

# PLANNING RATIONALE REPORT

0 Mt. Pleasant Road  
Caledon, Ontario

Prepared for: Tropical Land Developments Ltd.

TBG File No: 17445





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# 1.0

## INTRODUCTION

The Biglieri Group Ltd. has been retained by Tropical Land Developments Ltd. to prepare and submit planning applications and to obtain the municipal approvals that are necessary to permit a residential development located on the west side of Mt. Pleasant Road, south of McGuire Trail, in the Town of Caledon, Regional Municipality of Peel. This Planning Rationale Report has been prepared in support of applications for Draft Plan of Subdivision and Zoning By-law Amendment to the Municipality of Caledon's Zoning By-law 2006-50, as amended. The proposed zoning amendment will permit an Estate Residential development on a 12.28-hectare (30.3 acres) property (the "Subject Site") located on the west side of Mt. Pleasant Road in the Town of Caledon.

The Subject Site is located in the Palgrave Estate Residential Community and designated as *Policy Area 3 and 4* on Schedule G – Palgrave Estate Residential Community in the Town of Caledon Official Plan (2016). Existing estate residential lots have been developed to the north and west of the Subject Site. Mt. Pleasant Road is under the jurisdiction of the Town of Caledon with a right-of-way of 26 metres.

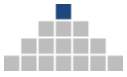
The development application proposes eight (8) estate residential lots and 4.06 hectares of environmentally protected and reforested land. The lot frontages range from 54.5 metres to 108.2 metres wide. A new public street will connect to Mt. Pleasant Road and provide access to the new lots. The new street will have a right-of-way of 22.0 metres and feature drainage swales along both sides of the pavement surface.

The built form and streetscape has been designed in accordance with the Town of Caledon's *Comprehensive Town-wide Design Guidelines*

(2017), providing a built form that is consistent with the planned context for the area.

A Zoning By-Law Amendment will be required for the proposed estate residential development. The existing zoning is "Rural – Oak Ridges Moraine (A2-ORM)" and "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)". A more appropriate zone category for the proposed estate residential lots is "Estate Residential – (RE)" in accordance with the Palgrave Estate Residential Community Secondary Plan in the Official Plan. A site-specific Zoning By-law Amendment will be required to implement the "RE" zone on these lands together with site specific regulations to reflect the proposed estate residential development and built form. Additional zone categories include: "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" and "Environmental Policy Area 1 – Exception (404) (EPA1-404)" for the environmental protection and open space blocks, respectively.

This Planning Rationale Report concludes that the proposed residential development is consistent with the applicable policy framework articulated in the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2014), Oak Ridges Moraine Conservation Plan (2017), the Peel Region Official Plan (2016), and the Town of Caledon Official Plan (2016). All of the aforementioned plans support estate residential development on lands within the Palgrave Estate Residential Community. This report has considered in detail the existing and planned surrounding land use framework and the merits of the proposed residential development in this context.



# 2.0 SUBJECT SITE AND SURROUNDINGS

## 2.1 Subject Site

The Subject Site is located on the west side of Mt. Pleasant Road, approximately 1.1 km south of Highway 9, in the Town of Caledon. The site is legally described as Part of Lot 27, Concession 8, Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel. The rectangular parcel is approximately 12.27 ha. (30.3 acres) in size, with 181 metres of frontage on Mt. Pleasant Road and a depth of ~650 metres (**Figure 1**).

The Subject Site is currently vacant. The majority of the site is generally flat, with gentle slopes, and has been used for agricultural purposes. There is a dry, ephemeral swale, running north-south, towards the eastern portion of the site (**Figure 2**). A woodlot

**Figure 1 – Site Aerial**



Source: Google Maps

feature occupies the western end of the property. The property is located within the Oak Ridges Moraine Physiographic Region.

**Figure 2 – Dry Ephemeral Swale**



## 2.2 Surrounding Area

The Subject Site is generally surrounded by agricultural lands, rural residential lots, rural estate subdivisions and environmentally-protected areas.

**North:** The site immediately to the north is used for agricultural purposes, and is occupied by a detached dwelling (**Figure 3**). Further north is a rural estate subdivision (**Figure 4**). The proposed

development, as discussed in this report, allows for a potential future connection north to McGuire Trail.

**Figure 3 – Detached Dwelling to the North**



**Figure 4 – Estate Residential Lots to the North**



**West:** A woodlot is located immediately west of the site (Figure 5). Beyond the woodlot are rural estate lots, Palgrave Park and the Caledon Equestrian Park. The Palgrave Forest and Wildlife Area is located further west.

**South:** A plantation abuts the site to the south (Figure 6). The Caledon Trailway Path extends east-westerly south of the plantation. An active rail line is located about 0.5 km to the south of the

Subject Site. The lands further along Mt. Pleasant Road are primarily used for agriculture.

**East:** The lands on the east side of Mt. Pleasant Road are currently used for agricultural purposes (Figure 7). A 42-lot estate residential subdivision (Beaverhall) is draft-plan approved on these lands. Beeton Creek runs south-east through the Beaverhall lands.

**Figure 5 – Woodlot to the West**

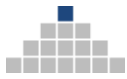


**Figure 6 – Adjacent Plantation to the South**



**Figure 7 – Beaverhall Subdivision to the East**





## 2.3 Transportation Network

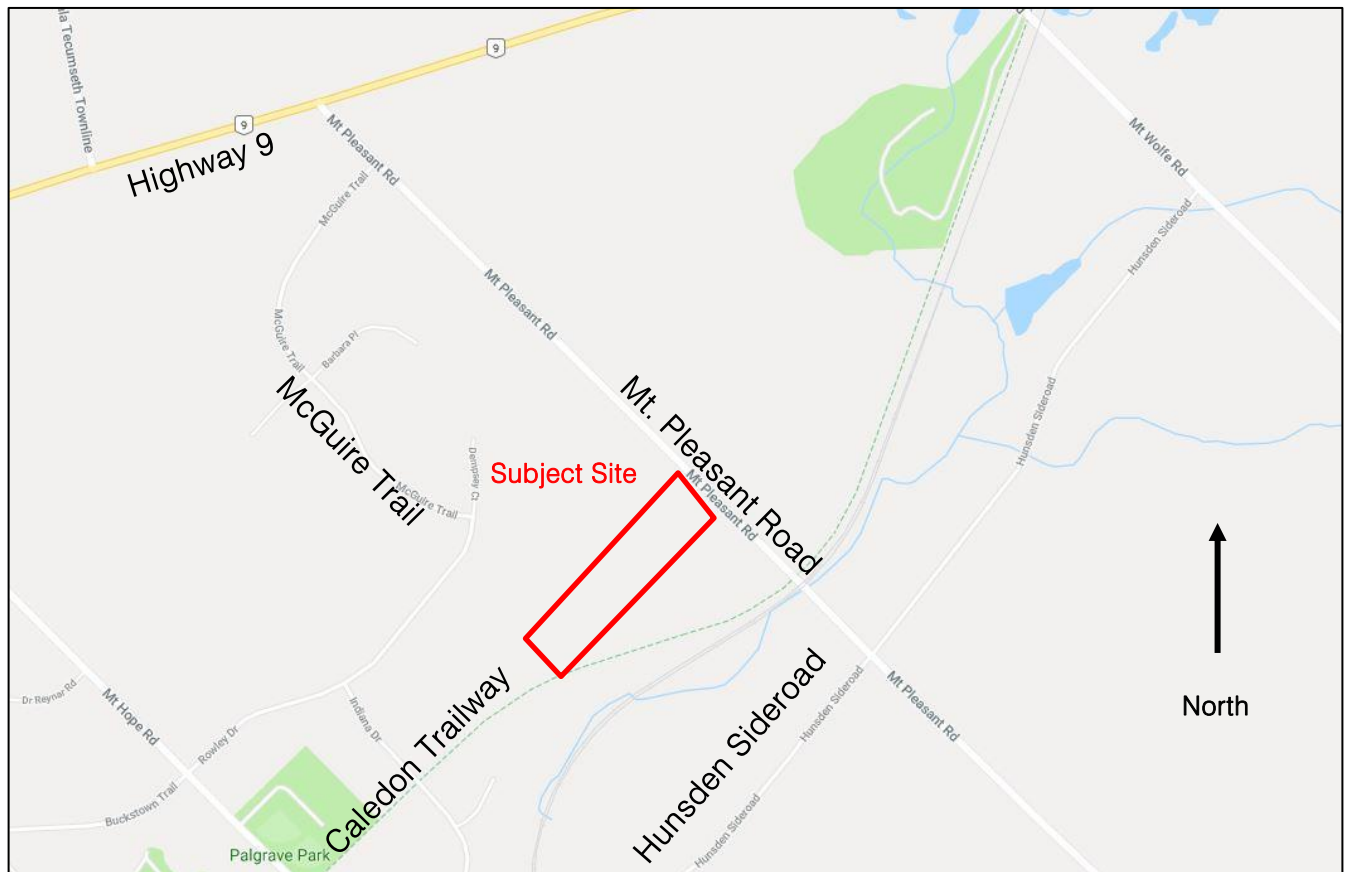
The Subject Site is located on Mt. Pleasant Road, a north-south local road under the jurisdiction of the Town of Caledon with a right-of-way width of 26 metres. Mt. Pleasant Road intersects with Highway 9 approximately 1.1 kilometres to the north, which provides connections to Orangeville to the west, and Schomberg and Highway 400 to the east. Other roads within proximity to the Subject Site are McGuire Trail, approximately 720 metres to the north, and Hunsden Sideroad, approximately 630 metres to the south (Figure 8).

The Subject Site is not directly served by public transit. The closest GO Train stations are Mt. Pleasant, Georgetown and Brampton stations, all

approximately a 45-minute drive from the Subject Site. The closest bus route is the GO 37 Orangeville/Brampton Route, which travels between Orangeville and Brampton GO Train station via Highway 10. The GO 38 Bolton Route travels between Bolton and Malton GO Train station.

South of the Subject Site is the Caledon Trailway, a 35-km multi-use trail that bisects the Town of Caledon. The Caledon Trailway forms part of the Trans Canada Trail and Greenbelt Cycling Trail. It is approximately 450 metres from the Subject Site to the trailhead.

**Figure 8 – Road and Trail Network**



Source: Google Maps



# 3.0 PROPOSAL

## 3.1 Description of Proposed Development

The development application proposes eight (8) estate residential lots, two (2) open space blocks to be dedicated to the Town of Caledon and/or Nottawasaga Conservation Authority and one (1) environmental protection block. Four hectares of naturalized and reforested land are provided in addition to the woodlot feature on the western portion of the site. The proposed draft plan of subdivision is shown on **Figure 9** and **Appendix A**.

The proposed estate residential lots range in size from 0.62 hectares (1.53 acres) to 1.73 hectares (4.27 acres). Lot frontages range from 54.5 metres to 108.2 metres. Lot depths range from 67.7 metres to 182.6 metres (**Table 1**).

The proposed gross density is 0.57 units per hectare, or 23.1 units per 40.5 hectares (100 acres) and does not include any density bonuses permitted in the Palgrave Estate Secondary Plan area. The net density, excluding portions of the Subject Site within *Policy Area 4*, is 25.89 units per 40.5 hectares.

