
PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION APPLICATIONS

Shacca Caledon Holdings Inc.

16114 Airport Road

Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel

October 2019

GSAI #1020-001

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1.0 INTRODUCTION

Glen Schnarr & Associates Inc. has been retained by Shacca Caledon Holdings Inc. to assist in obtaining the necessary planning approvals to permit thirty-two (32) common element condominium townhouses and a commercial block containing a new 753 m² (8,101 ft²) commercial building and the adaptive reuse of the existing 470 m² (5,069 ft²) Allison's Grove heritage house (the "proposed development") on the lands located at the northwest corner of the intersection of Airport Road and Walker Road, Caledon East in the Town of Caledon (the "subject property").

To facilitate the proposed development, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are required (the "proposed Amendments"). The purpose of this Planning Justification Report (the "Report") is to evaluate the proposed development in the context of the policies of the Provincial Policy Statement, the Oak Ridges Moraine Conservation Plan, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the Town of Caledon Official Plan, the Caledon East Secondary Plan and the Town of Caledon Comprehensive Zoning By-law.

1.1 PROPOSAL SUMMARY UPDATE

Since the initial submission in July of 2017, the Development Concept Plan has been advanced to provide for enhanced internal road and walkway circulation, established and confirmed natural heritage, buffer and compensation areas, a public park and Regional road widening and reserve lands which combined inform a new a new limit of development, along with the required land dedications associated with each. The revised proposal now includes 32 residential townhouse units with a net residential density of 38 units/ha (15.38 units/acre) and 1,222.59m² (13,160 ft²) of commercial GFA, a public park, landscaping and landscape compensation areas.

In accordance with the Caledon East Secondary Plan, the proposed development provides for a mixed-use, innovative housing development that respects the character of the surrounding landscape. The proposed development has been revised to include a road/sidewalk connection between the residential and commercial blocks and the layout of the townhouses has been adjusted to eliminate the dead-end at the northwest, along with the removal of six (6) townhouse units. These changes allow for pedestrian access to the commercial buildings, the heritage house, park and for continuous forward movements of service vehicles, with vehicle ingress from Airport Road, and egress to Walker Road.

The conservation plan for the Allison's Grove heritage property and house will be undertaken as part of Site Plan Approval process. The recommendations contained within the Cultural Heritage Impact Statement will ensure sympathetic and compatible alterations to the subject property and heritage house. It is anticipated that the adaptive re-use of the heritage house will consider the historic use of the building and reconstruction efforts will be completed using documentary evidence of architectural features. The Cultural Heritage Impact Assessment has been updated to include the re-instatement of the missing decorative bargeboard at the request of staff. The heritage house sits on raised-hill and provision for an eight (8+) metre buffer from buildings and parking areas is provided to maintain its historical setting and prominence.

The Environmental Impact Statement prepared by Dillon Consulting (Dillon) informs the natural heritage area requirements and compensation agreed to with the TRCA to address the regenerating woodlot was found within the limits of the proposed development. To address the partial removal of the regeneration woodland area, a compensation area, buffer, and landscape compensation measures are provided including the planting of native tree species and removing invasive species including Black Locust and Manitoba Maple. Creation of the compensation area creates a new natural heritage feature limit, from which a 30 metre regulated buffer is established to create the new limit of development.

Two Butternut trees were identified within the subject property. Butternut Health Assessments were conducted on the two trees by a Certified Butternut Health Assessor. The appropriate steps

will be taken to address potential impacts to Butternut trees under the ESA, 2007. This may include completion of a Butternut Impact Form and Notice to the MNRF Registry.

A Commercial Impact Study confirms the viability of the adaptive reuse of the Allison's Grove heritage house combined with the new commercial building in relation to the surrounding commercial inventory. The Commercial Impact Study was peer reviewed by Tate Economic Research Inc. and subsequently updated to include a detailed commercial inventory of Caledon East, to include the proposed development and to further refine the market demand analysis presented to determine the impact of the proposed development on the aggregate commercial space on the Caledon East market area. The updated Commercial Impact Study finds that the additional of the proposed development to the retail/commercial inventory space in Caledon East would not affect the commercial hierarchy of the community.

Section 7.7.6.1 of the Caledon East Secondary Plan requires that prior to allocating any lands for new development, a developer must carry out all of the studies deemed necessary by the Town and Conservation Authority. The consultant team has undertaken the necessary updates and additional investigations required by the Town of Caledon and the Toronto and Region Conservation Authority to properly assess the characteristics of the cultural and natural areas and to evaluate existing soil conditions and the viability of the commercial component of the proposed development. Combined, these investigations ensure the proposed development does not have any adverse impacts on the subject property's existing cultural and natural heritage resources, the Allison's Grove heritage house and the commercial viability of existing business in Caledon East.

This Report should be read in conjunction with the associated plans, studies and reports prepared by the consultant team in support of the proposed development.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject property is municipally addressed as 16114 Airport Road and legally described as Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel. The subject property is located adjacent to and on the west side of Airport Road and north of Walker Road as shown on *Figure 1 – Aerial Context*. The subject property has a frontage of approximately 177.03 metres on Airport Road and a depth of approximately 213.3 metres.

The subject property is currently vacant with the exception of the Allison's Grove heritage house. The two-storey farmhouse is designated under Part IV of the Ontario Heritage Act by By-Laws 93-13 and 95-08. The heritage house is a large two-storey brick Victorian farmhouse with an "L"-shaped plan and an "L" shaped covered verandah on the west and south sides. The building generally faces Airport Road and is set back from the road by approximately 28 metres. The building sits on a small hill.

The subject property has a gross area of 4.09 hectares (10.11 acres). The entirety of the west side of the subject property is accommodated for natural heritage, compensation and buffer areas for a total natural area dedication of 2.514 hectares (6.21 acres). A road widening block of 0.06ha (0.15 acres) will be taken from the east side of the subject property to facilitate an ultimate Airport Road right-of-way width of 41.5 metres. A 0.3 metre reserve and 15 x 15 metre daylight triangle are required nearest Airport Road. A 3.0 metre road widening along Walker Road is also accommodated. The subject property has a resulting **net area of 1.50 hectares (3.71 acres)**.

Airport Road, along with Old Church Road, are considered to be the "Main Streets" in Caledon East and the commercial core is located immediately south of the subject property extending from Walker Road to the Caledon Trailway. Surrounding land uses consist of predominantly low density residential uses with commercial, recreational, institutional and government uses existing further east on Old Church Road and south on Airport Road.

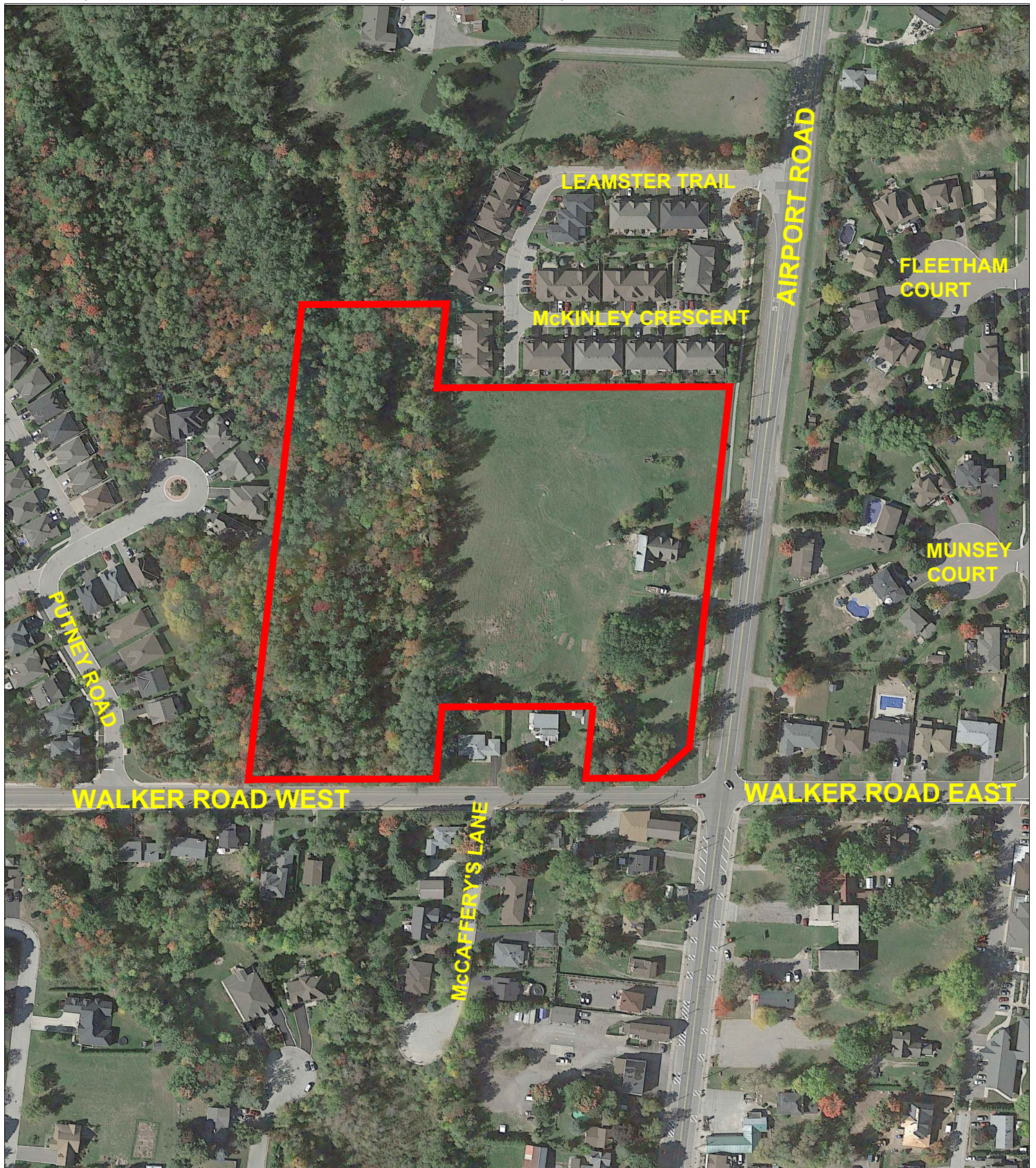


FIGURE 1
AERIAL CONTEXT

16114 Airport Road, Caledon

 Subject Property



SCALE NTS
OCTOBER, 2019

 **GSAI**
Glen Schnarr & Associates Inc.

3.0 PROPOSED DEVELOPMENT

Shacca Caledon Holdings Inc. is proposing to develop the subject property with thirty-two (32) condominium townhouse units accessed by a condominium road, a retail commercial block consisting of the existing heritage house and a new commercial building for a combined GFA of 1,222.59 m² (13, 160 ft²), a public park and the associated walkways, landscaped areas, parking and bicycle parking required to service the proposed development. The proposed residential townhouse component has a net residential density of 38 units per hectare. Townhouse units are arranged in four (4) blocks of six (6) units and one block of eight (8) units.

The Town of Caledon Official Plan provides policies regarding the Allison's Grove heritage house and states that development on this site will protect, incorporate and complement the existing heritage residence and the existing natural setting and features. The heritage house will be conserved per the recommendations of the Cultural Heritage Impact Study prepared by ASI and a future Strategic Conservation Plan will be prepared to facilitate its conversion and restoration to accommodate commercial uses. The Official Plan also states that the development may include separate architecturally compatible buildings consistent with existing site characteristics and the Caledon East Community Design Guidelines. The proposed development is shown on *Figure 2 – Concept Plan* and *Figure 3 – Site Plan*. The proposed development has been designed to conform with the heritage and Official Plan policies applicable to the Allison's Grove heritage house.

