



**DESIGN
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TOWN
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PLANNING JUSTIFICATION REPORT

**Applications for:
Official Plan Amendment
Zoning By-Law Amendment
Draft Plan of Subdivision**

**Triple Crown Line
Developments Inc.**

**15717 Airport Road, Caledon
Part of Lot 19, Concession 1,
Geographic Township of Albion
Town of Caledon
Regional Municipality of Peel**

**Prepared by
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File 1692
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Executive Summary

This report has been prepared in support of applications for Draft Plan of Subdivision, Zoning By-Law Amendment, and Official Plan Amendment to permit residential land uses on approximately 48.01 ha of land in the Town of Caledon, Region of Peel.

The subject land is located on the east side of Airport Road in the south area of Caledon East and is municipally known as 15717 Airport Road. The subject land has been used, and is currently being used, for agricultural purposes. Ultimately there will be additional lands added to the subject parcel to realize the development proposal and additional details have been provided within the body of this report to that effect.

The proposal includes a total of 625 residential dwelling lots that will ultimately be developed on the subject property and additional abutting property to the northeast and south of 15717 Airport Road. A Key map showing all the lands to be ultimately developed as part of this proposal is included as Schedule R to this report.

The residential development is consistent with the Provincial Policy Statement and conforms to the Provincial Plans including the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Although an Official Plan Amendment is being submitted, it is minor and only deals with a slight increase in density on the net residential land, and a relocation of the neighbourhood park within the subject land from the conceptual location shown on the Caledon East Secondary Plan Land Use Map. The subject lands are within an area identified as a Settlement Area in Caledon East and are already designated for Residential Low Density Development.

The proposed development will provide additional housing choices, amenities and infrastructure in this area of Caledon in a manner consistent with the development that has already taken place within Caledon East. This proposal directly implements the policies, goals and objectives of the Town of Caledon Official Plan and the Region of Peel Official Plan.

This proposal represents a more efficient use of the land and will provide additional housing and amenities to the current and future residents of Caledon.

1. Introduction

This Planning Justification Report has been prepared in support of development applications for Draft Plan of Subdivision, Zoning By-Law Amendment, and Official Plan Amendment for lands in Caledon East located at 15717 Airport Road. These applications, if approved, would result in 625 new single detached dwellings made up of a mix of lot sizes on municipal roads and public laneways . A neighbourhood park and a series of smaller parks have been positioned within the proposed development to provide active and passive recreational space to the future residents.

1.1 Description of the subject lands

The subject land is located in the southern portion of the Village of Caledon East, within the Town of Caledon, in the Regional Municipality of Peel. It is more specifically located on the east side of Airport Road, south of Valewood Drive.

The legal description of subject site is part of Lot 19, Concession 1 (former geographic Township of Albion) in the Town of Caledon within the Regional Municipality of Peel. The municipal address is 15717 Airport Road. See Schedule "A" for the general location of the subject land. There are currently two residential dwellings on the subject land and associated buildings related to the existing agricultural use. The associated agricultural buildings are proposed to be demolished.

The land subject to these applications is a total of 48.01 ha in size and is an irregular shape, with approximately 460m of frontage on Airport Road and a rough depth of 900m at the midpoint of the frontage on Airport Road. The irregular shape of the eastern border of the site is due to the natural areas located directly to the east of the site, including wetlands, small watercourses and a slope from the site down to the valley area. The top of bank and edge of the vegetated feature was staked out during a site walk conducted by the applicant with Town, Region and TRCA staff on Sept. 14, 2016. The limit has been shown on the Draft Plan of Subdivision (Schedule "B") and was confirmed

to be acceptable by TRCA staff on December 7th, 2016. Also note that a constraints analysis has been provided in Schedule "P" that demonstrates the 2021 Settlement Boundary, the staked top of bank and the appropriate buffers to the natural features. The most constraining feature or line has been respected in the design of the Draft Plan of Subdivision except for two very small parcels identified as where the Settlement area boundary is more constraining than the natural feature limit and development is proposed in those locations.

There are three basic parcels of land that are either part of the ultimate development proposal or abutting it and affected by it. The main parcel is the land known municipally as 15717 Airport Road (Parcel "A" on Schedule "N"), and is subject to all the applications being submitted currently. It comprises land shown on the Draft Plan of Subdivision (See Schedule "B"). Additional lands owned by the applicant, which are not part of the Draft Plan of subdivision, are to be dedicated to the Town of Caledon as part of the valley system to the east that runs generally from the Caledon Soccer Field Complex to Innis Lake.

The second area of land affected by this development is immediately abutting the subject site to the South (Parcel "B" on Schedule "N") and is shown on the Draft Plan of Subdivision as 'additional lands to which the applicant has an interest'. These lands are currently owned by a party other than the applicant, but are under agreement of purchase and sale by the applicant. The draft plan of subdivision demonstrates how those lands may be developed in the future and will likely be part of a revision to the current Draft Plan of Subdivision Application to be included upon ownership being secured. These additional lands are approximately 6.29 ha in size and can accommodate approximately 46 single detached dwelling lots along with a small park and a linear buffer area/open space to be dedicated to the Town of Caledon. These lands are included in the Official Plan Amendment and Zoning By-Law Amendment being supported as part of this justification report.

The third area of land affected by this development is immediately abutting to the northeast of the subject property, and is currently owned by the Town of

Caledon (see parcel 'D' on Schedule N). This land is part of the Town Hall, Community Complex, and Soccer Fields on the south side of Old Church Road. The specific parcel abutting the subject property is on the southwest side of the valley feature and is not physically part of the soccer field complex on the northeast side of that feature. The applicant for the subject land currently has no ownership or financial interest in this parcel of land, however, it would be logical for that land to be included in the current development proposal. The Draft Plan of Subdivision currently shows how that land may be developed in the future. That land is approximately 1.04ha in area and could be developed for 17 single detached lots. These lands are included in the Official Plan Amendment and Zoning By-Law Amendment applications being supported as part of this justification report.

Along the common boundaries with each of the abutting parcels to the northeast and south there are future development blocks that will ultimately become full building lots when the abutting land proceeds through the development approvals process.

The proposal will evolve over time as additional land is added to this development proposal so that the ultimate development can occur as anticipated by the Caledon East Secondary Plan. To this end, the applicant will be submitting the subject applications on currently owned land identified as parcel "A" on Schedule "N". Subsequently an application for lot addition will be submitted to the Town of Caledon, to add the land identified as parcel "B" which will incorporate that land into the overall development proposal. Once the lot addition is complete, the Draft Plan of Subdivision will be modified to include that land within the subject boundary. At some point in the future, the land identified as parcel "C" will be subject to another lot addition application to provide for infrastructure to support the overall development proposal, and once complete, that land will be added to the Draft Plan of subdivision as well. Ultimately parcel "D" would also be subject to a lot addition application to incorporate the developable portion of that land into the ultimate development

proposal. Once all contiguous land parcels (“B”, “C” & “D”) are added to parcel “A” the ultimate development contemplated by the Town of Caledon official plan will be realized and will add to creating a complete community in Caledon East.

1.2 Description of the Proposal

The subject land, including the additional parcels, is proposed to be developed for a total of 625 residential single detached dwellings, a neighbourhood park, a series of smaller parks, buffer blocks, and public roads, laneways and future development blocks. The unit breakdown will be as follows (see Schedule “B” for the Draft Plan of Subdivision, and Schedule “N” for parcel references):

- a) Parcel 'A': 562 units
- b) Parcel 'B': 46 units
- c) Parcel 'C': supporting infrastructure
- d) Parcel 'D': 17 units
- e) Block 506: 12 units (at an anticipated density of 30 upha) or some type of medium density development which could contemplate a higher number of units

Street A will provide primary community connectivity to the development, linking it to the surrounding road network via Airport Road (see Schedule “B” for proposed plan of subdivision with street pattern). Street B is proposed to connect at the north of the site with the existing Mountcrest Road, providing a secondary community gateway and further integration in to the existing community for the proposed development.

The proposed residential lots will have frontages ranging from 9.75m (laneway singles) to 22.8m. The distribution and location of units is shown on the proposed Draft Plan of Subdivision (Schedule “B”).

The proposed development also includes a 1.96 ha central neighborhood park

which will contribute to required parkland dedication, and act as a central feature for the planned neighbourhood. Four smaller parks are included in the plan with a total area of 0.33 ha, contributing to the parkland available for the use of future residents. The parkland requirement for the site (based on a standard of 5% of a site area of 48.01 ha) is 2.4 ha. The total amount of parkland included in the plan is 2.49 ha (including the central neighbourhood park and all smaller parks). This would result in a total parkland over-dedication of 0.09ha.

The proposal will necessitate applications for Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision to permit the proposed development as shown on the attached (and submitted) plan (Schedule "B"). There is no land currently designated for institutional use within the subject property. However, a small portion of land (Blocks 506-507) will be designated as 'future development'. Block 506 has the potential to be developed as a seniors' residence, for medium density residential uses or for some other form of residential land use. The use ultimately determined for this site will address a pressing social need, be it affordable housing or quality accommodation for aging residents of the area. Block 507 is a remnant parcel resulting from the alignment of Street A to the school access on the west side of Airport Road, and the location of the existing property line. The most appropriate use of this land would be in conjunction with the land immediately abutting it to the north, which is currently a Bell Canada infrastructure block.

The applications supported by this Planning Rationale Report are:

- Application for Official Plan Amendment (Secondary Plan Density and Map Change only)
- Application for Zoning By-Law Amendment
- Application for Draft Plan of Subdivision Approval

1.3 Current & Past Use

The subject site is and has previously been used for agricultural purposes. Lot 19, Concession 1 was originally granted to Stephen Heward Sr. in 1821, and has been used for agricultural and residential purposes since that time (see Heritage Impact Assessment for details of ownership and use over time). There are two homes, a barn, and farm-related structures and equipment on the property that supported these uses. This pattern of land use has continued to the present time, prior to the acquisition of the land by the current applicants. For more detailed information on the buildings on-site, please refer to the Heritage Impact Assessment included with the overall applications submission.

1.4 Surrounding Land Uses

a) North

- To the immediate northwest of this property is a small commercial plaza, containing a number of retail and commercial uses. This plaza is commonly referred to as the “Foodland Plaza”. To the north of the plaza are some low density residential uses, and then approximately 700m north of the northwest corner of the subject site is the main stretch of commercial/retail uses in the community of Caledon East. The main community amenities (Caledon Community Complex, Caledon East Arena and Caledon Town Hall) are located in the area generally north of the subject site as well.
- There is a parcel to the northeast owned by the Town of Caledon which is not currently used for any active public purpose. This land is located at the east end of Valewood Drive but there is currently no connectivity to Valewood Drive or to the Caledon Community Complex to the north.

b) South

- To the south of the subject site the predominant land use is agricultural, with some small commercial uses present. These commercial uses centre on the intersection of Airport Road and Olde Base Line Road, and the stretch of

Airport Road between Olde Base Line Road and Castlederg Side Road.

- As noted in the introduction, there is currently an agreement of purchase and sale for part of the abutting land to the south (Parcel “B” on Schedule “R”) to be ultimately incorporated into a development concept and this is shown conceptually on the Draft Plan of Subdivision.

c) East

- The land east of the subject site is largely made up of natural heritage features. Innis Lake and its surrounding woodlots and wetlands are just south-east of the subject site, and Widgett Lake and its surrounding natural features occupy much of the space east of Innis Lake Road. The Royal Ambassador Event Centre is located southeast of the subject site on Innis Lake Road.
- The valley system to the east is associated with Centreville Creek which ultimately drains to Innis Lake to the south.

d) West

- The area west of the subject site is largely comprised of low density residential dwellings, with the neighbourhood centring around Caledon East Public School.
- The proposed road locations, and particularly Street A, have been designed to connect with Cranston Drive and the exit of the Caledon East Public School, both on the west side of Airport Road.

2. Provincial Plans

2.1 Provincial Policy Statement 2014

- a) The Provincial Policy Statement (PPS) 2014 was issued under section 3 of the *Planning Act* and came into effect April 30, 2014. It replaces the Provincial Policy statement issued March 1, 2005. It was approved by the Lieutenant

Governor in Council, Order in Council No 107/2014.

b) The PPS provides policy direction on matters of provincial interest related to land use planning and development.

c) The relevant and applicable policies of the PPS 2014 are addressed below.

- Policy 1.1.1 indicates that Healthy, livable and safe communities are sustained by:
 - promoting efficient development and land use patterns which sustain the financial well being of the province and municipalities over the long term;
 - accommodate an appropriate range and mix of residential housing types;
 - avoid development patterns that may cause environmental or public health and safety concerns;
 - promote cost effective development and land use patterns to minimize land consumption and servicing costs;
 - promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate;
- Policy 1.1.3 deals with settlement areas and states that:
 - settlement areas shall be the focus of growth and development
 - land use patterns shall be based on:
 - densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure, minimize negative impacts to air quality and climate change, and support active transportation
 - Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated;

- new development should occur adjacent to the existing built up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;

The proposed plan takes advantage of currently under utilized land with full municipal servicing adjacent to existing development within the settlement area of Caledon East. The built form proposed for the site is consistent with the existing housing stock in Caledon East and provides desirable intensification to the community. The range of housing types will provide opportunities for residents of varied income levels to find adequate housing. The dedication of the valley lands on the east side of the subject site will enable the Town to maintain an important natural heritage feature for the present and future residents of the area. The proposed development is consistent with and will implement the policies of the Provincial Policy Statement 2014.

2.1 Oak Ridges Moraine Conservation Plan

A portion of the eastern side of the subject site is located within the area regulated by the Oak Ridges Moraine Conservation Plan, with the balance of the subject site outside of the regulated area (see Schedule “D”). This site is identified as being within the Settlement Area of Caledon East (consistent with the Greenbelt Plan's identification of this site as part of a Settlement Area – see section 2.4 of this report). The *Oak Ridges Moraine Conservation Act, 2001* establishes the following objectives for the Oak Ridges Moraine Conservation Plan.