The proposed development provides 4.06 hectares of environmentally protected lands that will be reforested. One (1) additional bonus lot is proposed beyond the permitted density in accordance to policies in the Official Plan (see Section 4.6 of this report). A Forest Management Plan has been prepared by NRSI for the naturalized and reforested lands (**Appendix B**).

Taking into account the reforested and environmentally protected areas, the proposed structural envelopes on the lots range from 0.62 hectares to 0.7 hectares (**Table 1**). The proposed

buildings, driveways, septic systems and any other structures such as swimming pools and decks will be constructed within the structure envelopes. The structure envelopes, buildings footprints and setbacks, septic tanks, and driveways are shown on the Concept Site Plan prepared by MMH Architects (**Appendix C**).

**Table 1 – Proposed Lot Areas and Structure Envelopes**

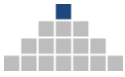
Lot No.	Lot Area (ha)	Structure Envelope Area (ha)
1	0.69	0.69
2	0.64	0.64
3	0.62	0.62
4	1.38	0.66
5	1.73	0.70
6	0.91	0.54
7	0.91	0.54
8	0.90	0.53

A 22.0-metre wide public road (“Street A”) is proposed to provide access to the residential lots. Bio-retention swales are proposed within the Street A right-of-way on both sides of the 8.5-metre wide pavement surface. An additional road block with a right-of-way of 20 metres is provided for a potential future connection north to McGuire Trail.

Two open space blocks are proposed for floodplain management at the eastern portion of the site, north and south of the Street A. Limited grading is proposed to contain the regional floodline within the open space blocks. Two 1200 mm diameter CSP culverts will convey regulatory flows from storm events under the proposed Street A and Mt. Pleasant Road. Further details are provided in the Functional Servicing Report and Grading Plan (**Appendix D**) prepared by Valdor Engineering.

## 3.2 Required Approvals

It is our professional opinion that the proposal conforms to Provincial policies [Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2014), and Oak Ridges Moraine Conservation Plan (2017)], Region of Peel Official Plan (2016) and Town of Caledon Official Plan (2016). A discussion of the relevant planning policies is provided in **Section 4** of this report.



This submission is being made in support of Zoning By-law Amendment and Draft Plan of Subdivision applications.

The Zoning By-law Amendment is required to re-zone the Subject Site to an "Estate Residential (RE)" zone, with exceptions. A Natural Area overlay will apply to Lots 4-8, corresponding to the proposed reforested areas. The "Environmental Policy Area 1 – Exception (404) (EPA1-404)" zone will apply to the Open Space Blocks and permit flood or erosion control, recreation, non-intensive, and forest management uses. The "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" zone will be refined and apply the existing woodlot on the Subject Site. A draft Zoning By-law Amendment and Schedule is provided in **Appendix E**.

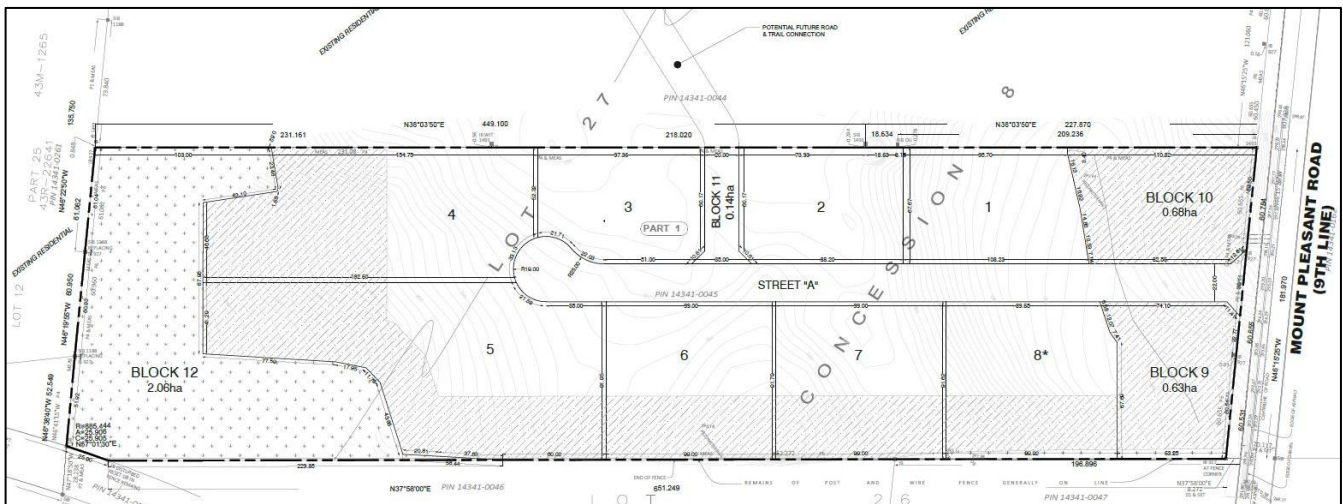
The proposed lots will generally comply with the existing regulations of the Estate Residential (RE) Zone category. An exception to the minimum lot

area of 0.8 hectares will apply to Lots 1-3 where a minimum lot area of 0.6 hectares is proposed.



The Draft Plan of Subdivision will create the eight (8) freehold lots on a public road ("Street A"). There are separate blocks on the Draft Plan for floodplain management and Open Space (Blocks 9 and 10). A future road block with a right-of-way of 20 metres would ultimately connect to McGuire Trail to the north (Block 11). The existing woodlot has been identified as Block 12.

Finally, the Draft Plan also identifies the 4.06 ha of proposed reforested land. As a result of the reforestation, one (1) density bonus lot is included in accordance with Section 7.1.9.12 of the Town of Caledon Official Plan. The bonus lot is identified as Lot 8 on the Draft Plan.

**Figure 9 – Proposed Draft Plan of Subdivision**



**LEGEND**

-  ENVIRONMENTAL PROTECTION
-  REFORESTED / PROTECTION AREA  
AREA = 4.06ha
- \* DENSITY BONUS LOT PER O.P.  
POLICY 7.19.12

# 4.0

## POLICY CONTEXT

### 4.1 Overview

The proposed development is supported by the policy directions as set out in the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshow (2017), Oak Ridges Moraine Conservation Plan (2017), Region of Peel Official Plan (2016) and Town of Caledon Official Plan (2016).

### 4.2 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) (2014) provides overall direction on matters of provincial interest that must be reflected in municipal planning decisions. It sets the foundation for regulating the development and use of land.

The PPS states that healthy, livable, and safe communities are to be sustained, including among other matters, promoting efficient development and land use patterns, by accommodating an appropriate range and mix of residential, employment, recreational, and open space uses to meet long-term needs (Policy 1.1.1).

Further, the PPS states that appropriate densities should be promoted for new housing which efficiently use land resources, infrastructure and public services (Policy 1.4.3 d).

The development proposes an appropriate housing type and density that has been established within the Palgrave Estate Residential Community Secondary Plan area.

The PPS also speaks to the protection of natural features and areas (Policy 2.1.1). The proposed subdivision provides an appropriate buffer from the

woodlots to the west and south. No development or site alteration is proposed in these areas. It also includes a Reforestation Management Plan to enhance these features.

The proposed development is consistent with the Provincial Policy Statement (2014).

### 4.3 Growth Plan for the Greater Golden Horseshoe (2014)

The Growth Plan for the Greater Golden Horseshow (2014) provides a framework for managing growth in the Greater Golden Horseshoe including: direction of where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation. The Growth Plan carries forward many of the principles and policies of the PPS relating to land use and development.

The Subject Site is identified within the Greenbelt Area (subject to Ontario Regulation 59/05), per Schedule 1 of the Growth Plan. Per Section 4.4 of this report, the Subject Site also falls within the Oak Ridges Moraine Conservation Plan (2017), the policies of which continue to apply.

The proposed development incorporates Low Impact Development measures with respect to Stormwater Management. This is encouraged per Section 3.2.7 of the Growth Plan.

Section 4.2 of the Growth Plan provides policies for “*protecting what is valuable*”. No development or site alteration is permitted within the natural heritage system. The key natural heritage features on and adjacent the property, being significant woodlands, have been analyzed and appropriately buffered. These features will be further enhanced through reforestation and management.

The proposal is consistent with the Growth Plan for the Greater Golden Horseshoe.



## 4.4 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan (ORMCP) (2017) strives to protect the ecological and hydrogeological integrity of the Oak Ridges Moraine Area. The policies of the plan are to be read in conjunction with other Provincial Policies, such as the Growth Plan (2017) and the Greenbelt Plan (2017).

The property is located within the Oak Ridges Moraine Conservation Plan area. The ORMCP identifies the *Palgrave Estate Residential Community*, which is a component of the *Countryside Area*.

Countryside Areas act as “*agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas,*” (pg. 5). While the creation of new lots is generally very restrictive, exceptions are permitted in certain areas, including the *Palgrave Estate Residential Community* (pg. 5).

Section 14(1) of the ORMCP states that residential development is permitted within the *Palgrave Estate Residential Community*, subject to the Town of Caledon Official Plan and relevant policies of the ORMCP.

The proposed development is consistent with policies of the ORMCP; further discussion is provided in Section 4.6.3 of this report.

## 4.5 Region of Peel Official Plan (2016)

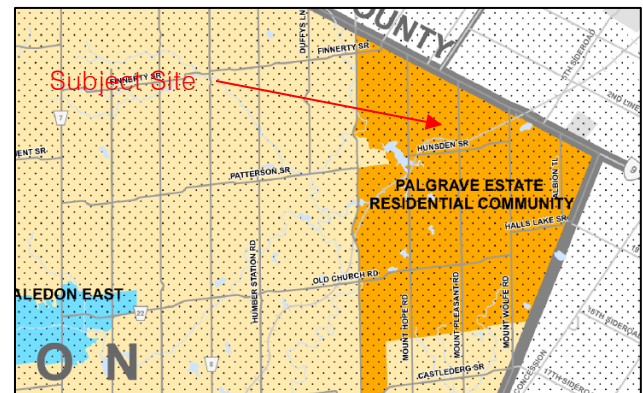
The Region of Peel Official Plan (2016) sets the policy framework for decision making over the long-term. Its policies set out to protect the environment, manage resources and direct growth in an appropriate manner. The Region of Peel Official Plan has not been revised as yet to conform to the revised Provincial Plans, including Growth Plan for Greater Golden Horseshoe (2017), Greenbelt Plan (2017) and Oak Ridges Moraine Conservation Plan (2017).

The following sub-sections provide a discussion of relevant policies in the Regional Official Plan.

### 4.5.1 Estate Residential Community

The site is identified within the *Palgrave Estate Residential Community* within Peel’s Regional Structure (Figure 10). The Estate Residential Community is a component of the *Rural System*.

Figure 10 – Peel Region Official Plan Schedule D



Per Section 5.4.1, some of the objectives within the *Rural System* shall be “*to conserve the environmental and resource attributes of the region*”; “*recognize the integrity and characteristics of existing communities in Peel*”; and “*to promote healthy rural communities*”. Growth within the *Rural System* shall be directed to certain areas consistent with the policies of the Region of Peel Official Plan and the area municipal official plans. Section 5.4.2.2 identifies the *Palgrave Estate Residential Community* as an area where growth will be directed to within the *Rural System*.

For the *Palgrave Estate Residential Community*, “*growth will be planned to occur in a phased manner, considering factors such as the financial capabilities of the Region, and as a logical extension to existing estate areas and servicing systems*” (Sec. 5.4.4). In addition, it is the objective of Regional Council “*to ensure that the development of estate residences supports the natural environment and resource objectives in this Plan*” (Sec. 5.4.4.1.1).