Access to the condominium townhouses will be provided via a full-moves access from Airport Road which will extend westwards and then south where it will connect with the commercial parking lot. The proposed development is planned to allow for efficient vehicle and pedestrian circulation between the residential and commercial components. The commercial plaza will have one full-moves access to Walker Road and one right-in/right-out only access to Airport Road. The configuration of roads within the site accommodate necessary fire routes and turning radii for emergency vehicles and anticipates potential future road works at the Walker Road / Airport Road intersection.

Visitor and accessible parking spaces are located centrally to the condominium townhouse units. Two resident parking spaces are provided for each unit by way of private driveway and attached single-car garage. The proposed residential development will include nine (9) visitor parking spaces for the residential component with one (1) being a barrier-free parking space. The proposed commercial block will include 59 parking spaces and 4 being barrier-free parking spaces. One delivery space is provided nearest Building B.

A public park is proposed at the northwest corner of the subject property. Private amenity areas for townhouse residents are provided in the backyards of each unit.

The Draft Plan shown in *Figure 4 – Draft Plan of Subdivision* has been filed concurrently to create blocks on a registered plan to allow for the creation of the future condominium townhouse lots and the commercial lot through the exemption from part lot control application process. It is anticipated that a Plan of Condominium application will be filed in the future to establish the common and shared components of the proposed development.

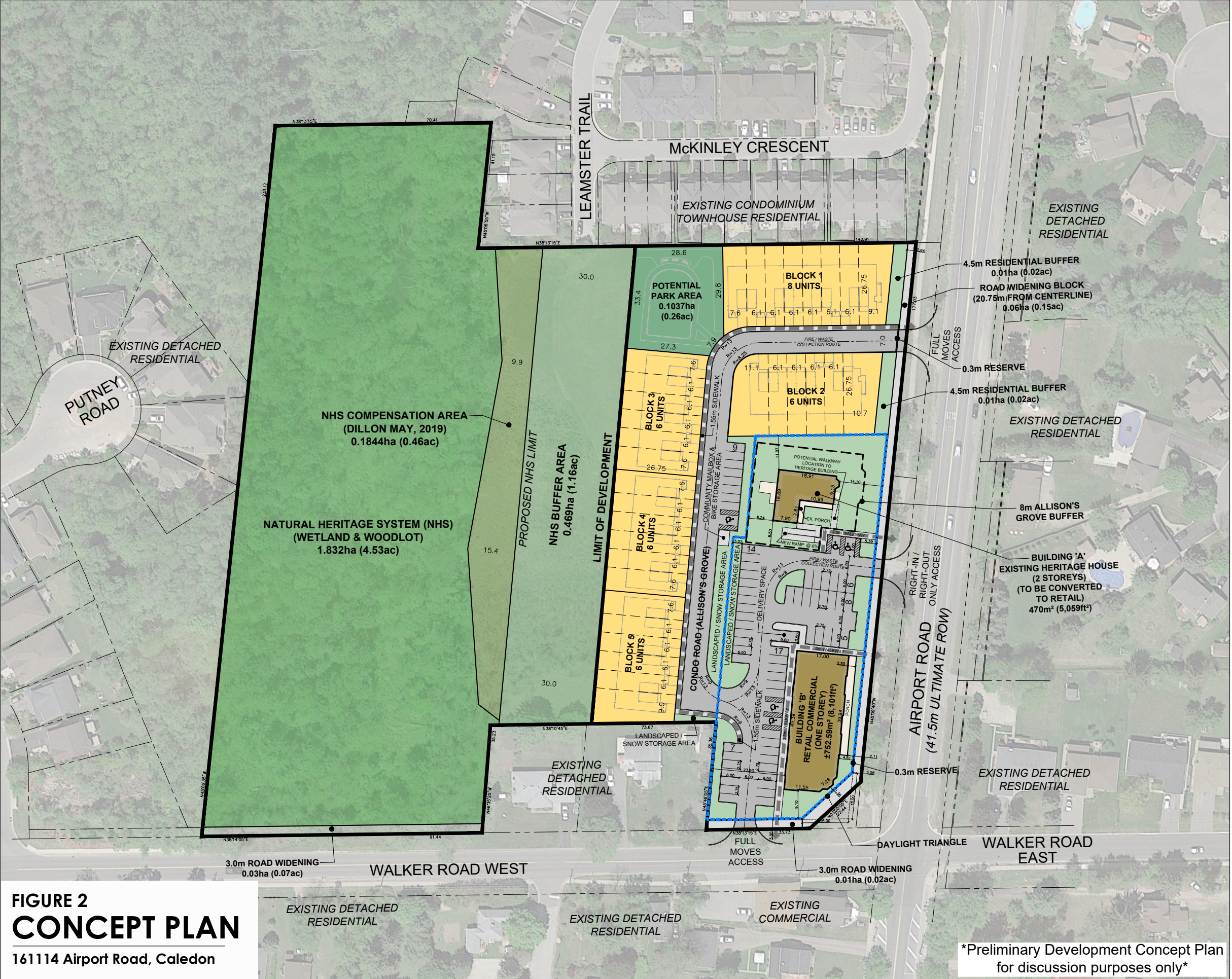
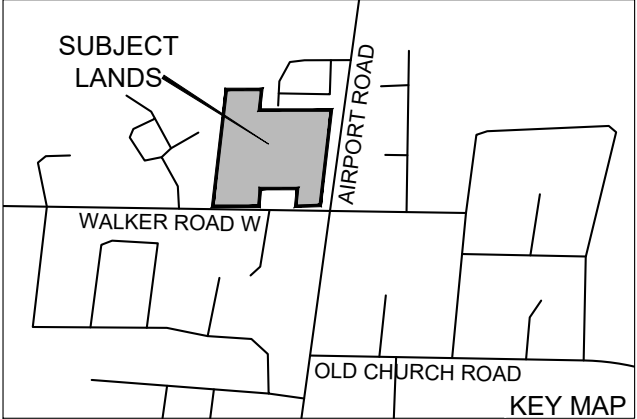


FIGURE 2
CONCEPT PLAN
161114 Airport Road, Caledon



DEVELOPMENT CONCEPT PLAN
SHACCA CALEDON HOLDINGS INC.

16114 AIRPORT ROAD
PART 1, PLAN OF PART OF LOT 4, CONCESSION 6, E.H.S.
TOWN OF CALEDON, REGION OF PEEL

Development Statistics - Total Site	
Wetland / Woodlot	1.832ha (4.53ac)
Compensation Area:	0.1844ha (0.46ac)
Compensation Area Buffer:	0.469ha (1.16ac)
Potential Park:	0.1037ha (0.26ac)
Net Residential Area [^] :	0.842ha (2.08ac)
Commercial Area:	0.555ha (1.37ac)
Road Widening & 0.3m Reserve:	0.10ha (0.25ac)
Gross Site Area:	4.09ha (10.11ac)
Net Site Area*:	1.50ha (3.71ac)

Development Statistics - 6.1m Condo Townhouse Residential	
Total Units:	32 Units
Net Residential Density:	32 Units / 0.842ha = 38.0UPH
Total Visitor Parking:	9 Spaces (0.28 per unit)
Total Landscaped / Snow Storage:	361m²
Total Hard Surface (HS) Area:	1,830m²
Total Snow Storage % of HS Area:	19.7%
Total Parkland Dedication required:	0.042ha (5%)
Total Parkland Dedication provided:	0.1037ha (12%)
Building Coverage:	35.7%

Development Statistics - Retail Commercial (Buildings A & B)	
Total GFA:	1,222.59m² (13,160ft²)
Building Coverage:	17.8%
Total Landscaped / Snow Storage:	624m²
Total Hard Surface (HS) Area:	2,572m²
Total Snow Storage % of HS Area:	24.2%
Total Parking Required:	62 Spaces (1 space per 20m²)
Total Parking Provided:	59 Spaces
Total Barrier Free Parking Required:	3 (2 Type 'A'; 1 Type 'B')
Total Barrier Free Parking Provided:	4 (2 Type 'A'; 2 Type 'B')
Delivery Spaces Required:	1
Delivery Spaces Provided:	1

- Notes:**
- * Net Site Area only includes: Net Residential Area, Commercial & Potential Park
 - [^] Net Residential Area includes 4.5m Residential Buffers
 - Typical Parking Space: 2.75m x 6.0m
 - Typical Type 'A' Barrier Free Space: 3.4m x 6.0m
 - Typical Type 'B' Barrier Free Space: 2.75m x 6.0m
 - Typical Barrier Free Aisle: 1.5m x 6.0m
 - Typical Delivery Space: 3.5m x 9.0m
 - Wetland / Woodlot constraint information provided by Dillon Consulting
 - ➡ Denotes pedestrian circulation

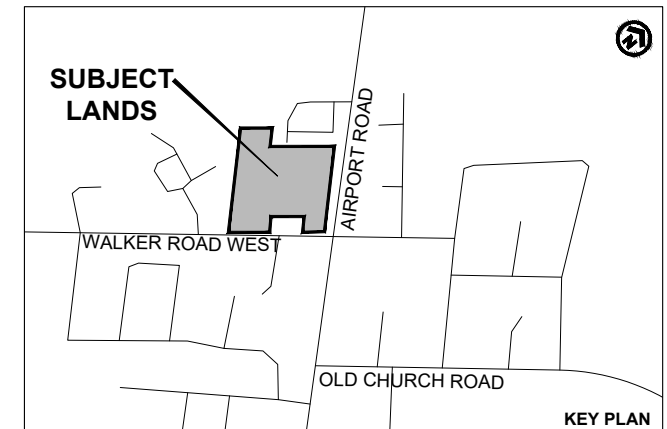


Scale 1:1250
October 22, 2019



*Preliminary Development Concept Plan
for discussion purposes only*





DRAFT PLAN OF SUBDIVISION
FILE # 21T-17005C
SHACCA CALEDON HOLDINGS INC.

16114 AIRPORT ROAD
PART 1, PLAN OF PART OF LOT 4
CONCESSION 6, E.H.S. (CHING),
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE


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

SIGNED 
MR. UGO GULIA
SHACCA CALEDON HOLDINGS INC.

DATE APRIL 20, 2017

SURVEYORS CERTIFICATE

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

SIGNED 
ALISTER SANKEY, O.L.S.
DAVID B. SEARLES SURVEYING LTD.
ONTARIO LAND SURVEYORS
4265 SHERWOODTOWNE BLVD. SUITE 206,
MISSISSAUGA ON, L4Z 1Y5
PHONE: 905-273-6840

DATE MARCH 30, 2017

ADDITIONAL INFORMATION

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

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

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (uph)
CONDOMINIUM TOWNHOUSES	1	0.84	2.08	32	38.1
RETAIL COMMERCIAL	2	0.56	1.38		
PARK	3	0.10	0.26		
NATURAL HERITAGE SYSTEM	4	1.83	4.52		
NHS COMPENSATION AREA	5	0.18	0.46		
NHS BUFFER AREA	6	0.47	1.16		
ROAD WIDENING	7-9	0.10	0.25		
0.3m RESERVE	10	0.00	0.00		
TOTAL	10	4.09	10.10	32	38.1

NOTES

- WETLAND /WOODLOT, COMPENSATION AREA & BUFFER LIMITS PROVIDED BY DILLON CONSULTING, MAY 9, 2019



SCALE 1:500
(24 x 36)
AUGUST 28, 2019



4.0 LAND USE POLICIES

The following section evaluated the proposed development and proposed Amendments in context of the policies of the Provincial Policy Statement, the Oak Ridges Moraine Conservation Plan, the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the Town of Caledon Official Plan, the Caledon East Secondary Plan and the Town of Caledon Comprehensive Zoning By-law.