- a) protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area;
 - ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine Area are permitted;
 - maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources;
 - ensuring that the Oak Ridges Moraine Area is maintained as a continuous

natural landform and environment for the benefit of present and future generations;

- providing for land and resource uses and development that are compatible with the other objectives of the Plan;
 - providing for continued development within existing urban settlement areas and recognizing existing rural settlements;
 - providing for a continuous recreational trail through the Oak Ridges Moraine Area that is accessible to all including persons with disabilities; and
 - providing for other public recreational access to the Oak Ridges Moraine Area; and,
 - any other prescribed objectives.
- b) The subject land that is within the Oak Ridges Moraine Conservation Plan Area is designated as "Natural Core Area" and "Settlement Area" (See Schedule "D")
- c) The natural core area designation pertains to the land within the valley associated with Centreville Creek to the east of the land subject to these applications. This land is considered to be a "Significant Valleyland" and "Significant Woodland" (See EIS prepared by Dillon Consulting)
- d) The settlement area designation pertains to a portion of the land in the northeast corner of the subject land, and is proposed through these applications to be used for residential land use purposes.
- e) Within the natural core area designation, and within the minimum area of influence, a buffer of 30m from the edge of the feature is required. The proposed plan (Schedule "B") has specifically excluded these key features and their associated minimum protection zones. The land occupied by the key feature and their associated buffer is intended to be dedicated to the Town of Caledon so that it may be held in public ownership and preserved in its current natural state.

The dedication of the valley lands on the east side of the site will allow municipal authorities to protect this natural heritage feature and its contributions to the ecological form and function of the Oak Ridges Moraine. The location of the proposed plan within the settlement area boundary of Caledon East indicates that municipal and

provincial authorities have identified the subject site as appropriate for development with respect to the Moraine. The proposed links to the existing trail system in Caledon (leading to the Caledon Trailway and Innis Lake) will allow enhanced enjoyment of these natural features to residents of both the proposed development and the community at large. The proposed development has been specifically designed to respect the objectives of the Oak Ridges Moraine Conservation Plan, and conforms with the policies laid out within.

2.3 Growth Plan for the Greater Golden Horseshoe (2006, Office Consolidation 2013)

- a) The Growth Plan for the Greater Golden Horseshoe was prepared under the Places to Grow Act, 2005. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2031.
- b) The subject land is part of the designated Greenbelt Area as determined by the Growth Plan (see Schedule "E" for Growth Plan map and Schedule "J" for mapping showing the subject site within the Settlement Area of Caledon East).
- c) Policy 2.2.7.1(d) deals with land development in designated greenfield areas;
 - new development will be planned, designated, zoned and designed in a manner that contributes to complete communities, creates street configurations, densities and an urban form that support walking, cycling, and the early integration and sustained viability of transit services, and provide a diverse mix of land uses.

The proposed plan includes 625 residential detached dwellings, not including the future residential block (Block 506 on the Draft Plan of Subdivision) which may include an additional number of units. Assuming a persons per unit factor of 3.22 (2031 PPU Factor), this proposed development would result in a population of 2012 people on 48.01 ha of land. This would result in a population density of 42.0 people per hectare.

Although the Growth Plan for the Greater Golden Horseshoe Area sets a target of 50

people and jobs per hectare, that factor is to be considered across the entire Designated Greenfield Area (a gross method of land area calculation). The proposed development is a substantial increase in the efficient use of the subject property from its current use, and that proposal is consistent with the residential designation in the Caledon East Secondary Plan.

In addition, the proposal includes an increase in the density permitted by the Caledon East Secondary Plan, so if the subject lands were to be developed for the permitted density (16.6 units per net hectare) in the approved secondary plan, the resulting people and jobs per hectare would be lower than proposed (22 units per net hectare).

The permitted density in the Caledon East Secondary Plan is 16.6 units per net residential hectare. If a factor of 3 people per unit were to be applied to this number of units, it would result in a net density of 50 people per hectare ($16.6 \times 3 = 49.8$ units per hectare). This methodology of density calculation uses a “net” residential area. If the same “net” residential area was to be used for the density calculation on the subject proposal, there would be 25.96 net residential hectares (23.9ha + 2.06ha), with 562 units on this net area (only within the land subject to the Draft Plan of Subdivision Application). Applying a PPU factor of 3.0 would result in 1686 people on 25.96ha of land for a net density of 64.9 people per hectare. If one were to use the Town of Caledon 2031 PPU Factor of 3.22ppu, this would further increase the anticipated density of 1810 people on 25.96ha of land for a net density of 69.7 people per hectare.

Under the two methods used above (the net and the gross), the proposal represents an increase in the density of people on this subject land in a manner consistent with the goals and objectives of the Growth Plan for the Greater Golden Horseshoe.

The close proximity to the existing rural service centre of Caledon East makes the subject site appropriate for a larger more intensified residential development. The detailed approach to urban design shown in the Urban Design Brief displays the commitment to appropriate urban form that characterizes this development, leading to a complete community with strong support for active transportation and resident safety. The proposed development will provide higher density residential development

and implement the policies of the Growth Plan for the Greater Golden Horseshoe.

2.4 Greenbelt Plan

- a) The Greenbelt Plan (2005) was approved by the Lieutenant Governor in Council, Order-in-Council No. 208/2005. The Greenbelt Plan was established under Section 3 of the Greenbelt Act, 2005. The subject site is contained within the Settlement Area established for Caledon East, but includes lands identified as being within the area regulated by the Oak Ridges Moraine Conservation Plan and Greenbelt Plan. The subject site is within an area designated as a 'town or village' by the Greenbelt Plan (see Schedule "C"). A key policy from the Greenbelt Plan regarding towns and villages reads as follows:

3.4.2 Town/Village Policies

- Municipalities are encouraged to continue their efforts to support the long-term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally based sewage and water services.

This development plan respects the established settlement area boundary of Caledon East, contributing to the long-term vitality of the community while allowing the natural heritage features of the area to remain as undisturbed as possible. The built form proposed for the site respects the existing housing stock of the community while providing density in keeping with contemporary policy targets. The proposed plan will be fully serviced by municipal water and sewage services, and is consistent with the policies laid out in the Greenbelt Plan.

3. Region of Peel Official Plan

- a) The subject site for this proposed development lies within the area designated as a 'rural service centre' by the Region of Peel's Official Plan

for the portion outside the Oak Ridges Moraine Conservation Plan regulation (see Schedules “F”, “G” & “H”), and as part of a Settlement Area for the portions within the Oak Ridges Moraine Conservation Plan area (see Schedule “G”). The Caledon East community will be developed on full municipal water and sewer services. Opportunities for a wide range and mix of land uses and activities will be provided within the three Rural Service Centres. The policies regarding Rural Service Centres can be found in section 5.4.3 of the Region's Official Plan. Caledon East falls partially within the Oak Ridges Moraine Conservation Plan Area (ORMCPA) and the Protected Countryside of the Greenbelt Plan and is subject to the Town/Village policies of the Greenbelt Plan (see Section 2.4 of this report).

b) Rural Service Centre (section 5.4.3 of Peel Region's Official Plan)

- 5.4.3.1.1 - To promote safe and secure communities and improvement in the quality of life through proper design and effective use of the built environment.
- 5.4.3.1.2 - To preserve and enhance the distinct character, cultural attributes, village atmosphere and historical heritage of Bolton and Caledon East.
- 5.4.3.1.4 - To provide within Rural Service Centres opportunities for wide range of goods and services for those living and working in the Rural System.
- 5.4.3.2.1 - Designate three Rural Service Centres (see Schedule “F”) 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 built form proposed for this site will contribute positively to the overall housing stock of Caledon East. The use of contemporary urban design techniques and focus on effective streetscape design will ensure that residents will enjoy a high quality of life.

The location of the development is appropriately sited within the settlement boundary for Caledon East as identified by the Town's Official Plan (see Schedule "J").

c) Growth Management (section 5.5 of Peel Region's Official Plan)

The growth management policies of this Official Plan are consistent with those found in the *Growth Plan for the Greater Golden Horseshoe* regarding the need to "build compact, vibrant and complete communities". A selected list of relevant objectives and policies from this section of the Official Plan is shown below:

- 5.5.1.5 – To optimize the use of the existing and planned infrastructure and services.
- 5.5.1.6 - To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification.
- 5.5.2.3 – Develop compact, transit-supportive communities in designated greenfield areas.
- 5.5.2.4 – Prohibit the establishment of new settlement areas.

Section 5.5.3 deals with intensification, setting out requirements to ensure that intensification in built-up areas comprises a significant portion of new growth in the Region. A selected list of objectives and policies associated with these goals is shown below:

- 5.5.3.1.2 – To optimize the use of existing infrastructure and services.
- 5.5.3.1.3 – To revitalize and/or enhance developed areas.

- 5.5.3.1.4 – To intensify development on underutilized lands.
- 5.5.3.1.6 – To optimize all intensification opportunities across the Region.
- 5.5.3.1.8 – To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.
- 5.5.3.2.2 – Facilitate and promote intensification
- 5.5.3.2.3 – Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

Under utilized land within the boundaries of the rural service centre of Caledon East with appropriate levels of municipal services is an ideal location for intensification at a level consistent with the policies established in the Region's Official Plan. The potential for the site to contain a facility for elderly residents contributes to the development's potential for housing residents at all stages of life. The proposed plan of subdivision conforms to the objectives and policies established by the Growth Management section of the Region's Official Plan.

d) Housing (Section 5.8 of Peel Region's Official Plan)

The Region's Official Plan focuses on providing housing that will meet the full range of needs of Peel residents for the present and future. Sustainable development techniques and patterns, a range of types and tenures of housing and issues of social inclusion and equity are all elements that the Official Plan attempts to account for in its policies. A short list of relevant policies from this section of the Official Plan is provided below:

- 5.8.1.1 – To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the project requirements and housing needs of current and future residents of Peel.
- 5.8.1.3 – To foster efficient and environmentally sensitive use of

land and buildings in the provision of housing.

- 5.8.2.2 – Encourage the area municipalities, while taking in to account the characteristics of existing communities, to establish policies in their official plans which support:
 - 5.8.2.2.a – residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure
 - 5.8.2.6 – Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification.

The proposed plan includes primarily low density development, albeit at a higher density than is contemplated by the current Caledon East Secondary Plan, and a potential medium density block (Block 506), with a variety of dwelling and lot types to provide options for potential residents of different socio-economic classes. Locating new residential development in an area with existing municipal services is strongly supported by the policies in this section of the Official Plan. This development will meet the housing needs of current and future residents of the Region of Peel, and meets the intent of the Official Plan regarding housing policy.

This development conforms with the Region of Peel's policies and objectives. The compact and dynamic community design techniques used provide an appropriate style of housing that will contribute positively to the lifestyle of future and current residents of Caledon East. The addition of this subdivision to the Caledon East settlement area will aid the Town and Region in meeting their intensification goals in a responsible and appropriate manner.

4. Town of Caledon Official Plan

a) The Town of Caledon Official Plan states the principles, goals, objectives, and policies intended to guide future land use, physical development and change. The subject site is designated as Low Density Residential by the Town's Official Plan (see Schedule "J"). The Official Plan has a direct policy impact on the social, economic, and natural environment within the town of Caledon. Included in the official plan are secondary plans that are intended to focus more narrowly on specific areas within the town. The proposed development is on lands that are included in the area covered by the Caledon East Secondary Plan (see Schedule "I", and Schedule "J" for detailed mapping of the immediate area). Listed below are objectives and policies that the Town has established in order to develop the lands in ways that are sustainable and promote healthy growth throughout the town.

b) Housing (Section 3.5 of Caledon's Official Plan)

The Town has established policies regarding the need for a diverse range and mix of housing types and tenures within its boundaries. Caledon faces a unique set of challenges due to its mix of rural communities and the ever-growing development pressure experienced by small communities surrounding the greater Toronto area. The policies pertinent to the development proposed here are listed below:

- 3.5.2.1 – To promote and foster the development of a diverse mix of housing types and tenure in order to meet the needs of current and future residents of the Town of Caledon, including the needs of different income groups, people with special needs and accessibility challenges and the needs of people through all stages of their lives.
- 3.5.2.2 – to encourage all forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure and community services.

- 3.5.3.1 – In conformity with the Strategic Direction of the Plan, the majority of new housing shall be located in settlements where full water, sewer, and community support services can be provided in an effective and efficient manner.

The proposed plan includes four different lot frontages for single detached dwellings, ranging from 9.75m to 15.2m. This variation provides opportunities for people of a variety of socio-economic classes and stages of life to live in the community. The location of the development within the settlement boundary of Caledon East (and with the existing municipal servicing available in the community) makes it an appropriate form of intensification.

c) Town Structure (Section 4.1 of Caledon's Official Plan)

In order to direct growth to areas that have been identified as targets by the Town's Official Plan, the Town Structure section of the Plan establishes a hierarchy of settlement types. The subject site is within the Rural Service Centre of Caledon East (see Schedules “H” and “J”). Rural Service Centres are identified as being of the highest priority for development in the planning period accounted for by the Official Plan. The policies relevant to the proposed development from this section are shown below.

- 4.1.1.2.2 - To allocate growth according to the hierarchy of settlements to foster and enhance the distinct community character of settlements in Caledon, develop Caledon as a complete community, ensure equitable and efficient provision of services, maintain a high quality of life and promote economic development and employment.
- 4.1.1.3.1 – Rural Service Centres – compact, well-integrated rural towns on full piped water and sewer services. Rural Service Centres are designated as the primary growth areas for the planning period. In order to provide services in an efficient manner to the large geographical area that comprises the Town, the Rural Service Centres

will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for the residents of the Town. Given this role, the Rural Service Centres are emerging urban communities within the Town and their character will evolve accordingly.