Regional Council shall:

- Consider new estate residential proposals in the *Palgrave Estate Residential Community*

consistent with the policies in this Plan, the Town of Caledon Official Plan, and the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. (Sec. 5.4.4.2.1)

- Direct the Town of Caledon to consider new estate residential development only in the Palgrave Estate Residential Community or on other lands already committed for estate residential development as identified in its Official Plan, provided that such development:
  - a) is compatible with the rural landscape and surrounding uses;
  - b) protects the natural environment;
  - c) is a logical extension of an existing estate area and servicing system;
  - d) occurs in a phased manner; and
  - e) has the necessary water and sewer services, taking into consideration of financial and physical capabilities, and the suitability and availability of municipal servicing. (Sec. 5.4.4.2.3)

The proposed development has been designed to be compatible with the existing rural landscape. The estate lots are larger in size, consistent with the existing community to the north, and the approved Beaverhall development to the east. Appropriate buffers of 30 metres are provided from the natural heritage features.

The proposed development will connect to the municipal water system currently being extended along Mt. Pleasant Road. The structure envelope within each lot will support private septic systems. Lastly, LID measures have been used in the treatment of stormwater.

#### 4.5.2 Core Areas

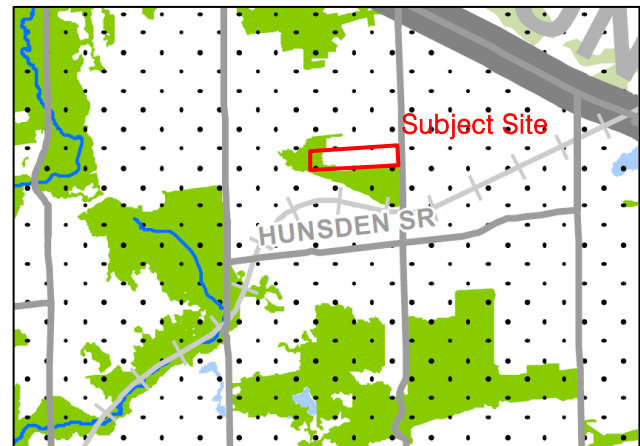
The western limits of the Subject Site and the abutting lands to the south are identified as *Core Areas* with the Region's Greenlands System (**Figure 11**).

The *Core Areas* affecting the site relate to the *Core Woodlands*, which are defined in Table 1 of the Official Plan. The criteria for determining a *Core*

Area include any woodlot over 16 hectares; plantations are also included as a woodland.

Development and site alteration are prohibited within the *Core Area*, with certain exceptions, per Section 2.3.2.6. No development or site alteration will occur within the *Core Areas* of the Subject Site or abutting lands.

**Figure 11 – Peel Region Official Plan Schedule A**



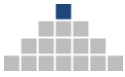
#### 4.5.3 Water and Wastewater Servicing

Section 6.3.2.3 requires that the Region “provide municipal water services to accommodate growth in the Palgrave Estate Residential Community, the rural settlements and the rural area, as appropriate, consistent with the policies of this Plan. Communal sewage disposal systems will be the preferred means of servicing multiple new lots where site conditions are suitable over the long term. If a communal sewage disposal system is not feasible, individual on-site sewage disposal facilities may be considered, where site conditions are suitable over the long term.”

Municipal water is available on Mt. Pleasant Road.

Given the size of the lots, private septic tanks can be accommodated within the structure envelopes and are suitable over the long term.

The proposed development is consistent with the policies of the Region of Peel Official Plan.



## 4.6 Town of Caledon Official Plan (2016)

The Town of Caledon Official Plan (2016) sets out principles, goals, objectives and policies to guide land use, development and change. The Subject Site is identified as being within the *Oak Ridges Moraine Conservation Plan Area* on Schedule A1 – Town Structure (Figure 12). The following subsections provide a discussion of relevant policies in the Town’s Official Plan.

### 4.6.1 Growth Management

The Growth Plan for the Greater Golden Horseshoe sets out density targets for Greenfield development within upper- and single-tier municipalities. The current target is to achieve a minimum of 80 residents and jobs per hectare (though the Regional and Town Official Plans have yet to be

updated to reflect the new targets). However, Section 4.2.2.1 of the Town Official Plan states that the *Palgrave Estate Residential Community* shall be excluded from calculations of Greenfield density targets.

Table 4.2 in the Official Plan provides population allocation to 2031 for specific settlement categories and areas (Table 2). The *Palgrave Estate Residential Community* is expected to grow from 4,865 to 5,371 persons. As such, some limited growth is anticipated in this community.

The development proposal will help to achieve the anticipated limited growth within the *Palgrave Estate Residential Community* by providing eight (8) new residential lots.

**Figure 12 – Town of Caledon Official Plan Schedule A1**



**Table 2 – Town of Caledon Official Plan Table 4.2**

Settlement Category or Land Use Area	2021 Population	2031 Population
Rural Service Centres	54,825	75,054
Villages	7,428	7,428
Hamlets	1,343	1,343
Industrial/Commercial Centres	175	175
Palgrave Estate Residential Community	4,865	5,371
Rural Lands and Prime Agricultural Area and General Agricultural Area	18,365	18,629
<b>Total</b>	<b>87,001</b>	<b>108,000</b>

### 4.6.2 Palgrave Estate Residential Community

Section 4.1.2 states that “In order to provide for a variety of housing types and living styles within the Town and recognizing the demand for Rural Estate Residential development the Town is providing for estate residential development in the Palgrave Estate Residential Community.” Detailed area policies for the Palgrave Estate Residential Community are provided in Section 7.1 of the Official Plan.

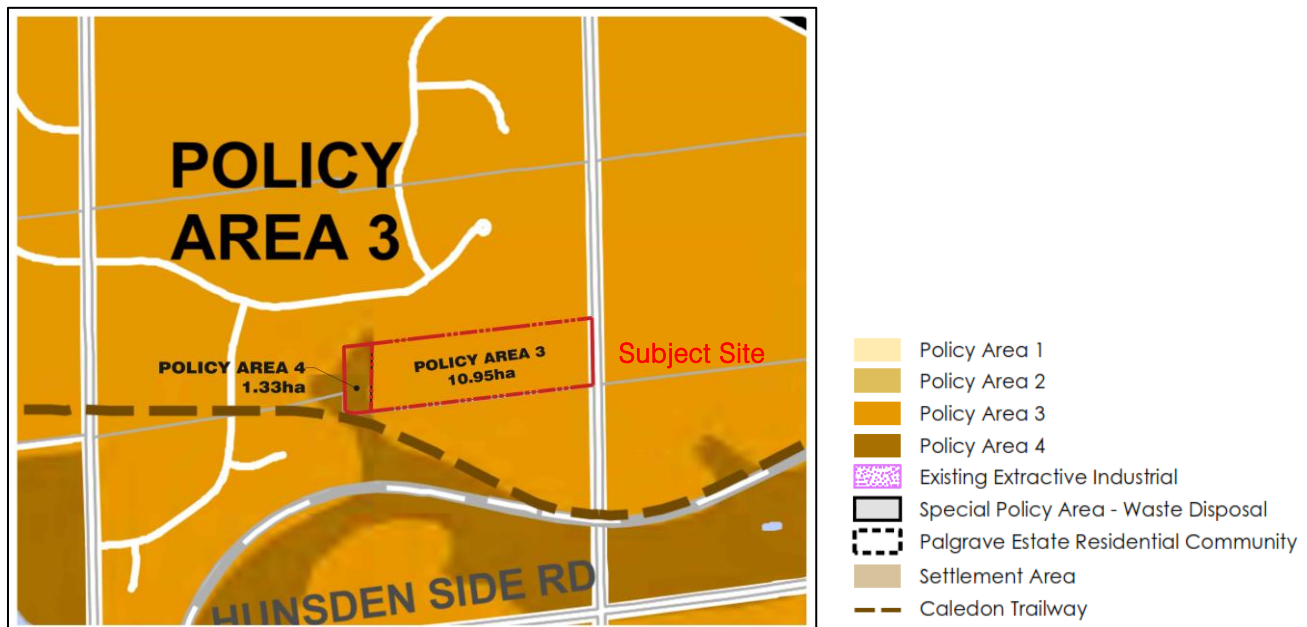
The Official plan states that the rural character of the area shall be maintained as new development occurs (Sec. 7.1.2.2), Environmentally significant areas, woodlots and wetlands shall be protected from development. Section 7.1.2.12 states “ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features and their Minimum Vegetation Protection Zones shall be protected from development and rehabilitated”.

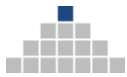
The existing woodlots are protected from development and the 30-metre Minimum Vegetation Protection Zone is applied from dripline of the woodlot within the western portion of the Subject Site and the woodlot immediately to the south of the Subject Site.

#### 4.6.2.1 Policy Areas

Schedule G of the Official Plan identifies the Policy Areas within the Palgrave Estate Residential Community. The developable portion of the Subject Site is identified as Policy Area 3, while the environmentally-protected woodlot on the western portion of the site is identified as Policy Area 4 (Figure 13).

**Figure 13 – Town of Caledon Official Plan Schedule G**





The permitted uses within *Policy Area 3* include “agriculture and associated residential uses, rural estate residential uses, conservation, open space, non-intensive recreation, intensive recreation, including golf courses, residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale institutional uses, and presently licencing extractive industrial uses” (Sec. 7.1.3.4). The maximum permitted density in *Policy Area 3* is 26 units per 40.5 hectares plus any density bonuses (Sec. 7.1.6.4).

*Policy Area 4* shall allow the above uses with the exception of rural estate residential uses, intensive recreation and small scale institutional uses (Sec. 7.1.3.4). Lands within this Policy Area are excluded in the maximum density calculation.

In addition to the above maximum, the Official Plan allows for density bonuses. A bonus of one (1) unit over and above the density allotment will be given for each four (4) hectares in the development to be protected, managed and reforested (Sec. 7.1.9.12). A Reforestation Management Plan is included within the Scoped Environmental Impact Study, prepared by NRSI.

The proposed development is consistent with the permitted uses and density as defined by the Town’s Official Plan. The developable area of the site (within *Policy Area 3*) is 10.95 hectares, which permits 7 lots (25.89 units per 40.5 hectares). A total of 4.06 hectares is dedicated to environmental protection and management, through reforestation. This would allow for the additional 8<sup>th</sup> lot.

Further, the minimum lot area within *Policy Area 3* shall be 0.6 hectares (Sec. 7.1.7.2). All lots within the subdivision meet the minimum area.

#### 4.6.2.2 Servicing

Each lot in the proposed development will be serviced by a private septic system in accordance with Section 7.1.8.1. Municipal water service will also be provided. See Section 6.5 of this Report outlining the servicing for the proposed development.

#### 4.6.2.3 Environmental Policies

There are two Environmental Zones delineated within the *Palgrave Estate Residential Community*: “Environmental Zone 1 (EZ 1)” and “Environmental Zone 2 (EZ 2)”. Both are identified on the Subject Site, per Schedule I of the Official Plan (Figure 14).

**Figure 14 – Town of Caledon Official Plan Schedule I**



The “EZ 1” Zone includes “more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and, Environmentally Significant/Sensitive Areas” as well as all “ORMCP Key Natural Heritage Features and Hydrologically Sensitive Features, and their Minimum Vegetated Protection Zones” (Sec. 7.1.9.1.a).