4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (the “PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Section 1 of the PPS outlines policies associated with future development and land use patterns. Relevant policies in Section 1.1.1 of the PPS provide that:

1.1.1 Healthy, liveable and safe communities are sustained by:

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

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted;

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
 - 1. efficiently use land and resources;*
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion”*

The proposed Amendments are consistent with Sections 1.1.1 and 1.1.3 of the PPS as the subject property is located within a Settlement Area and contributes to a range of uses to meet the long-term needs of the community. The proposed townhouse dwellings will contribute townhouses to the mix of housing types in Caledon East by presenting a medium density dwelling type not common in the immediate area. The proposed development provides for an efficient use of available land and walkability through connections to the existing surrounding sidewalks and trail systems. The proposed development provides employment uses combined with the townhouses to protect the long-term interests of the Province and to address the community's needs at compact, walkable scale. The proposed Amendments are therefore consistent with policies 1.1.1 and 1.3.1 of the PPS.

Section 2.6 – Cultural Heritage and Archeology of the PPS establishes policies regarding Cultural Heritage and Archaeology matters. The intent of the policies is to ensure that significant built heritage resources and significant cultural heritage landscapes are conserved. Section 2.6.3 of the PPS provides the following policy direction for development adjacent to protected heritage features:

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."*

The proposed development includes the retention of the existing designated heritage building in situ and for the building to be incorporated into the proposed development as a component of the commercial uses proposed. A Cultural Heritage Impact Assessment has been prepared to assess the heritage property and house. An update memorandum summarizing the findings of the Stage 3 Archeological Assessment has been completed and is included with the resubmission. It is anticipated that through the planning application process, the development proposal will continue to be thoroughly evaluated and incorporated into the existing heritage conditions through the preparation of a Strategic Conservation Plan to demonstrate the inclusion of heritage attributes in the proposed building(s) design.

The Allison's Grove heritage house has been evaluated through the Cultural Heritage Impact Assessment and heritage attributes will be maintained and incorporated into the design of the buildings proposed through the preparation of a Strategic Conservation Plan in the later stages of the planning process. Archeological matters continue to be assessed. It is our opinion that the assessments conducted to date adequately inform the protection of the Allison Grove heritage property and the proposed Amendments are therefore a consistent with the cultural heritage and archeology policies of the PPS.

Based on the above analysis, it is our opinion that the proposed Amendments are consistent with the relevant policies in the PPS.

4.2 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan (the “ORMCP”) provides land use and resource management planning policy direction to provincial ministers, ministries, and agencies, municipalities, municipal planning authorities, landowners and other stakeholders on how to protect the Moraines ecological and hydrological features and functions. The subject property is located within the ORMCP area. Lands on the western portion of the property are designated Natural Core Area. Lands on the eastern portion of the property that are proposed to be developed, are designated Settlement Area (See Figure 5 – *Oak Ridges Moraine Conservation Plan Land Use Designation Map*).

The Oak Ridges Moraine Conservation Plan Area is divided into areas subject to the following land use designations:

1. *Natural Core Areas, which are areas with a high concentration of key natural heritage features, hydrologically sensitive features or landform conservation areas.*
4. *Settlement Areas, which are areas designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses.*

The following policies apply to lands in the Natural Core Areas:

Natural Core Areas

11. *(1) The purpose of Natural Core Areas is to maintain and where possible improve or restore the ecological integrity of the Plan Area, by,*
 - (a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;*
 - (b) maintaining or restoring natural self-sustaining vegetation and wildlife habitat;*
 - (c) maintaining the quantity and quality of groundwater and surface water;*
 - (d) maintaining groundwater recharge;*
 - (e) maintaining natural stream form and flow characteristics; and*
 - (f) protecting landform features.*
- (3) The following uses are permitted with respect to land in Natural Core Areas, subject to Parts III and IV:*

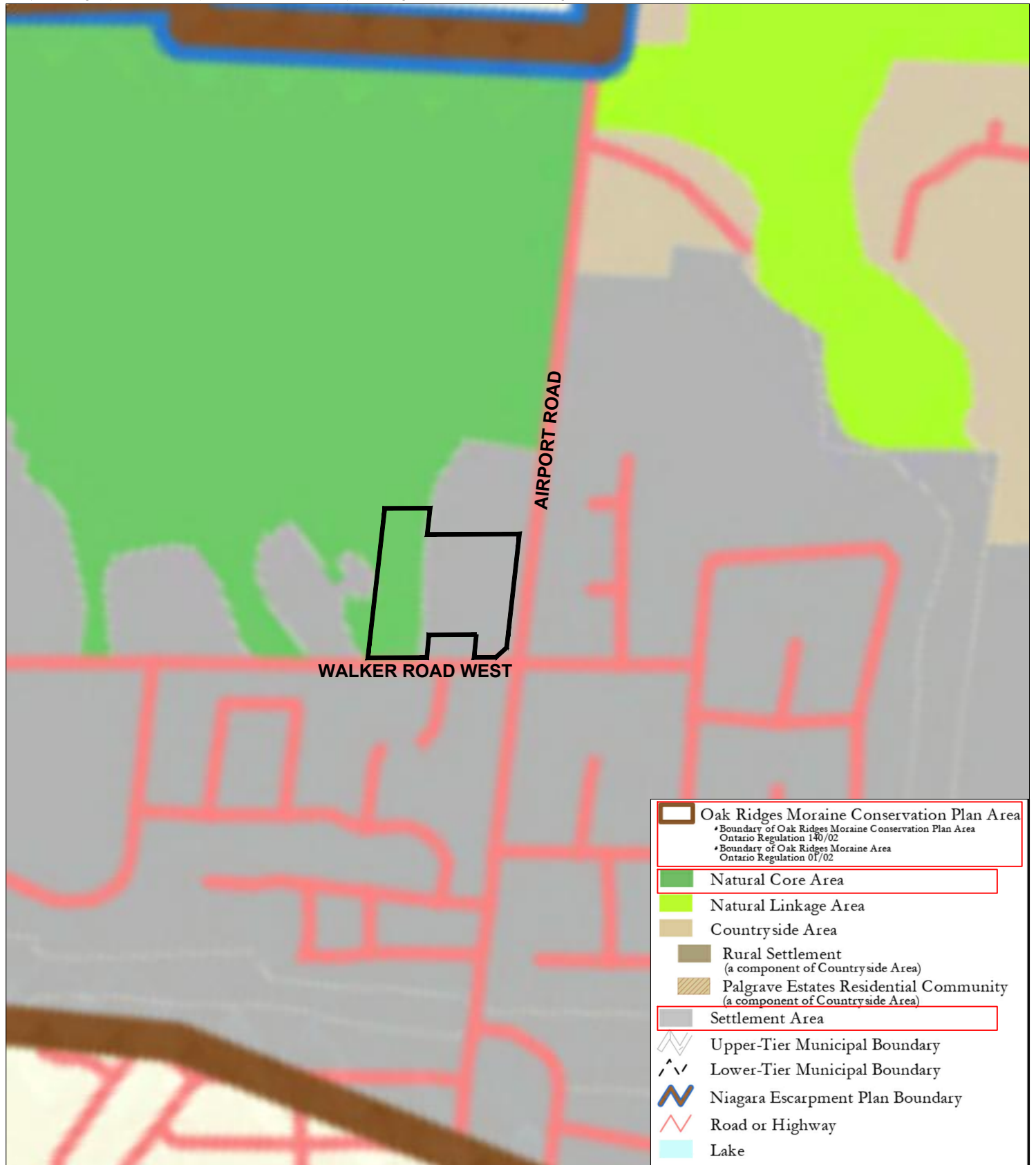


FIGURE 5
OAK RIDGES MORaine
CONSERVATION PLAN -
LAND USE DESIGNATION MAP- MAP 1
 16114 Airport Road, Caledon

Subject Property



SCALE NTS
 OCTOBER, 2019

1. *Fish, wildlife and forest management.*
2. *Conservation projects and flood and erosion control projects.*
3. *Agricultural uses.*
4. *Transportation, infrastructure, and utilities as described in section 41, but only if the need for the project has been demonstrated and there is no reasonable alternative.*
5. *Home businesses.*
6. *Home industries.*
7. *Bed and breakfast establishments.*
8. *Farm vacation homes.*
9. *Low-intensity recreational uses as described in section 37.*
10. *Unserviced parks.*
11. *Uses accessory to the uses set out in paragraphs 1 to 10.*

The portion of the lands located within the Natural Core Area will not be developed and the environmental features contained within these lands will be preserved and enhanced. These environmental features include a woodlot and a Provincially Significant Wetland.

The Environmental Impact Assessment prepared by Dillon Consulting provides information regarding the existing environmental features, the potential impact of development on these resources and mitigation, compensation for former areas proposed for removal, restoration and management measures for avoiding or minimizing impacts on these areas. A water budget and balance analysis has been prepared by RJ Burnside to study pre- and post-development ground water levels on the subject property. Furthermore, the landscape plan prepared by SBK provides for landscape compensation for the removal of areas identified to be part of a former regenerating woodlot.

The proposed use for the Natural Core Area lands supports the policies of the Oak Ridges Moraine Conservation Plan as these lands are proposed to be used for conservation and lands identified to be within the natural heritage system are proposed to be compensated where development is proposed. The proposed Amendments maintain and enhance the areas designated Natural Core Area by the ORMCP and therefore conform to the Natural Area policies.

The following policies apply to lands in the Settlement Area:

Settlement Areas

18. *(1) The purpose of Settlement Areas is to focus and contain urban growth by,*
 - (a) *minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area;*

- (b) promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas; and*
- (c) providing for the continuation and development of urban land uses consistent with the growth management strategies identified in the applicable official plans.*

(2) Settlement Areas also have the objectives of,

- (a) maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;*
- (b) accommodating a trail system through the Plan Area and trail connections to it;*
- (c) promoting strong communities, a strong economy and a healthy environment; and*
- (d) providing for economic development that is compatible with subsection (1) and clauses (a), (b) and (c).*

(3) With respect to land in Settlement Areas, all uses permitted by the applicable official plan are permitted, subject to the provisions of this Plan that are listed in subsections 19 (3) and 31 (4).

(4) New lots may be created in Settlement Areas, subject to the provisions of this Plan that are listed in subsections 19 (3) and 31 (4).

(6) With respect to land in a Settlement Area, nothing in this Plan applies to prevent a use or the erection or location of a building or structure if,

- (b) the use is permitted by the applicable official plan and zoning by-laws as amended in accordance with sections 9 and 10 of the Act to bring them into conformity with this Plan, although the erection and location do not comply with the provisions listed in subsections 19 (3) and 31 (4);*
- (d) the applicant demonstrates, to the extent possible, that the use, erection or location will not adversely affect the ecological integrity of the Plan Area.*

The limits of the natural heritage features on the subject property have been determined through an analysis of historical conditions, site visits, an environmental assessment conducted by Dillon Consulting and through consultation with the Toronto and Region Conservation Authority. A buffer of 30 metres has been applied to the natural heritage and compensation areas to determine the limit of development. As demonstrated in the Environmental Impact Study, the

proposed development limit is sufficient to negate impacts on the environmental features and to provide an appropriate buffer between sensitive natural features and proposed development. The Environmental Impact Statement included with the application provides a fulsome analysis of the environmental features and compensation to be provided and the Landscape Plan incorporates the recommendations found within the Environmental Impact Statement.

