

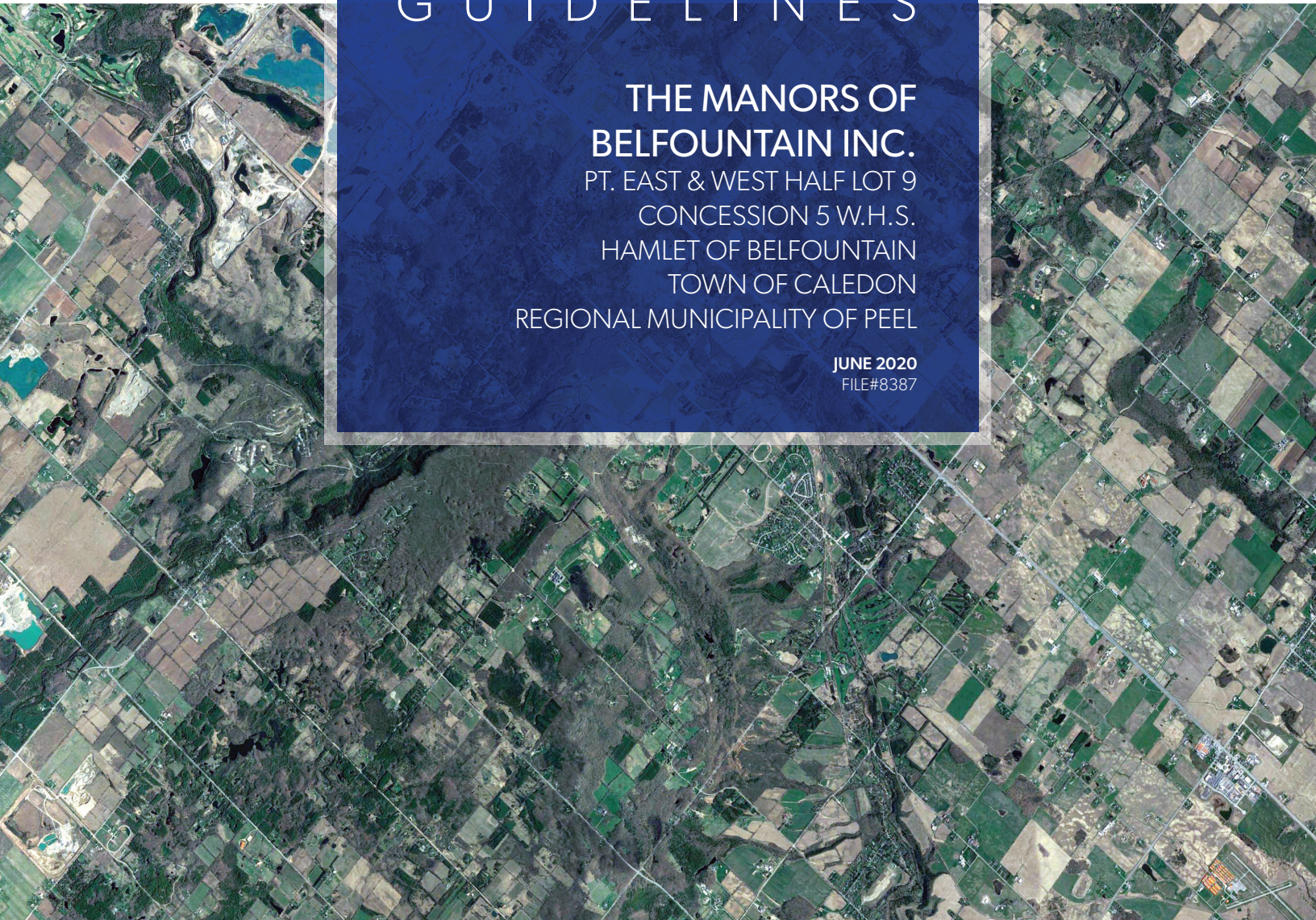
TOWN OF CALEDON
PLANNING
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U R B A N
D E S I G N A N D
A R C H I T E C T U R A L
G U I D E L I N E S

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

JUNE 2020
FILE#8387



PROJECT CONTRIBUTORS:



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1
INTRODUCTION

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

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

- A total of 75 residential single detached lots are proposed in place of the previous 70 lots;
- Lots vary in size from 0.38 - 0.58 hectares [average 0.4] with the exception of Lot 18 at 0.72 where the majority of the lot [0.51ha] is woodlot protected area;
- Public sidewalks provide connections from Shaws Creek Road to the proposed park;
- A trail also connects the park to Mississauga Road that will provide access to the Bruce Trail;
- Two stormwater dry ponds at Block 82, 2.5 hectares and Block 81 at 4.43 hectares connected via a 0.57 hectares stormwater channel.

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

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

The UD/ADG document has been prepared in support of applications for a Draft Plan of Subdivision and a Niagara Escarpment (NEC) Development Permit to facilitate the development of the proposed residential subdivision. Various other documents and drawings have been prepared in support of this application and should be read in conjunction with this document.

The individual customhomes proposed as part of the development will be assessed for suitability through the architectural control guidelines, in conjunction with relevant planning policy. A number of proposed sustainability measures have been illustrated throughout this Guideline document that will be considered as part of future stages of the design and development process. The built form precedents represented in this Guideline document are not to be construed as literal representations of future construction on the site; they are intended as a visual guide to supplement the built form analysis and discussion concerning the proposal.

1.1 DEVELOPMENT VISION

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

The development vision for the Manors of Belfountain is that of an upscale estate manor community consisting of 75 single detached estate manor homes with lot sizes ranging in size from 0.38 - 0.58 hectares. There are approximately 2.38 hectares of parkland at Block 76, 21.53 hectares of open space at Blocks 84 and 78 and 5.41 hectares of stormwater management pond land not including the 0.57 hectare stormwater management channel. Including the 10 metre buffer, these total 42.6% of the total lands [30.6ha]. These have been located to take advantage of the property's beautiful natural feature, topography and existing vegetation. The community has been designed to seamlessly integrate with the established surrounding communities and land uses associated with the picturesque hamlet of Belfountain. Like most rural communities, the road network will be the primary circulation system connecting all uses within the community: parks, open spaces, and of course, the estate lots. See Figure 1 for visual precedent of design vision.

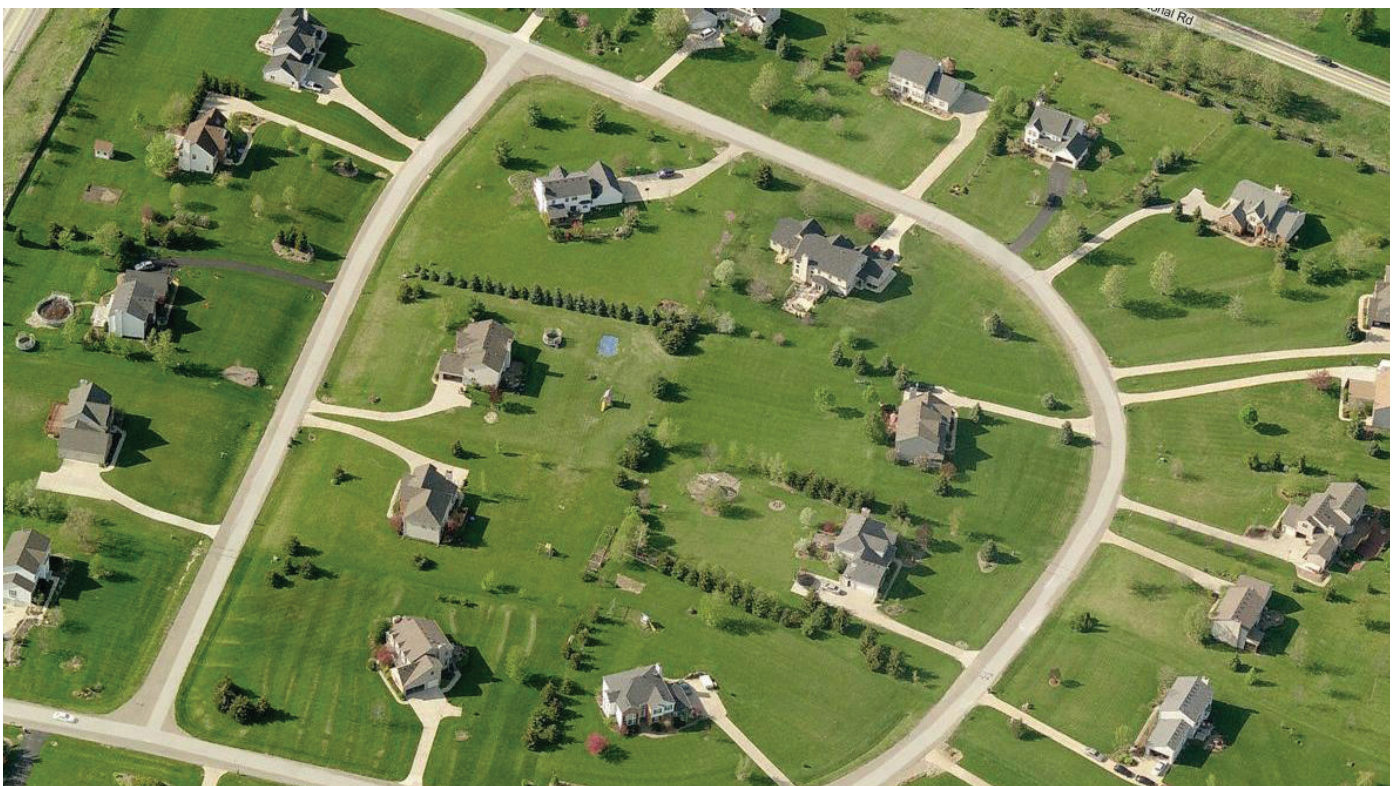


Figure 1: Image representing design vision

1.2 DEVELOPMENT OBJECTIVE AND DESIGN PRINCIPLES

The plan of subdivision will be based on design principles which ensure high quality urban design, a context sensitive and compatible built environment, protection and preservation of natural heritage features of the Niagara Escarpment, improved connectivity and permeability, and a reinforced green network. The following design principles will facilitate the implementation of the vision stated in Section 1.1 of this document and establish a community with the style and character appropriate for this unique settlement area. See Figure 2 for design principle precedent.

A Green Community

Parks and open space blocks will be allocated for recreational and preservation purposes. Tree lined streets with planted swales, walkway block connections, as well as new park walkways and trails will provide links to the open space network. The estate type residential lots are contemplated to have large landscaped setbacks that will further contribute to the greenery. Together, these will form the green network of the community.



Figure 2: Image representing design principle precedent

Context sensitive and Compatible built form

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

Improved connectivity and permeability

A street network will be established that provides access from Shaws Creek to various parts within the site, including all residential lots, parks, and open spaces. This will improve connectivity and permeability in the neighbourhood. Pedestrian connectivity will be improved by the provision of walkway blocks connecting Shaws Creek Road to the interior of the site and the park block. A walkway block will also connect Mississauga Road to the park.

Protection and preservation of nature and habitat

The natural heritage features of woodlots, trees, and vegetation will be protected and preserved with adequate buffering setbacks. Both the flora and fauna of this area will be respected. These natural areas and their protective buffer areas will be assigned as an Open Space Block as illustrated in the proposed Development Concept Plan 21T- 91015C, dated March 26, 2019, and eventually conveyed to the Credit Valley Conservation Authority.

Building on the natural and historical context of the Belfountain hamlet

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

Incorporate views of the rolling topography of the Escarpment

Residential lots will be backing onto the sloped terrain of the site's open space block that will provide proximity and views to these sections of the Escarpment.

Walkable and pedestrian friendly community

The proposed subdivision will build on the principles of walkability. The pedestrian network will include adequately sized roadways for walking, walkway blocks and walkways and trails within parks that will provide pedestrian connections to residential lots and various destinations within the site and the surrounding area. The pedestrian network will be furnished with street trees for shading. Preserved hedgerows will become street trees.