The “EZ 2” Zone includes “areas of high groundwater table (where the water table is usually within 1.5 metres or less of the ground surface); areas of seasonal flooding (not including regulated floodplains); dry swale lowlands and natural depressions which perform natural run-off, detention and groundwater recharge functions; and, smaller hedgerows and strips of native vegetation” (Sec. 7.1.9.1.b).



The "EZ 1" designation at the western portion of the site corresponds with the woodland.

The "EZ 1" and "EZ 2" designations at the eastern portion of the Subject Site represents an assumed watercourse. However, upon further field investigations, the feature was determined to be a dry, ephemeral swale. This corresponds more accurately to the "EZ 2" Zone.

Notwithstanding the conditions of the ephemeral swale, a floodplain analysis was conducted to determine the extent of the regional floodline. The existing regional floodline limit is outlined in the Functional Servicing Report prepared by Valdor Engineering.

A channel along the dry, ephemeral swale is proposed with grading to match existing grades to control seasonal flooding. Culverts are proposed under proposed Street A. Lands within the regional floodline are within open space blocks on the north and south side of the proposed road and are included as part of the proposed Reforestation Management Plan.

Lands within the "EZ 1" Zone are restricted with respect to permitted uses, including legally existing residential or agricultural uses, essential infrastructure, and non-intensive recreation (Sec. 5.7.3.1.2). Development is generally prohibited.

The Draft Plan shall show the Structure Envelope for each lot, which shall "identify the optimal area of the lot for structures and shall provide ample space for estate residential and accessory uses including all associated necessary lot grading" (Sec. 7.1.9.3). Dwellings, driveways, accessory structures and septic systems are within the Structure Envelopes.

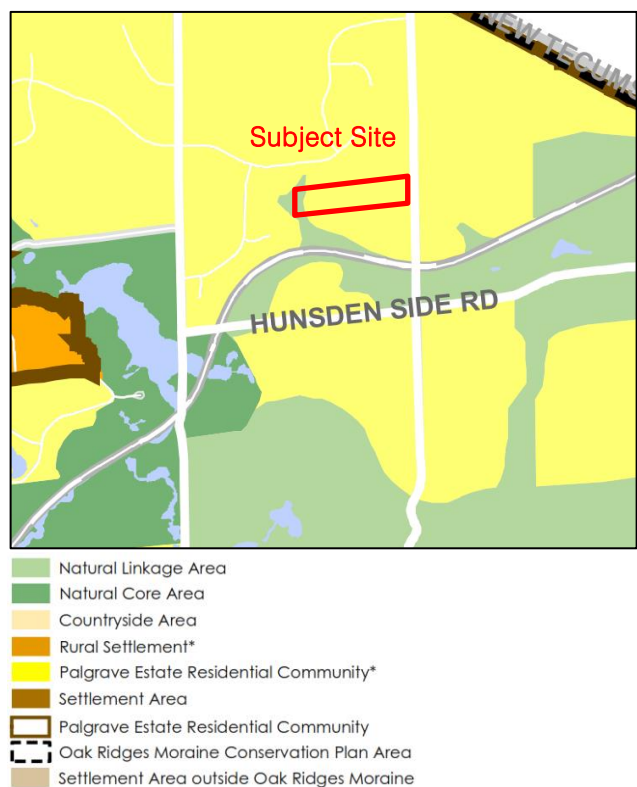
The Structure Envelope for all the proposed lots have been delineated and do not include any natural areas subject to reforestation. All buildings, driveways and septic areas are within the Structure Envelope for each lot.

Section 7.1.9.12 permits one bonus unit above the permitted density allotment for every four (4) hectares suitably protected, managed and reforested. The proposed draft plan of subdivision identifies 4.06 hectares of naturalized and reforested land. Accordingly, an 8<sup>th</sup> lot is proposed as the bonus lot.

### 4.6.3 Oak Ridges Moraine Conservation Plan Area

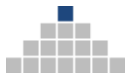
Section 7.10 of the Official Plan provides policies for lands within the Oak Ridges Moraine Conservation Plan Area ("ORMCPA"). Where there are conflicts, the policies of the ORMCP shall prevail, except where the Official Plan provisions are more restrictive. Schedule P (Figure 15) identifies the woodlot on the site as Oak Ridges Moraine Natural Linkage Area.

**Figure 15 – Town of Caledon Official Plan Schedule P**



Section 7.10.2 of the Caledon Official Plan outlines the objectives specifically for the ORMCPA. While the ecological and hydrological integrity is to be protected, it is an objective "to allow continued development within existing settlement areas and the Palgrave Estate Residential Community provided such development is consistent with all other applicable objectives and policies of this Plan" (Sec. 7.10.2 f).

The Natural Linkage Areas form a central corridor system that support the movement of plants and



animals between Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. The purpose of the designation is to “maintain, and where possible, improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors” (Sec. 7.10.4.7.1).

The Key Natural Heritage Features within the ORMCP area, as well as their Minimum Vegetation Protection Zone, shall be protected from development (Sec. 7.10.5.1.1). Table 7.5 of the Caledon Official Plan indicates that for significant woodlots, the minimum vegetation protection buffer is 30.0 metres.

The proposed development complies with these policies. The 30.0 metre buffer has been staked and surveyed from the outermost trunks. No development will occur within woodlot or the 30.0 metre buffer.

The *Palgrave Estate Residential Community*, as identified in Schedule P of the Caledon Official Plan, is a component of the ORCMP Countryside Areas. Estate residential development is permitted per the policies of the Official Plan policies for the Palgrave Estate Residential Community (Section 7.1, discussed above).

#### 4.6.4 Landform Conservation Areas

The Landform Conservation Areas, within the ORMCP Area, are shown in Schedule P-2 of the Official Plan. A small section at the south-west corner of the site is identified as *Landform Conservation Area Category 2* (Figure 16).

Section 7.10.5.6.3 of the Official Plan states:

*“With respect to Oak Ridges Moraine Natural Core Areas, Natural Linkage Areas, and Countryside Areas, not including estate residential development in the Palgrave Estate Residential Community, an application for development with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:*

a) *Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*

b) *Limiting the portion of the net developable area of the site that is disturbed to not more than 50 percent of the total area of the site; and,*

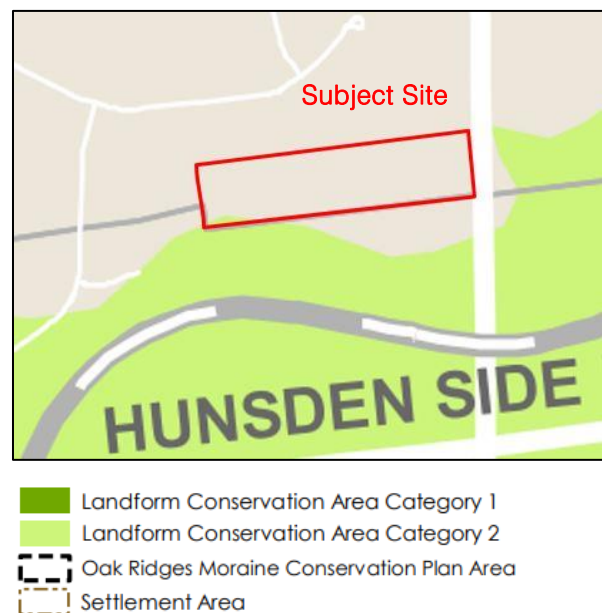
c) *Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 percent of the total area of the site.”*

This policy explicitly exempts estate residential development within the Palgrave Estate Residential Community.

Further, Section 7.10.5.6.10 states that “with respect to land in the Palgrave Estate Residential Community and the Caledon East Secondary Plan Area, in considering applications for major development within landform conservation areas (Category 1 and 2) the Town of Caledon shall encourage applicants to adopt planning, design and construction practices that will keep disturbance to landform character to a minimum”.

There is a minor portion of the site within the Category 2. This portion is within the woodlot, which will not be disturbed or developed. As such, the proposed development will comply with the above criteria.

**Figure 16 – Town of Caledon Official Plan Schedule P1**



# 5.0 PROPOSED AMENDMENT

The Subject Site is currently zoned as “Rural – Oak Ridges Moraine (A2-ORM)” and “Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)” in the Town of Caledon Zoning By-law 2006-50, as amended (**Figure 17**). Permitted uses in the A2-ORM zone generally include agriculture and farm-related uses. The “EPA2-ORM” zone permits existing agricultural uses, a detached dwelling, environmental management uses, existing farms, forest management uses, home businesses, low-intensity recreational uses and transportation, infrastructure and utility uses (excluding stormwater management ponds). Estate Residential uses are not permitted in either zone category.

A more appropriate zone category in accordance with the *Palgrave Estate Residential Community* in the Official Plan is “Estate Residential – (RE)”.

## 5.1 Zoning By-Law Amendment

It is proposed to rezone the Subject Site to “Estate Residential – Exception (X) (RE-E(X))”, “Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)” and “Environmental Policy Area 1 – Exception (404) (EPA1-404)”. The “RE” zone applies to Lots 1-8, the “EPA2-ORM” zone applies to the existing woodlot (Block 12), and the “EPA1-404” zone applies to the open space blocks (Blocks 9 and 10). The draft zoning by-law and schedule can be found in **Appendix E**.

The proposed zoning by-law amendment has been prepared generally in accordance with the “Estate Residential – (RE)” zone category for the residential lots in the existing Zoning By-law 2006-50. The permitted uses will remain the same as per the “RE” zone category. The “RE” zone standards are

maintained for the Subject Site save for the minimum lot area for Lots 1 to 3 which are proposed to be reduced from 0.8 hectares to 0.6 hectares.

The rear yard setback minimum of 15 metres to the property line has been maintained; however, a provision within the “RE” zone requires a minimum setback of 7.5 metres from the rear of the dwellings to the rear limit of the structure envelope.

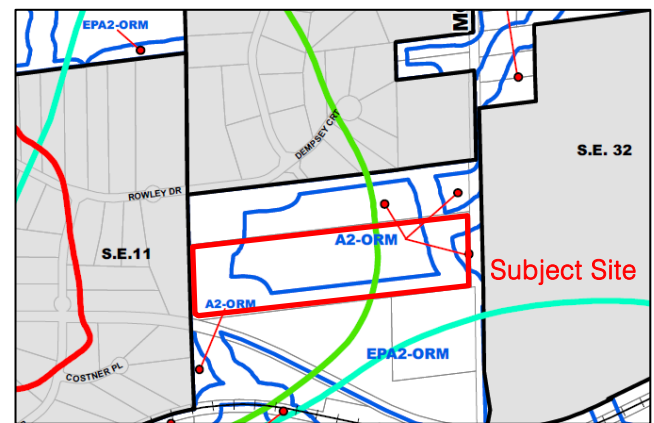
The 4.06 hectares of land dedicated to environmental protection and forest management are proposed as a Natural Area overlay and is shown on the attached schedule to the proposed zoning by-law amendment. Restrictions for the natural area within the “RE” zone are included in the amendment.

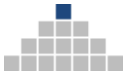
The “EPA2-ORM” zone boundaries have been refined and incorporates the woodlot feature on the western portion of the Subject Site.