Given that the Town has identified Rural Service Centres as the focus of residential and employment growth going forward, the proposed plan (within Caledon East) implements the Town's objectives and policies regarding town structure and contributes to a complete community in the Town and Region.

d) Growth Management (Section 4.2 of Caledon's Official Plan)

This section of the official plan focuses on growth management through intensification. The limited opportunities for intensification within the boundaries of the built-up area of Caledon East mean that the Town must take advantage of those parcels with appropriate servicing and existing land uses to grow responsibly. Listed below are the relevant objectives and policies that the Town of Caledon has established to responsibly guide growth and intensification.

- 4.2.1.2.1- To achieve compact and efficient urban forms, optimize the use of existing infrastructure and services, revitalize and/or enhance developed areas, increase the availability and diversity of housing and business opportunities and create mixed-use, transit-supportive, pedestrian-friendly urban environments through intensification.
- 4.2.1.2.2- To ensure that intensification occurs in an appropriate manner in keeping with the role and function of Caledon's communities according to the hierarchy of settlements within the Town Structure through the preparation of an intensification strategy, community design guidelines and other measures.

- 4.2.1.3.1- Caledon will encourage intensification within the built-up area and undelineated built-up areas and will work to overcome barriers to intensification, where consistent with Section 3 of the Provincial Policy Statement.

The proposed plan implements the Town's policies by locating development within a Rural Service Centre and on full municipal services. Given the Town's limited ability to intensify in areas regulated by the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, it is of high importance that opportunities within the built-up areas of the town be appropriately utilized to provide needed residential density to this growing community.

e) Sustainability (Section 3.1 of Caledon's Official Plan)

As concerns over climate change on the natural environment grow more pressing, the move toward sustainable development has become a necessity. The Town has included policies in its Official Plan to address the increasingly relevant issues surrounding sustainable development. Those relevant to this plan are shown below.

- 3.1.2.1- To ensure that the pillars of sustainability: economic, environmental; and social/cultural are considered as a primary guiding principle for land use planning and decision-making in the Town of Caledon.
- 3.1.2.2- To ensure that new development and redevelopment promotes and integrates the principles of sustainability as detailed in this and other sections of the Official Plan.
- 3.1.2.3- To work with Caledon residents, land and business owners, community organizations, the Region of Peel, conservation authorities, and other levels of government in researching, implementing and monitoring the sustainability objectives, policies and programs of this plan.

This development will work to both provide a range of housing types to current and potential residents of Caledon East, while simultaneously providing protection to the natural heritage features near the site area. The integration of the neighbourhood with the existing trail system in the Town will contribute to resident enjoyment of the natural beauty of the area and ideally contribute to 'buy-in' from residents for the continued protection of these elements. Building vibrant and compact communities is a key element in viably creating sustainable housing models that will limit the effects of development on the natural environmental features that characterize Caledon. This development proposal's location within the identified Rural Service Centre of Caledon East indicates that it will help Caledon grow in a manner consistent with the policies set out in the Official Plan.

f) **Caledon East Secondary Plan** (section 7.7 of Caledon's Official Plan)

The Caledon East Secondary Plan is a policy document included as part of the Town's overall Official Plan. Secondary plans focus more sharply on smaller areas within Official Plan boundaries to give detailed policy direction on development, sustainability, urban design, and other land use planning concerns that municipal bodies wish to more clearly define. The proposed development is within the boundary area of the Caledon East Secondary Plan (see Schedules I and J). The policies established in the Secondary Plan relevant to the proposed development are shown below.

- 7.7.2.(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 in the Town's administrative centre
- 7.7.2.(b) - To create a compact community that maintains the character of the surrounding rural landscape, makes effective use of land and services and facilities pedestrian and vehicular access to community facilities and services
- 7.7.2.(h) - To encourage and facilitate pedestrian activity by providing a system of open spaces, trails, and pedestrian walkways that

interconnect the residential neighborhoods, the core, community facilities and the Caledon Trailway.

- 7.7.2.(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.
- 7.7.2.(k) - To provide and promote a broad range of recreational, cultural, educational, and environmental resources to attract visitors and serve the residents of the 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.
- 7.7.5.2.2 – The maximum net density permitted in the Low Density Residential designation shall be 16.6 units per hectare.
- 7.7.5.2.6 – The actual number of units by type will be determined at the time of subdivision submission and minor adjustments in population and dwelling unit counts will not require a further amendment to the Official Plan.

The proposed development achieves a net density of over 20 units per net hectare (625 units on 30.69 ha of residential land in the ultimate development scenario) (see Section g below for more details on the proposed adjustment to the Official Plan provided in this report). There are five base lot types proposed for the site, with frontages ranging from 9.75m to 15.2m. The Urban Design Brief provided by MBTW fully details the design considerations that have gone in to planning the built form of this subdivision, and is a comprehensive guide to the methods used to conform to the policies of the Town's Secondary Plan pertaining to urban design.

g) Official Plan Amendment

It is the policy of the Town that any provision of this Plan may be amended pursuant to the requirements of the Planning Act. When considering an application to amend the Official Plan, the Town shall consider the following matters:

- The policy statements and regulations of the Government of Ontario;
 - The need to conform to Provincial Plans;
 - The conformity of the proposal to the principles, goals, objectives, and policies of the Regional Official Plan;
 - The conformity of the proposal to the principles, strategic direction, goals, objectives, and appropriate policies of the Town of Caledon Official Plan; and,
 - Other matters as deemed appropriate.
- The proposed development implements the policies of the official plan, with the exception of proposing an increase in net density on the site. Notwithstanding the increase in residential density, the goals and objectives of the Town are met by this proposal.
 - The proposed amendment seeks to allow 22.0 units per ha instead of the permitted density of 16.6 units per ha. This amendment will serve to implement the Town's stated goal of increasing residential density in an identified Rural Service Centre, and provide a range of housing options to current and future residents of Caledon.

h) Proposed Official Plan Amendment (Secondary Plan - Caledon East)

- The proposed official plan amendment is to increase the permitted net density on the subject site from 16.6 units per hectare to 21.6 units per net hectare. This number is proposed to be rounded up to 22.0 units per net hectare to allow flexibility in any lot size or mix changes that may respond to draft plan changes throughout the development review process.

- Policy 7.7.5.2.2 is proposed to be amended to read (changed text is underlined):
 - “The maximum net density permitted in the Low Density Residential designation shall be 22.0 units per hectare.”
- In addition, the Caledon East Secondary Plan map would be amended to reflect the location of proposed land uses within the subject property. Specifically the symbol indicating a neighbourhood park and open space in the northeast corner of the site, would be relocated to reflect the proposed location closer to the central area of the subject property and in a more accessible location for the future residents.
- This Official Plan amendment would be limited to this specific site.

5. Town of Caledon Zoning By-law 2006-50

5.1 Existing Zoning

- a) The subject site contains lands currently zoned Agricultural (A1), Environmental Policy Area 1 (EPA2-ORM) and Agricultural – ORM (A1-ORM) under the Town of Caledon's Zoning By-law 2006-50, as amended.

5.2 Proposed Zoning

The proposed zoning by-law is included in Schedule "O" to this report and includes standards that would permit the lots proposed on the Draft Plan of Subdivision.

- a) At the time of writing this report, the specific house designs for each of the lot styles are still being developed, and therefore some basic development regulations are proposed in the draft zoning by-law, however, we would suggest that the Town accept some minor changes to the proposed development standards as the specific house designs are progressed closer to the time of passing of the zoning by-law.

6. Stormwater Management Facility Location outside of Draft Plan Boundary

1. The Town of Caledon Zoning By-Law 2006-50, as amended, in Section 4.17 states:

1. "Nothing in this by-law shall prevent the use of land for a street or prevent the installation and maintenance of a water main, sanitary sewer main, storm drainage works, stormwater management facility, flood control works, etc...."
2. The zoning by-law for the Town of Caledon, through the Planning Act, is deemed to comply with the Town of Caledon Official Plan (Planning Act s. 24(4)), and therefore the Town of Caledon Official Plan can permit Stormwater Management Facilities to be located in any land use designation.
3. The Town of Caledon Official Plan
 1. The Town of Caledon Official Plan (OP) was originally passed in 1979 by the Minister of Housing and has been amended several times subsequent to that original approval. The most recent amendments (that were not specific to any one site) were done to bring the plan into conformity with new Provincial Policies and Plans and the Region of Peel Official Plan amendments that brought it into conformity with the Provincial Policies and Plans. This Provincial policy conformity work culminated in Caledon Council's adoption of the Official Plan Amendment 226 on June 8th 2010 and is reflected in the current November 2015 Office Consolidation of the OP. This means that the OP for the Town was updated and amended to comply with Provincial Policy and Plans in effect at that time, including the Region of Peel Official Plan, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.
4. Interpretation of designation boundaries.
 1. In the Caledon OP, there are policies that recognize minor adjustments may be made to land use designations without an Official Plan Amendment.
 2. Where designations follow physical features in the landscape, such as a concession road, a valley, a watercourse, or other defined physical features, it would be appropriate to interpret that designation edge as a hard line, however, where those designations do not follow defined physical features, or features that are further defined/refined by analysis in the field, it would be appropriate to interpret and accept minor adjustments as noted in Policy 6.6.2

"6.6.2 The boundaries of the land use designations on the Land Use Schedules shall be considered approximate, except where they coincide with roads, railways, lot and concession lines, major watercourses, or other definitive physical features. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan. Any change to a settlement boundary shall require an Official Plan Amendment, and for those Settlements within the Area of the Niagara Escarpment Plan, an amendment to the Niagara Escarpment Plan.

Therefore, the proposed southern boundary of the subject land, including an ultimate Storm Water Management Facility, to support this development proposal, can be interpreted to be consistent with the land use designation of the Residential designation in the Caledon East Secondary Plan.

2. Region of Peel Official Plan Policies Pertaining to SWMF Locations

1. Ponds and Stormwater Management are also permitted uses for normal agricultural practices. Normal farm practices that include a pond on a farm site, would have the effect of removing the land from agricultural production. The proposed SWMF to accommodate this subject development would have the same net result. The purpose of Prime Agricultural Policies are intended to protect Prime Agricultural land for agricultural use, and whether a proposal results in removal of land from production for a pond or infrastructure for a farmer or a pond or infrastructure to service abutting land for a residential development, it has the same effect of removing land from prime agricultural use. The net effect is still land removed from agricultural use/farming. Further to that, Caledon OP, Policy 4.1.3 states that, *"The function of the Prime Agricultural Area and General Agricultural Area within the Town Structure is to protect and promote agricultural uses and support the conservation of agriculturally productive soils and lands."* so if that is the purpose, then ANY use that isn't active farming, wouldn't meet the intent or the letter of the policy, and would also be contrary to the PPS which does allow limited uses in Prime Agricultural lands (subject to certain criteria).
2. The PPS Policy 2.3.6 deals with Non-Agricultural Uses in Prime Agricultural Areas, 2.3.6.1 b) sets out that limited non-residential uses are permitted subject to meeting 4 criteria.
 1. it's not specialty crop area,

2. the use complies with MDS
3. there is an identified need, and
4. alternative locations have been evaluated and there are no reasonable alternatives.

In the subject proposal, the use of designated residential land for a SWMF would remove it from the designated residential land to which residential densities are applied and assumed for population and housing. Therefore, to place the SWMF abutting the land to which it is serving and in a location that is appropriate from an engineering perspective would be consistent with the policies of the PPS.

3. In addition, Caledon Official Plan Policy 5.1.1.17.2 indicates that if one wants to use Prime Agricultural land for non-agricultural uses, an Agricultural Impact Assessment would be required.

"The Agricultural Impact Assessment must be conducted by a qualified agricultural expert such as a Professional Agrologist or Agronomist, must describe the proposed development including the need for the proposed development in the Town, the on-site and surrounding land uses and agricultural capabilities, the physical and socio-economic components of the agricultural resource base, the land use compatibility of the proposed use with surrounding agricultural uses and agricultural community, must identify the direct and indirect impacts of the proposed development on existing agricultural uses, and on the flexibility of the area to support different types of agriculture, must provide an alternative location analysis, and must identify possible mitigative measures or methods of reducing any adverse impacts to the agricultural resource base and agricultural community."

A study investigating these impacts is currently being completed for submission.

3. In addition, the maximization of residential population to support the infrastructure to support that population can only have a positive impact on the residents in that there are a greater number of residents sharing the cost of infrastructure to support their communities. This directly addresses the policies of the PPS to achieve compact communities that more efficiently utilize infrastructure.

7. Other Supporting Reports and Studies Reviewed

1. Functional Servicing Report (prepared by Schaeffers Consulting Engineers)

- a) The summary of the Functional Servicing Report addresses the grading, water supply, sanitary, and stormwater servicing issues facing the site. It notes that the proposed grading plans demonstrate that all boundary grades will be maintained with minimal cutting and filling, that the watermain located on Airport Road is the proposed water source for the development, that the sanitary sewer on Airport Road will provide sanitary conveyance for the site, and that a stormwater management pond will be provided to achieve water quantity and quality control for the site.
2. Heritage Impact Assessment (prepared by Scarlett Janusas Archaeology Inc.)
 - a) The executive summary of the Heritage Impact Assessment identifies the steps taken by the consultants to assess the heritage value of the built form on the subject site. It notes that none of the buildings on-site are provincially significant or designated under the Ontario Heritage Act. It also indicates that there are no significant cultural heritage landscapes on the subject property.
3. Traffic Impact Study
4. EIS (prepared by Dillon Consulting Inc.) including Landform Conservation Plan, and Tree Inventory and Preservation Plan
5. Phase 1 ESA
6. Urban Design Brief (prepared by MBTW-WAI)
 - a) The Urban Design Brief furnishes detailed information regarding the urban design techniques, landscape features, and built form style that will characterize the proposed development. It includes guidelines to ensure that municipal policies, goals and objectives regarding urban design are supported and achieved.
7. Region of Peel Healthy Development Assessment
8. Environmental Noise Study

8. Summary & Conclusions

The proposed development is contemplated by the Policies of the Town of Caledon Official Plan (subject to minor increase in permitted density and a relocation of minor open space and neighbourhood park land uses within the subject land), the Region of Peel Official Plan and represents a logical progression of the existing residential

development within Caledon East.