Integration of the sloped topography of the site and surrounding area

Efforts will be made to reduce alterations to the existing grading of the site. Streets, and overall grading of the site, will maintain the existing slopes of the site as much as possible. Steep slopes at the north edges of the site will be preserved and protected in open space block.

A unique community identity

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



2
C O N T E X T

2.1 LOCATION

The site is located within the hamlet of Belfountain in the Town of Caledon. The site is located south and east of Bush Street between Mississauga Road and Shaws Creek Road. The site has a total area of 70.28 hectares (173.67 acres) with a frontage of 610.77 metres along Shaws Creek Road.

The site is surrounded by an existing public school and residences to the north, agricultural and wooded areas to the west and south, and another wooded area to the northeast (see Figure 3).



Figure 3: Location map

2.2 SURROUNDING LAND USES

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

The NEC Base Map (Figure 4) below shows the hamlet of Belfountain and the greater surrounding area. The location of the property is shown by the red overlay. It shows the steep slopes of the Credit River bed and the rolling topography at the top of the banks within a concentrated area that is near Belfountain. Within this area there is the Belfountain Conservation Area and a little further north, the Forks of the Credit Provincial Park. Between these two conservation areas, there is the Caledon Ski Club.

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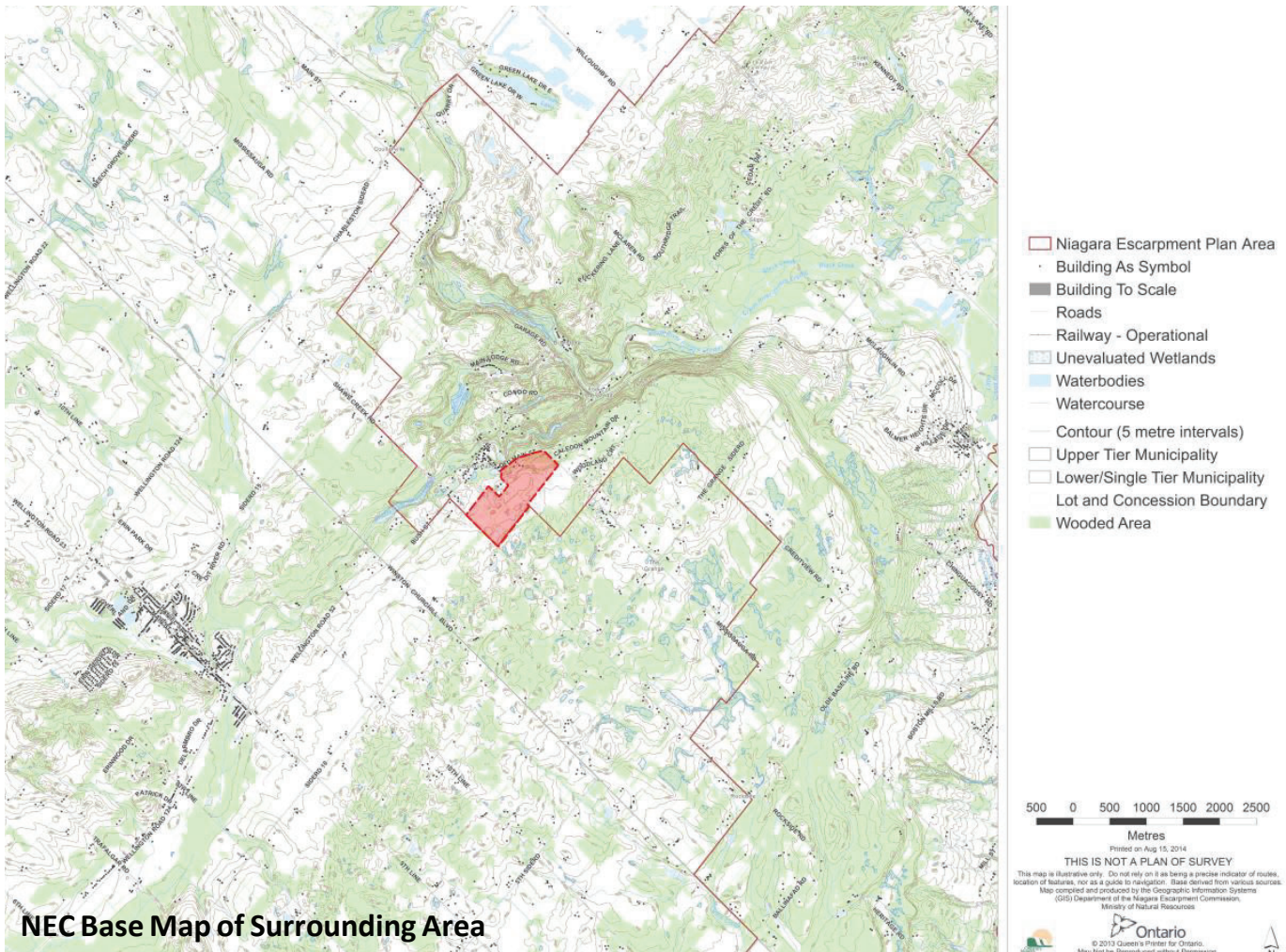


Figure 4: NEC Base Map of Surrounding Area

2.3 EXISTING CHARACTER

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

Figure 17 shows the existing condition map, prepared by BTInc.

Presented below, in Figures 5 to 15, are images of the property and environs, which convey the attractive and scenic qualities of the property.



Figure 5: Photo of existing condition



Figure 6: Photo of existing context



Figure 7: Photo of existing context



Figure 8: Photo of existing context



Figure 9: Photo of existing context



Figure 10: Photo of existing context



Figure 11: Photo of existing context



Figure 12: Photo of existing context



Figure 13: Photo of existing context



Figure 14: Photo of existing context



Figure 15: Photo of existing context

2.4 VIEWS AND VISTAS

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

Vegetation defines the boundaries of the development area. The upper slope trees define the north boundary while remnant hedge rows define, and internally segment, the south, east, and west limits of the development.

Existing hedgerows will be preserved where possible. Proposed estate manors and the rural grid structure will augment vista opportunities.

According to the Cultural Heritage Resource Assessment provided by Archaeological Services Inc. (ASI), there is a nineteenth-century brick Gothic farmhouse, a nineteenth-century barn on stone foundations, post-and-rail fencing and field stone retaining walls in the surrounding context which are visible within the property.

Views within the natural setting will be available throughout the open space network, accessed through the park.

There is a heritage silo along the old farm path within the subject lands, nestled within the open space blocks - see Figure 10.



Figure 16: Context image for Belfountain Trail

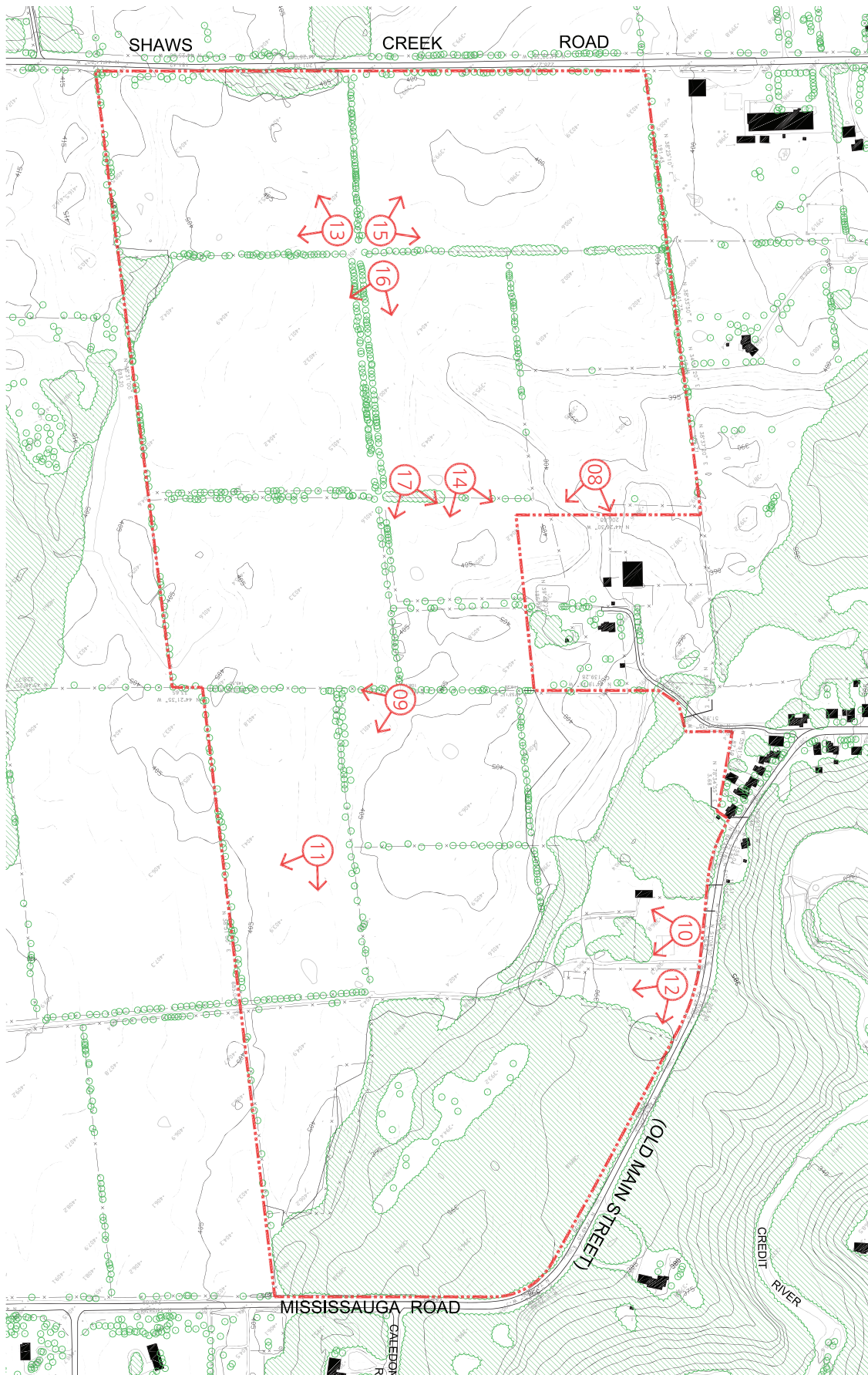


Figure 17: Location map, prepared by BTI



2.5 CULTURAL HERITAGE CONTEXT OF BELFOUNTAIN

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

A Cultural Heritage Resource Assessment has been completed by Archaeological Services Inc. - Filed under separate cover. The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a rural land use history dating back to the early nineteenth century. Of the 14 identified cultural heritage resources: six are residences (BHRs 1-5 and 7) which are all modest one and two storey dwellings along the north east edge of the subject lands on Mississauga Road. There is also a recently renovated community hall (BHR 6) which was built in 1893 of board and batten construction. Another cultural heritage resource is a cemetery (CHL 1) which is a pioneer cemetery that provides a fascinating link to the community's early settlers. There are two roadscares (CHL 3 and CHL 6) also mentioned as cultural heritage resources, along with two nineteenth-century agricultural complexes (CHL 4 and CHL 5). One of these is a remnant agricultural complex (CHL 2), while the other is an identified Cultural Heritage Landscape (CHL 7).



Figure 18: Historical image

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

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

See Figures 18, 19 and 20 for visual references to Belfountain's historic past.