The “EPA1-404” zone is proposed for the open space blocks on the eastern portion of the Subject Site. Permitted uses in this zone are recreation, non-intensive, flood or erosion control and forest management.

Overall, the proposed Zoning By-law Amendment is in keeping with the “RE” category and will permit estate residential development that is in accordance with the policies of the Town of Caledon Official Plan and Palgrave Estate Residential Community as outlined in this Planning Rationale Report.

**Figure 17 – Zoning By-law 2006-50 Map 55**





# 6.0

## ANALYSIS

### 6.1 Land Use

As established in the Provincial, Regional and Local planning policies, the proposed land use is appropriate for the Subject Site.

The Subject Site is designated as *Policy Area 3 and 4* and is located within the *Palgrave Estate Residential Community* in Town of Caledon Official Plan. Lands to the north, east and west are also designated as *Policy Area 3* and the proposal conforms to the policies associated with residential development in the Town of Caledon Official Plan.

*Policy Area 3* policies relating to density and lot size are achieved. The proposed development meets the minimum density requirement of 26 units per 40.5 hectares and the proposed lots meet the minimum lot area of 0.6 hectares. No lots are proposed within the regional floodline. The proposed Open Space blocks are intended to be conveyed to the Town or Conservation Authority.

The proposed development provides 4.06 hectares of naturalized, reforested land, thus gaining an additional (8<sup>th</sup>) lot beyond the permitted density.

The proposed development is also consistent with the predominate built form of estate residential housing surrounding the Subject Site. All buildings, driveways, private septic systems and all other structures will be within the proposed structure envelopes.

The existing woodlot features on the Subject Site will be protected and the required 30-metre minimum vegetation protection buffer will be provided.

The proposed development provides new estate residential dwellings that are compatible with the surrounding land uses and comply with the policies

of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan, and Region of Peel and Town of Caledon Official Plans.

### 6.2 Urban Design

An Urban Design Brief has been prepared by The Biglieri Group Ltd. in support of the proposed development and to guide design considerations for the future estate residential community. The Brief conforms to the Town of Caledon *Comprehensive Town-wide Design Guidelines* and incorporates objectives outlined by the Municipality.

The Urban Design Brief explores the local context surrounding the Subject Site and outlines the precedence set by the existing land uses and built form. A pattern of low-density land uses, primarily estate residential, currently exists and provides a narrative for the proposed development.

The urban design vision of the proposed development is to provide estate housing designed in a traditional manner that reflects the rural character of the community. Maintaining a consistent pattern with the existing neighbourhoods to the north and west of the Subject Site is paramount.

### 6.3 Noise

Due to the Subject Site's location along an Arterial Road, Mt. Pleasant Road, an Environmental Noise Feasibility Study was prepared by Valcoustics Canada Ltd. to assess the noise impacts on the proposed development. The Study recommends that forced air heating with provision for air conditioning for all dwellings be required and that warning clauses should be registered on title.

### 6.4 Transportation

The Subject Site will be accessed via Mt. Pleasant Road. A future connection to the north is proposed that will allow for a connection to McGuire Trail.

The surrounding road network is as follows:

- **Mt. Pleasant Road:** Mt. Pleasant Road is a north-south local road and has a two-lane,

rural cross section with one northbound and one southbound lane for through traffic. Mt. Pleasant Road has a posted speed limit of 60 km/hr and does not have sidewalks. This roadway is under the jurisdiction of the Town of Caledon. Mt. Pleasant Road is stop-controlled at the intersection of Highway 9;

- **Highway 9:** Highway 9 is an east-west roadway approximately 1.2 km to the north from the Subject Site and has a two-lane cross-section. Highway 9 has an assumed speed limit of 80 km/hr and is under the jurisdiction of the Province of Ontario. There are no sidewalks or designated cycling lanes provided along Highway 9;
- **McGuire Trail:** McGuire Trail is a local road under the jurisdiction of the Town of Caledon. McGuire Trail intersects with Mt. Pleasant Road approximately 720 metres north of the Subject Site. There are no sidewalks provided. A right-of-way to extend McGuire Trail south of Dempsey Court/Rowley Drive is present but the road surface has not been constructed.
- **Hunsden Side Road:** Hunsden Side Road is a local road under the jurisdiction of the Town of Caledon. Hunsden Side Road intersects with Mt. Pleasant Road approximately 630 metres south of the Subject Site. There are no sidewalks present.

The nearest GO Train stations to the Subject Site are Mt. Pleasant, Georgetown and Brampton stations, all approximately a 45-minute drive from the Subject Site. The closest bus route is the GO 37 Orangeville/Brampton Route, which travels between Orangeville and Brampton GO Train station via Highway 10. The GO 38 Bolton Route travels between Bolton and Malton GO Train station.

JD Engineering Inc. has completed a Traffic Brief in support of the proposed development. The Brief reviewed the existing road, pedestrian and cycling networks, and development proposals in proximity to the Subject Site. Site-generated traffic and future traffic conditions as a result of the proposed development, as well as the proposed parking supply, were assessed.

The Brief concludes that the traffic generated by the proposed development can be readily accommodated by the existing road network without the need for any improvements. It is recommended that a one-way stop control be installed at the east end of the proposed roadway at the intersection of Mt. Pleasant Road.

## 6.5 Servicing and Stormwater Management

Valdor Engineering Limited has prepared a Functional Servicing Report (FSR) in support of the proposed development. The FSR includes a discussion on the proposed servicing, stormwater management and design, floodplain analysis, vehicular access, site grading and erosion and sediment control.

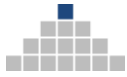
Each lot will be serviced with municipal water and private septic systems.

A 200 mm diameter watermain, which will reduce in size to 150 mm beyond the proposed future north-south roadway, will be constructed within the proposed Street A road allowance. This watermain will connect to a 200 mm diameter watermain on the east side of Mt. Pleasant Road.

Wastewater servicing will be done through private on-site septic systems. Preliminary septic system designs have been based off of assumed 4-bedroom, 460 square metre dwellings with 40 fixture units.

Stormwater management designs have been prepared and included in the FSR. Minor and Major storm designs have been incorporated based on the Town's Engineering Standards. Major system design is generally comprised of an overland flow route along Street A to a safe outlet.

Bioswales are proposed within the Street A road allowance as a stormwater management facility and as a Low-Impact Development measure. The bioswales will be 3.5 metres wide and located within the boulevard on each side of the pavement surface. The bioswales will be 0.3 metres deep with a 1.2-metre-wide, 1.2-metre-deep stone trench



underneath. The bioswales will convey the minor and major systems and discharge to a storm sewer that will discharge to the watercourse in Block 9.

The bioswales assist in quality control of stormwater runoff. Vegetation within the bioswales will reduce the flow velocity of runoff to enhance sedimentation and promote filtration. Additional design factors have been incorporated into the design of the bioswales. A total TSS (Total Suspended Solids) removal of 88.5% is achieved for the 1.76-hectare site drainage area, which is greater than the required Enhanced (Level 1) goal of 80% TSS.

The stone-filled trenches beneath the bioswales have been designed to provide storage volume below the orifice outlet. An infiltration drawdown time of 33.3 hours meets NVCA's minimum time requirement of 48 hours. The post-development annual infiltration volume of 20,652 cubic metres for the site corresponds to 107.2% of the annual pre-development infiltration volume, therefore a positive water balance.

Erosion and quantity controls are outlined in the FSR. Adequate erosion and quantity controls are achieved in accordance with Nottawasaga Valley Conservation Authority (NVCA) and Town of Caledon guidelines and standards.

A Floodplain Analysis was conducted by Valdor Engineering to address the upstream drainage area north of the Subject Site. A hydraulic analysis for the existing conditions determined the extent of Regulatory Floodplain and an elevation through the Subject Site of 292.46 metres above sea level. (ASL). It was determined that the extent of flooding is due primarily to the backwater effects caused by the existing culvert under Mt. Pleasant Road

To reduce the extent of flooding upstream, two new 1200 mm diameter CSP culverts are proposed to be installed under Mt. Pleasant Road. The existing culvert will remain. Grading will be required to tie-in the downstream headwall to the existing watercourse.

A grass-lined channel is proposed within the open space blocks to convey flow through the site. The channel will be 1.0 metre deep and 4.0 metres wide with 3:1 side slopes to match existing grades on either side of the channel.

The proposed Street A will be raised to a low-point elevation of 294.07 m ASL to be above the floodplain. A second pair of 1200 mm diameter CSP culverts will convey Regulatory flows.

The existing topography is gently rolling. The preliminary grading plan was prepared in accordance with the Floodplain Analysis and for the construction of proposed road. Earthworks within each residential lot will be based on approved site grading plans for the individual lots at the building permit stage.

Erosion and sediment control measures are detailed in the FSR. Control measures to be implemented during construction include temporary sediment control basins, silt fences along property limits subject to drainage, mud mats at construction entrances, sediment traps at catchbasins, rock check dams constructed in swales and ditches, and a cofferdam installed upstream of the proposed Street A crossing of the watercourse in order to install the culverts in dry conditions.

## 6.6 Environmental Mitigation

Natural Resource Solutions Inc. (NRSI) has prepared a Scoped Environmental Impact Study (EIS) and Reforestation Management Plan in support of the proposed development. Multiple site visits were conducted between May and September 2017 to investigate the Subject Site. The extent of the natural features on the Subject Site was assessed, as well as significant wildlife habitat screening, dripline assessment, and vegetation, breeding bird, and odonate and butterfly surveys. A Species at Risk (SAR) Report was prepared in conjunction with the EIS.

Vegetation communities on the Subject Site were characterized using the Ecological Land Classification System (ELC) for Southern Ontario. The dominant vegetation communities are agricultural land, a mature deciduous forest, cultural meadow and a hedgerow. A coniferous plantation is located adjacent to the Subject Site to the south.

A background review of Species at Risk (SAR) and Species of Conservation Concern (SCC) was conducted to determine the potential presence of SAR. Fourteen (14) SAR and 10 additional SCC were identified within the vicinity of the Study Area for the EIS. Three (3) SCC were observed within the Subject Site with suitable habitat. These included a pair of Grasshopper Sparrows in the cultural meadow, a Monarch caterpillar at the edge of the agricultural field, and an Eastern Wood-Pewee in the deciduous forest community.

Several Endangered and Threatened species were reported within 10km of the Subject Site. One Barn Swallow was observed foraging in the agricultural field; however, no nesting habitat was observed. Potential habitat for Brown Myotis and Northern Myotis was identified within the Subject Site based on habitat preference and habitat on site within the deciduous woodland, which are being retained.

The EIS review impacts (direct, indirect and induced) that the proposed development has on the natural features on the Subject Site. Buffers are required for natural heritage features such as woodlands, wetlands, significant wildlife habitat, and watercourses. A 30-metre woodland buffer is applied from the approved dripline.

There are no watercourses on the Subject Site, however an "Environmental Zone 2" (EZ2) overlay is present in the general location of the ephemeral swale. The proposed Street A will cross this feature with the provision of culverts to maintain spring flows. The remainder of the "EZ2" and buffer area will be replanted as part of the Reforestation Management Plan.

Direct impacts include grading, tree and vegetation removal, bird nest destruction, and naturalization of the EZ2. The delineation of natural features and EZ1 and EZ2 overlays informed the basis of the development layout and were used to avoid direct impacts to these features. Grading along the ephemeral swale will enhance its form and function.