The portion of the lands that are located within the Settlement Area designation are proposed to be developed with townhouse dwellings and a commercial building. The proposed dwellings offer a more compact form of development than what is generally available in the Town of Caledon. In keeping with the objectives of the Town of Caledon Official Plan, the proposed development will form a continuation of the existing development in Caledon East.

The design and location of the proposed development will foster a healthy and strong community by providing a compact housing type and a mix of uses that places service and commercial opportunities within walking distance of residential areas. This design encourages pedestrian mobility within the community as well as economic activity.

Subsections 18. (3) and (4) permit all uses permitted through the Caledon Official Plan and permit new lot creation within the Settlement Area. Subsection 18. (6) confirms that the ORMCP does not prevent new development where the applicable Zoning By-Law and Official Plan can be amended in accordance with the policies of the ORMCP to permit the proposed use. The lands within the enlarged Natural Core Area will be dedicated to the Town.

Based on the on the review of the policies contained in the ORMCP which has been conducted for this Report, it is our opinion that the proposed development conforms with the policies in the ORMCP.

4.3 Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds upon the previous Growth Plan (2017) and responds to the key challenges that the region will face over the coming decades with enhanced policy directions.

Policies relevant to the proposed development are found in Section 2.2.1. - Managing Growth, 2.2.2 Delineated Built-up Areas, 2.2.9 – Rural Areas, 3.2.2 – Transportation – General, 4.2.2 - Natural Heritage System, 4.2.7 – Cultural Heritage Resources, and 4.2.9 – A Culture of Conservation which include the following policies:

- 2.2.1.2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
- a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems;*
and
 - iii. *can support the achievement of complete communities;*
 - c) *within settlement areas, growth will be focused in:*
 - iv. *delineated built-up areas;*
 - v. *strategic growth areas;*
 - vi. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - vii. *areas with existing or planned public service facilities;*
 - d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;”*

The Town of Caledon has established a growth management framework in the Town’s Official Plan which established a hierarchy of settlement areas, reflecting the distinctive attributes and planned functions of Caledon’s settlement areas. The hierarchy identified Rural Service Centres, Villages, Hamlets and Industrial Commercial Centres. The Official Plan supports having new growth be directed to the three Rural Service Centres: Bolton, Caledon East and Mayfield West. The subject property is located in the Caledon East Rural Service Centre, an area identified for growth in the Town of Caledon.

The subject property is in proximity to existing commercial areas and community uses such as sports facilities and places of worship. The Commercial Impact Study prepared in support of the

proposed development demonstrates the viability of the proposed commercial component. The townhouse dwelling type will result in a more compact community and encourage active transportation within the local area. The development will result in a mix of uses and will contribute to the mix of housing typology in the area. The subject property is located in an existing Settlement Area and contributes to the objective of creating a complete community with a variety of land uses. The proposed development supports walking and cycling as it will be integrated into the existing road and pedestrian sidewalk system and located in proximity to existing commercial and recreational uses. The proposed development includes a park which will provide open space recreational area for the residents and contribute to the creation of a high-quality community. The proposed Amendments therefore conform to the policies of Section 2.2.1.2 of the Growth Plan.

Section 2.2.2.1 of the Growth Plan establishes a general intensification target stating that a minimum of 50 per cent of all residential development occurring annually within the Region of Peel will be within the delineated boundaries. The proposed development will contribute to this target by being located in an established community within the delineated Settlement Area boundary.

Section 2.2.9 of the Growth Plan speaks specifically to growth in Rural Areas and Section 2.2.9.1 encourages a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses. The proposed development supports the intent of this policy by providing commercial uses to support economic opportunities in the Caledon East area. Furthermore, the proposed development includes the Allison's Grove heritage structure and incorporates this culturally significant resource into the commercial component of the development.

The infrastructure and transportation system for the GGH is to be planned and managed for the safe and efficient movement of goods and people, and to reduce greenhouse gas emissions and other negative environmental impacts. A comprehensive and continuous active transportation network is to be provided to offer a viable alternative to the private automobile for personal travel. Section 3.2.2 provides that:

3.2.2. Transportation – General

1. *Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.*
2. *The transportation system within the GGH will be planned and managed to:*
 - a) *provide connectivity among transportation modes for moving people and for moving goods;*
 - b) *offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation;*

- c) *be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-be sustainable, by encouraging the most financially and making and supporting the use of zero- and low-emission vehicles;*
 - d) *offer multi-modal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; an*
 - f) *provide for the safety of system users.*
 - 4. *Municipalities will ensure that active transportation networks are comprehensive and integrated into transportation planning to provide:*
 - a) *safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation; and*
 - b) *continuous linkages between strategic growth areas, adjacent neighbourhoods, major trip generators, and transit stations, including dedicated lane space for bicyclists on the major street network, or other safe and convenient alternatives.*

The location of the subject property provides ease of access to existing pedestrian facility options and will therefore encourage residents to engage in alternative modes of transportation such as active transportation, which are readily available in the area. Furthermore, the proposed developments density, mix of uses, and pedestrian/bicycle facilities promote the policies of the plan.

The Growth Plan also promotes the preservation and protection of natural and cultural heritage resources as a component of compete and sustainable communities (Section 4.2.2 and 4.2.7). As such, the Growth Plan provides that:

4.2.2 Natural Heritage System

- 2. *Within the Natural Heritage System:*
 - a) *new development or site alteration will demonstrate that:*
 - i. *there are negative impacts on key natural heritage features or key hydrologic features or their functions,*
 - ii. *connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
 - iii. *the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;*

- iv. *except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area; and,*
- v. *at least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in subsection 4.2.8;*

4.2.7 Cultural Heritage Resources

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

The limits of development have been determined through consultations with the Town of Caledon and the Toronto and Region Conservation Authority and the environmental features identified on the property will be preserved and enhanced which is consistent with the objections of the Growth Plan. Furthermore, the proposed development includes the preservation and adaptive reuse of the heritage designated farmhouse located on the subject property. For the reason outlined above, the proposed development demonstrates conformity with section 4.2 of the Growth Plan. The Growth Plan also encourages a “Culture of Conservation” to be promoted through official plans and other municipal strategies to reduce environmental impacts (Section 4.2.9). Intensification of existing residential neighbourhoods is a method of reducing energy and resource consumption (land), and the proposed development supports this provincial initiative while also adaptively reusing an existing heritage house and property.

The proposed development promotes the policies of the Growth Plan as it is located within the Town of Caledon, Caledon East Settlement Area, which provides municipal water and wastewater systems, and contributes to the mix of land uses proposed within the built-up area of the Town of Caledon.

The interconnected nature of the land use and transportation planning has been considered and further realized through the proposed developments mix of uses and intensification. By extension, the proposed development will aim to reduce reliance on the automobile and prioritize alternate transportation options to access jobs, housing, schools, recreational opportunities and goods and services. For these reasons, the proposed development demonstrates conformity with the Growth Plan’s objectives.

Based on the above analysis, that the proposed Amendments conform to the policies of the Growth Plan.

4.4 Region of Peel Official Plan

The Region of Peel Official Plan (the “ROP”) provides guidance to the lower-tier municipalities in the preparation and implementation of their local Official Plans. The subject property is located within the *Rural Service Centre* and *Rural System with Special Policies* designations on the ROP Schedule D – *Regional Structure* and within the *Rural Service Centre* and *Oak Ridges Moraine Plan Area* designations on the ROP Schedule D3 – *Greenbelt Plan Area*.

Lands that are designated *Rural System* and *Oak Ridges Moraine Plan Area* are not included in the proposed development. The proposed development lands are entirely located within the *Rural Service Centre* designation. The following policies are applicable to the *Rural System* and *Rural Service Centre* designations:

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

5.4.3.2.1 *Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.*

The subject property is located in the Caledon East Rural Service Centre. The proposed development will contribute to the creation of a community that is complete and walkable by providing a medium density housing type and introducing commercial uses in close proximity to residential uses within an identified Rural Service Centre. The mix of land uses will support those who live and work in Caledon East.

The westerly portion of the subject property is designated *Oak Ridges Moraine Plan Area* in ROP Schedule D3 – *Greenbelt Plan Area*. The objective of this designation is “*To implement the ORMCP in a manner that respect the Five Principles of this Plan, through Regional planning documents and decisions and refines the policies of the ORMCP to Regional and local circumstances*” (Section 2.2.9.2.1). The subject property is therefore subject to the policies of the Oak Ridges Moraine Conservation Plan as discussed previously in Section 4.2 of this Report. These lands will be preserved and expanded to protect and enhance the existing natural features.

The proposed Amendments will allow for the development of the subject property for urban townhouse and commercial uses. Such uses will be developed in accordance with the Official Plan and Secondary Plan policies and will allow for the efficient use of land and resources in the

Rural Service Centre of Caledon East. Therefore, the proposed Amendments conform with the policies of the ROP.

4.5 Town of Caledon Official Plan

The Town of Caledon Official Plan (LOP) sets out the goals, objectives and policies to guide land use and development in the Town of Caledon. As illustrated on *Figure 6 – Town Structure* the subject property is designated *Rural Service Centre (Caledon East)*. Additionally, the subject property is within the *Settlement Area* on Schedule S of the Town of Caledon Official Plan. The proposed Official Plan Amendment seeks to modify the existing Special Study Area A policies by permitting residential townhouses and wider a range of commercial uses including General Commercial uses.

The subject property is therefore subject to the Rural Service Centre policies in Sections 5.10.4.4 and of the Caledon Official Plan.

5.10.4.4.1 Introduction

Caledon East has been designated as a Rural Service Centre and will serve as a focus for growth and service provision in the central part of the Town. Caledon East is also the administrative centre for the Town as a whole. In addition to the Town's administrative office, Caledon East is the location of major educational, recreational and commercial facilities. In order for Caledon East to fully realize the Rural Service Centre function, an appropriate range of opportunities related to service provision, housing mix and employment are necessary. The provision of these opportunities has been addressed in a comprehensive manner in the Caledon East Secondary Plan.

The Town of Caledon has set out a hierarchy of settlements through the Official Plan, which identifies Caledon East as one of the three Rural Services Centres to serve as primary growth areas. The Rural Service Centres are supported by full piped water and sewer services. The proposed development supports the objectives of the Rural Service Centre designation as it provides residential development at a medium density and commercial uses with a convenient location to service the surrounding community. This mix of land uses is consistent with the policy objectives to ensure that Caledon East provides an appropriate range of functions to create a complete community.

The Town of Caledon provides specific Official Plan policies for designated heritage properties and resources. Section 3.3.3.1 of the Official Plan requires that a Cultural Heritage Impact Statement be prepared in the case of the Allison's Grove property based on initial assessments and its heritage designation. The proposed Amendments and applications include a Cultural Heritage Impact Assessment.