Figure 19: The Belfountain general store



Figure 20: Building in Belfountain

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

3.1 NIAGARA ESCARPMENT (NEC) PLAN

Belfountain is a designated Minor Urban Centre in the NEC Plan. The NEC Plan recognizes the significance of the various rural settlement areas spread over the Escarpment area and strongly recommends to protect and enhance these settlement areas and their rural traditional character. This is articulated through various objectives of Minor Urban Centres as follows:

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

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

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

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

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

Discussion :

No lots will extend into the Escarpment Natural Area. The majority of new lots of the proposed subdivision will not disturb the Escarpment Protection Area (EPA). A small portion of the rear of the lots 50, 51, 52, 53 and 54 encroach the EPA. However, development restrictions shall prevent disturbance within these lots and the lots will not extend into the woodlot or wetland features on the site. The majority of the lots are located on existing agricultural lands. As discussed in the EIS addendum study, Beacon Environmental is of the opinion that this mitigation measure provides adequate protection for the woodlot and existing ecological conditions.

The proposed development will make best efforts in reducing its environmental footprint. All buildings, and the siting of buildings on lots, will be based on sustainable design principles for reduced energy consumption and improved air quality. The project will also make efforts in incorporating best practices in stormwater management.

The proposed development is a non-linear form of development i.e. estate residential lots are arranged in blocks of developments along the proposed street network. The new streets extending from Shaw Creek Road will circulate through the site and provide connectivity and improve permeability.

There will be no conflict with the surrounding land uses as the development proposes a compatible residential development. The development proposes large estate type lots and residential dwellings of a scale, height and mass that will be respectful of the surrounding lots and dwellings in the area. The dwellings will be sited within large, landscaped setbacks. This enhances the overall greenery of the project by building on the scenic resources of the escarpment. Integrating the open space network allows for mutual beneficial connections for the inhabitants and the natural condition.

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

The development does not prohibit public access to the Escarpment. Rather, new connections are facilitated by the placement of a public park abutting the Escarpment Natural Area. A walkway is proposed through the open space blocks to connect the park to Mississauga Road.

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

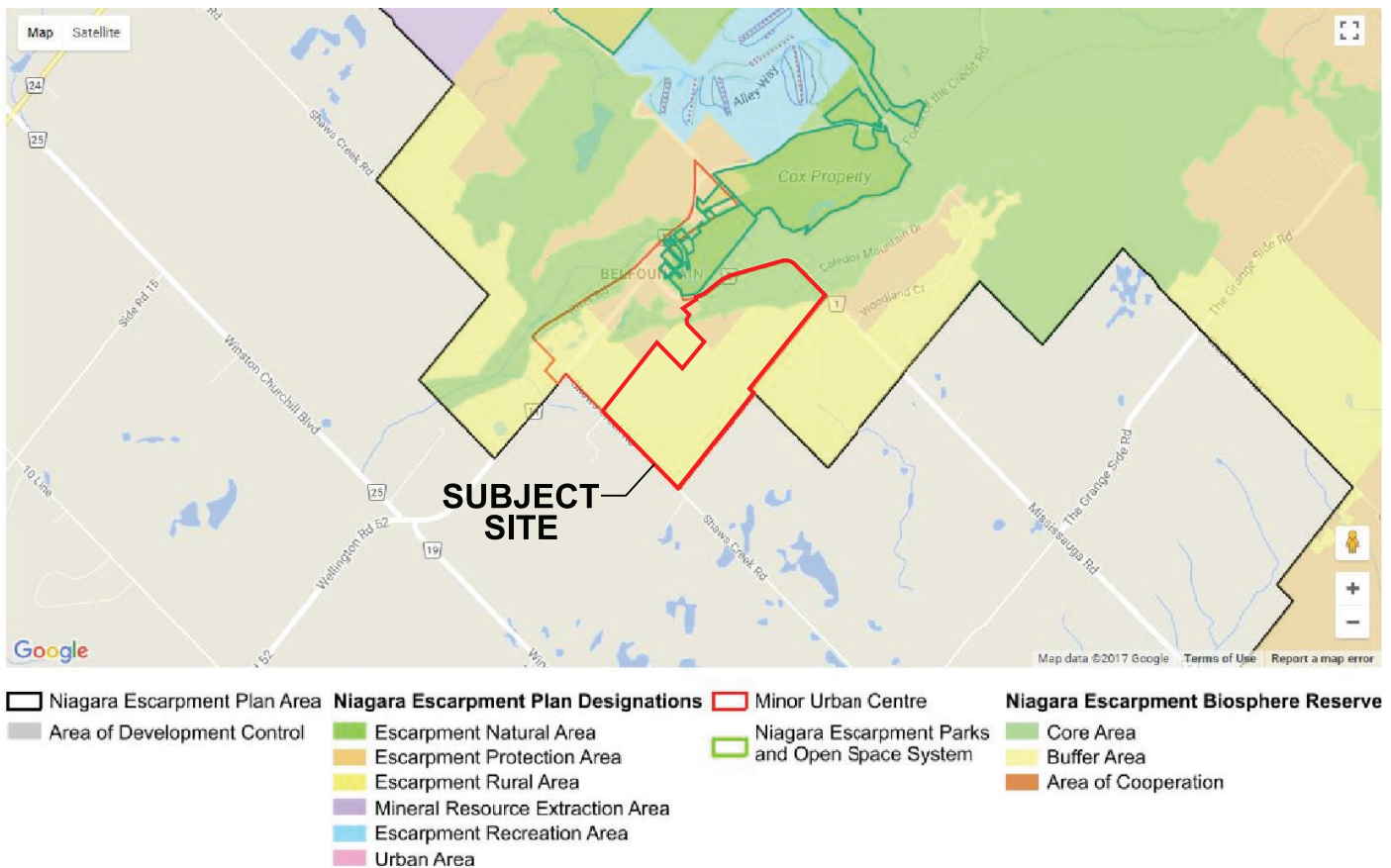


Figure 21: Extract of NEC Plan map showing Belfountain Settlement Area and subject site

3.2 TOWN OF CALEDON OFFICIAL PLAN

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

The OP designates the subject lands as 'Settlement Areas' as per Schedule A Land Use Plan. The OP identifies specific objectives and establishes policies for Settlement Areas. See Figure 22.

Objectives:

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

Policies:

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

Discussion:

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

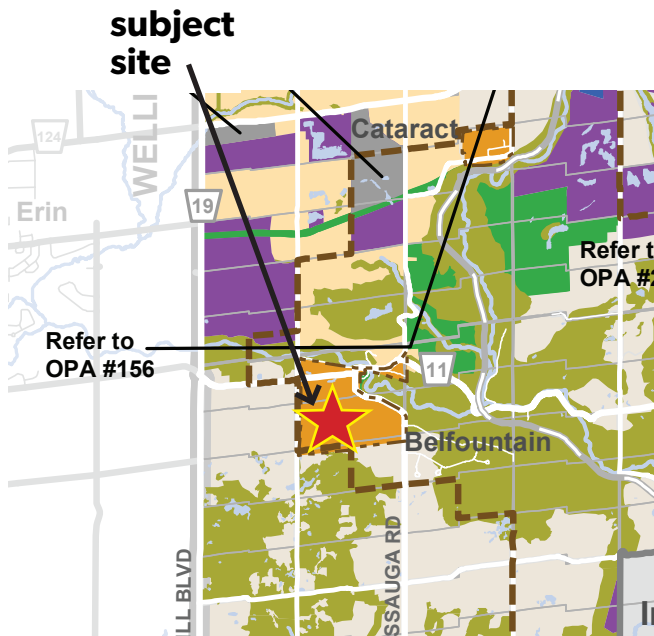


Figure 22: Extract of Caledon Official Plan

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

The OP states that residential uses shall be the predominant land use within these hamlet settlements (Policy 5.10.6.2.3, OP). The proposed development builds on this policy by proposing single residential lots only and blocks for open space and a park. See Figure 23.

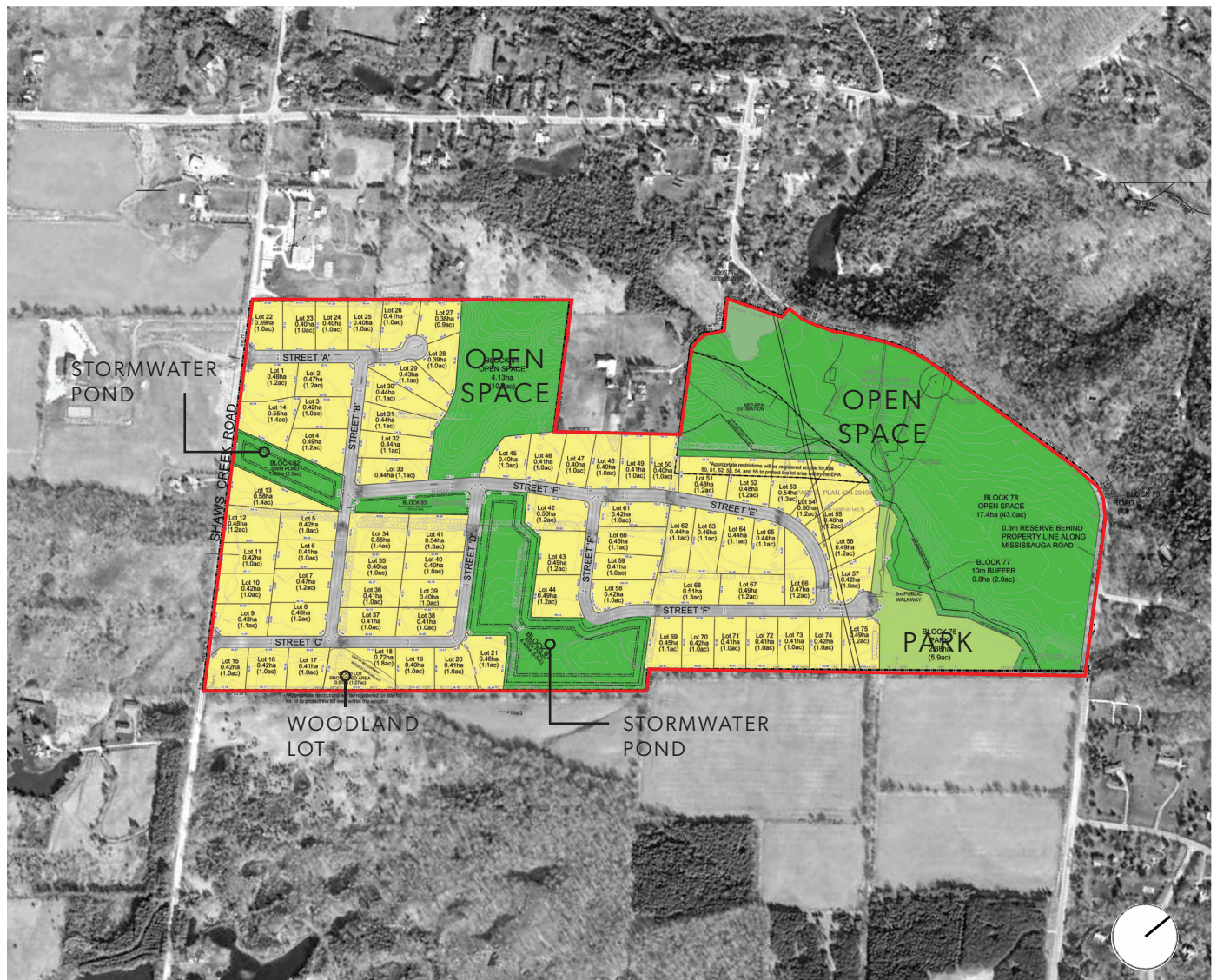


Figure 23: Site Plan, prepared by MDR Group.

3.3 TOWN OF CALEDON COMPREHENSIVE TOWN-WIDE DESIGN GUIDELINES

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

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

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

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

Traditional Styles - Design Standard 13.4 a

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

Protection of Environmental Features - Design Standard 13.4 b

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

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

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

Garage Treatment - Design Standard 13.4 e

The massing, orientation, architectural detailing and treatment will ensure that garages are unobtrusive and secondary to the building façade. The detailed design criteria established in this Urban Design and Architectural Design Guidelines in Section 4.4.11 ensures that garages will not project from the main front wall of the house and will not dominate the streetscape. In the case of side entrance garages that project beyond the main front wall of the buildings, the garages will face towards the internal driveway, not the street, and the street facing façade of the garages will be designed with enhanced architectural design to complement the main front wall design.