While contributing to the overall variety of dwelling types available to the current and future residents of the Town, this development directly assists the Town in achieving a complete community with appropriate density that reflects current policy and plans of the Province.

The development of the subject lands will contribute positively to the lives of the residents of the Town by implementing Official Plan Policies and goals, and adding to the residential tax base within the Town and Region.

Based on all of the information above, and after a review of all the supporting documentation, it is our professional opinion that the submitted applications should be approved to permit residential development as proposed. This proposal is a logical extension to the existing development in Caledon East and will implement all applicable Provincial, Regional and Town policies while serving to enhance the lifestyle of all future residents.

I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.

Date: May 29th, 2017



Matthew Hillgren, BA, B.URPL
Planning Technician

Date: May 29th, 2017

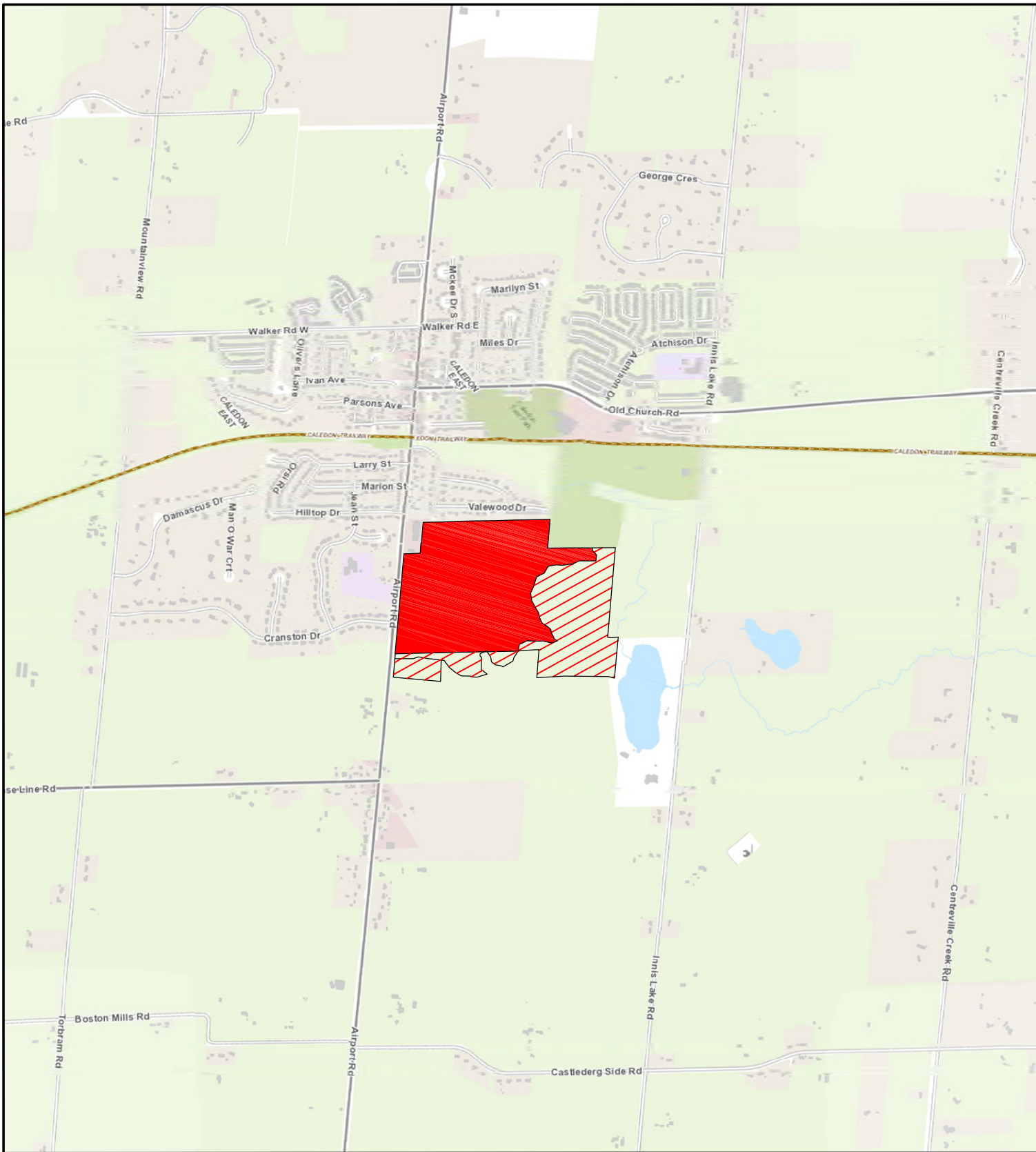


T.J. Cieciora, MSc MCIP RPP
Planner and Principal

9. Schedules

Schedule A	Context Plan
Schedule B	Draft Plan of Subdivision
Schedule C	Greenbelt Plan
Schedule D	Oak Ridges Moraine Conservation Plan Land Use Designation Map (excerpt)
Schedule E	Growth Plan for the Greater Golden Horseshoe (Excerpt)
Schedule F	Region of Peel Official Plan Regional Structure Map
Schedule G	Region of Peel ORMCP Land Use Designations Map
Schedule H	Region of Peel Greenbelt Plan Land Use Designations Map
Schedule I	Town of Caledon Official Plan Land Use Plan Map
Schedule J	Town of Caledon Official Plan Caledon East Land Use Plan Map
Schedule K	Town of Caledon Official Plan ORMCP Land Use Designations Map
Schedule L	Town of Caledon Official Plan Greenbelt Land Use Designations Map
Schedule M	Town of Caledon Zoning By-law 2006-50 Map
Schedule N	Development Parcel Reference
Schedule O	Proposed Zoning By-law Amendment
Schedule P	Constraints Analysis Map
Schedule Q	Proposed Official Plan Amendment Text

Schedule A – Context Plan



-  Location of Subject Property
-  Additional lands in which the Applicant has an Interest



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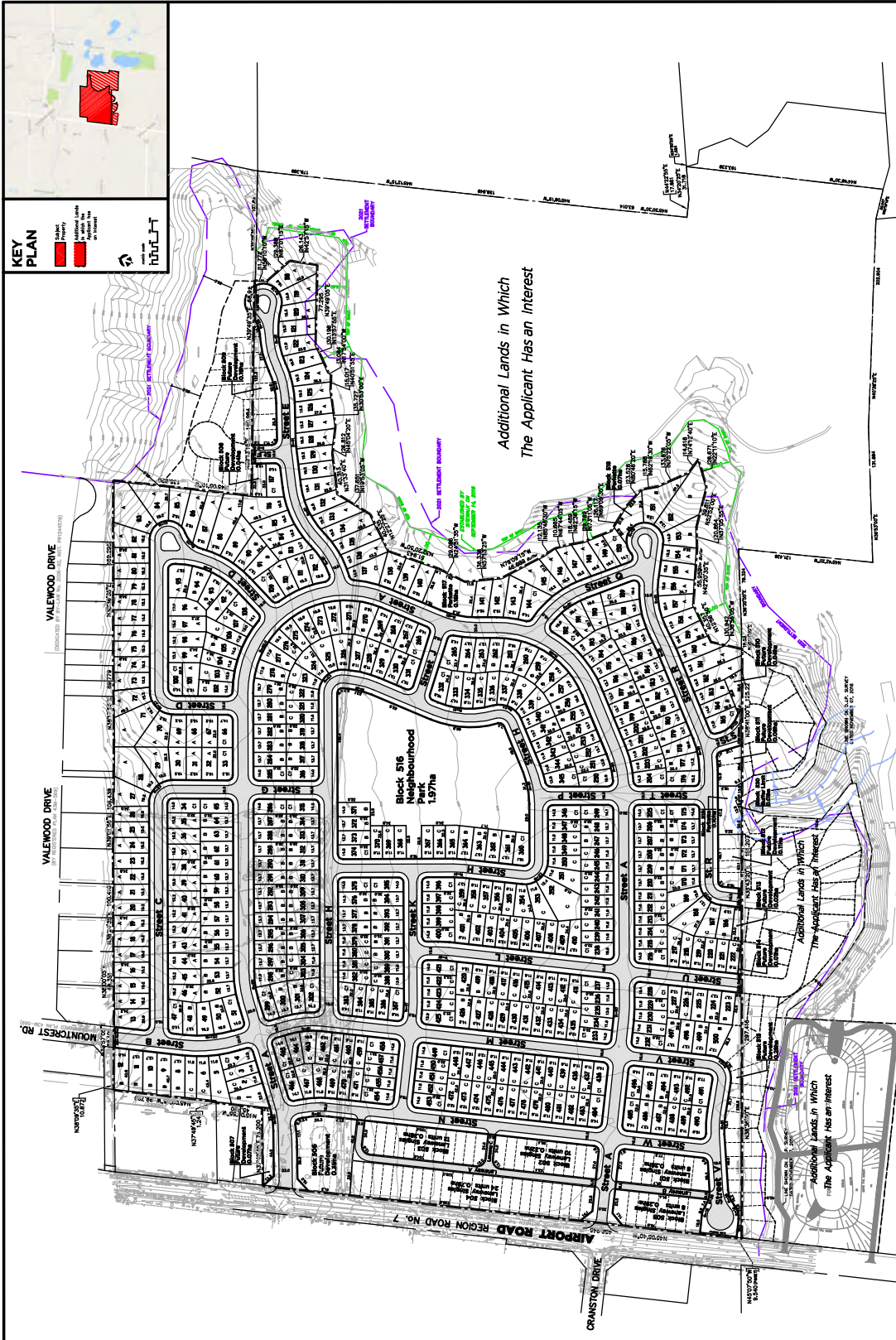


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**DESIGN
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TOWN
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CONSULTANTS

N.T.S. Scale	May 11/17 Date	1692-39 Drawing Number	Hp Rev.	Wb Design
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Schedule B – Draft Plan of Subdivision



Additional Lands in Which
The Applicant Has an Interest

KEY PLAN

- Subdivision Boundary
- Proposed Subdivision
- Additional Lands in Which Applicant Has an Interest

DRAFT PLAN of PROPOSED SUBDIVISION PART of LOT 19, CON. 1 (Geographic Township of Abbot) TOWN of CALEDON REGIONAL MUNICIPALITY of PEEL

DESIGN PLAN SERVICES INC.
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www.designplans.com

Scale: 1:1500 Date: May 1/17 Drawing Number: 1692-35

LEGEND

- Boundary of Subdivision
- Boundary of Additional Land Held by the Applicant
- Pavement (Programmatic Only)

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

Gary B. Vanderwean O.L.S. Signature _____ Boy _____ Month _____ Year
Holding Jones Vanderwean Inc.

OWNERS AUTHORIZATION
I, TRIPLE CROWN LINE DEVELOPMENTS INC. hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

Robert DeCompass Signature _____ Boy _____ Month _____ Year
President

ROAD LENGTH

23.0m (w) R.O.W.	45m
20.0m (w) R.O.W.	1,525
18.0m (w) R.O.W.	4,190
8.0m (w) Lane-way	390
Total	6,150m

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

D. Residential single family, future development, neighbourhood park and parkettes.

H. Piped water to be provided.

I. Silt loam soil.

K. Sanitary and storm sewers to be provided.

AREA TABLE

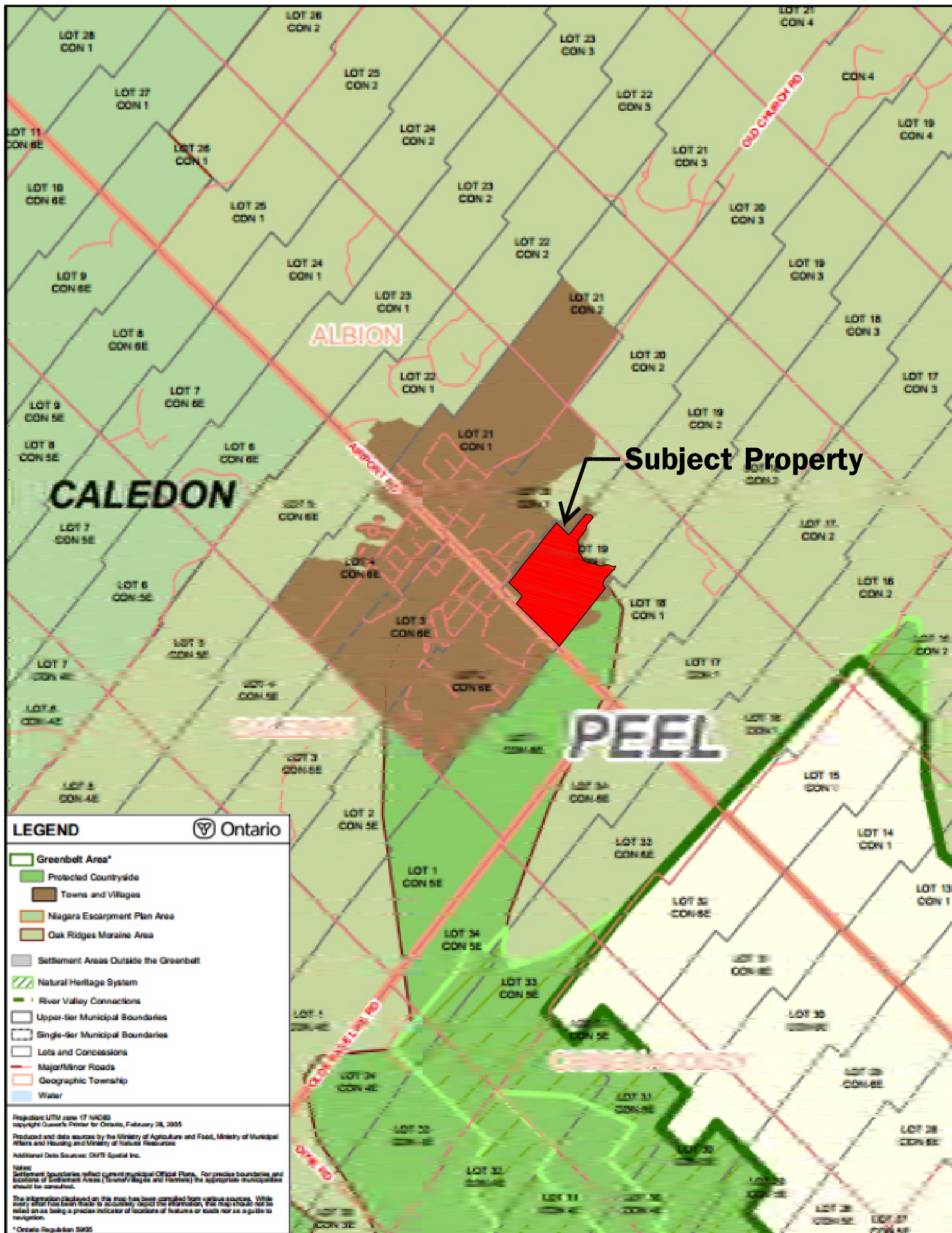
Detached Single Family Lots 1-500	23.50ha
Lane-way Singles Blocks 501-505	2.06
Future Development Blocks 506-515	1.24
Neighbourhood Park Block 516	1.97
Parkettes Blocks 517-519	0.53
Buffer Limit Block 520	0.01
Public roads & Lane-ways	11.16
Total	40.67ha