The proposed development and access to the Subject Site will result in the removal of less than 10 hedgerow trees along Mt. Pleasant Rod. Tree removal should be done outside of breeding bird windows. Nest searches should be conducted prior to the removal of trees and grading of the open areas.

The ephemeral swale will be graded into a distinct, naturalized riparian corridor. The Reforestation Management Plan proposes the introduction of wet herbaceous species, as well as Dogwood and Willow riparian species, which will stabilize the channel and reduce overland flow.

The EIS summarizes that the natural areas have been considered and suitably buffered from the development. Due to the 30-metre buffer and Reforestation Management Plan, no impacts are anticipated to the natural features. A net benefit to the natural features through the proposed Reforestation Management Plan is expected.

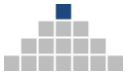
## 6.7 Hydrogeological

Sirati and Partners Consultants Ltd. has prepared a Hydrogeological Impact Study for the proposed development. The Study includes a Water Balance study that provides an assessment of potential changes to the water balance as a result of development. The Study also looks at the physiography of and around the Subject Site, dewatering requirements, infiltration rates, and Low Impact Development (LID) recommendations.

The Subject Site is within the Nottawasaga Valley Watershed. Further, the Subject Site is within the Beeton Creek system, one of four main creek systems within the Innisfil Creek subwatershed. Groundwater level monitoring data was collected in June and July 2017, and monthly between October 2017 to March 2018. The monitoring data suggests there was little change in the water table elevations between seasons.

In-situ hydraulic conductivity tests indicated typical hydraulic conductivity for sandy silt to clay silt till. Due to the deep water table observed for the Subject Site, neither short-term nor long-term dewatering activities are required.

LID techniques can be applied to maintain the overall groundwater recharge across the Subject Site. Recommended techniques include the redirection of clean run-off from roofs to grassed areas, infiltration trenches, provision of extra topsoil thickness, and provision of gradual slopes to open area and back yards.



## 6.8 Archaeological Assessment

Archeoworks Inc. conducted a Stage 1-2 Archaeological Assessment for the Subject Site. Background research identified elevated potential for the recovery of archaeologically significant materials within the study area. Test pit surveys were conducted within the woodland areas, while the agricultural field was ploughed and subject to a pedestrian survey. During the pedestrian survey, two Euro-Canadian artifact collections were encountered, which were combined to form Caledon H1 Collection.

A total of 73 artifacts were recovered from the Caledon H1 Collection. These artifacts were assigned a date range between the 1830s to the end of the 19<sup>th</sup> Century. Artifacts included brick fragments, window pane glass, various ceramic kitchenwares and tablewares, and glass containers. The majority of the artifacts date to after ca.1850. This timeframe corresponds with the occupation of the subject site by Francis McCauley Sr. and his family from ca.1856 to the late 19<sup>th</sup> Century.

Caledon H1 is considered to have further cultural heritage value and interest. A Stage 3 Archaeological Assessment is required and has commenced. Caledon H1 was registered with the Ministry of Tourism, Culture, and Sport (MTCS) under Borden Number AIGw-193. The Stage 1-2 Archaeological Assessment has also been submitted to MTCS for review.

## 6.9 Minimum Distance Separation

A Minimum Distance Separation Analysis was conducted by The Biglieri Group Ltd. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) confirmed the proposed development is classified as a Type B Land Use per OMAFRW Guideline #34 and an MDS I formulae should be used to determine potential conflicts with potentially objectionable odours from animal husbandry operations. The Analysis assessed livestock facilities within 1.5 km from the Subject Site "Study Area". Within the Study Area there are

two (2) facilities that currently house livestock – the Caledon Equestrian Park and Gir Farms. An additional five (5) unoccupied livestock facilities were also identified within the Study Area.

It was determined through the Analysis that the Caledon Equestrian Park lies 1 km to the west of the Subject Site and separated by existing estate housing, woodlands and recreational land uses and thusly would not have a negative impact on the proposed development.

Gir Farms is located 475 metres to the south of the Subject Site and is a dairy cow and horse farm. Based on the MDS I calculations, a minimum separation distance of 393 metres between the livestock facility and the Subject Site is required. With a distance greater than the minimum requirement, there will be no negative impacts on the proposed development.

## 6.10 Tree Preservation Plan

Natural Resource Solutions Inc. (NRSI) has prepared a Preliminary Tree Preservation Plan in support of the proposed development. Trees on the Subject Site were identified and their species, size and health assessed. An analysis of the proposed development and supporting plans was conducted with trees identified for removal.

The majority of the inventoried trees were located within the hedgerow along Mt. Pleasant Road. A total of 88 trees were inventoried, including 23 native and 65 non-native species. To accommodate the proposed Street A and grading works, a total of 37 trees are anticipated to be removed, including Scots Pine, Norway Spruce, Manitoba Maple and Common Apple species. Thirty-three (33) of the trees to be removed were assessed as Fair to Excellent condition. Compensation for these trees is recommended at a rate of 2:1. It is anticipated that these trees can be provided within the additional 0.06 hectares of reforestation management area beyond the 4.0 hectares required for the additional density provision.

Temporary tree protection fencing will be required and maintained around retained trees during construction.



# 7.0

## Conclusion

The proposed development on the west side of Mt. Pleasant Road is an estate residential development that is supported by the applicable policy framework articulated in the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2014), Oak Ridges Moraine Conservation Plan (2017), the Region of Peel Official Plan (2016) and the Town of Caledon Official Plan (2016). All of the aforementioned documents promote estate residential development within the *Palgrave Estate Residential Community* boundaries.

From a land use perspective, the proposed development will result in a greenfield residential development on a parcel of land that is currently underutilized. The proposed development be well-integrated into the fabric of the surrounding estate residential communities. The Subject Site is connected to municipal water and within proximity to existing community services within the surrounding local centres.

The proposed development is consistent with numerous land use policy directions that aim to provide protection of environmental and natural heritage features.

The proposed development provides estate residential development that is planned for the Palgrave community, all while meeting the intent of the various Provincial, Regional and Municipal policies and guidelines. The proposed development has been designed in a manner that is consistent with the existing residential framework and the planned residential context.

The proposed development has been designed to provide appropriate connections to the existing road network. The development proposes an internal road that serves the proposed estate residential dwellings and a future road block to

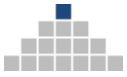
connect to existing subdivision to McGuire Trail should the lands to the north of the Subject Site be developed.

The development prioritizes the natural landscape through appropriate setbacks and buffers to the environmental protection areas on the Subject Site and to the south. An additional 4.06 hectares of environmentally protected land will be provided and reforested. The features will be considered a source of inspiration to the landscape and character of the area.

The proposed development is in conformity with the objectives for residential development as outlined in the Town of Caledon Official Plan and achieves the following:

- Provides estate residential housing with built form and design that is consistent with the existing residential framework;
- Provides estate residential development in a location that has been assessed and has been deemed suitable and appropriate for residential development;
- Provides an opportunity for greenfield development in an area of Caledon already surrounded by existing estate residential development and services;
- Provides for appropriate environmental buffers to the environmental landscape of the Oak Ridges Moraine;
- Provides an additional 4.06 hectares of environmentally protected land that will be reforested and contribute to the existing natural environment; and,
- Provides floodplain protection from the existing watercourse through the Subject Site.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision have been reviewed and considered in the context of all applicable provincial and municipal planning policy documents and the context within which the Subject Site is located. The proposed development conforms to the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, and the Town of Caledon Official Plan. For all of the foregoing reasons, it is our professional opinion that the proposal is an appropriate and desirable development, represents good planning and warrants the support of staff and of Council.



The Biglieri Group Ltd.  
20 Leslie Street, Suite 121, Toronto ON M4M 3L4  
T 416-693-9155 | F 416-693-9133

If you should have any questions or concerns,  
please contact the undersigned at your earliest  
convenience.

Respectfully submitted,  
**THE BIGLIERI GROUP LTD.**

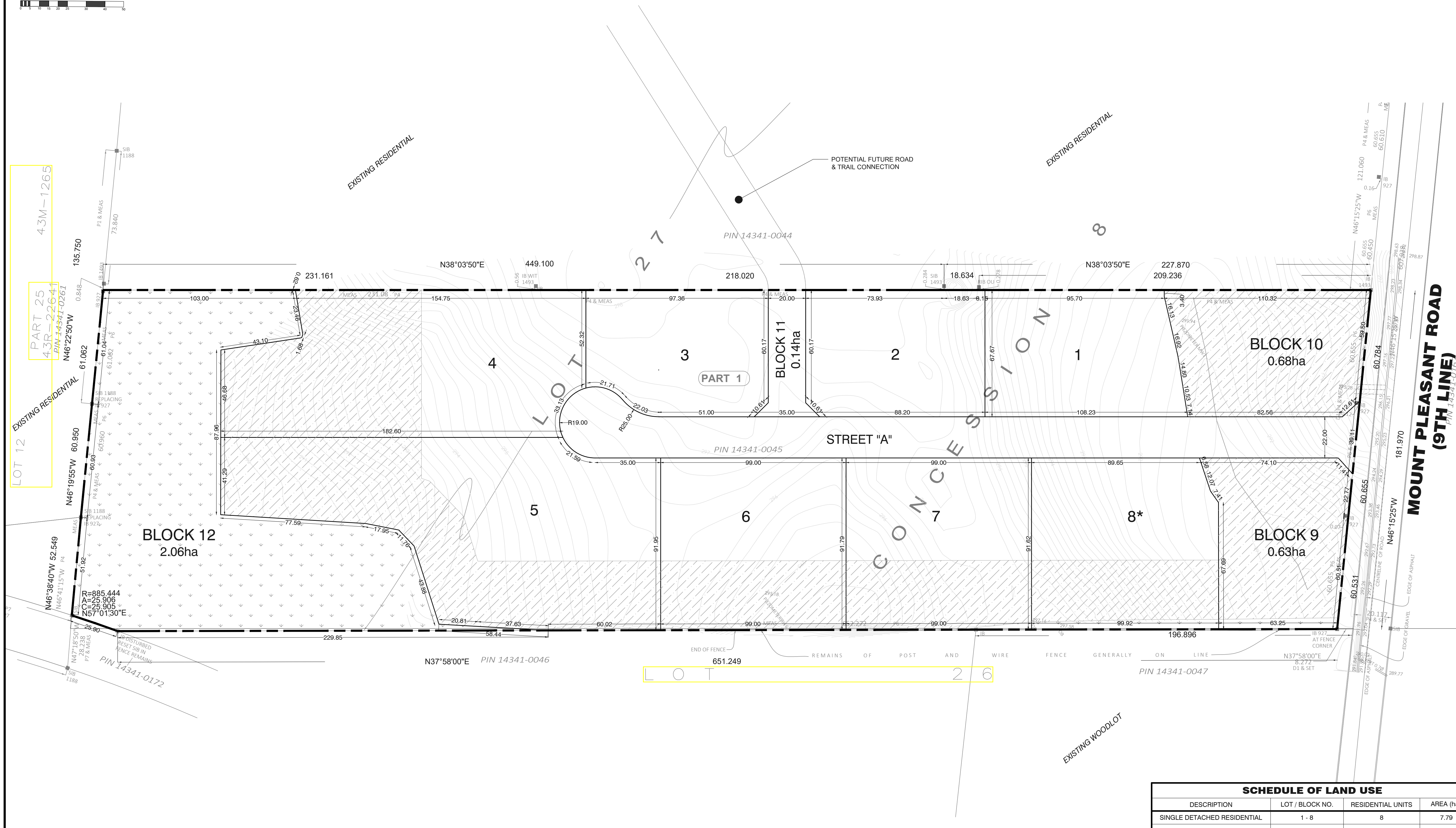
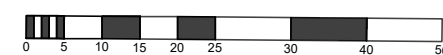
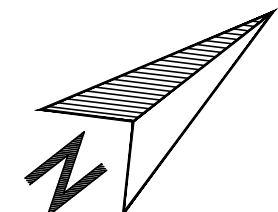