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

Adequate Buffering - Design Requirement 13.4 f

The proposed development provides adequate buffers around the site's periphery as well as individual lots either by maintaining existing trees/hedgerows or planting new ones. The proposed buildings will have generously sized setbacks that will further reduce any visual impact on the rural countryside. In particular, lots 9 - 12 along Shaws Creek Road will require to follow MNRF comments regarding minimizing disturbance to the existing hedgerows that include:

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

Natural and Rural Appeal - Design Requirement 13.4 g

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

Roofscape - Design Requirement 13.4 h

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

Roofing Material - Design Requirement 13.4 i

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

Exterior Cladding Materials - Design Requirement 13.4.j

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

Noise Barriers - Design Requirement 13.4.k

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

Screening Utilities - Design Requirement 13.4.l

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

Number of garage doors - Design Requirement 13.4.m

All dwellings will have no more than three (3) garage doors.

4
DEVELOPMENT
C O N C E P T
AND DESIGN
C R I T E R I A

4.1 THE OPEN SPACE SYSTEM-INCLUDING ENVIRONMENTAL AREAS AND PARKS

The park and open space blocks will be allocated for both passive and active recreational opportunities, as well as for preservation purposes. Tree lined streets with planted swales, public sidewalks and trails and walkways within the park will provide links to the open space network. The estate residential lots are contemplated to have large landscape setbacks that will further contribute to the greenery. Together, these will form the green network of the community.

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

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

- Development of a neighbourhood park ;
- Use of the road network for primary pedestrian circulation system; a secondary circulation system will be provided by the street;
- Trail systems will be located within the open spaces to maximize views of the property’s natural features and to provide connections with the road network and surrounding land uses; and
- Use of pedestrian gateways to define linkages within the circulation system.

The Conceptual Circulation Plan (Figure 24) illustrates both the primary and secondary circulation system as they relate to one another and how they work together to connect all land uses within the development and surrounding areas.

Education will be provided to the inhabitants to ensure proper uses of the environmental areas. Signs will be dispersed throughout to delineate the boundaries of Open Spaces from Park Spaces. Trails within the Open Spaces will be comprised of a mulch surface.

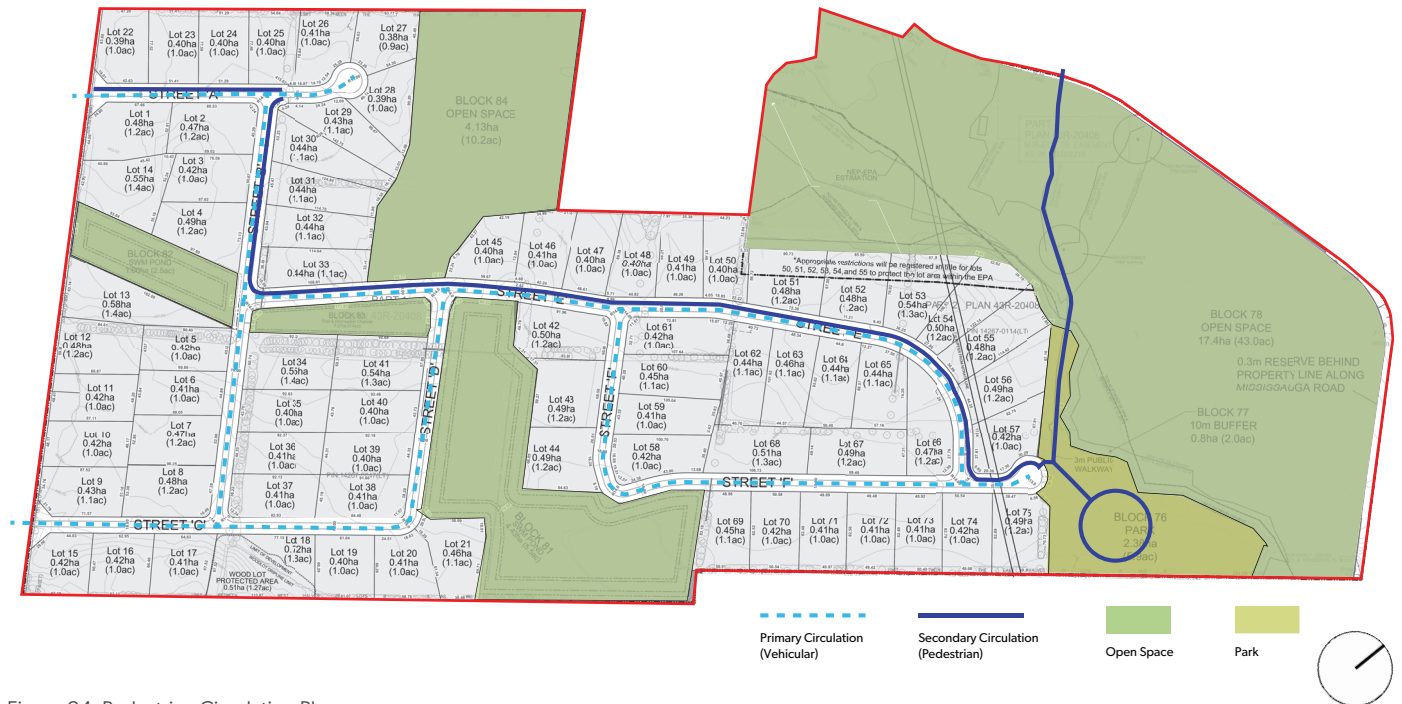


Figure 24: Pedestrian Circulation Plan

4.2 THE STREET AND LOT FABRIC

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

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

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

4.2.1 EXISTING VEGETATION

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

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

The design of the lot layout considerably preserves existing vegetation and topography as shown in the Tree Preservation Plan prepared by Baker Turner

Inc. (BTI) dated May 2020. As with the case of many developments, a minimal amount of trees will require removal to accommodate construction. In this case, there are portions of the hedgerows that will require minimal removal where conflicts exist with proposed streets, right of ways, driveways, and the development entrances. The following steps will be taken to ensure the maintained integrity of the existing hedgerows:

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

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

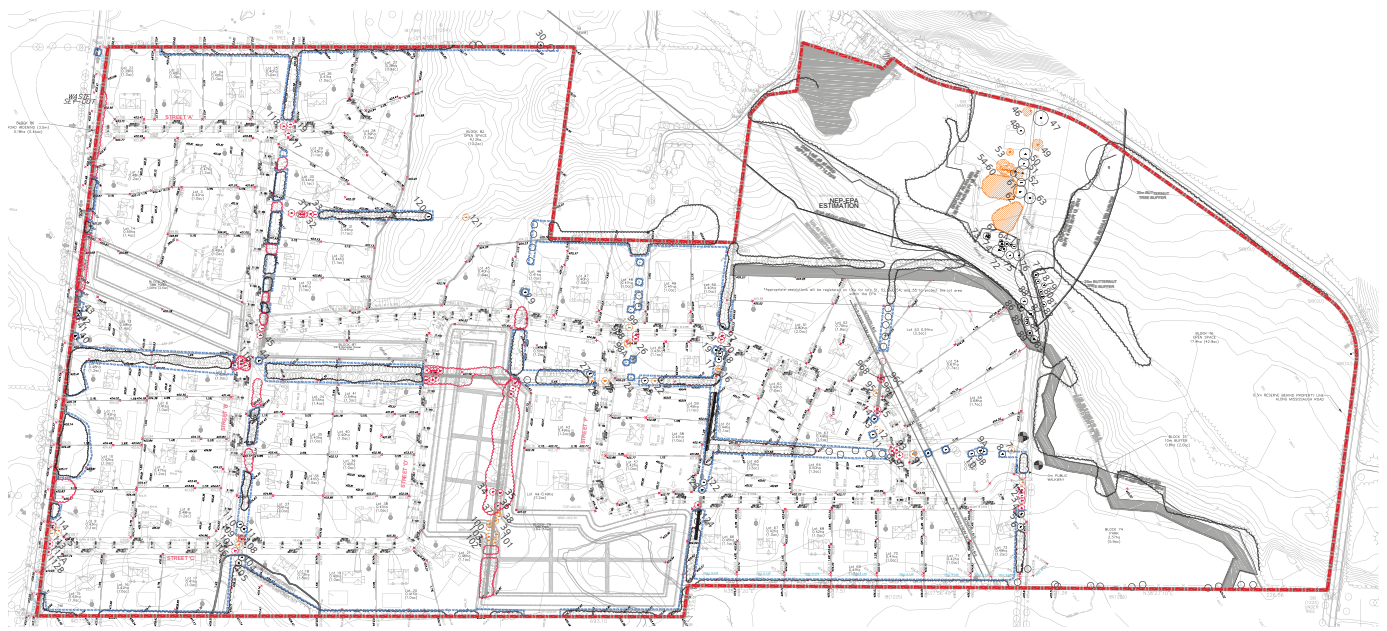


Figure 25: Tree Preservation Plan, prepared by BTI

4.2.2 EXISTING TOPOGRAPHY

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

- A slope analysis of the site was conducted prior to establishing street and lot fabric by way of site visits and study of existing topographic survey information.
- The road and lot layout is located on the gently rolling sections of the site to reduce site alteration.
- The use of larger lots allows for flexibility with building placement to further reduce the need for site alteration.

- Development will avoid steep ridge in north section of the property and preserved as habitat for the threatened Eastern Meadowlark and Bobolink.
- Stormwater management dry ponds are proposed in locations where natural drainage occurs.

The Grading Plan prepared by Cole Engineering below (Figure 26) illustrates locations of roads and lots with respect to both the existing vegetation and topography.



Figure 26: Grading Plan prepared by COLE Engineering

4.3 LANDSCAPE AND STREETScape DESIGN

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

The typical landscape design for each lot within the development will have a 'Manicured vs. Nature' narrative and will be as follows (See Figure 27):

- Private spaces directly associated with each building and driveway will be neatly manicured with trees, maintained shrubs and perennials, and a mown lawn.
- Lands outside these private spaces will be comprised of taller meadowland grasses requiring no maintenance. See Figure 36.
- Meadowland grasses will flow through the development independent of the property lines.
- Trees, shrubs, perennials, and meadowland grasses will be comprised of species with input, and approved by NEC and Credit Valley Conservation.
- Some lots may use part of the area above the septic bed as amenity space in order to comply with grading requirements minimizing modification of existing rear yard depressions.



Figure 27: Proposed site design, typical

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

- Comprised of the following materials:
 - Asphalt - Figure 28
 - Tar and chip - Figure 29
 - Patterned/textured concrete - Figure 30
 - Unit pavers
- Driveways will be one lane wide where they intersect with the road and will widen to accommodate two or three car widths at the garage.
- Stacking space for two cars will be provided in the wider sections of the driveways.
- Driveways can be both straight or gently curved, alignment repetition is to be avoided.
- Driveways are to avoid existing hedgerows in all situations unless unavoidable.
- Repetition of garages facing the road should be avoided - Some garages will face the road, others will face sideways.
- Permeable paving for driveway systems will be supported and evaluated on a site specific basis.



Figure 28: Asphalt drive

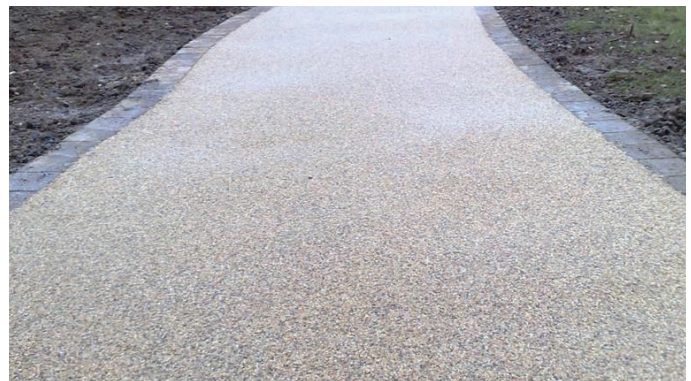


Figure 29: Tar and chip driveway



Figure 30: Patterned/textured concrete driveway

Rural swales, Figures 31 and 32, and 33 on either side of the road (for detailed cross-sections please refer to Cole FSR, 2020):

Perched culverts are proposed within the rural swale at certain local intersections and where intercepted by manor driveways and mail kiosks.