UNIT COUNT

15.2m (w) Single	A	109U
13.7m (w) Single	B	149
11.6m (w) Single	C	177
11.6m (w) Single (Corner Unit)	CI	65
9.75m (w) Single (Lane-way Unit)	CU	62
Total		562U

NOTES
All measurements are in metres.
All elevations refer to Geoidetic Datum.
All corner roundings are 5.0mR, unless otherwise stated.

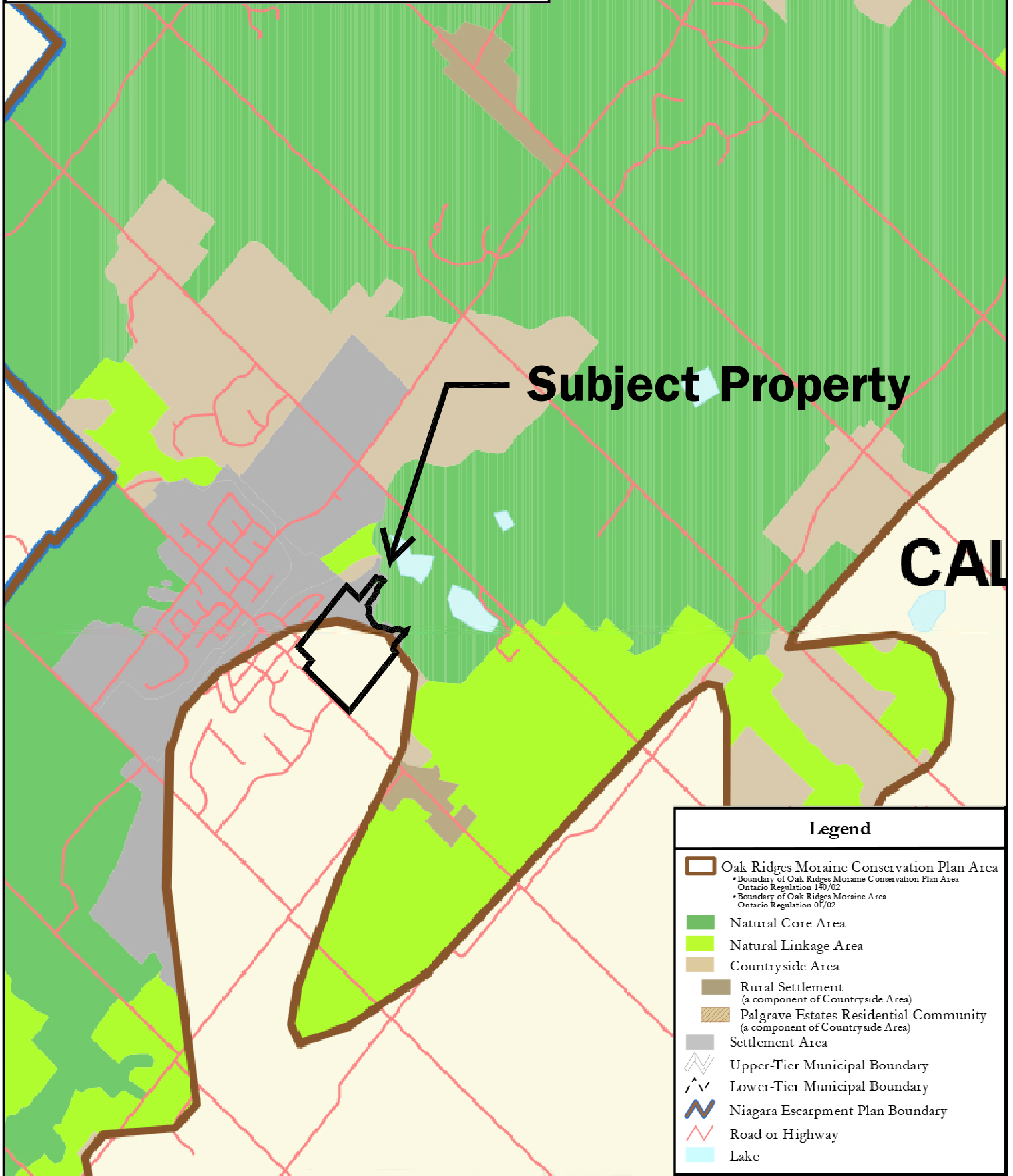
Schedule C – Greenbelt Plan (Excerpt)



Schedule D – Oak Ridges Moraine Plan (Excerpt)

Oak Ridges Moraine Conservation Plan Land Use Designation Map

Map 1 - Towns of Caledon, New Tecumseth & Mono,
Township of Adjala/Tosorontio



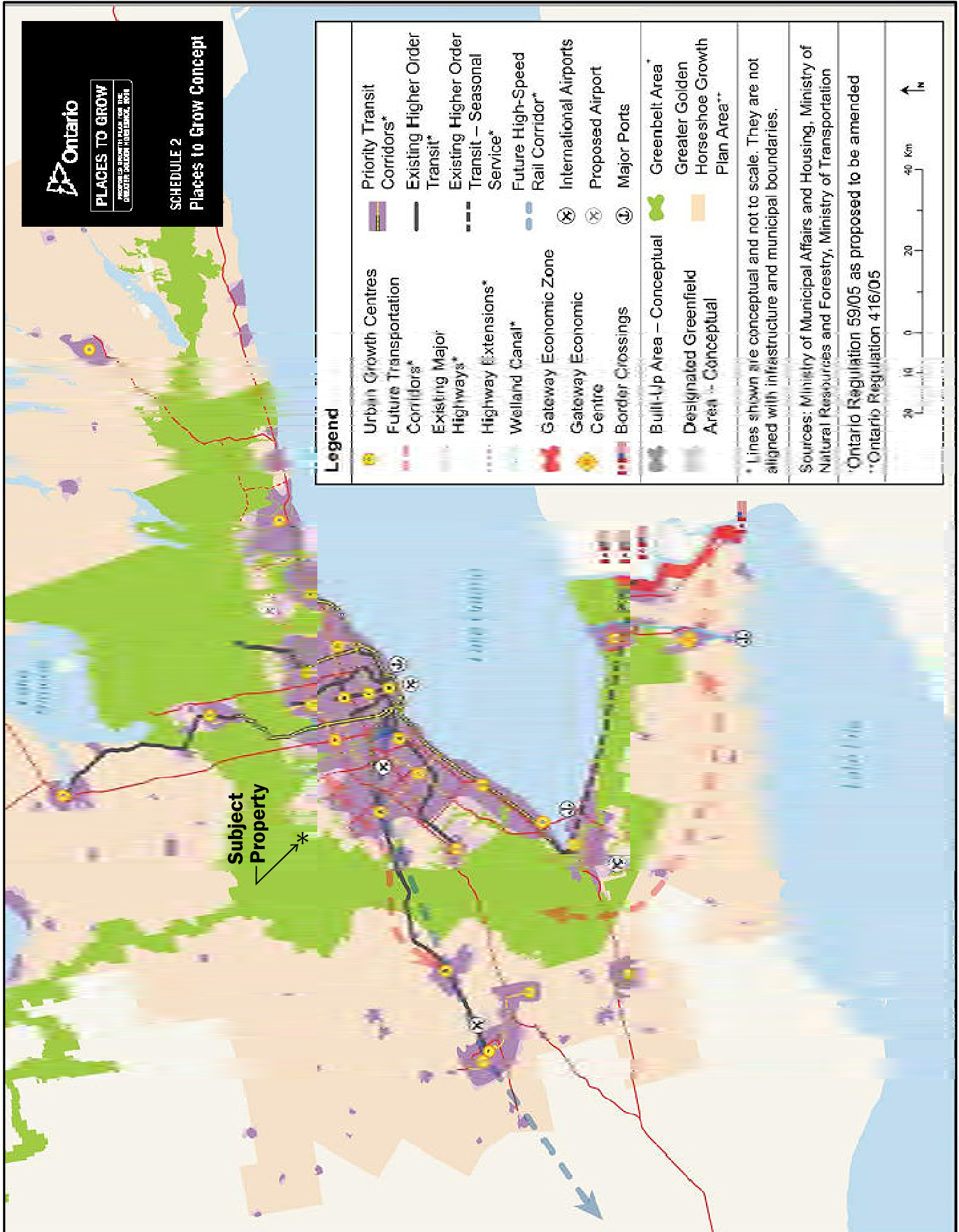
Subject Property

CAL

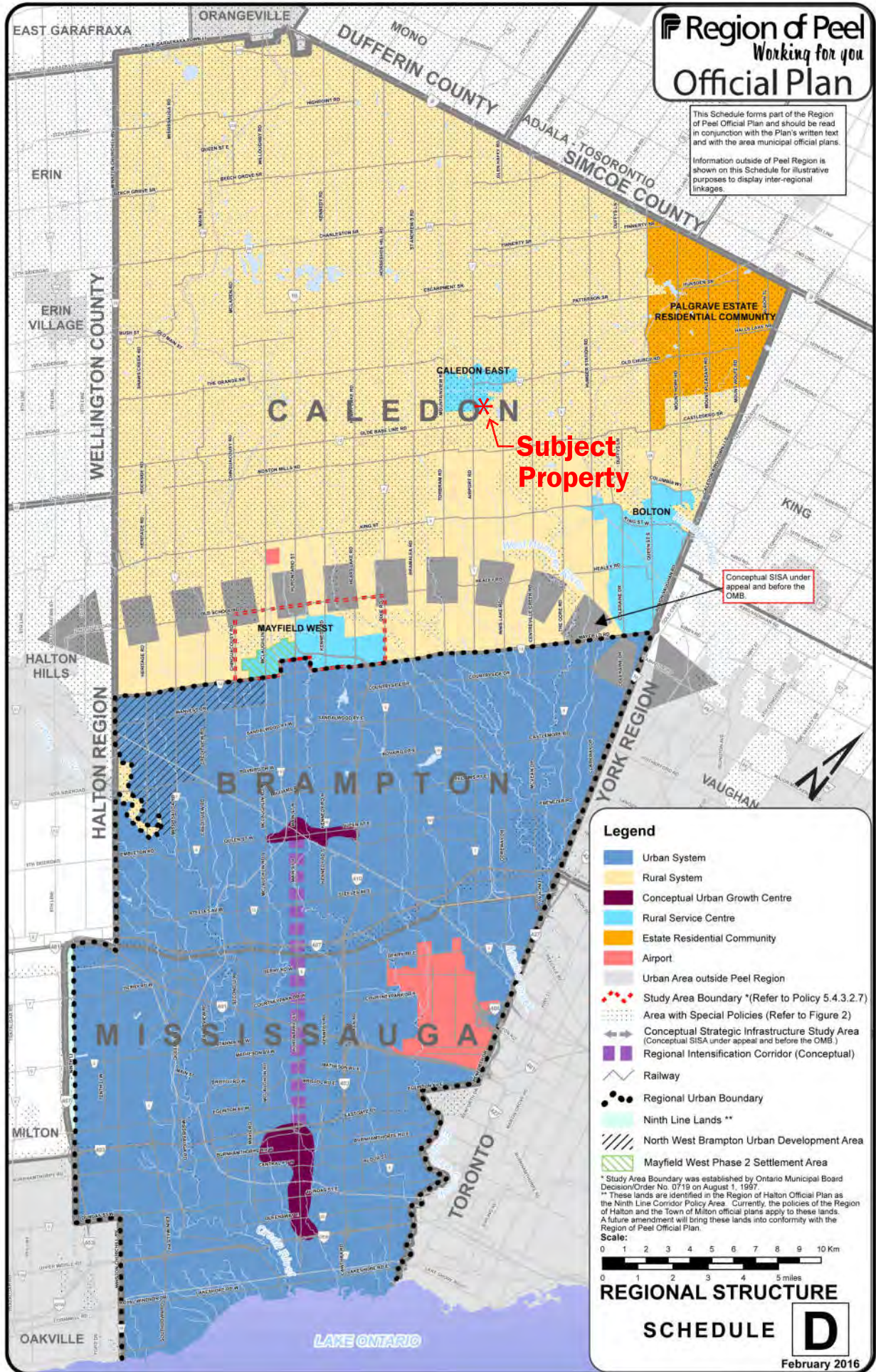
Legend

- Oak Ridges Moraine Conservation Plan Area
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Natural Core Area
- Natural Linkage Area
- Countryside Area
 - Rural Settlement (a component of Countryside Area)
 - Palgrave Estates Residential Community (a component of Countryside Area)
- Settlement Area
- Upper-Tier Municipal Boundary
- Lower-Tier Municipal Boundary
- Niagara Escarpment Plan Boundary
- Road or Highway
- Lake