Anthony Biglieri, MCIP, RPP  
Principal

Mark Jacobs, MCIP, RPP  
Planner

# **Appendix A**

## **Draft Plan of Subdivision**



**LEGEND**

- ENVIRONMENTAL PROTECTION
- REFORESTED / PROTECTION AREA  
AREA = 4.06ha
- \* DENSITY BONUS LOT PER O.P.  
POLICY 7.19.12

**LOT SIZE SUMMARY CHART**

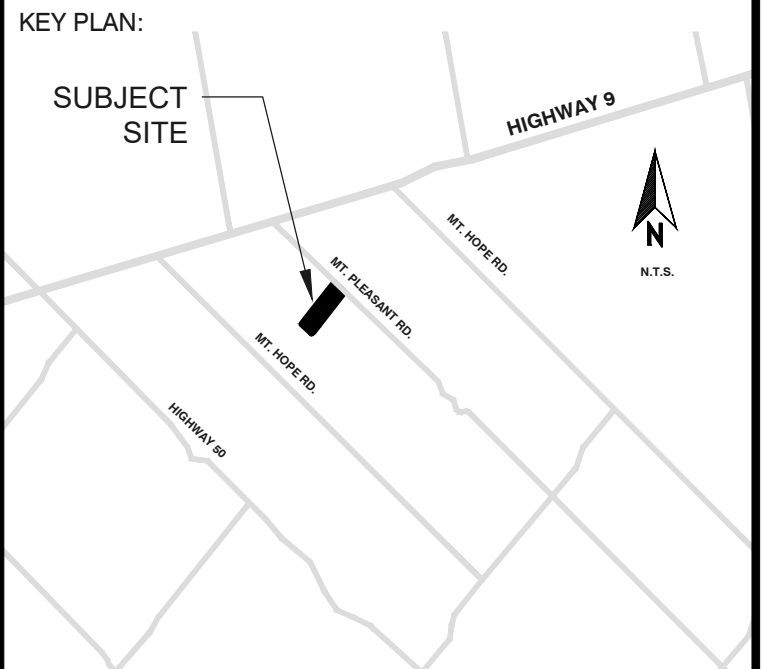
LOT #	LOT AREA (Ha)	STRUCTURAL ENVELOPE (Ha)
1	0.69	0.69
2	0.64	0.64
3	0.62	0.62
4	1.38	0.66
5	1.73	0.70
6	0.91	0.54
7	0.91	0.54
8	0.90	0.53

**SCHEDULE OF LAND USE**

DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL	1 - 8	8	7.79
TOTAL SINGLE DETACHED		8	
NET DEVELOPABLE TOTAL		8	7.79
OPEN SPACES	9, 10		1.31
ENVIRONMENTAL PROTECTION	12		2.06
FUTURE ROAD & TRAIL CONNECTION	11		0.14
RIGHT OF WAY	STREET 'A'		0.98
TOTAL SITE AREA		8	12.28

**PROPOSED DRAFT PLAN OF SUBDIVISION**

LEGAL DESCRIPTION:  
PART OF LOT 27  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF ALBION  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL



REQUIRED INFORMATION:  
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:

- (a) SEE PLAN
- (b) SEE PLAN
- (c) SEE KEY MAP
- (d) SEE SCHEDULE OF LAND USE
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN
- (h) MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- (i) TOP SOIL, SAND, SANDY SILT, CLAYEY SILT
- (j) SEE PLAN
- (k) GARBAGE COLLECTION & FIRE PROTECTION
- (l) SEE PLAN

NOTE: COORDINATES RELATE TO CANADIAN GEODETIC DATUM

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 ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY VAN HARTEN

NON MAK  
VAN HARTEN

DATE

OWNER'S CERTIFICATE:  
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CALEDON

DAVID GOODMAN  
TROPICAL LAND DEVELOPMENT LIMITED

DATE

**0 MOUNT PLEASANT ROAD**

APPROVAL STAMP:

**TROPICAL LAND DEVELOPMENT LTD.**

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.:	17445
DATE:	May 4, 2018
SCALE:	1:1000
DRAFTED BY:	JS
CHECKED BY:	MJ

DRAWING No.: **DP-01**

**THE BIGLIERI GROUP LTD.**  
Planning | Development | Project Management  
23 Leslie Street, Suite 121, Toronto, Ontario, M4M 2L4  
Office: (416) 693-9155 Fax: (416) 693-9133  
big@thebiglierigroup.com

## **Appendix B**

# **Forest Management Plan**

Mt. Pleasant EIS Forest Management Plan

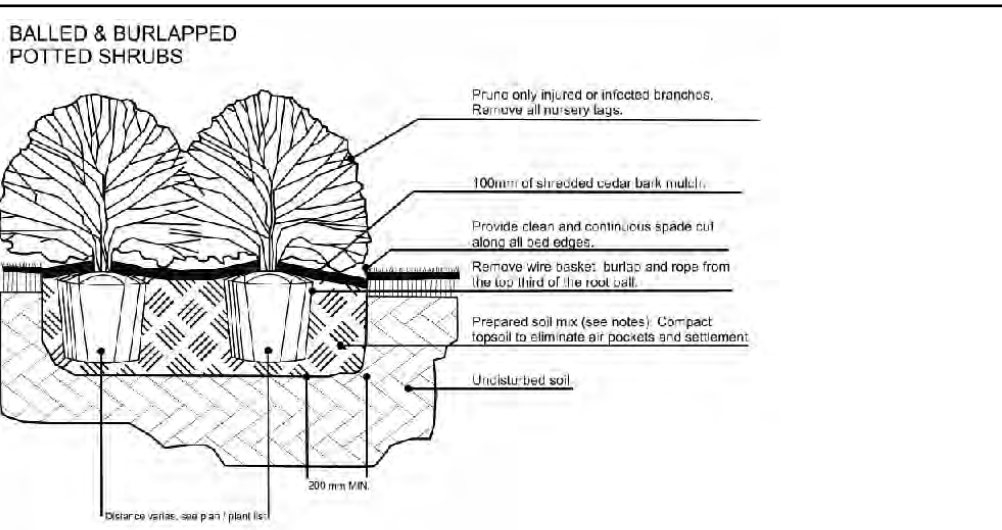
Legend: Subject Property, Reforestation Plot, Proposed Site Plan, Proposed Grading, Existing Contour (0.25m), Railway, Road

NATURAL RESOURCE SOLUTIONS INC. Aquatic, Terrestrial and Wetland Biologists. Project: 1930, Date: July 11, 2018, NAD83 - UTM Zone 17, Scale: 24x30, 1:750. Includes a scale bar from 0 to 60 meters.

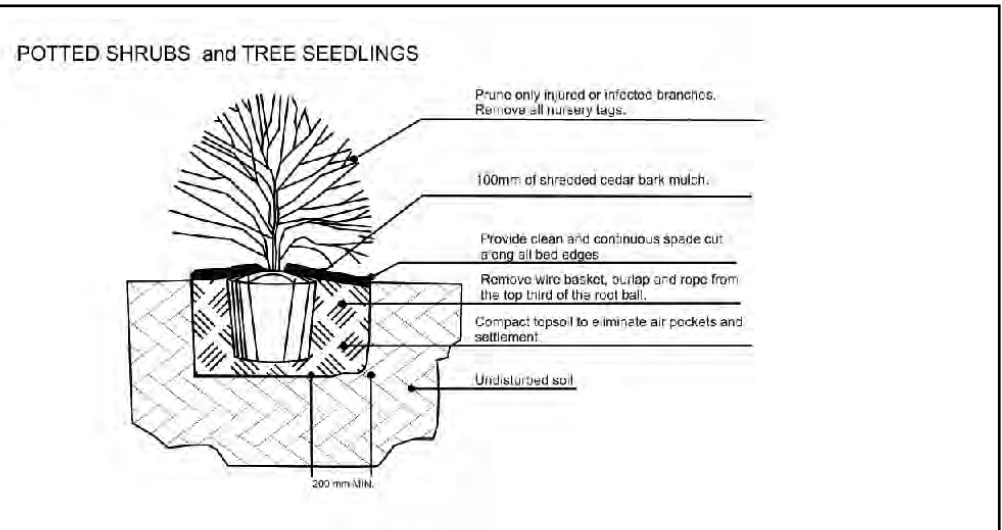
Table with 6 columns: Polygon Number, Polygon Area (ha), Polygon Description, Form, Scientific Name, Common Name, Special Requirements. Contains detailed data for polygons 1 through 9.

Table with 6 columns: Polygon Number, Polygon Area (ha), Polygon Description, Form, Scientific Name, Common Name, Special Requirements. Contains detailed data for polygons 10 through 15.

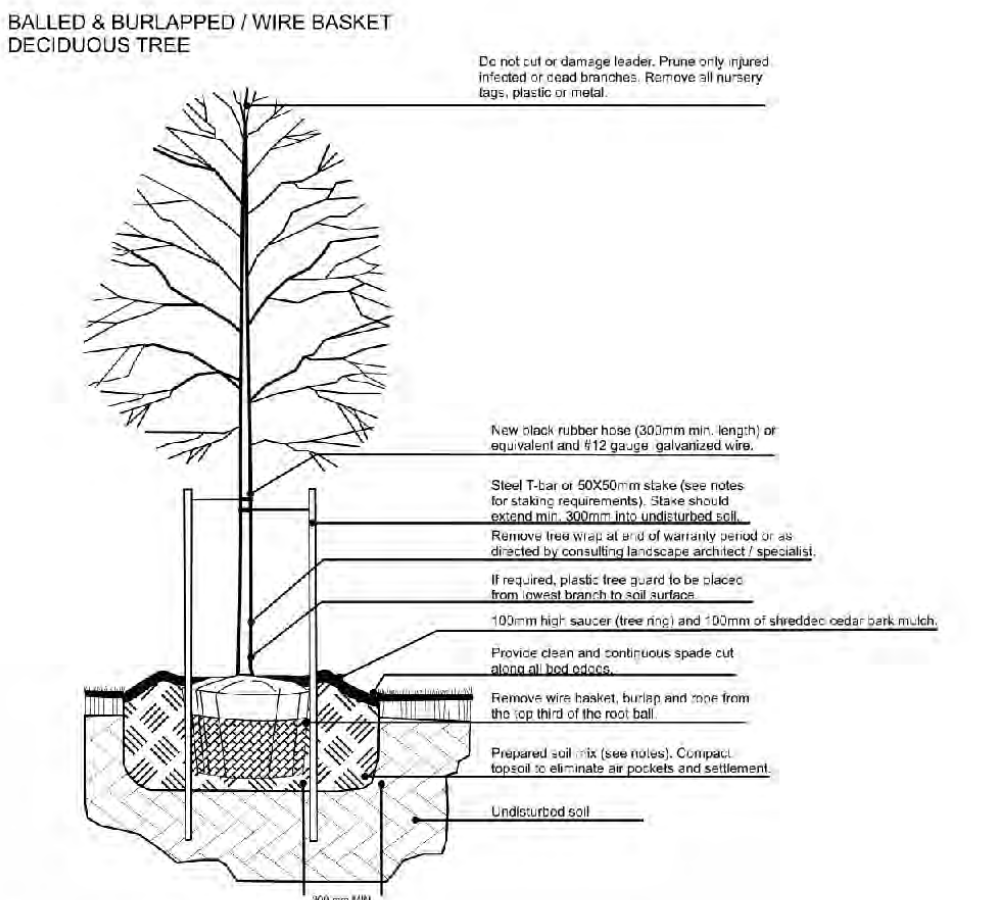
Table with 6 columns: Form, Scientific Name, Common Name, Special Requirements. Lists various tree and shrub species such as Acer saccharum, Betula papyrifera, and Pinus strobus.