- Intended to improve water quality by slowing, treating and controlling surface runoff during storm events.
- Will contain cattails, riparian grasses, and in some instances flowering daylilies.
- All species will be selected from the CVC approved species list.

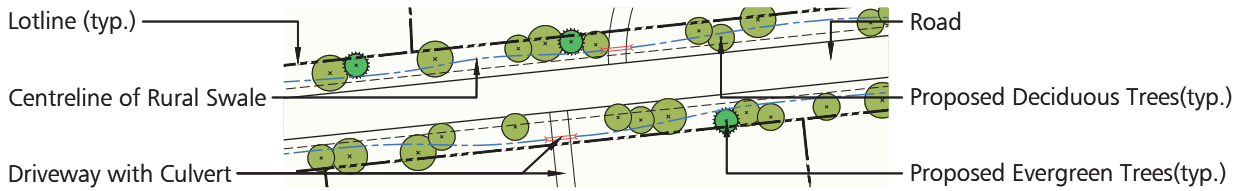


Figure 31: Hedgerow Style Street Tree Planting

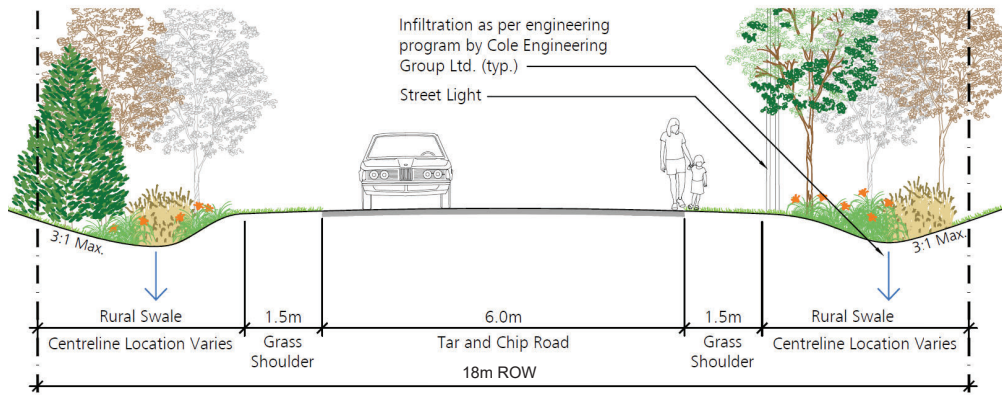


Figure 32: Typical Rural Swale Section on 18m ROW

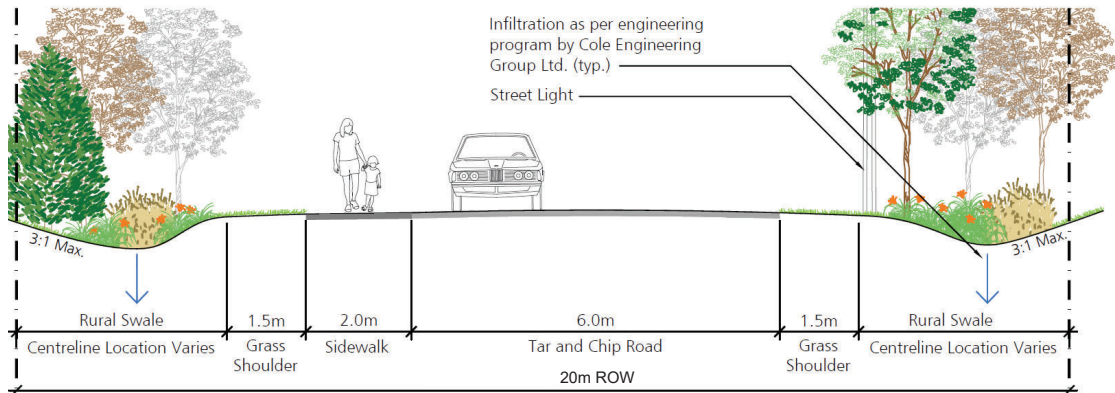


Figure 33: Typical Rural Swale Section on 20m ROW

Street trees will be planted on the lot side of the rural swale (Figures 34-36):

- Random and informal street tree planting representative of the hedgerows on site will be planted on either side of the road.
- Will be a mixture of both deciduous and evergreen trees.
- Size of trees to also vary.
- All planting will be indigenous to the area and will conform with the Credit Valley Conservation approved species list.



Cornus racemosa



Diervilla lonicera



Sambucus canadensis



Juniperus horizontalis



Taxus canadensis



Symphoricarpos albus

Figure 34: Indigenous shrub species



Acer rubrum



Acer saccharum



Quercus alba



Fagus grandifolia



Quercus rubra



Tilia Americana



Abies balsamea



Pinus strobus



Picea glauca

Figure 35: Indigenous Tree Species



Elymus canadensis



Bouteloua curtipendula



Sporobolus cryptandrus



Elymus virginicus



Glyceria striata



Bromus ciliates

Figure 36: Indigenous riparian species

4.3.1 COMMUNITY SAFETY

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

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

Lighting will be provided throughout the development. Street lighting design has been undertaken by RTG Systems Inc. for the initial Draft Plan. They propose to use an LED fixture at 50m intervals. This will produce an average light level of 5 lux to maintain a safe environment, while also considering Dark Sky principles. Please refer to their specifications, submitted under separate cover, for more detailed design considerations. Updated lighting design will be provided at detailed design. Residential lighting shall conform to the dark sky friendly recommended allowable light levels under the Model Lighting ordinance (ML) prepared by the IES (Illumination Engineering Society of North America).

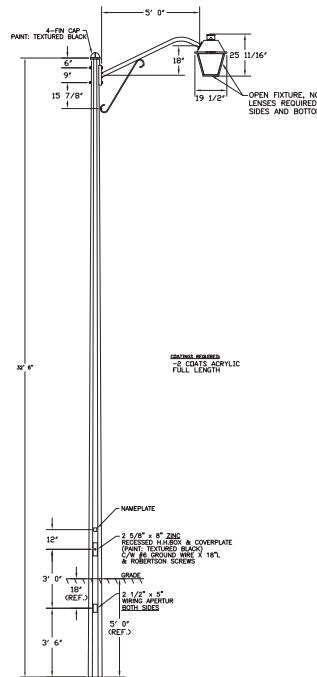


Figure 37: Proposed street lighting fixture



Figure 38: Path Light

Dark sky friendly light examples for private residences:



Figure 39: Step Light



Figure 40: Wall Light



Figure 41: Well Light



Figure 42: Spot Light

4.3.2 STREET AND BUILDING RELATIONSHIP

Unless the existing topography requires it, all estate manors will be set back from the road a minimum of 14m and will be slightly staggered with respect to one another to promote a sense of openness within the development

streetscape and to allow for maximum separation. See Figure 43. Development restrictions will be in place to protect existing rear yard depressions in Lots 1-4, 7, 8, 13, 14, 34, 41, 42, 43, 53, 59, 62, 63, 67,68 and the Environmental Protection Area (EPA) located in rear yard of Lots 50-55.

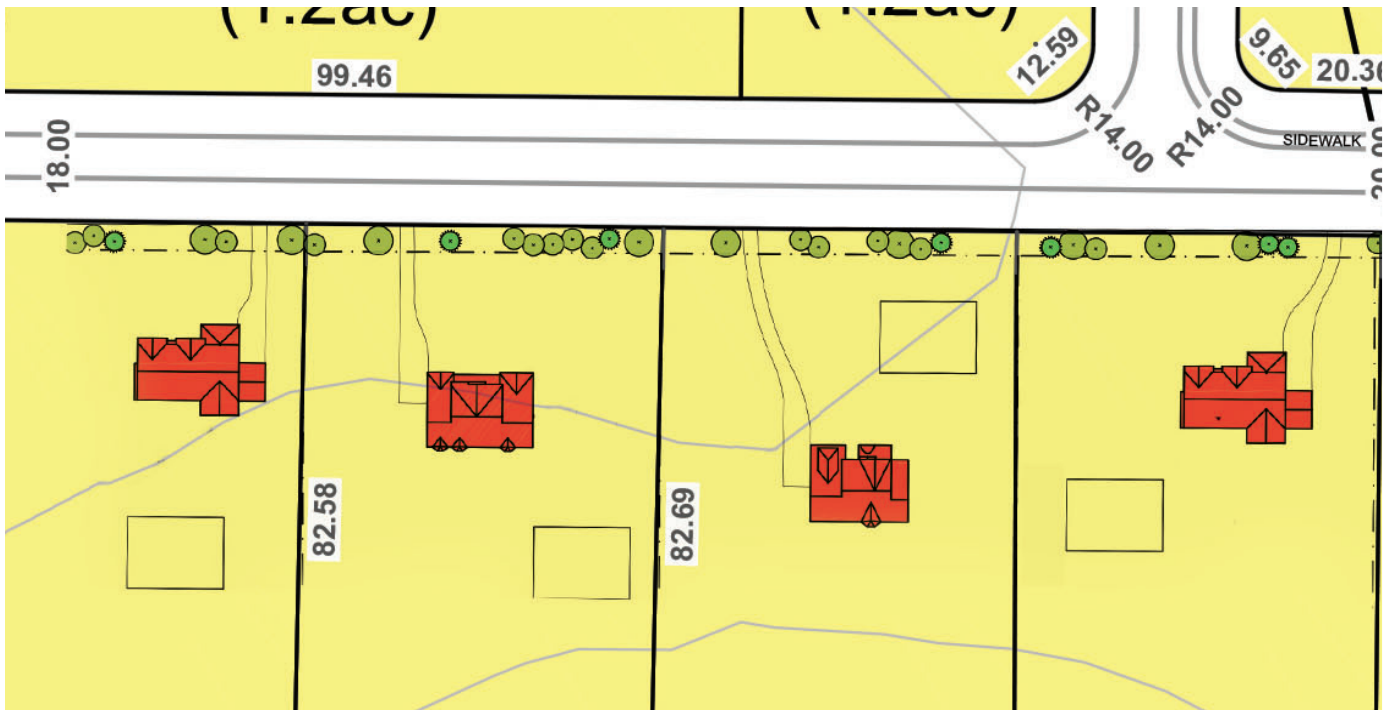


Figure 43: Concept illustration of staggered estate manors creating variety along streetscapes

4.3.3 MODEL REPETITION/FACADE VARIETY

Currently four (4) sample manor models are used to illustrate the built form variety along the streetscape. Model repetition is to be avoided unless the existing topography requires identical models to be placed adjacent to one another. A minimum of three (3) different models will be placed between identical facades. Identical facades shall not be permitted directly opposite one another. Additional models and custom homes will ensure these guidelines are met.

It should be noted that the four massing models proposed are 'sample' models. These precedents serve as a visual guideline and are not saleable models. As there are a high number of custom estate home designs anticipated within the future community, an evaluation of their urban design merits will take place at the future Site Plan Application stage. Each new dwelling will be assessed by the Control

Architect for applicable best practice standards and will ensure compliance with the appropriate guidelines. This will allow for a range of size and scale, yet be cohesive in approach. Restrictions on any massing and façade repetition will ensure variety, and not contribute to a generic suburban form of development.

Figure 43 provides an example of how a range of models can generate built form variety along the streetscapes. Additional models will be prepared to adequately provide visual interest and avoid a monotonous streetscape. Figures 45 to 48 illustrate four (4) sample models for the Manors of Belfountain providing a general idea of the massing articulation and appearance from the street.