The General Commercial polices of Section 5.4.4.1 and 5.4.4.2 of the Official Plan provide guidance on uses permitted in the General Commercial designation and where General Commercial uses are permitted in the Town:

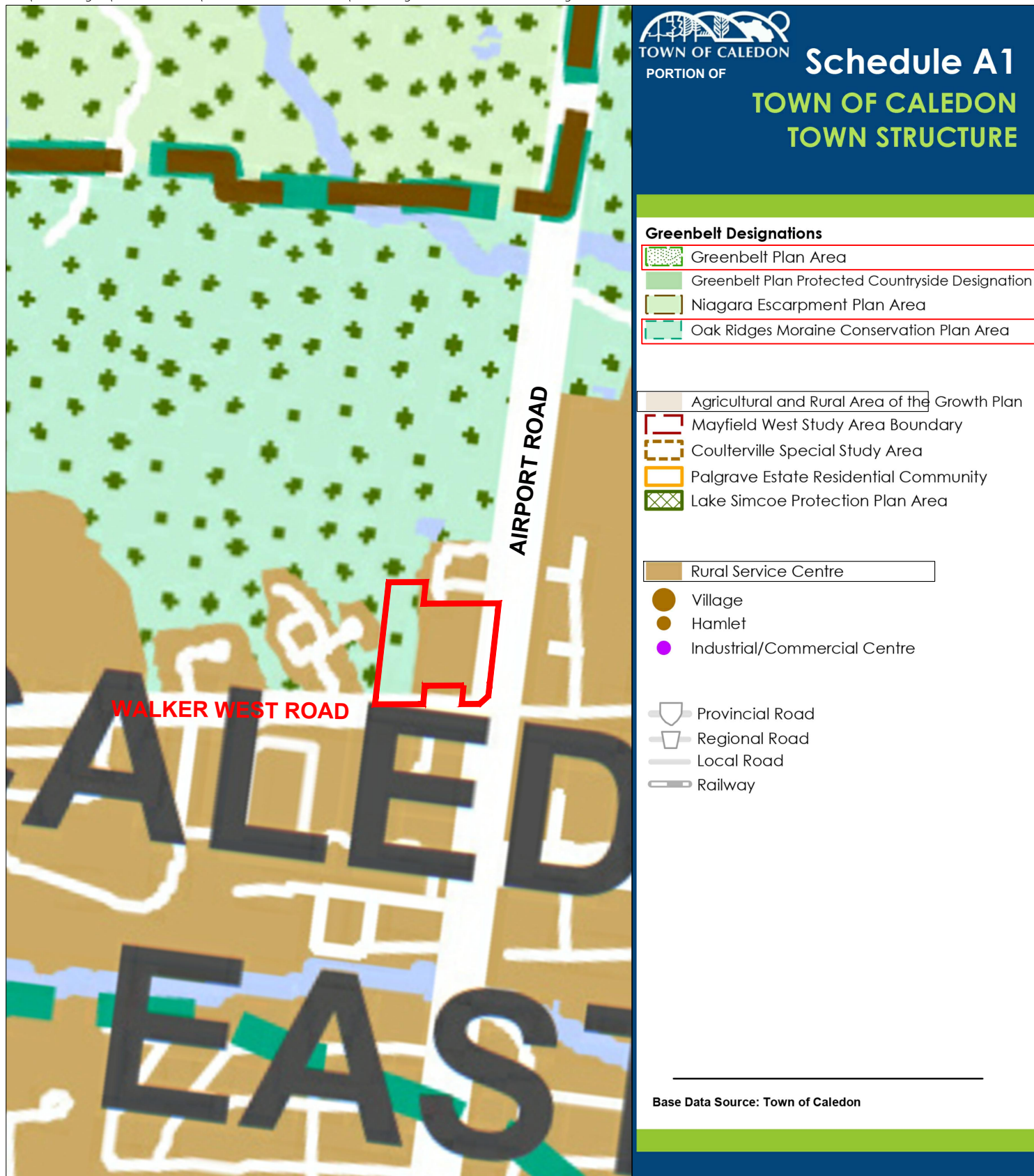


FIGURE 6
CALEDON EAST -
TOWN STRUCTURE -
SCHEDULE A1

16114 Airport Road, Caledon

Subject Property



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- 5.4.4.1 *General Commercial applies to the core areas and other specific sites within the Rural Service Centres. General Commercial permits uses which consist of a wide range of retail and service activities, including such uses as accommodation, apparel, automotive, clinic, convenience, department store, furniture, grocery, hardware, office, personal service, pharmacy, professional/office commercial services, restaurant, and other similar uses and are subject to the general policies and general design policies in Section 5.4.3 and 5.4.9.*
- 5.4.4.2 *General Commercial uses shall be permitted on lands designated General Commercial on Schedule B, subject to the provisions of Section 7.12.9.2, on Schedule B-2, subject to the provisions of Section 7.14.14 on Schedule C subject to the provisions of Section 5.10.4.5.3, on Schedule C-1 subject to the provisions of Section 7.3, and on Schedule D subject to the provisions of Sections 7.7.7, and 7.7.8.2.*

As illustrated by *Figure 7 – Caledon East - Land Use Plan – Schedule D* the subject property is located within the Caledon East Land Use Plan and designated *Special Study Area A* by Schedule D of the Town of Caledon Official Plan. The land use policies corresponding to the Special Study Area are 7.7.7 and 7.7.8.2 conformance with provisions of these policies is discussed in the next Section (4.6) of this Report.

The proposed Amendments conform to the Rural Service Centre policies of the Official Plan and it will be demonstrated in the next Section of this Report how the proposed Amendments conform to the Official Plan while providing an opportunity for growth and diversification in the Special Study Area A of Caledon East at a scale and intensity which is appropriate for a use located in a Rural Service Area.

4.6 Caledon East Secondary Plan

The Caledon East Secondary Plan (the “Secondary Plan”) sets out policies and objectives specific to the Caledon East Area. The subject property is within the Caledon East Settlement Area and is designated *Special Study Area* and *Special Use Area A* (see *Figure 7 – Caledon East Secondary Plan*). The following relevant Objectives inform planning and development on the subject property:

7.7.2 Objectives

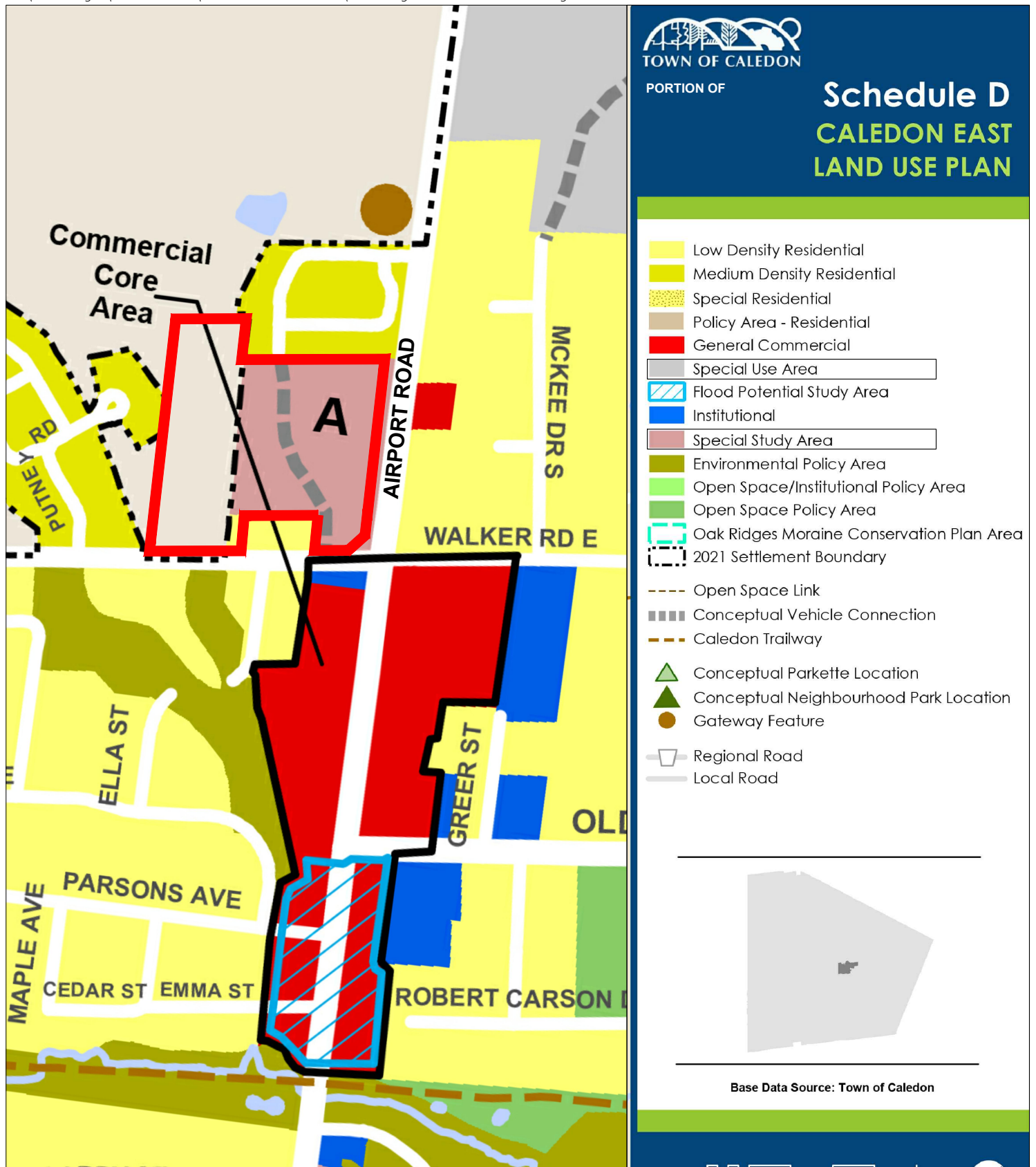
In addition to the objectives established elsewhere in this Plan, the following objectives have been established specifically for the Caledon East Area:

- a) To allow for growth in Caledon East in keeping with its role as a Rural Service Centre while recognizing Caledon East’s rural setting and role as the Town’s administrative centre;*
- b) To create a compact community that maintains the character of the surrounding rural landscape, makes effective use of land and services and facilitates pedestrian and vehicular access to community facilities and services;*
- e) To foster integration within the community by providing a diverse mix of housing types and encouraging innovative housing developments while retaining the predominance of single-detached residential dwellings;*

The proposed development provides sensitive growth and conforms to the Objectives of the Caledon East Secondary Plan by providing a mixed-use, innovative housing development while respecting the cultural heritage of the Allison’s Grove heritage property and existing natural features. The proposed development is compact, proposing a townhouse configuration and density appropriate for the Rural Service Centre and consistent with the development objectives for Rural Services Centres. The site design is walkable, having pedestrian walkways throughout that facilitate access to commercial, recreational and services in the immediate surrounding area. The proposed development will contribute to the mix of housing types by introducing a more compact townhouse style than what is currently generally available in Caledon East while not disrupting the predominance of single-detached dwellings found on the local roads surrounding Airport and Old Church Roads.

- g) To identify and protect, as appropriate, cultural heritage and archaeological resources, including heritage buildings and significant landscape features and views;*

The Allison’s Grove heritage house is located on the subject property and will be retained to preserve the heritage and cultural value of the structure. An 8 metre buffer surrounding the structure will be provided to preserve the heritage landscape and raised hill condition and to



maintain the context of the culturally significant building. Grading around the heritage house will facilitate the raised hill (approx. 1.5 metres), maintaining this historical heritage attribute. The building will be repurposed for commercial uses and provision for the historical uses of medical, pharmacy and health services have been incorporated into the list of permitted uses in the proposed Zoning By-law.

- h) To encourage and facilitate pedestrian activity by providing a system of open spaces, trails and pedestrian walkways that interconnect the residential neighbourhoods, the core, community facilities and the Caledon Trailway;*
- i) To create streetscapes that enhance the character of Caledon East and provide a safe and pleasant pedestrian environment that contributes to a sense of community;*
- j) To provide for employment opportunities through office and service commercial uses as part of mixed-use development, and through home-based businesses;*

The proposed development will be connected to the existing sidewalk network along Airport Road, providing a connection to the Caledon East Pedestrian Network. The pedestrian connections will provide access to employment opportunities in the Caledon East Village south of the site, as well as the commercial component of the proposed development. The pedestrian connections will support walkability within the subject property and community and encourage residents to opt for active transportation which may reduce short-distance car trips within the community. The commercial building architecture draws from the restoration of the heritage house and architectural elements are proposed to be included in building design which will make for an attractive and historical character. A true mix of uses is provided through the provision of residential and commercial components which create opportunities for employment.