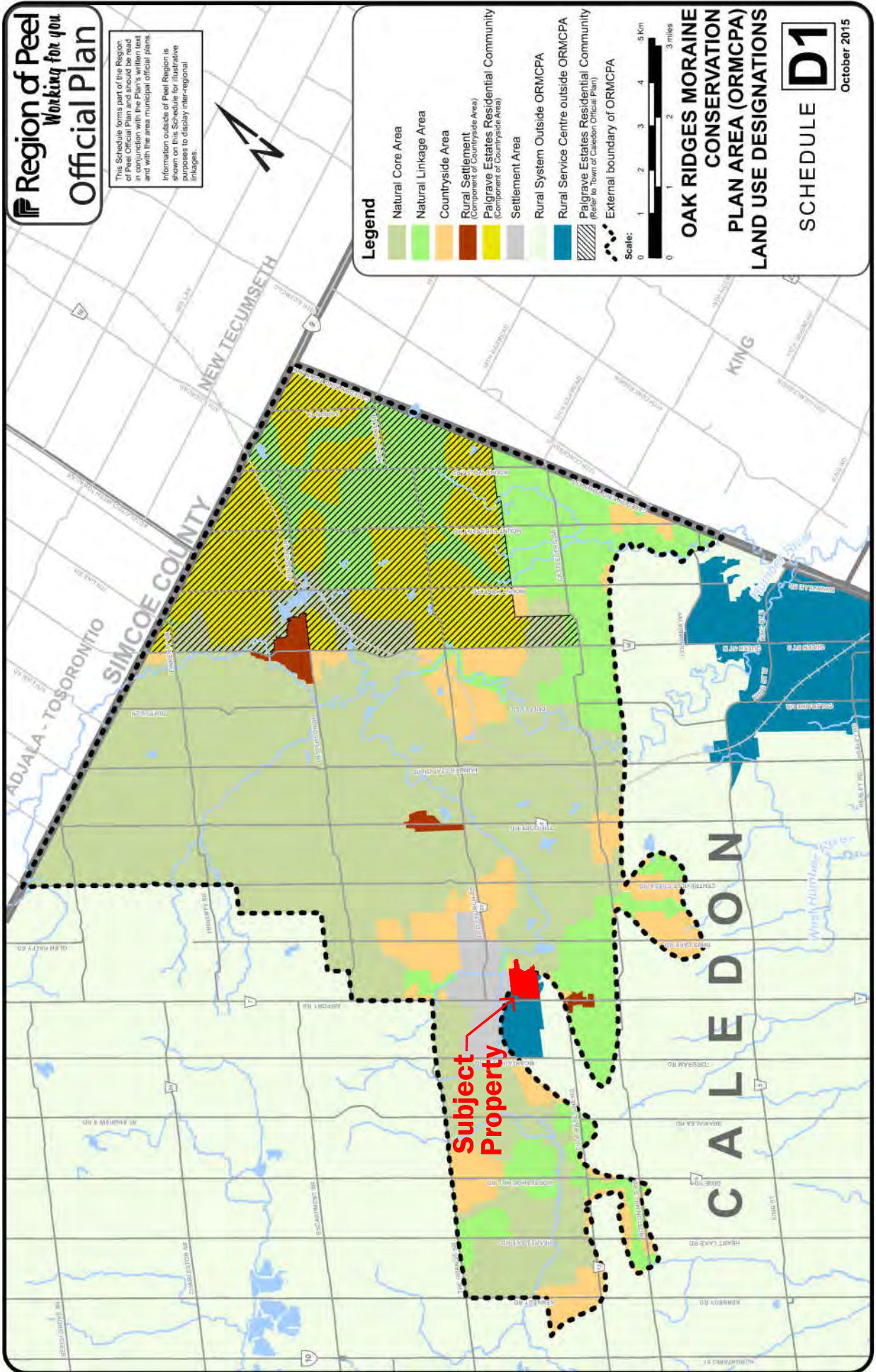
Schedule E – Places To Grow (Excerpt)



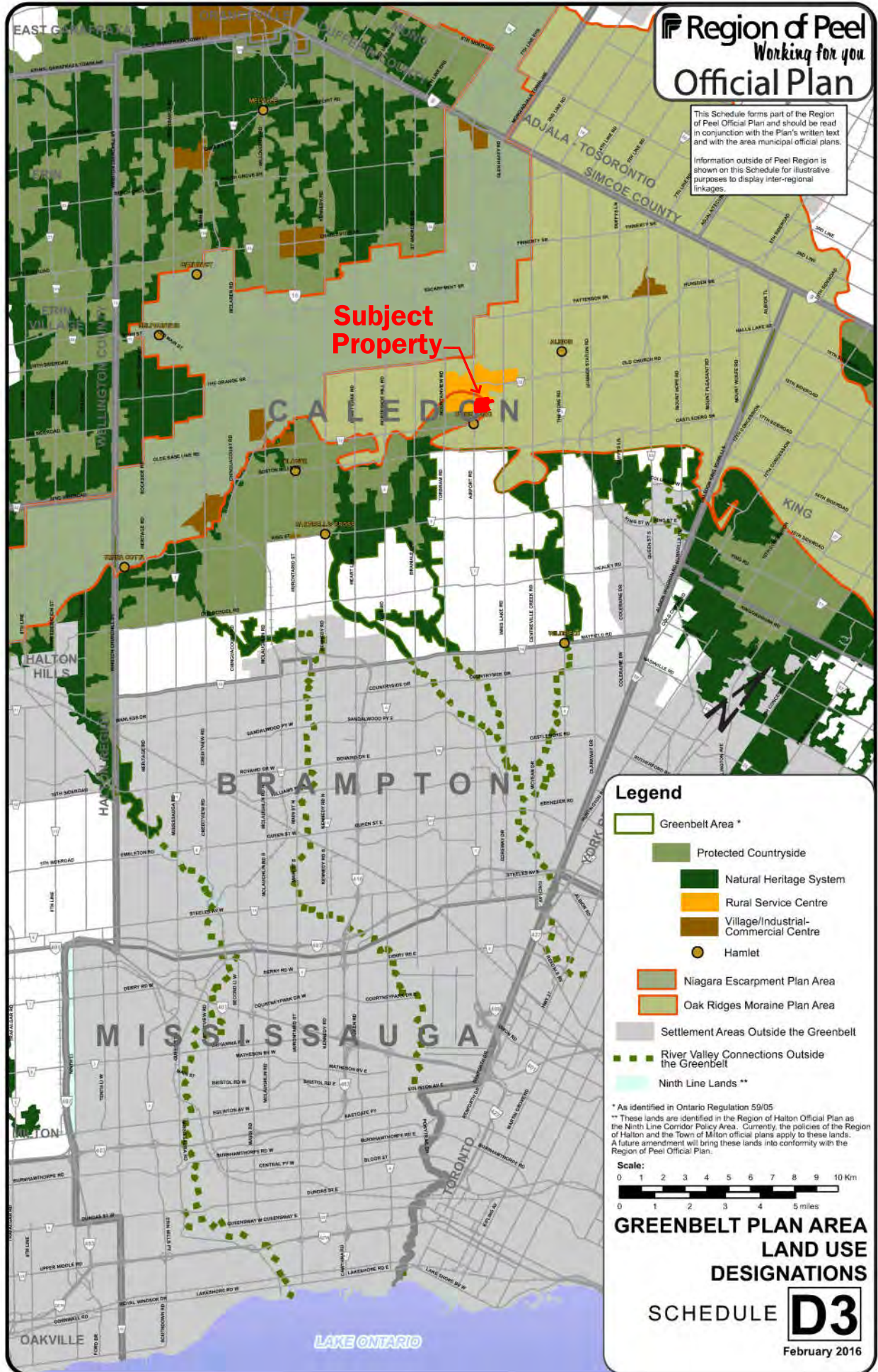
Schedule F – Region of Peel (Map D)



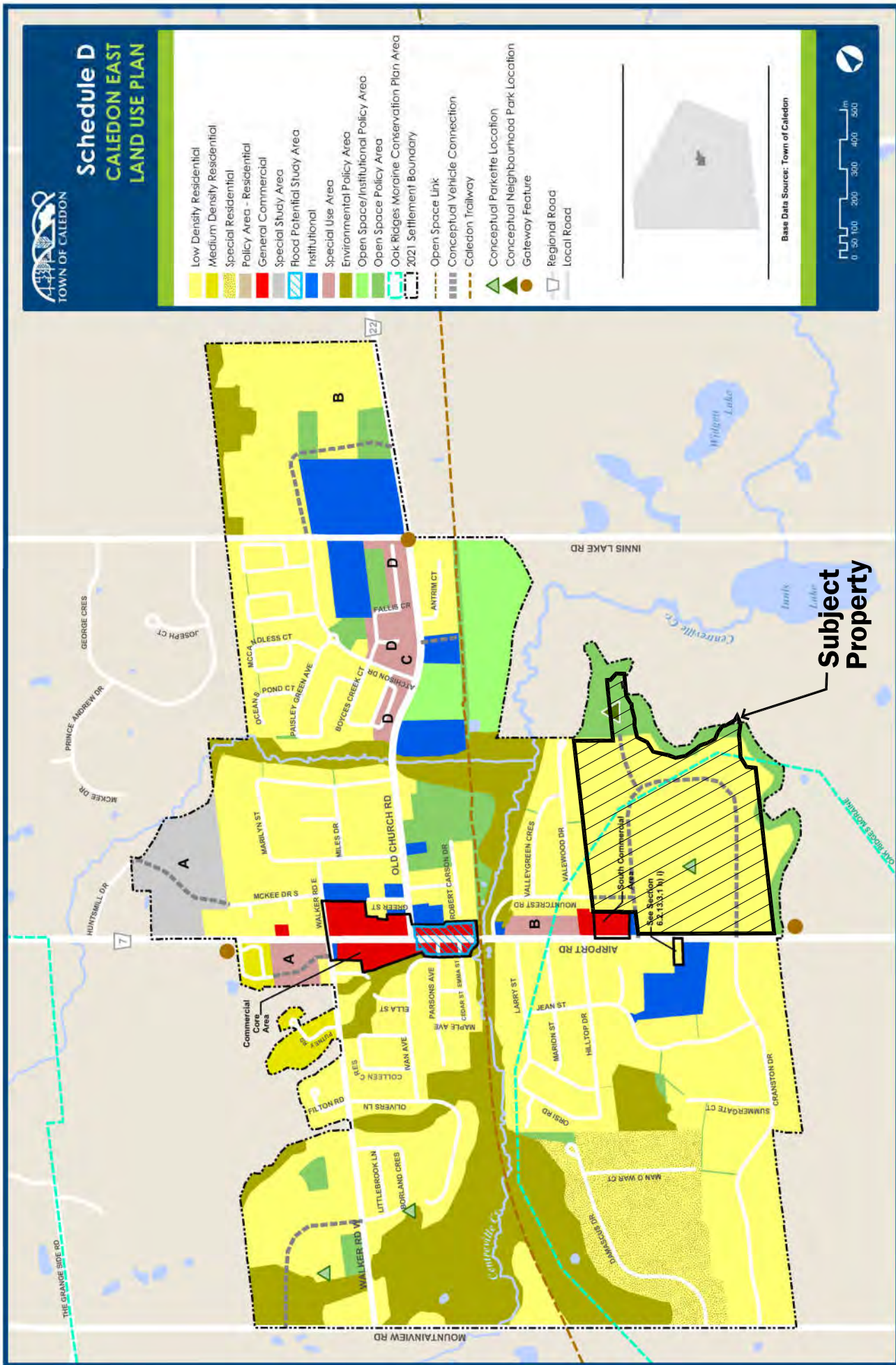
Schedule G – Region of Peel (Map D1)