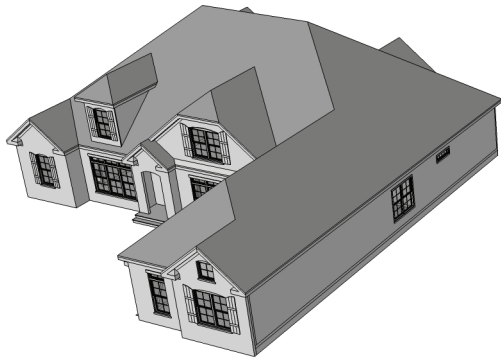


Figure 44: Proposed models



Figure 45: Proposed models

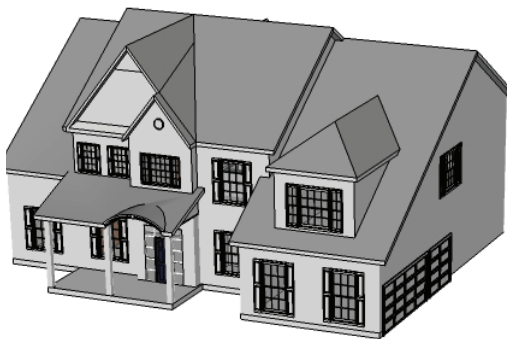


Figure 46: Proposed models

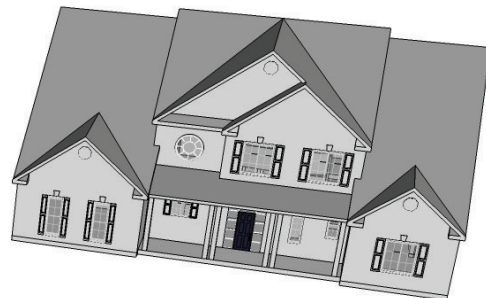


Figure 47: Proposed models

4.3.4 FENCING

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

- 100mm Ø timber posts and cross bracing at turns. Galvanized high tensile paige wire mesh stapled to the posts.
- Fence height - 1.2m (4')
- Post spacing - 3.0 to 4.25m (10-14')

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

- Black vinyl coated chain link.
- 1.2m (4') height
- Chain link fencing for rear lots backing on to natural areas will not have gates

Desirable fence precedents are included in figures 49 - 53:



Figure 49: Desired Fencing Precedent 1



Figure 50: Desired Fencing Precedent 2

In rare situations where visual screening is required, timber privacy fences can be constructed in short lengths. See Figure 49 - 52. Privacy screens shall be:

- Stained cedar only, pressure treated will not be accepted
- 1.8m (6') height maximum
- 140x140mm (6x6") square posts spaced no more than 2.4m (8') apart

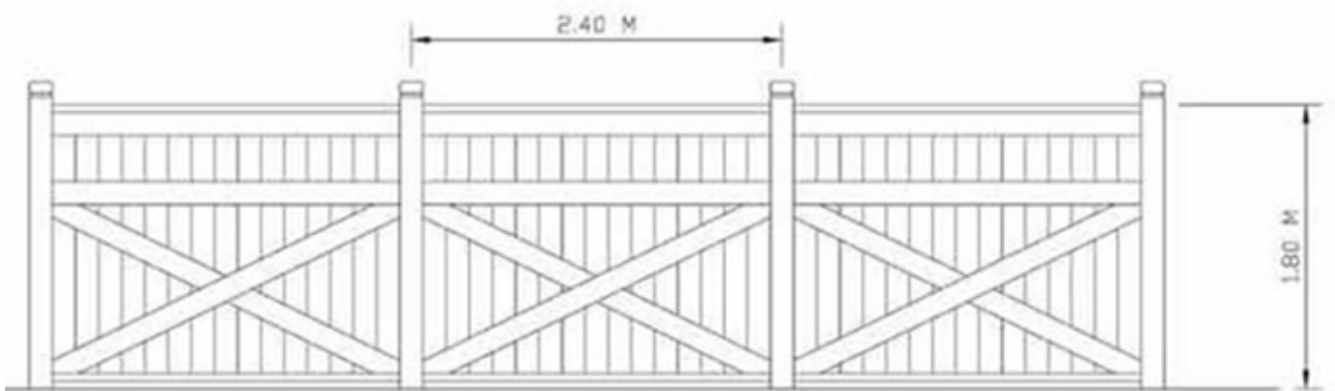


Figure 51: Desired Fencing Precedent 3



Figure 52: Desired Fencing Precedent 4

In rare situations where visual screening is required, timber privacy fences can be constructed in short lengths. See Figure 49 - 52. Privacy screens shall be:

- Stained cedar only, pressure treated will not be accepted
- 1.8m (6') height maximum
- 140x140mm (6x6") square posts spaced no more than 2.4m (8') apart



Figure 53: Desired Fencing Precedents 3

4.3.5 MAIN ENTRANCES TO THE DEVELOPMENT

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

Both entry features will include:

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

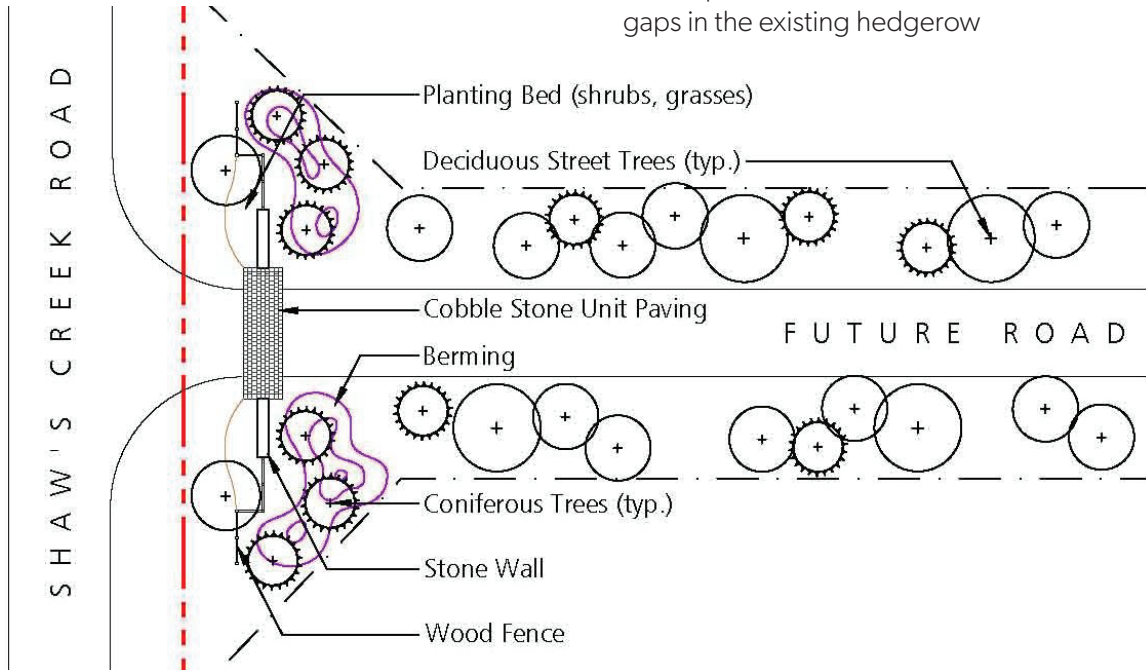


Figure 54: Plan view of gateway entry feature



Figure 55: 3D model of gateway entry feature

4.3.6 COMMUNITY MAILBOXES

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

Design guidelines for the community mailboxes include:

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



Figure 56: Mailbox precedent



Figure 57: Mailbox precedent

4.3.7 STREET SIGNAGE

Street signage (Figures 58 and 59) within the Manors of Belfountain will consist of the following characteristics:

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



Figure 58: Street Signage Example



Figure 59: Street Signage Example

4.3.8 SUSTAINABILITY

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

As the detailed design has progressed, there is an expectation of a high number of custom estate home designs within the community. Each new dwelling will be assessed by the Control Architect for applicable best practice standards.

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

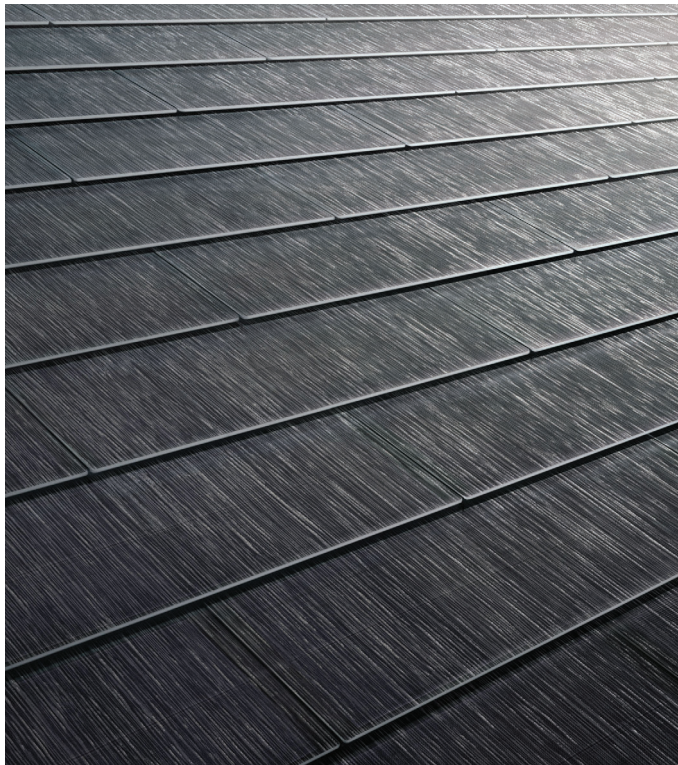


Figure 60: Tesla Solar Roof Tile precedent

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

Sustainability practices to be enforced:

- Ensuring conformity with the Ontario Building Code
- Non-invasive plant selection, including drought resistant grass
- Water-saving and recycling fixtures and appliances, including cisterns
- Using certified hardwood to eliminate illegal deforestation
- Avoid developing within the limits of any flood plains.
- Dark sky friendly lighting fixtures to minimize light pollution
- Individual wells will be drilled to dolostone aquifer, which is evaluated to support proposed development and not impact surrounding established community
- Individual septic beds will have tertiary treatment septic systems (Waterloo biofilter or equivalent)

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

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

4.4 ARCHITECTURAL DESIGN CRITERIA

4.4.1 ARCHITECTURAL STYLE

The architectural style of buildings within the streetscape, in conjunction with the streetscape elements found within the public realm, plays a vital role in establishing the character and identity of a street, a neighbourhood and a community.

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

The Victorian, Tudor and the Georgian architectural styles shall be considered for design inspirations of the residential dwellings for the manors of Belfountain.

Considering the site's context within the Belfountain hamlet, the rural residential estate type look and feel shall offer design reference for the proposed subdivision.

- The design of any building shall have distinguishing elements characteristic of a single architectural style. Mixing discordant architectural styles within a single building is to be avoided.
- A palette of compatible architectural styles and building forms will ensure visual interest and continuity within the streetscape.
- Housing within each street block shall be designed with architectural styles that are complimentary when used together. Architectural variety needs to be balanced with harmony.
- Specific architectural features may be directly inspired from historic buildings within the settlement area.
- The architectural style shall be of an upscale design that incorporates stone, brick, and stucco to give it a rural appearance with colours to enhance the relationship between the dwellings and their surroundings.
- House designs and architectural character will be evaluated on their ability to convey the image of a distinctive country home with a modern aesthetic and local historic vernacular influences to suit the local site context and design vision for the Manors of Belfountain.

Figure 62 illustrates a few examples of country homes with a modern aesthetic and local historic vernacular.



Figure 61: Belfountain Inn historic building as source of design inspiration



Figure 62: Belfountain historic building as source of design inspiration



Figure 63: Country homes with a modern aesthetic and local historic vernacular

4.4.2 ELEVATIONS AND FACADES

Attractive, harmonious streetscapes are essential in creating a vibrant, livable community with a positive identity. The design and appearance of building façades exposed to the public realm plays a fundamental role in establishing the visual quality and character of the streetscape.