The proposed Amendments conform with the Objectives of the Secondary Plan and the Urban Design Brief included with the resubmission addresses the Community Design and Architectural Design Principles of Section 7.7.4.

Section 7.7.5 of the Secondary Plan provides Residential policies for development within Caledon East and provides that low and medium density uses are permitted and that the predominant use of lands will be residential. The following Residential policies are relevant to this Report:

- 7.7.5.1.3 Notwithstanding Section 5.10.3.14, residential intensification in Caledon East will only be permitted in close proximity to the Commercial Core Area.*
- 7.7.5.1.8 Within the Caledon East Settlement Area, new development shall be designed to maintain the quality and aesthetic characteristics of the Caledon East Settlement Area. Development proponents will be required to demonstrate how they have addressed and incorporated the Caledon East*

Community Design Principles and Guidelines into their proposals, to the satisfaction of the Town.

- 7.7.5.1.9 *New residential development shall address the recommendations and strategies contained in the Comprehensive Environmental Impact Study and Environmental Management Plan and requirements for comprehensive stormwater management plans to the satisfaction of the Town and other relevant agencies such as the Toronto Region Conservation Authority and the Region of Peel as applicable. Development proponents will be required to carry out such studies and investigations as deemed necessary by the Town and other relevant agencies. The specific scope and extent of such studies shall be determined through pre-consultation between the proponent and relevant agencies.*

The subject property is adjacent to the Commercial Core area which makes it a suitable site for residential intensification. The proposed dwellings maintain the character and heritage significance of the Caledon East Area. The dwellings have been designed incorporating exterior styling based on the appearance of the existing Allison Grove Heritage House. An Urban Design Brief has been prepared in support of the aesthetic characteristic of the proposed development.

In keeping with section 7.7.5.1.9 of the Caledon East Secondary Plan and to address to address Town, Regional and TRCA requirements for development in the Caledon East Area, an updated Environmental Impact Assessment and FSR/SWM have been prepared in support of the proposed development.

Section 7.7.5.3 provides policies for the development of Medium Density Residential uses. As provided by policy 7.7.5.3.2, townhouses are of a medium density form. The Secondary Plan provides that a net residential density of 19-30 units/hectare is permitted (Policy 7.7.5.3.1). The proposed density of 38 units/hectare is appropriate for the subject property and as a medium density form given the combined nature of the uses proposed on the subject property sharing heritage and landscape areas and the adjacent natural area and woodlot. The proposed public park and private amenity areas in the rear yards provide outdoor living space for residents. Furthermore, residential intensification in proximity to the Commercial Core is encouraged by the Secondary Plan. Caledon East is required to accommodate a 2016-2021 residential density of 8,400 persons and residential intensification in the immediate proximity to the Commercial Core will maximize pedestrian access to facilities and services. The provisions of Policy 7.7.5.3.7 are addressed by accommodating the opportunity to provide senior's housing as the proposed development is compatible with adjacent uses and maintenance of community character is a principle component of the overall proposal.

The proposed development provides for a net residential density of 38 units/hectare while providing for commercial uses, the maintenance of the heritage property and house and the

dedication and enhancement of adjacent natural features. The townhouses are sited on a condominium road to be built to Town standards that will provide vehicular and pedestrian access to a park, the commercial component and Airport and Walker Roads. Amenity spaces are provided at the rear of the townhouse units and the architecture proposed is of a high-quality design. Combined with the existing site constraints and the Special Study Area designations the proposed net residential density of 38 units/hectare is suitable to support the proposed development and maintains the intent of the Secondary Plan.

Policy 7.7.5.3.4 requires townhouse blocks to contain no more than 6 units per townhouse block. Proposed townhouse Blocks 2 through 5 all contain six (6) units. Townhouse block 1 is proposed to contain 8 units. Block 1 is adjacent to the proposed park to the west and a residential buffer and Airport Road to the east. Splitting the Block or creating a Block of six (6) units will create unusable space and inefficiencies in architectural design.

It is our opinion that the proposed Amendments conform with the Residential policies of the Secondary Plan.

4.6.1 Special Study Area A

The subject property is identified as Special Study Area A by the Secondary Plan. Policy 7.7.6.1 provides that prior to allocating the lands for new development, a developer must carry out all of the studies deemed necessary by the Town and Conservation Authority. The consultant team has undertaken the necessary updates and additional investigations required by the Town of Caledon and the Toronto and Region Conservation Authority. An Official Plan Amendment and Zoning By-law Amendment are required prior to any development occurring.

Policy 7.7.7.3 states that all General Commercial Uses as described in Section 5.4.4, with the exception of automotive related uses and drive-through service facilities shall be permitted in the Caledon East General Commercial designation. Based on the Reports and studies completed in support of the proposed Amendments, General Commercial uses are provided in conjunction with the service, institutional and commercial uses contemplated by the Secondary Plan.

Policies contained within Section 7.7.8.3 speak specifically to development on the historical Allison's Grove property:

7.7.8.3 *Special Use Area A: Allison's Grove*

7.7.8.3.1 *The area north of Walker Road and west of Airport Road is intended to be an attractive northern gateway to the Caledon East Commercial Core Area. Development in Special Use Area A will protect, incorporate and complement the existing designated heritage residence*

known as Allison's Grove and the natural setting and features of the site. Existing trees on the site will be protected and incorporated into the development to the greatest extent possible.

7.7.8.3.2 Development may include an architecturally compatible addition to the existing house and/or separate architecturally compatible buildings as described in the Caledon East Community Design Guidelines.

The proposed development maintains the existing Allison's Grove heritage house which will be preserved in situ and repurposed to accommodate commercial uses to support and service the local community. New development is permitted so long as any new buildings proposed are architectural compatible with the heritage house. The proposed townhouses and commercial building have been designed to complement the architectural style of the Allison's Grove heritage house and are both done in the same Gothic Revival architectural style as the heritage house. The proposed two storey condominium townhouses echo the design of the heritage house through the steep roof that features prominent primary and secondary gables. The two-storey height of the townhouses is similar to the height of the heritage house. The entry porch recalls the size and scale of the front porch that is currently missing from the heritage house, while the recessed garages put the primary ground level focus on the entry porches.

The grade immediately surrounding the heritage house maintains the raised condition and landscape areas are provided. Best efforts have been made to retain existing trees on the subject property, particularly around the heritage house. As illustrated on the Tree Protection Plan, the grouping of nearest the heritage house including trees 8, 9, 10 11 and 13 are preserved.

7.7.8.3.3 Limited commercial, institutional and residential uses may be developed within the Special Use Area as follows:

- a) Tourism related commercial uses such as restaurant, inn, bed and breakfast, antique shop, craft shop, and specialty retail shall be permitted within the existing house, in an addition to the existing house, and in separate buildings. However, consistent with Section 7.7.8.2 of this Plan, Drive-through service facilities may be considered in Special Use Area A only where it can be demonstrated that the intent on the Plan related to Special Use Area A can be preserved.*
- b) Apartments are permitted in the upper stories of commercial buildings subject to the provisions of*

Section 7.7.5 and within the existing house. Institutional development such as seniors' housing or nursing home may also be permitted.

- 7.7.8.3.4 Provision shall be made for vehicular access through the site between Walker Road West and the Medium Density site to the north.*
- 7.7.8.3.5 The streetscaping standards outlined in the Caledon East Streetscape Concept shall apply to the Airport Road frontage of Special Use Area A.*

Policy 7.7.8.3.3 a.) and b.) of the Secondary Plan permit only limited commercial uses and residential uses above commercial buildings. An Official Plan Amendment is required in order to permit the proposed residential townhouses and a more general list of commercial uses including General Commercial uses and those consistent with the historical uses of the heritage property and house. Apartment dwellings in the upper stories of commercial buildings are permitted but not required and a drive-through service facility is accommodated in the Official Plan and Zoning By-law for future consideration. Section 7.7.8.3.4 states that a vehicular connection shall be established with the lands to the north, along Leamster Trail. Due to the new natural heritage feature limit and compensation measures required the vehicular extension cannot be accommodated. The Urban Design Brief addresses the Caledon East Streetscape Concept in Special Use Area A.

Based on the above analysis, the proposed Amendments represent good planning, adequately address the cultural heritage significance of the Allison's Grove property and therefore conform with the policies of the Secondary Plan. The proposed additional commercial and residential townhouse uses will enhance the functionality and significance of the subject property to create a gateway site architecturally and functionally compatible in Caledon East.

4.7 Town of Caledon Zoning By-law

As shown on Figure 8 – *Zoning Schedule*, the subject lands are zoned *Agricultural (A2)* and *Environmental Policy Area (EPA1 – ORM)*. The A zone permits agricultural uses and a detached dwelling uses, among others. The EPA zone permits Environmental Management, Existing Farms and Forest Management. As the subject property is located in the A2 zone and does not conform to the existing zoning provisions, an amendment to the Zoning By-law on this portion of the subject property is required.

To allow for the proposed development, it is proposed that the developable portion of the subject property be rezoned from Agricultural (A2) to Townhouse Residential (RT) with a special section and Village Commercial (CV) with a special section. A draft of the Zoning By-Law Amendment is included with the application submission. The proposed amendments to the Town of Caledon Zoning By-law are discussed in detail in the later section of this report.