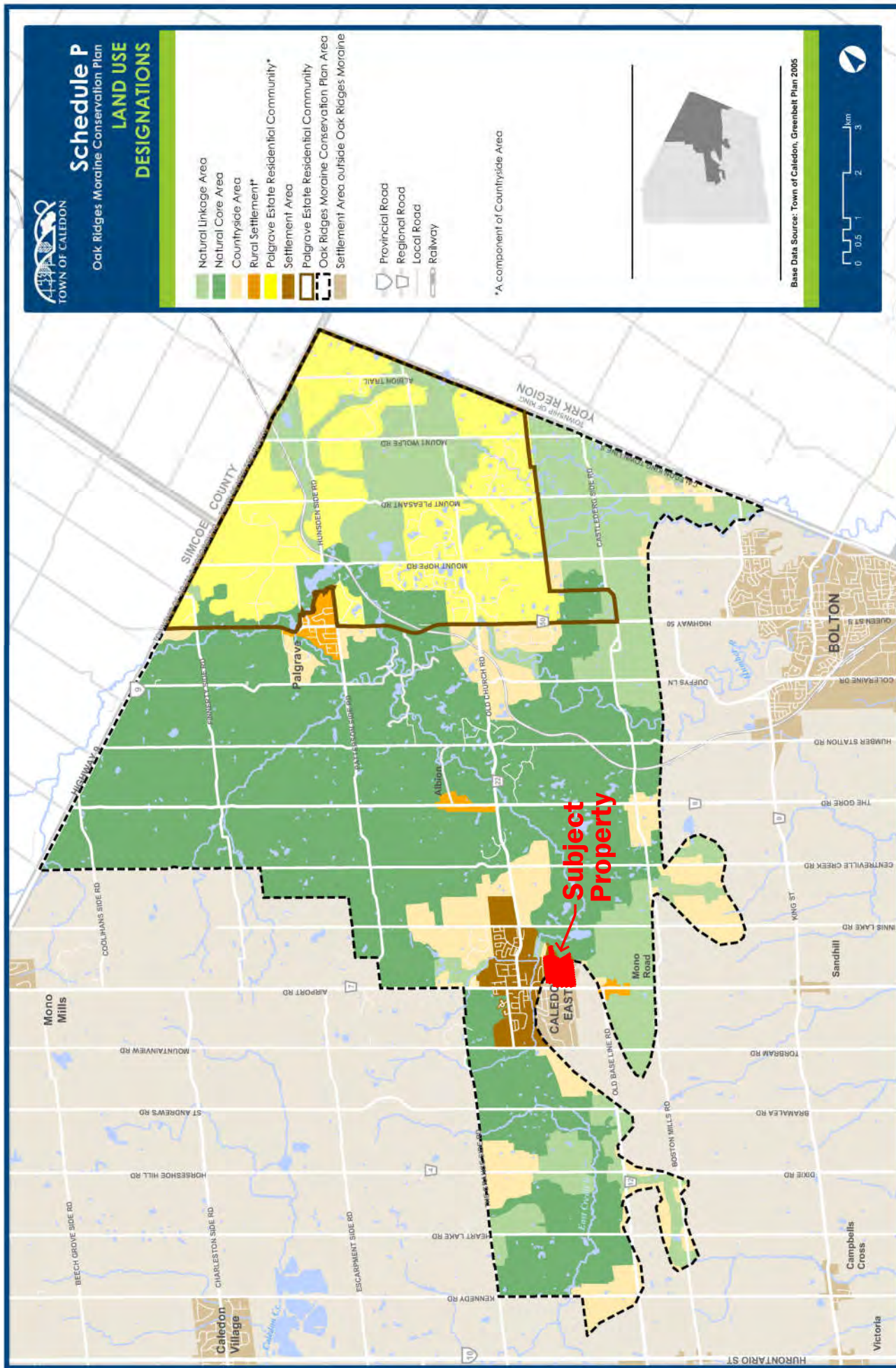
Schedule H – Region of Peel (Map D3)



Schedule J – Town of Caledon (Map D)

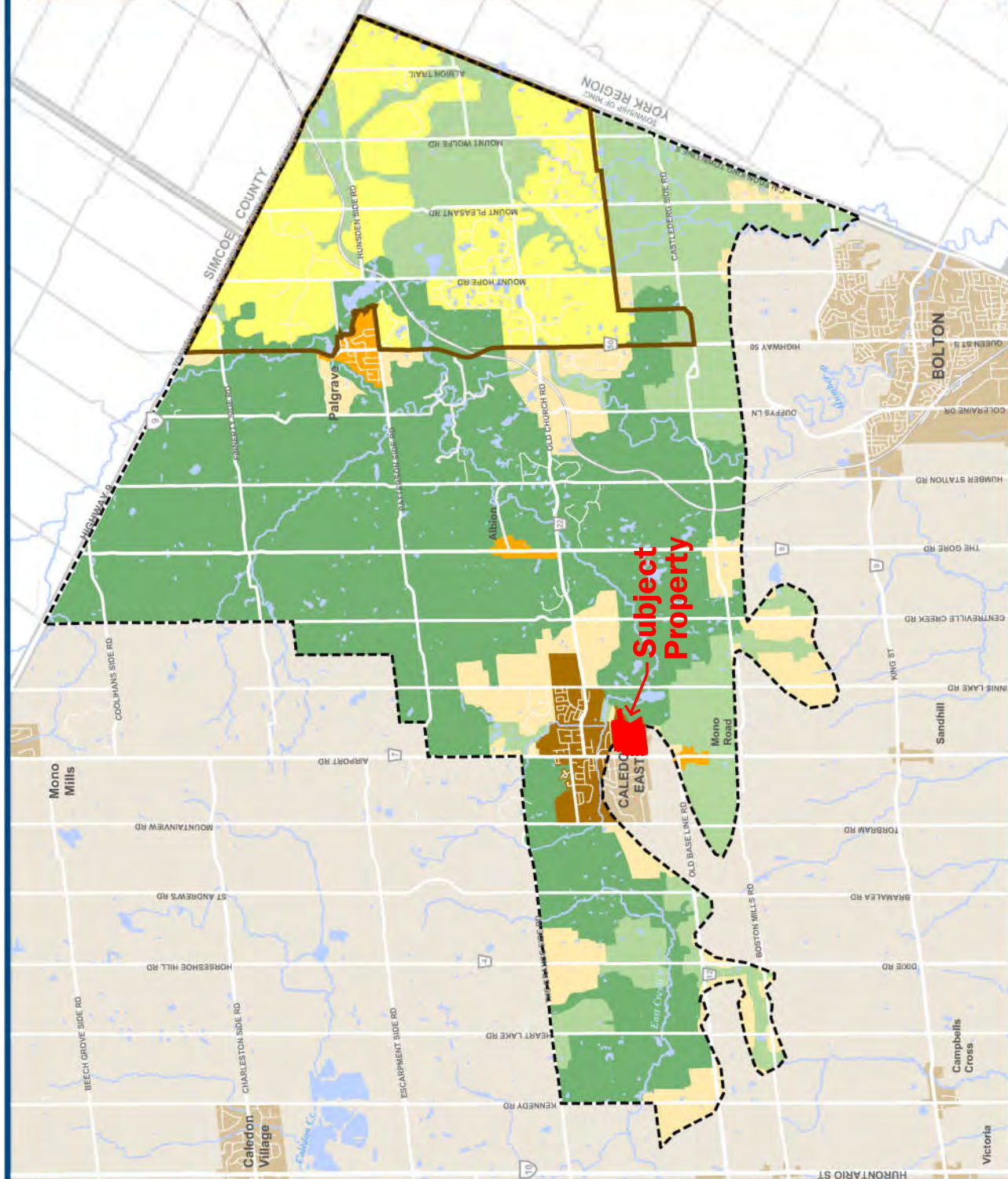


Schedule K – Town of Caledon (Map P)

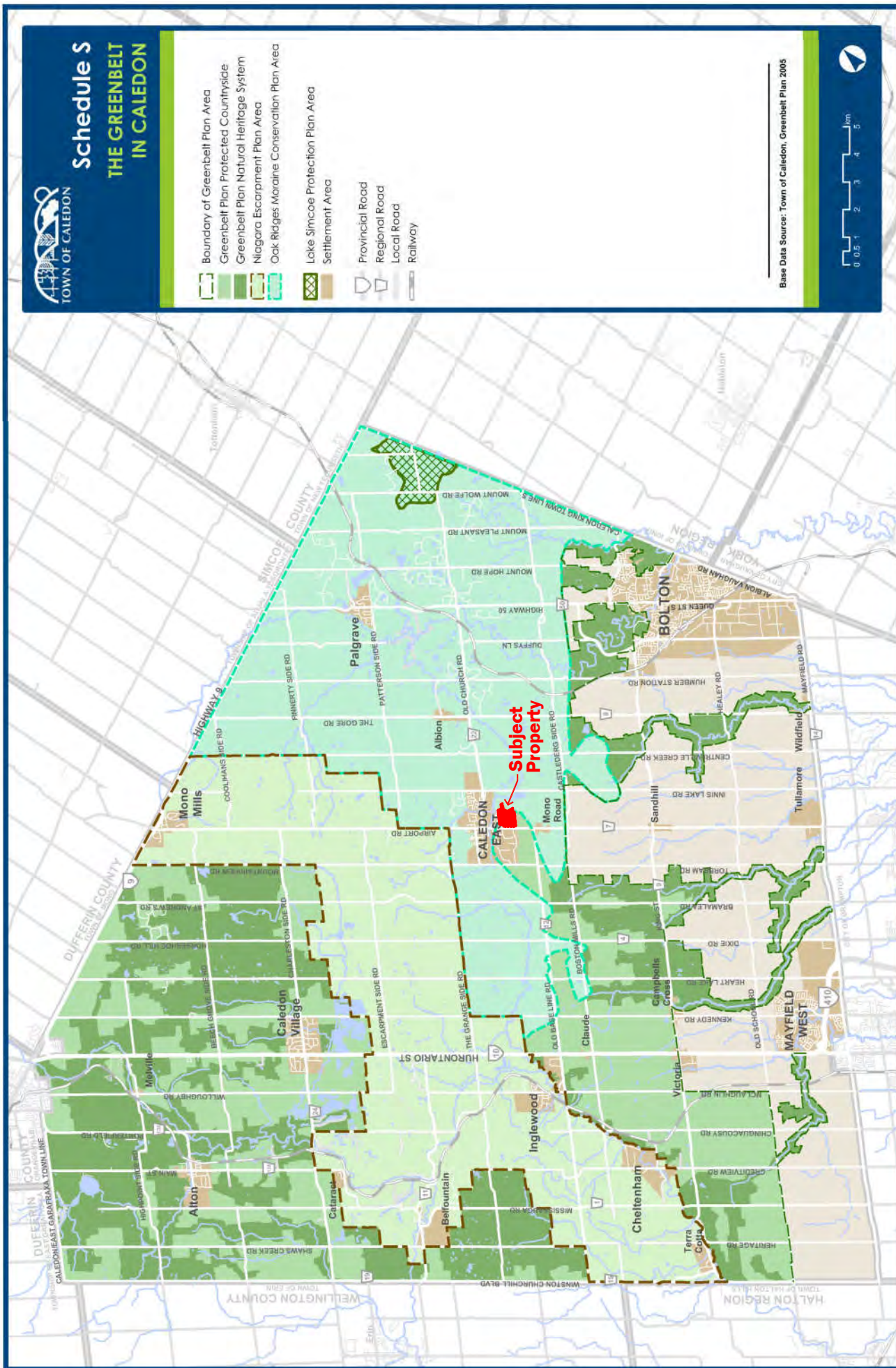


Subject Property

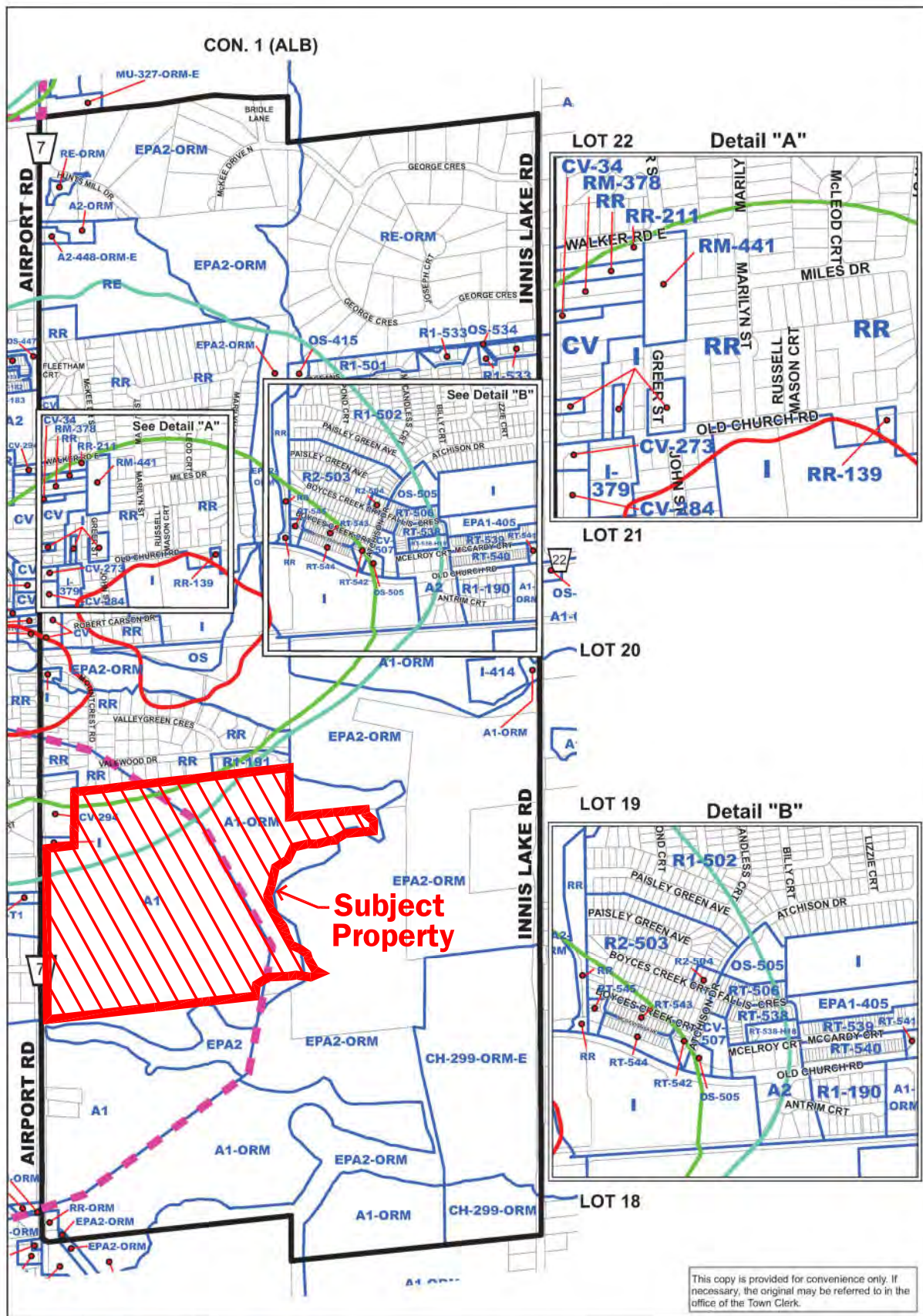
CALEDON EAST



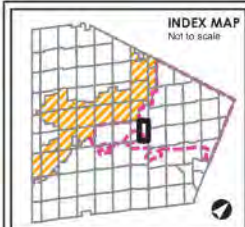
Schedule L – Town of Caledon (Map S)



Schedule M – Existing Zoning Map



This copy is provided for convenience only. If necessary, the original may be referred to in the office of the Town Clerk.



