hting			<u> </u>		
		ntial and commercial				
	streets	in medium- to high-				
		y neighbourhoods have			1	
	•	rian-scaled lighting and				
		ited to a height of 4.6m.				
32.		ng and light standards in				
		outdoor areas, such as				
		rian walkways, plazas,				
		play lots and parking			1	
		relate to the pedestrian			-	
		e limited to a height of				
	4.6m.					
Tra	affic Calr	mina				
		enfield development, or				
	_	new streets are				
		uced through infill				
		velopment, traffic				
		g is achieved by using				
		but not limited to, the				
	follow	· · · · · · · · · · · · · · · · · · ·			3	
		nimum traffic lane			3	
		dths				
		nimum number of traffic				
		nimum number of traffic les in the roadway				
		•				
		destrian-priority streets,				
	WC	onerfs or home-zones				

OWN OF CALEDOI PLANNING RECEIVED	N
Jun 23, 2020	

Jun	23, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual
Ļ	/: <i>-</i>			neierence	Store	score
		e., the speed limit is				
		der 15km/hr and				
		hicles must yield to				
-		destrians and cyclists)				
		calming elements are ned to increase comfort				
	_	fety for means of active				
		ortation, so as not to			n/a	
		y create hazards or			11/a	
	•	eles for pedestrians or				
	cyclist	=				
	EFFICIENT P					
		e reduced automobile				
	-	g ratios for:				
		dings and other facilities				
		in 400m of a higher			1	
		er transit stops; and,				
	•	tments/condominiums				
		ring car share parking				
-	spac					
		nt use of parking is				
		oted by identifying				
		ns for sharing parking				
	-	s by two or more user			1	
		s at different times of the			ı	
		week (e.g., weekday use ce staff and				
		ng/weekend use by				
		rant clientele).				
-		e unbundled parking for				
		f multi-family dwelling				
		vithin 400m of a higher-			2	
		transit stop.				
}		r more of residential				
		ng units provide access				
		king via rear alleys or			2	
		ays, with no parking in				
		ont setbacks.				
L	trieir II	טווג אבנטמכעי.				

OWN OF CALEDON	V
PLANNING	
RECEIVED	

Jun 2	3, 2020	Standard	Demonstration of Standard	Document/Policy Reference	Potential Score	Actual score
- 1	39. For mu	ılti-storey residential				
	dwellii	ng units, institutional				
and employment uses, parking		nployment uses, parking			2	
	is locat	ted away from the street			2	
	to the	rear or to the side, or is				
	locate	d underground.				
4		surface parking is				
	-	ed, it is designed to				
		ize negative aesthetic				
		vironmental impacts.				
		n be achieved by				
	•	orating the following				
		e parking lot design:				
		lestrian access,			2	
	con	nectivity and circulation				
	• tree	planting				
	• land	dscaping				
	• sto	mwater management				
	• por	ous/permeable surfaces				
	• ligh	t-coloured materials				
	inst	ead of black asphalt				

#### Jun #HEALTHY DEVELOPMENT ASSESSMENT SCORECARD

DENSITY	/	STREETSCAPE CHARACTERISTICS	1
Density targets	<del>/5</del>	Linear and nodal commercial development	/2
(Tick correct box) Greenfield targets Not designated greenfield	area	Sidewalks	/1
☐ Urban Growth Centre targets		Street trees	/1
_		Transit Station amenities	/1
SERVICE PROXIMITY	1	Connected bike network	/1
	/2	Proximity to bike network	/1
Transit proximity	/2	Lighting on residential/commercial streets	/1
Major Transit Station Area targets	/1	Public outdoor lighting	/1
Safe & comfortable transit access	N/A	Traffic calming	/3
Proximity to neighbourhood public services	/2	Traffic calming enhances comfort and safety	N/A
Proximity to elementary school	/1	name caming emiances common and salety	, , , .
Proximity to secondary school	/1	EFFICIENT DADIVING	,
Proximity to park, square or natural space	/2	EFFICIENT PARKING	/
Proximity to commercial retail	/2	Provide reduced parking ratios	/1
Convenience commercial in key locations	/2	Identify systems for shared parking spaces	/1
Proximity to employment or urban centre	/2	Unbundled parking	/2
		Parking location (single-storey residential)	/2
LAND USE MIX	1	Parking location (other)	/2
	/2_	Above-ground parking design	/2
Employment Lands	/2 /2		
Housing diversity	<del>-</del>		
Special Housing	/1	TOTAL*:	/
Live-Work units and other employment uses	/2		
Retail uses on ground floor	/1	COLD	00.1000/
		GOLD: SILVER:	80-100% 70-79%
STREET CONNECTIVITY	/	BRONZE:	
Improved connectivity	/1		60-69%
☐ Infill development		PASS:	50-59%
☐ Greenfield development			
Non-grid streets avoided	/2		
Reverse-frontage streets avoided	/1		
Small residential blocks	/3		
Frequent intersections	/3	*Should certain standards not apply, the total score will be	o roducod
Active transportation connectivity	N/A	accordingly.	e reduced
	, , .	accordingly.	