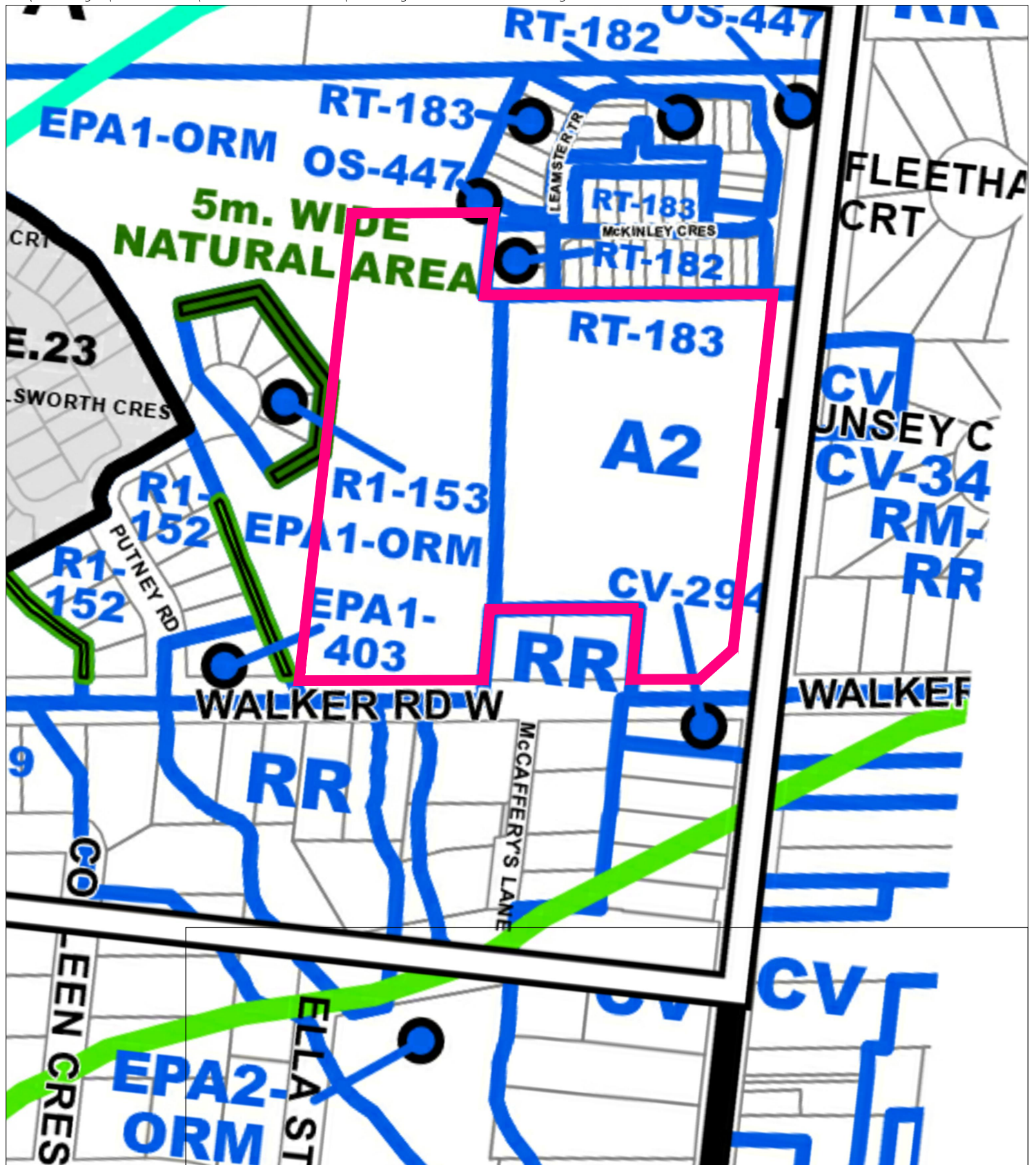


FIGURE 8
ZONING BY-LAW 2006-50
ZONE MAP 36a

16114 Airport Road, Caledon

— Subject Property



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 OCTOBER, 2019

GSAI
 Glen Schnarr & Associates Inc.

5.0 PROPOSED AMENDMENTS

5.1 Amendment to the Town of Caledon Official Plan

The proposed Official Plan Amendment seeks to add a site-specific Official Plan and Secondary Plan policies to permit Medium Density, residential townhouses, opportunities for seniors living, General Commercial and additional commercial uses on the subject property. The site-specific policy is intended to replace Section 7.7.8.3.3 to permit residential townhouses and a wider range of commercial uses consistent with the historical uses of the Allison's Grove heritage house and those identified within the General Commercial Uses identified in Section 5.4.4 in the Special Use Area A of the Caledon East Secondary Plan.

A draft Official Plan Amendment has been prepared as part of the submission for the proposed development and is attached as Appendix A to this report.

5.2 Amendment to the Town of Caledon Zoning By-law

To permit the proposed development, the subject property is proposed to be rezoned from Agricultural (A2) to Townhouse Residential with a special section (RT – AAA) and Village Commercial with a special section (CV – BBB). The RT – AAA zoning is appropriate for the proposed development as it permits the townhouse dwelling types proposed through this application while also making provision for seniors living opportunities through the addition of Senior's Retirement Facility, Long-term Care Facility and Building, Apartment, Senior Citizens all to a maximum height of 5-storeys. The CV – BBB zoning is appropriate for the proposed development as the Commercial Impact Study and peer review support commercial uses on the subject property. The proposed development will provide commercial, retail and service opportunities to service the community and to provide a connection to the Village Commercial land uses located south of the subject lands along Airport Road. An opportunity to allow for a senior's living opportunities is provided for in accordance with the Secondary Plan.

The following additional uses are proposed with the CV – BBB zone:

- Art Gallery
- Artist Studio & Gallery
- Bakery
- Convenience Store
- Dry Cleaning or Laundry Outlet
- Grocery Store
- Retail Store
- Pharmacy
- Medical Centre
- Long-term Care Facility
- Seniors Retirement Facility (to a maximum height of 5-storeys)
- Building, Apartment, Senior Citizens, to a maximum height of 5-storeys

A draft of the Zoning By-law Amendment is appended to this Report as Appendix B.

6.0 CONCLUSION

It is our opinion that the proposed Town of Caledon Official Plan and Zoning By-law Amendments are justified and represent good planning for the following reasons:

1. The proposed development is consistent with the Provincial Policy Statement and conforms to the Oak Ridges Moraine Conservation Plan, the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan;
2. The proposed development conforms to the Official Plan and will provide an opportunity for growth and diversification at a scale and intensity which is appropriate for a use located in a Rural Service Area;
3. The proposed development conforms to the policies of the Caledon East Secondary Plan and adopts recommendations found in the Community Design and Architectural Guidelines and Caledon East Streetscape Study as demonstrated in the Urban Design Brief;
4. The proposed multiple attached townhouses represent a compact urban form of development and have an appropriate density which can be supported by the existing surrounding community infrastructure;
5. The proposed commercial components are supported by a Commercial Impact Study that assesses the viability of the existing commercial uses combined with the proposed development;
6. The proposed mix of commercial and residential development will contribute to the creation of a complete community within the Town of Caledon, and particularly Caledon East;
7. The applications for Official Plan and Zoning By-law Amendments and the associated supporting studies have allowed for an appropriate level of review of the proposed uses on a site-specific basis and have illustrated that there should be no impact of the proposed development on the surrounding land uses, and particularly the environmental features to the west and the Allison's Grove heritage property in accordance with Policy 7.7.6.1 of the Secondary Plan;
8. The proposed development respects the woodlot and Provincially Significant Wetland by providing the appropriate buffering requirements and compensation;
9. The Allison Grove heritage house and the proposed dwelling types will incorporate materials and design that are similar to those of the historical Allison's Grove dwelling to

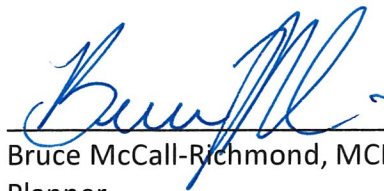
create an architectural form that is complementary to the property's cultural heritage and compatible to the surrounding area;

10. The proposed development is pedestrian friendly as it will be integrated into the existing pedestrian sidewalk network and several service and commercial uses exist and are proposed within a walkable distance of the site and will be accessible via the pedestrian sidewalks and trails.
11. New commercial uses will be available on the site and combined with the heritage home will act as a gateway to the Commercial Core of Caledon East; and
12. The proposed development will make best use of the existing heritage building and municipal servicing infrastructure.

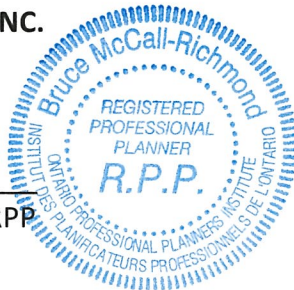
It is our professional opinion that the proposed Official Plan and Zoning By-law Amendment applications are consistent with the policies of the Provincial Policy Statement and conform to the policies of the Growth Plan, Regional of Peel Official Plan, Town of Caledon Official Plan and the Caledon East Secondary Plan.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Bruce McCall-Richmond, MCIP, RPP,
Planner



Appendix A – Draft Official Plan Amendment

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019 - XX

A By-law to adopt Amendment No. XXX to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this ___th day of _____, 2019.

Alan Thompson, Mayor

Carey deGorter, Clerk

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this amendment.
- PART B - THE AMENDMENT - consisting of the following text and Schedule "A1" and "D" constitutes Amendment No. xxx of the Town of Caledon Official Plan.

AMENDMENT NO. xxx

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “D” Caledon East Land Use Plan and Schedule “A1” – Town of Caledon Town Structure of the Town of Caledon Official Plan by amending Section 7.7.8.3 Special Use Area: Allison’s Grove and adding new policies permitting Townhouse Residential, General Commercial, seniors retirement living and additional service commercial uses in the Special Study Area A designation and providing for the expansion of the Environmental Policy Area on the west side of the property.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 16114 Airport Road and legally described as Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, Shacca Caledon Holdings Inc. has requested an amendment to the Town of Caledon Official Plan to permit Townhouse Residential, Retirement Home and an expanded list of commercial and service uses in the Special Use Area A: Allison’s Grove designation on the property in order to facilitate the construction of a 32 Residential Townhouses, the adaptive re-use of the Allison’s Grove heritage house and one new commercial building.

In support of the application, the applicant submitted the following reports:

- Archaeological Assessment
- Cultural Heritage Impact Statement
- Demarcation of Limits of Natural Heritage Systems
- Environmental Impact Study and Management Plan
- Erosion and Sediment Control Report and Plans
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Impact Assessment
- Noise and Vibration Study
- On-street Parking Analysis
- Phase 1 and 2 Environmental Site Assessment
- Planning Justification Report
- Storm Water Management Report
- Traffic Impact Study
- Tree Inventory & Preservation Plan, Arborist Report
- Urban Design Brief with Streetscape Plan

- Water Balance/Budget Analysis

The proposed amendment to the Official Plan to permit Townhouse Residential, General Commercial, seniors retirement living (Retirement Home) and additional commercial service uses within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The Townhouse Residential and General Commercial and commercial service uses in the Special Study Area A designation within Caledon East address an identified need for compact housing types, seniors living and commercial retail and service opportunities within the community.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. xxx of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows and in accordance with the boundaries shown on Schedule D to this Amendment.

1. Section 7.7.8.3.3 is amended to read:

Commercial, service and residential uses may be developed within the Special Study Area as follows:

- a) Commercial and service uses such as a restaurant, inn, bed and breakfast, antique shop, craft shop, pharmacy, health or medical office and specialty retail shall be permitted within the existing house, in addition to the existing house, and in separate buildings, in accordance with the Special Study Area boundaries shown on Schedule D.
- b) Apartments are permitted in the upper stories of commercial buildings subject to the provisions of Section 7.7.5 and within the existing house. Development for senior citizens such as a Retirement Home, Senior Citizen apartment or long-term care facility may also be permitted within the Special Study Area and Medium Density Residential designations in accordance with the boundaries shown on Schedule D.