- Building elevations visible from public streets shall incorporate adequate massing, proportions, wall openings and plane variation and should avoid large, blank façades.
 - Individual buildings will combine to create visual harmony when sited collectively with other dwellings within the streetscape. This can be reinforced by use of complementary, but not identical, exterior materials, colours and architectural elements.
 - A variety of architectural expression and elevation treatments shall be required to provide visual diversity within the streetscape.
 - Each dwelling will have façade detailing consistent with its intended architectural style.
 - For corner units, the flanking side elevation shall be given a similar level of architectural detailing as the front elevation. Entries for these dwellings are encouraged to be oriented to the flanking lot line.
 - Dwellings with covered front porches are encouraged on all streets.
 - Attached street-facing garages shall be incorporated into the main massing of the building and recessed from the main front wall to minimize the impact and presence from the streetscape.
 - Larger and more frequent window openings will occupy the publicly exposed elevations with proportions and detailing conveying the architectural style of the building.
- The goal is to combine a timeless architectural character that reflects the area’s rural heritage, with the elements and conveniences homeowners’ desire in a modern home. This will include:
 - Simplicity of design streamlined rural character with contemporary elements.
 - Large window / door openings;
 - Large covered porches;
 - Rich material palettes with accents that enliven the streetscape;
 - Building massing that promotes harmony with the natural landscape of the local area.
 - Well articulated facades and roof forms;
 - Variation in building setbacks to avoid the look a standard subdivision and to create
 - Landscaping opportunities that will help individualize each property.
 - Dwellings shall be designed to take advantage of views to the adjacent open space areas and promote physical connections between indoor and outdoor.
 - All elevations of the dwelling shall be given an equivalent level of design treatment (including side and rear elevations). Where side or rear elevations are not publicly visible, these elevations may be simplified.

See Figure 64 for examples of elevation and facade treatment.



Figure 64: Examples of rural estate type residential facade articulations. Courtesy: J.G. Williams Limited Architect

4.4.3 ROOFS

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

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

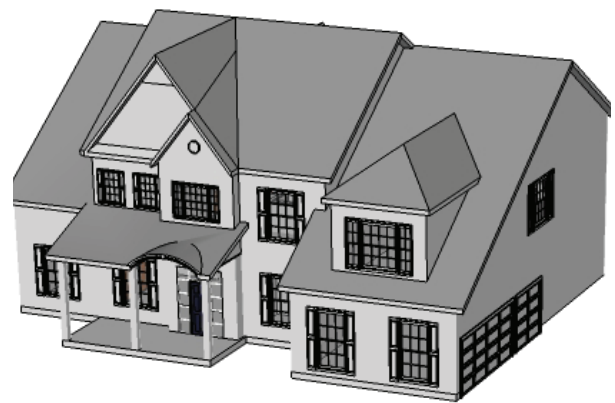


Figure 65: Maximum building height of 11m

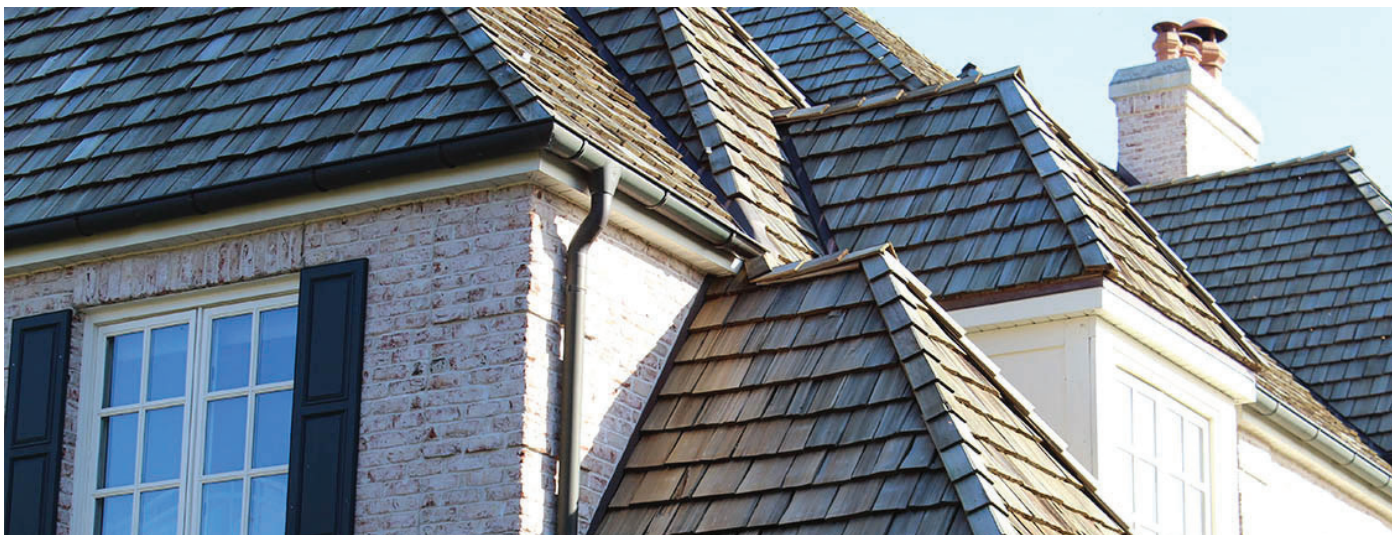


Figure 66: Example of cedar roof shingles

4.4.4 BUILDING PROJECTIONS

Building projections add visual appeal to the massing of the built form and contribute to an attractive streetscape design, see Figure 66. Generally building projections may include entrance porches, bay windows, building massing, etc:

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



Figure 67: Building Projections

4.4.5 MAIN ENTRANCES

The main entrance to the dwelling should be designed to convey its importance as a focal feature of the façade as well as an important streetscape element which supports the pedestrian-friendly goals for all new residential developments. See Figure 67.

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



Figure 68: Main entrances

4.4.6 PORCHES/ PORTICOS/BALCONIES

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

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

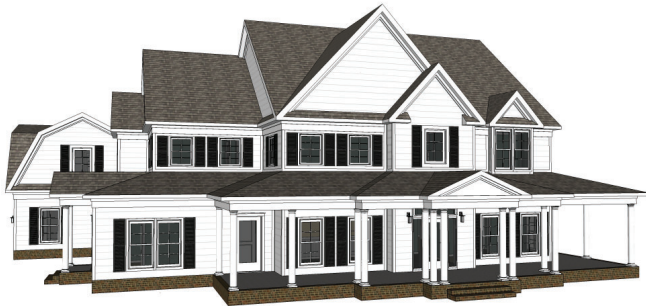


Figure 69: Precedent of appropriate style

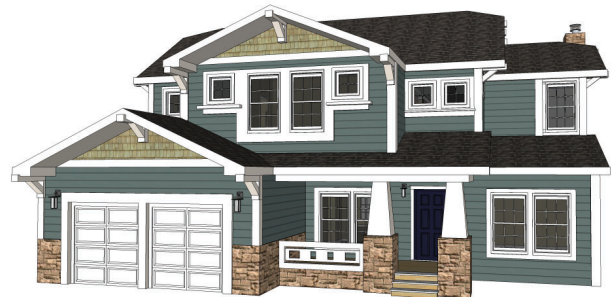


Figure 70: Precedent of appropriate style



Figure 71: Precedent of appropriate style



Figure 72: Precedent of appropriate style

4.4.7 EXTERIOR MATERIAL COLOURS

Individual exterior colour packages should be carefully coordinated to create a visually consistent streetscape appearance. In this respect, harsh colour contrasts will be discouraged.

- Colour schemes and materials will be carefully coordinated for visual harmony and for consistency with the architectural style of the dwelling.
- Dwellings adjacent or directly opposite one another shall not have main wall cladding of the same colour.
- Street blocks should have no more than 30% of the dwellings (3 in 10) sharing the same colour package. Furthermore, identical colour schemes will be separated by minimum of 2 dwellings.
- All metal flashing will be pre-finished or painted to match the wall cladding, roof or aluminum colour.
- Compatible material colours will be provided within each individual colour package.
- Garage door paint colours will generally be visually subdued, while a more dominant front door colour is encouraged. This will have the effect of diminishing the visual presence of the garage and accentuating the main entrance.
- Soffits, eavestroughs, frieze boards and fascias will generally be a single colour for each individual dwelling.
- The use of an accent colour for brick detailing such as lintels, bands or quoins, is appropriate for certain architectural styles (i.e. Victorian) but shall be used sparingly. Where an accent brick colour is used it should be subtly different from and complementary to the colour of the main façade brick.
- The roof shingle colour shall complement the colour of the primary wall cladding.
- A high standard of quality, design and detail for wall cladding is required to attain a harmonious blend of textures and colours within the community.
- Colour schemes and material selections shall be carefully coordinated for visual harmony with the adjacent natural area and for consistency with the architectural style of the dwelling.
- In order to avoid monotonous streetscapes, neighbouring dwellings shall not have the same exterior colours. Identical main wall cladding shall be separated by at least 3 dwelling units and shall not be located on directly opposite sides of the street.



Figure 73: Example of a combination of rustic cladding materials used

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

See Figure 73 for precedent examples of exterior cladding materials.



Figure 74: Example of a combination of fieldstone and wooden siding materials

4.4.8 WINDOWS

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

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

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

Figures 75 and 76 provide examples of large windows providing interior exterior connections and window details.



Figure 75: Large windows with mullions providing visual connections between interior and exterior



Figure 76: Example of window surrounds including lintels and sills in harmony with the architectural style

4.4.9 ARCHITECTURAL ELEMENTS

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

Architectural detailing may include the following:

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

4.4.10 UTILITY AND SERVICE ELEMENTS

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

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

4.4.11 GARAGES

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

- A variety of garage designs shall be provided to avoid the monotony of street-facing garages located at the front of the home.
- The preferred design is to have the garage doors oriented away from the street.
- In order to ensure that the garage does not dominate the dwelling, street facing garages attached to the side of the building shall be deeply setback from the main front wall of the building (Figure 76);
- Where front facing garages are proposed, they shall be recessed by at least 1.5m from the front main wall face of the dwelling.
- A maximum of 3 garage bays may face the street, provided the width of the garage is less than 40% the width of the dwelling. Where additional garage space is desired, the use of tandem garages is encouraged to minimize the number of garage doors facing the street. Where three car garages are proposed facing the street, the wall shall be articulated (for example, one bay staggered by 0.6m-1.2m). See Figure 79.
- Garage front walls should be designed to provide wall and roof articulation.

Figure 77 shows a schematic of a front facing garage to the side of the building that is deeply setback from the main front wall lessening its dominance from the street. Figure 78 illustrates a side facing garage in one of the proposed sample models.