- A2 ZONE SYMBOL
- A2-### ZONE SYMBOL
Note: Number of suffixes represent Exceptions which can be looked up in the Exceptions section of the By-law.
- ZONE BOUNDARY
- STRUCTURAL ENVELOPE MAP

- NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA
Lands lying within the Development Control area pursuant to the Niagara Planning and Development Act are subject to permit requirements under Ontario Regulations 685/90, as amended.
- OAK RIDGES MORAINÉ CONSERVATION PLAN AREA BOUNDARY
- WELLHEAD PROTECTION AREA BOUNDARY
WP-2 WP-5 WP-10 WP-15 WP-25
Zone Maps amended to indicate the 2, 5, 10, and 25 year Wellhead Protection Areas.

BY-LAW 2006-50
ZONE MAP 36b
SCHEDULE "A"

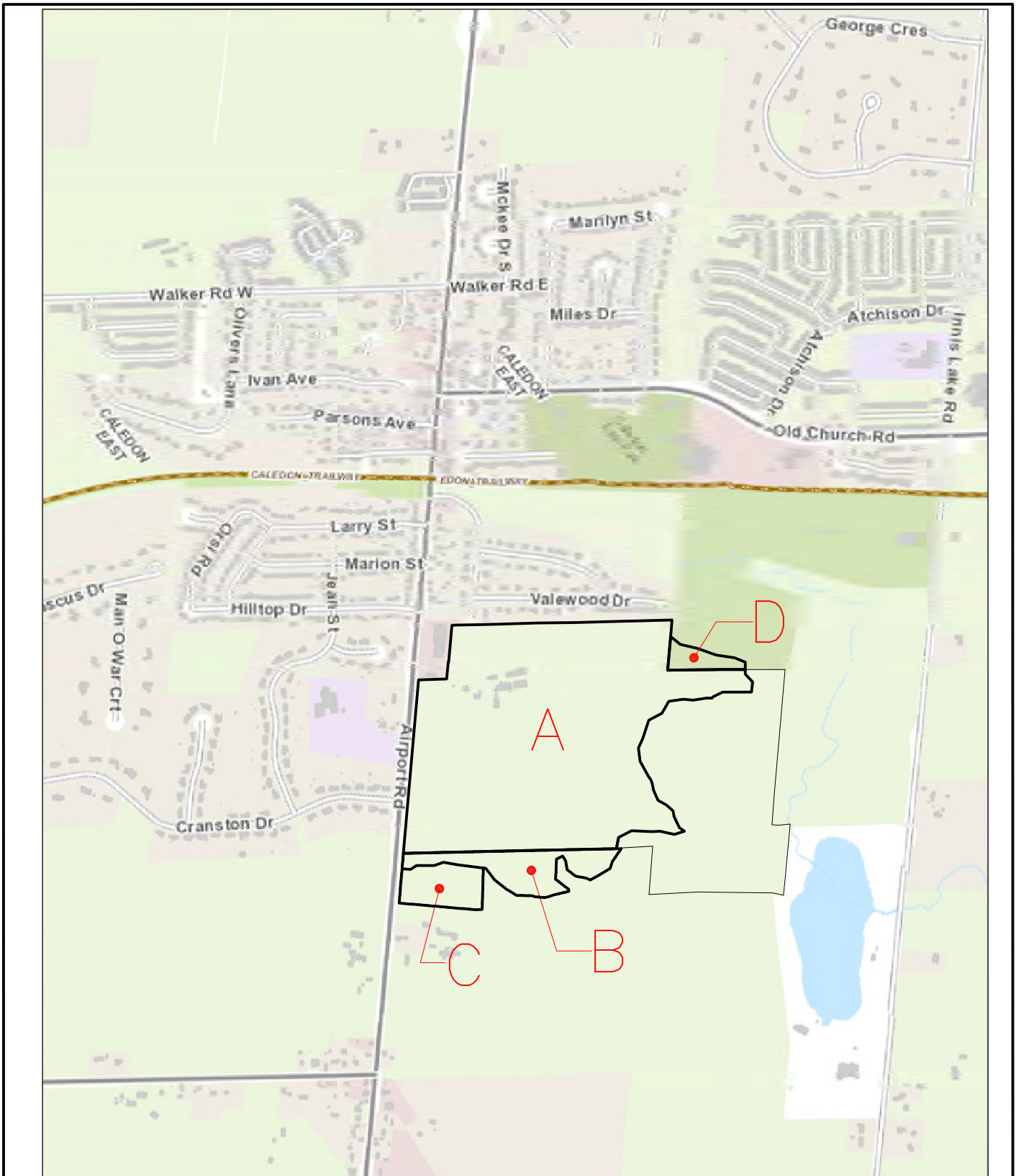
Date: 3 April 2006
Revised: October 28, 2016

TOWN OF CALEDON

36b

The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiency or inaccuracy in the base data, and will not accept any liability whatsoever therefor. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permission of the Town of Caledon.

Schedule N - Development Parcel Reference



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Schedule O - Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF CALEDON BY-LAW NO. 2017-___

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,
with respect to Part Lot 19, Concession 1,
Town of Caledon, Regional Municipality of Peel,
municipally known as 15717 Airport Road

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 19, Concession 1, Town of Caledon, Regional Municipality of Peel, for residential and amenity 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:

- The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
R1	XX (# to be provided by Planning Staff) (<insert by-law #>)	Dwelling, Detached Park Stormwater Management Facility Apartment, Accessory Day Care, Private Home Home Occupation	i) Minimum lot area: 310 m ² Minimum lot frontage: 11.6 m Front Yard (minimum): 6.0 m Exterior Side Yard (minimum): 1.2 m Interior Side Yard (minimum): 1.2 m Rear Yard (minimum): 7.5 m
R2	XX	Dwelling, Detached Park Stormwater Management Facility Apartment, Accessory Day Care, Private Home Home Occupation	i) Minimum lot area: 310 m ² Minimum lot frontage: 9.75 m Front Yard (minimum): 6.0 m Exterior Side Yard (minimum): 1.2 m Interior Side Yard (minimum): 1.2 m Rear Yard (minimum): 7.5 m
R2	YY	Building, Apartment Building, Apartment,	N/A

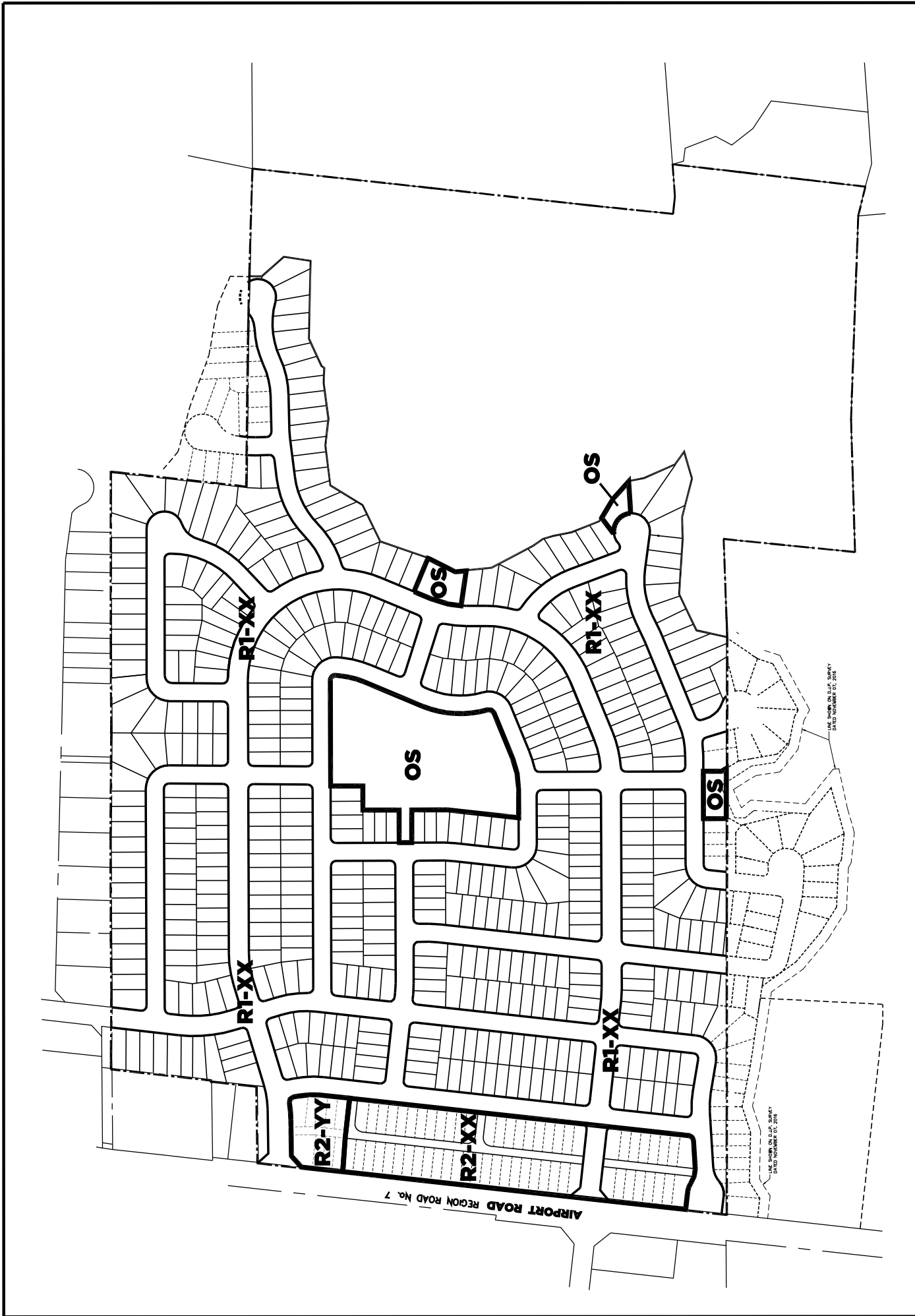
Zone Prefix	Exception Number	Permitted Uses	Special Standards
		Senior Citizens	
OS	N/A	Park	None

- Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Part Lot 19, Concession 1, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1), Agricultural – Oak Ridges Moraine (A1-ORM), and EPA2-ORM (Environmental Policy Area 2 – Oak Ridges Moraine) to R1-XX (Residential One), R2-XX (Residential Two), R2-YY (Residential Two), and OS (Open Space) 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

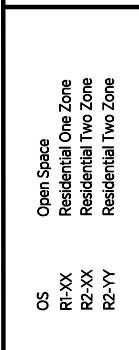
Carey deGorter, Clerk



SCHEDULE "A"
To By-law 2017-_____

LEGEND

--- --	Boundary of Subdivision
---	Zone Boundary
OS	Open Space
R1-XX	Residential One Zone
R2-XX	Residential Two Zone
R2-YY	Residential Two Zone



Part of Lot 19, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

Schedule Q - Proposed Official Plan Amendment

AMENDMENT NO. _____

**TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA**

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2017-

A By-law to adopt Amendment No. _____ 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:

Amendment No. _____ 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 _____ day of _____, 2017.

Signed: _____
Clerk

Signed: _____
Mayor

AMENDMENT NO. _____

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A: THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to amend the Official Plan of the Town of Caledon to permit the urban development of the subject property. The amendment will include policies that will allow the development of the subject property with residential, open space, park and storm water servicing uses by modifying the permitted density and conceptual location of the neighbourhood park included in the Caledon East Secondary Plan.

2. Location

The lands subject to this Amendment are located in Part of Lot 19, Concession 1, in the former Township of Albion, now in the Town of Caledon, Regional Municipality of Peel.

3. Basis of the Amendment

The subject property is located within the 2021 Settlement Boundary of Caledon East. A portion of the property is designated as Open Space Policy Area, and the remainder is designated as Low Density Residential. A comprehensive urban development proposal has been developed for the site, and modifications to both the policies and Schedule D – Caledon East Land Use Plan of the Secondary Plan are proposed. The modifications include:

- Move the “Conceptual Neighbourhood Park Location” from the Open Space Policy Area in the northeast portion of the site to the location of the “Conceptual Parkette Location” on Schedule D – Caledon East Land Use Plan.
- The permitted net density for the Low Density Residential designation in the Caledon East Secondary Plan will be modified to permit the proposed development plan.

PART B – THE AMENDMENT

This part of the document, entitled “Part B – The Amendment” and consisting of the following text constitutes Amendment No. _____ to the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

- 1.** Schedule 'D' – Caledon East Land Use Plan in the Town of Caledon Official Plan is modified by relocating the 'Conceptual Neighbourhood Park Location' to a location close to the area presently showing a 'Conceptual Parkette Location'.
- 2.** Section 7.7.5.2.2 The maximum net density permitted in the Low Density Residential designation shall be 22.0 units per hectare.
- 3.** Section 7.7.5.2.4 A mix of single residential lot sizes with frontages generally ranging from 9.75 metres (32 feet) to 23 metres (75 feet) shall be required.

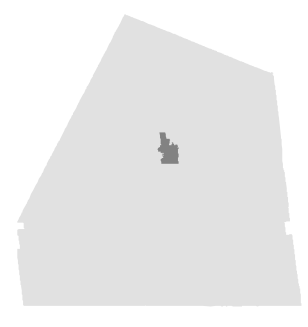
Implementation and Interpretation

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



SCHEDULE "A" TO OPA

- Low Density Residential
- Medium Density Residential
- Special Residential
- Policy Area - Residential
- General Commercial
- Special Study Area
- Flood Potential Study Area
- Institutional
- Special Use 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



Base Data Source: Town of Caledon