2. Section 7.7.8.3.3 is further amended by adding the following subsections c) and d):

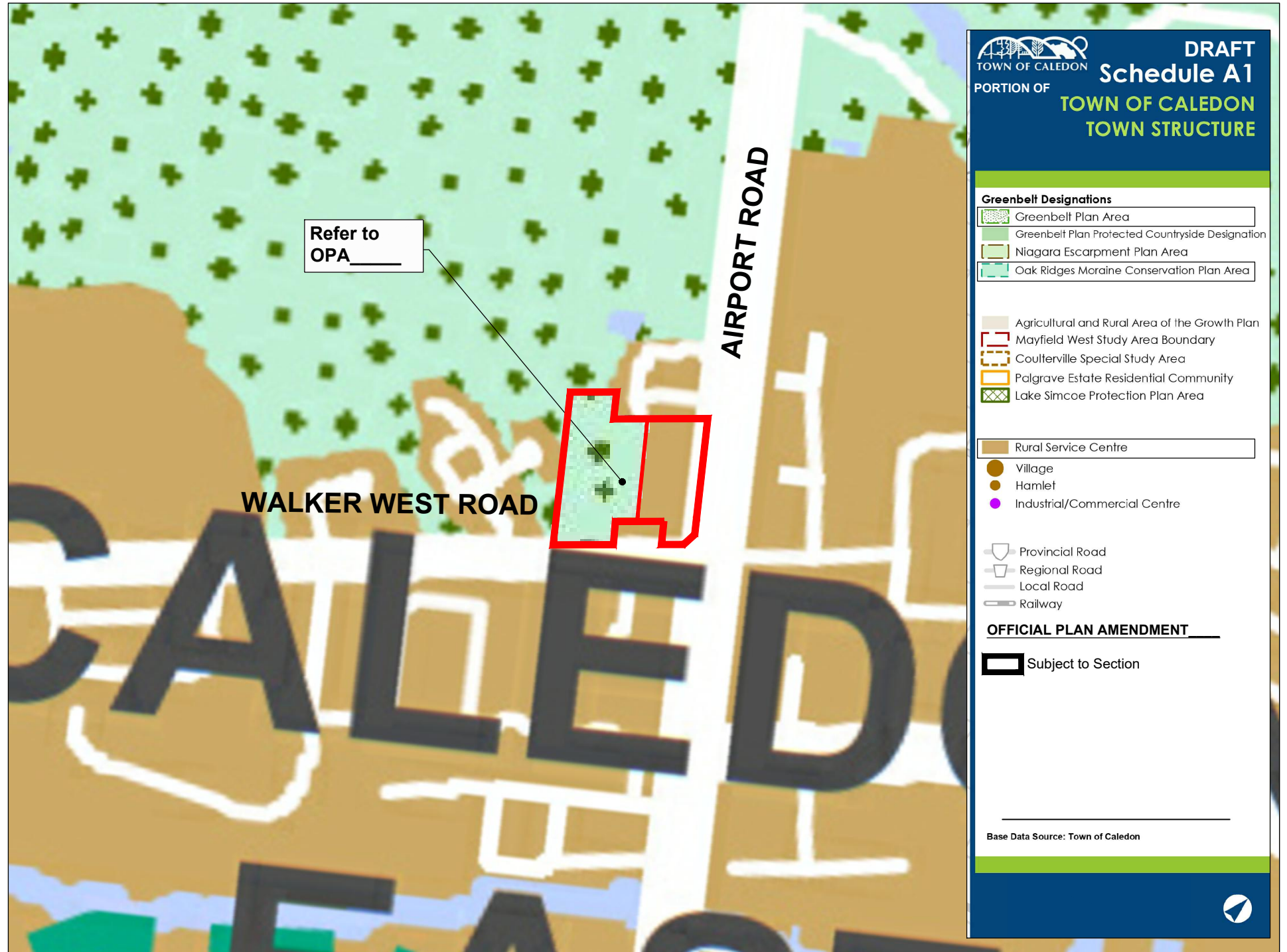
- c) Notwithstanding any policy contained in this plan, in addition to uses permitted in the "Special Study Area A" designation, Medium Density uses and Residential Townhouse dwellings may be permitted with a maximum net residential density of 39 units/hectare in configurations of 6-8 units per Residential Townhouse block, in accordance with the Medium Density designation shown on Schedule D.
- d) Notwithstanding any policy contained in this plan, in addition to uses permitted in the "Special Study Area" all General Commercial Uses as described in Section 5.4.4, shall be permitted in Special Study Area, in accordance with the boundaries shown on Schedule D.

3. Section 7.7.8.3.4 is amended to read:


- e) Provision shall be made for vehicular access through the site between Walker Road West and the Medium Density site to the north, where possible.

Implementation and Interpretation

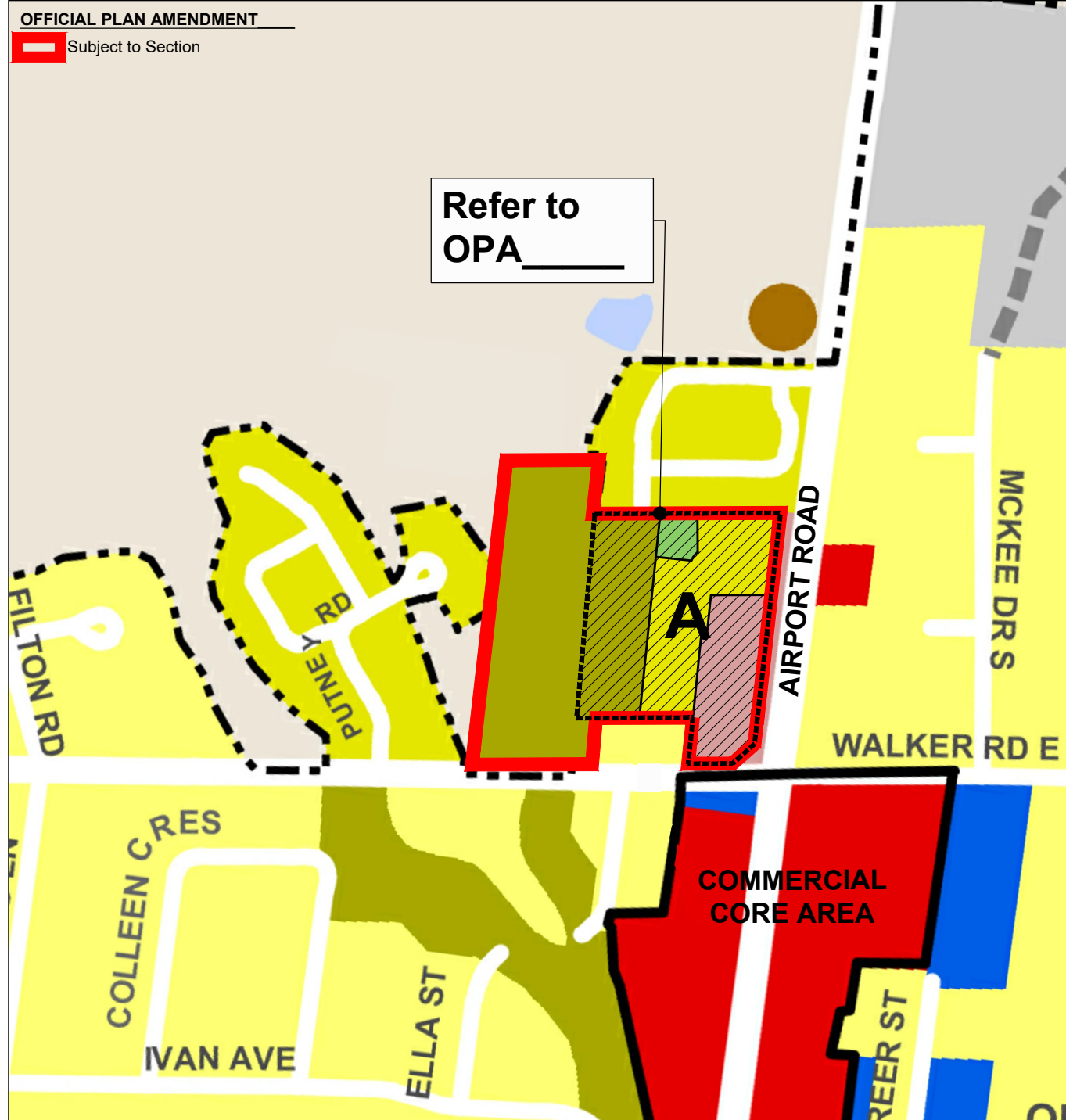
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



OFFICIAL PLAN AMENDMENT

 Subject to Section





Refer to
OPA_____

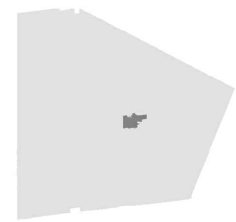


OPA

PORTION OF

Schedule D
CALEDON EAST
LAND USE PLAN

-  Low Density Residential
-  Medium Density Residential
-  Special Residential
-  Policy Area - Residential
-  General Commercial
-  Special Use Area
-  Flood Potential Study Area
-  Institutional
-  Special Study Area
-  Environmental Policy Area
-  Open Space/Institutional Policy Area
-  Open Space Policy Area
-  Oak Ridges Moraine Conservation Plan Area
-  2021 Settlement Boundary
-  Open Space Link
-  Conceptual Vehicle Connection
-  Caledon Trailway
-  Conceptual Parkette Location
-  Conceptual Neighbourhood Park Location
-  Gateway Feature
-  Regional Road
-  Local Road
-  Special Study Area A



Base Data Source: Town of Caledon

Appendix B – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20xx-xxx

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel, for Townhouse Residential and Village Commercial purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	AAA By-law No. 20XX-XXX	<ul style="list-style-type: none">Dwelling, TownhouseLong-term Care Facility, to a maximum height of 5-storeysSeniors Retirement Facility, to a maximum height of 5-storeysBuilding, Apartment, Senior Citizens, to maximum height of 5-storeys	Minimum Lot Area – Per Dwelling Unit: 163 m ² Lot Frontage, townhouse dwelling on a corner Lot (Minimum): 9.0 m Building Area (Maximum): 37% Front Yard to the Front Wall of Main Building (Minimum): Not Applicable Exterior Side Yard (Minimum): 1.50 m Rear Yard (Minimum): 7.0 m Interior Side Yard, Main Building (Minimum): 1.50 m Building Height (Maximum): 5 storeys Landscape Area (Minimum): 4% Driveway Setback from Other Lot Line (Minimum): 0 m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
CV	BBB By-law No. 20XX-XXX	Village Commercial uses and... <ul style="list-style-type: none">• Art Gallery• Artist Studio & Gallery• Bakery• Convenience Store• Dry Cleaning or Laundry Outlet• Grocery Store• Retail Store• Pharmacy• Medical Centre• Drive-Through Service Facility• Long-term Care Facility to a maximum height of 5-storeys• Seniors Retirement Facility, to a maximum height of 5-storeys• Building, Apartment, Senior Citizens, to maximum height of 5-storeys	Exterior Side Yard (Minimum): 4.5 m Building Height (Maximum): 5 storeys Landscaping Area (Minimum): 10% Gross Floor Area, Retail Store (Maximum): Not Applicable Planting Strip Location: Not Applicable Driveway Setbacks, from a lot line (Minimum): Not Applicable Driveway Setbacks, abutting a Residential Zone (Minimum): Not Applicable Driveway Setbacks, from any other lot line (Minimum): Not Applicable Parking Space Setback, from any street line (Minimum): Not Applicable Minimum Parking Space Setback from any lot line abutting a Residential Zone (Minimum): 3.0 m

2. Schedule “A”, Zone Map 36a of By-law 2006-50, as amended is further amended for Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; Town of Caledon; Regional Municipality of Peel, from EPA1-ORM and A2 to EPA1-ORM, RT-AAA and CV-BBB in accordance with Schedule “A” attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

Allan Thompson, Mayor

Carey deGorter, Clerk

SCHEDULE "A"

ZONING BY-LAW

No. 2019-XX

Shacca Caledon Holdings Inc.

Part of Lot 4
Concession 6, e.H.S. (Ching)
Town of Caledon
Region of Peel

LEGEND

SUBJECT PROPERTY TO BE REZONED FROM
AGRICULTURAL (A2) ZONE TO:

TOWNHOUSE RESIDENTIAL (RT-AAA)

VILLAGE COMMERCIAL (CV-BBB)

OPEN SPACE (OS)

ENVIRONMENTAL POLICY AREA 1 - OAK RIDGES MORaine (EPA1-ORM)

EPA1-ORM

OS

RT-AAA

CV-BBB

AIRPORT ROAD

WALKER ROAD WEST

**WALKER
EAS**



DRAWN BY: GSAI

FILE NO:

CHECKED BY:

DATE: 08/28/19

SCALE: 1:1500

REVISED:

PLANNING & DEVELOPMENT DEPARTMENT