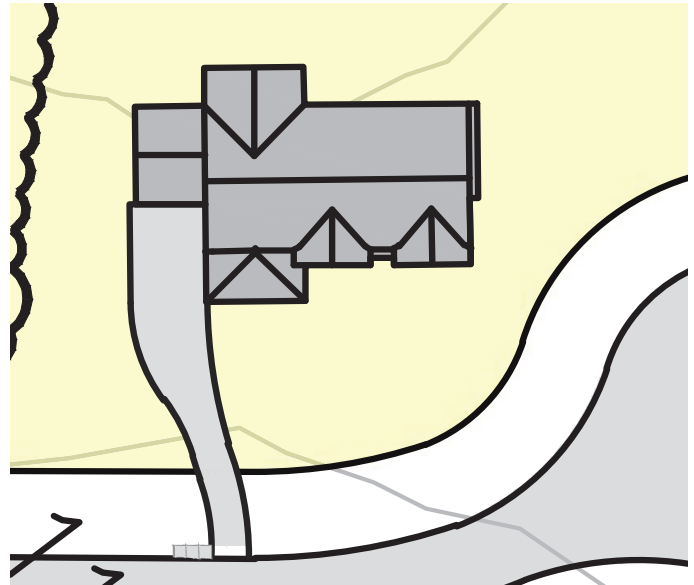


Figure 77: Street facing garage attached to side of building deeply setback from the front

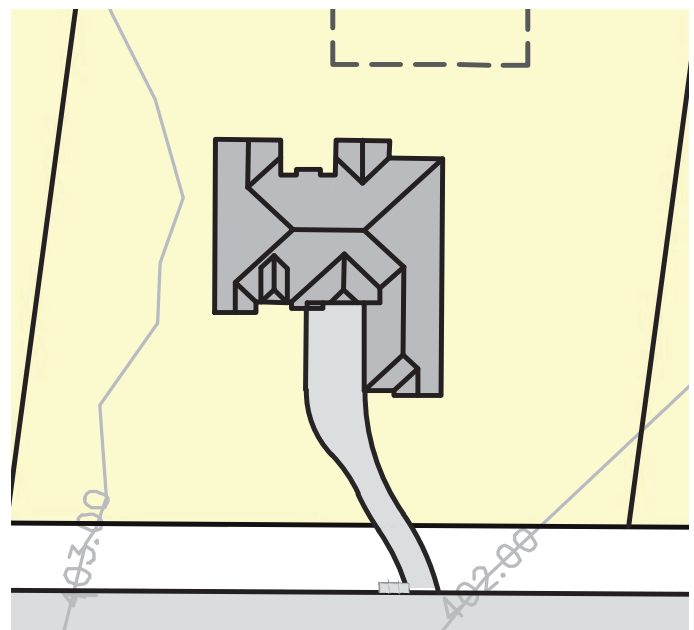


Figure 78: Side facing garage

Figure 79 provides an example of how side facing garage walls can be treated with similar treatments to the main facade. Figure 80 illustrates the staggering position of street facing garages to de-emphasize their presence on the main wall.



Figure 79: Example of side facing garage with enhanced facade treatment facing the street

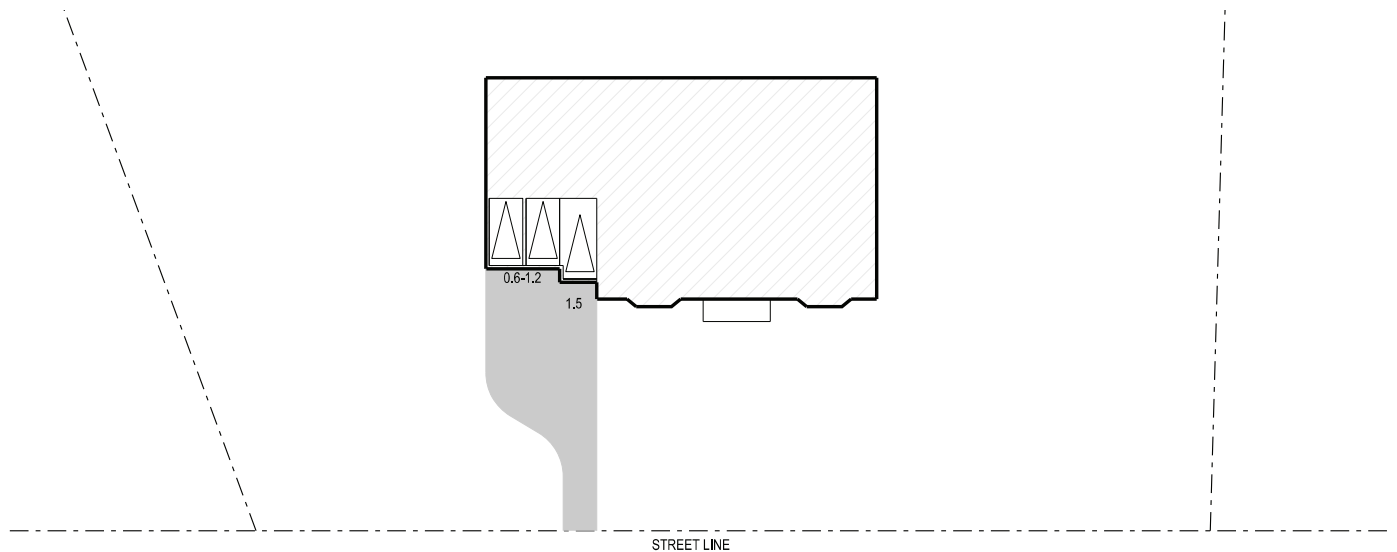


Figure 80: Sketch of street facing 3 car staggered garage arrangement

4.5 CRITERIA FOR PRIORITY LOT DWELLING AND COMMUNITY CHARACTER AREA

4.5.1 PRIORITY LOTS

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

Our analysis of the proposed development concept plan identifies various corner lots and view terminus lots as well as lots abutting open space/parks that are illustrated in the Priority Lot Map (Figure 81).

- Corner Lots
- T T-Section Lots
- E Elbow Street Lots
- Lots abutting Open Space/Park

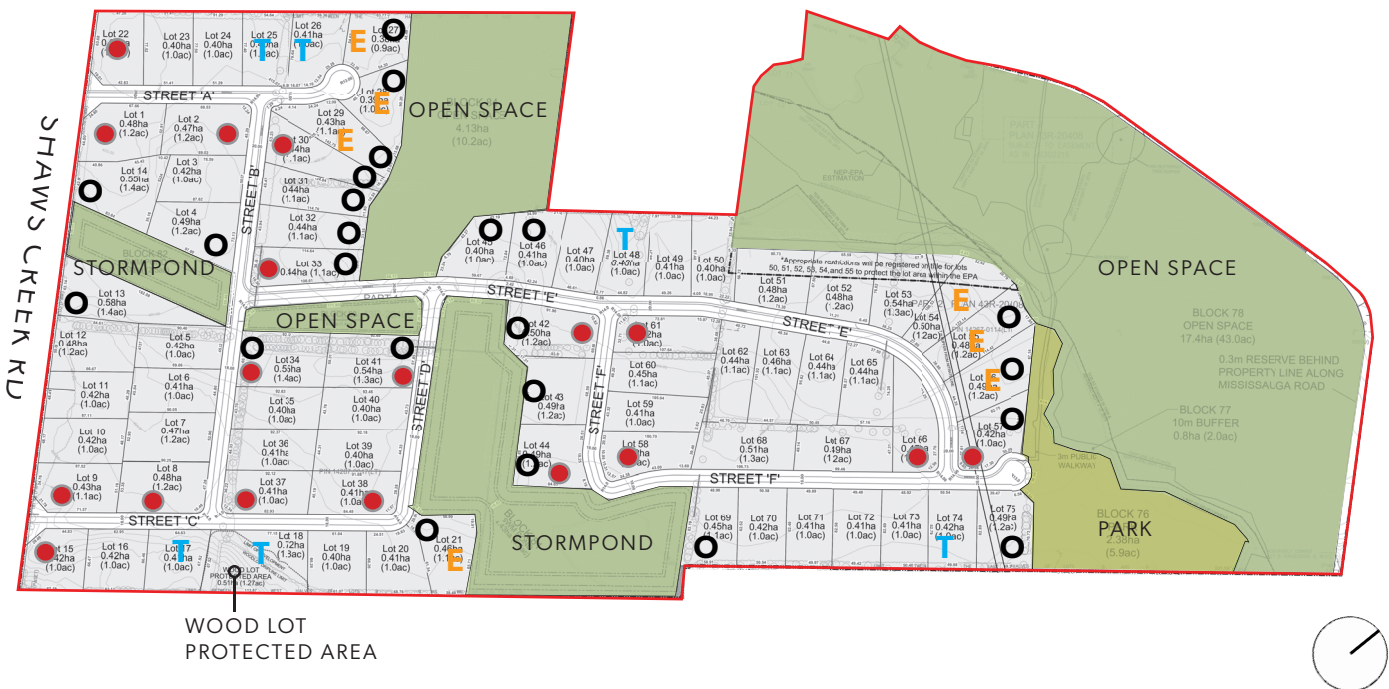


Figure 81: Priority lot map and legend

4.5.2 CORNER LOT DWELLING

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

See Figures 82, 83 and 84.



Figure 82: Corner lot dwelling

4.5.3 VIEW TERMINUS LOT DWELLING

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



Figure 83: Corner lot dwelling

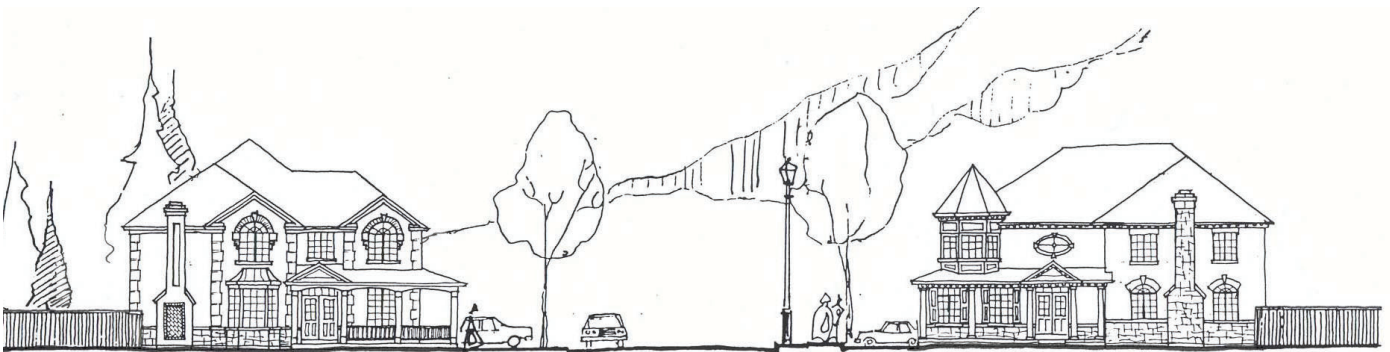


Figure 84: Corner lot dwelling in a streetscape

4.5.4 DWELLINGS ABUTTING PUBLIC OPEN SPACE/PARKS

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

See Figure 86.



Figure 85: T intersection dwelling



Figure 86: Dwelling abutting park

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5
IMPLEMENTATION

5.1 PRELIMINARY REVIEW PROCESS

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

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

Key points for the review:

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

5.2 FINAL REVIEW PROCESS

5.2.1 WORKING DRAWINGS

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

5.2.2 SITE PLANS AND STREETSCAPE DRAWINGS

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

5.2.3 EXTERIOR COLOUR PACKAGES

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

5.2.4 EXTERIOR COLOUR SELECTIONS

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

5.2.5 SITE REVIEW

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

5.2.6 DATA RECORDING

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

6
CONCLUSION

6.1 CONCLUSION

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

Generously sized lots, with appropriate built form and environmental protection, forms the basis of the design, adhering to the goals set out within the relevant policies. As much of the existing landscaping as possible is to be maintained, with hedgerows undergoing minimal disturbance with respect to required infrastructure or meeting Town engineering standards. The new landscaping elements, trees, shrubs, fencing, etc., all contribute to the holistic implementation of local, natural precedents. All species proposed will be approved by NEC and Credit Valley Conservation Authority prior to implementation.

The pedestrian connections provide access throughout the site from Shaws Creek Road. Separation of the Open Spaces and recreational spaces will ensure the protection of certain areas of the site, while providing ample opportunities for the new residents to play, relax, and explore. Sustainable practices will be implemented for water control, and encouraged for energy reduction and conservation.

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

The siting of the estate homes will help determine the architectural treatment of each specific parcel. Lot conditions will determine specific façades for enhanced design features. Model repetition and location within the sites will be controlled to offer a variety of conditions and enhance the visual characteristics within the development. All proposed designs will be submitted to the Town of Caledon's Control Architect for approval.

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

TOWN OF CALEDONIA
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