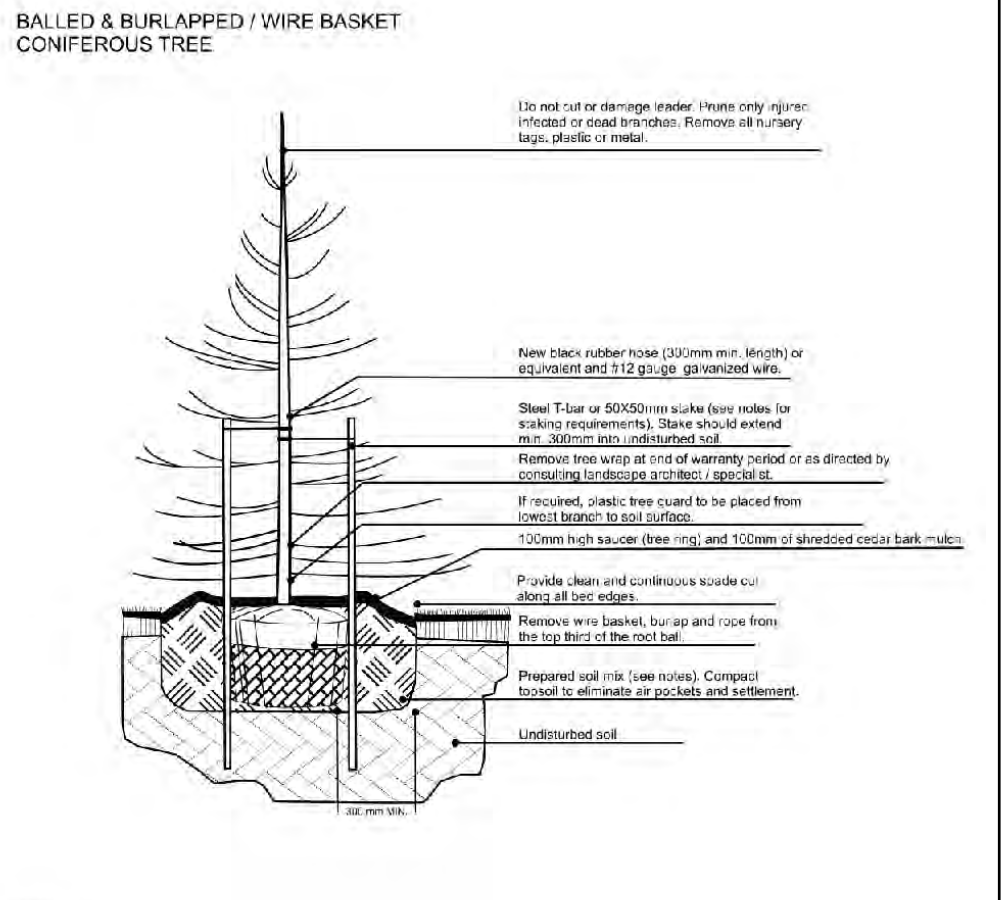
- Notes: 1. Soil mixture: four (4) parts native soil, one (1) part well rotted compost. 2. Sealer shall be soaked with water and mulched immediately following planting. 3. All dimensions are in mm. 4. In poorly drained soils plant shall be slightly higher than adjacent grade. 5. All plants to be straight and planted vertically regardless of slope.



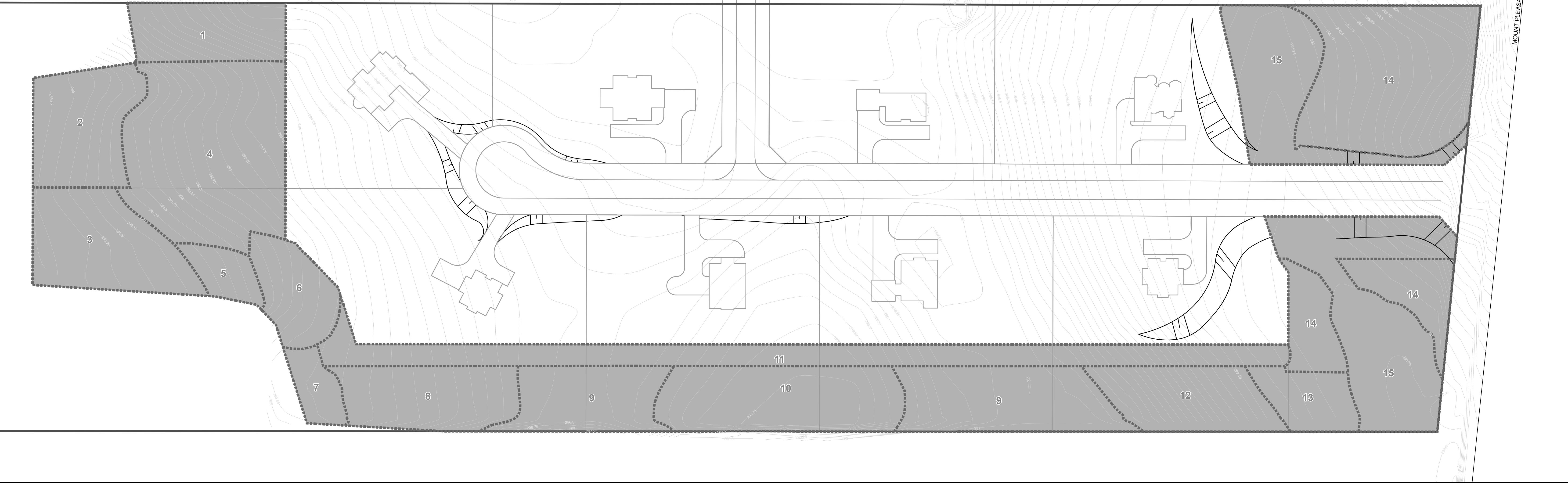
- Notes: 1. Soil mixture: four (4) parts native soil, one (1) part well rotted compost. 2. Sealer shall be soaked with water and mulched immediately following planting. 3. All dimensions are in mm. 4. In poorly drained soils plant shall be slightly higher than adjacent grade. 5. All plants to be straight and planted vertically regardless of slope.



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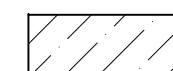
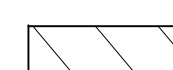





# **Appendix C**

## **Concept Site Plan**



**LEGEND:**

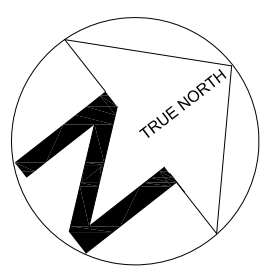
-  ENVIRONMENTAL ZONE
-  USABLE REAR YARD
-  SEPTIC BED
-  BUILDING
-  STRUCTURAL ENVELOPE

Revision	Issued For	Date
11	ISSUED FOR CLIENT REVIEW	June 14, 2018
10	ISSUED FOR CLIENT REVIEW	June 12, 2018
9	ISSUED FOR CLIENT REVIEW	June 8, 2018
8	ISSUED FOR CLIENT REVIEW	June 7, 2018
7	ISSUED FOR CLIENT REVIEW	May 18, 2018
6	ISSUED FOR CLIENT REVIEW	May 2, 2018
5	ISSUED FOR CLIENT REVIEW	Apr. 19, 2018
4	ISSUED FOR CLIENT REVIEW	Jan. 10, 2018
3	ISSUED FOR CLIENT REVIEW	Dec. 7, 2017
2	ISSUED FOR CLIENT REVIEW	Dec. 1, 2017
1	ISSUED FOR CLIENT REVIEW	Oct. 17, 2017

Figured dimensions only shall be taken from this drawing; do not scale drawing. All contractors and sub-contractors shall visit the site, check and verify all dimensions, and report all discrepancies to the architect. This drawing shall not be used for construction purposes until issued for construction, and sealed by the architect. All drawings, specifications and related documents are the property of the architect and may not be used or reproduced without the architect's expressed permission.



**MMH Architects Inc.**  
 Architects & Planning Consultants  
 109 Rainside Road, Suite 101  
 Toronto Ontario Canada M3A 1B2  
 E-mail: architects@mmh.ca  
 Telephone: 416 492-4949  
 Fax: 416 492-7207

Orientation	Stamp
	

Project Title  
**ALTON VILLAGE  
 MOUNT PLEASANT ROAD  
 CUSTOM RESIDENTIAL HOMES**

Location  
**MOUNT PLEASANT ROAD-CALEDON**

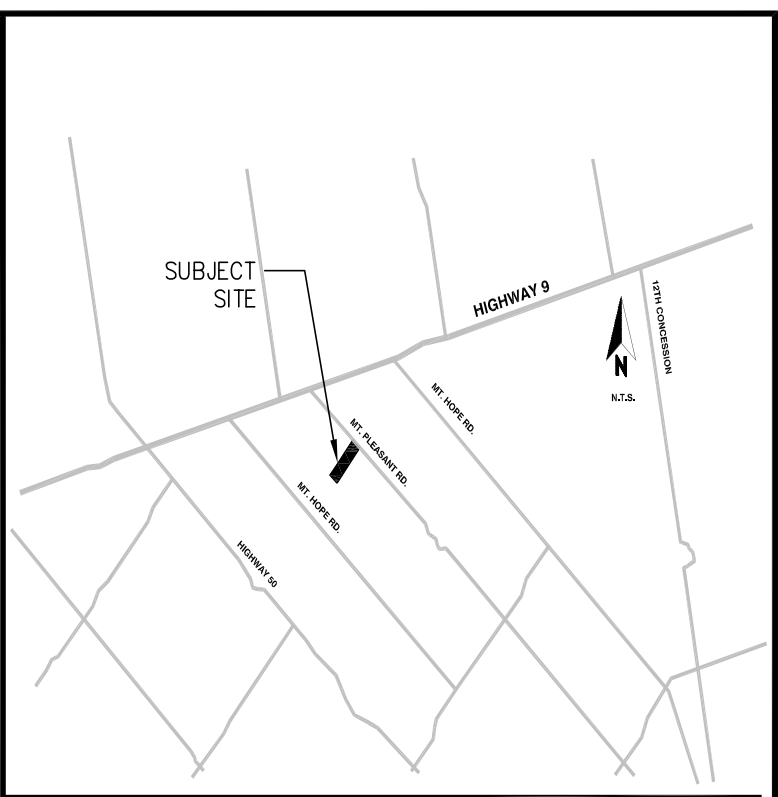
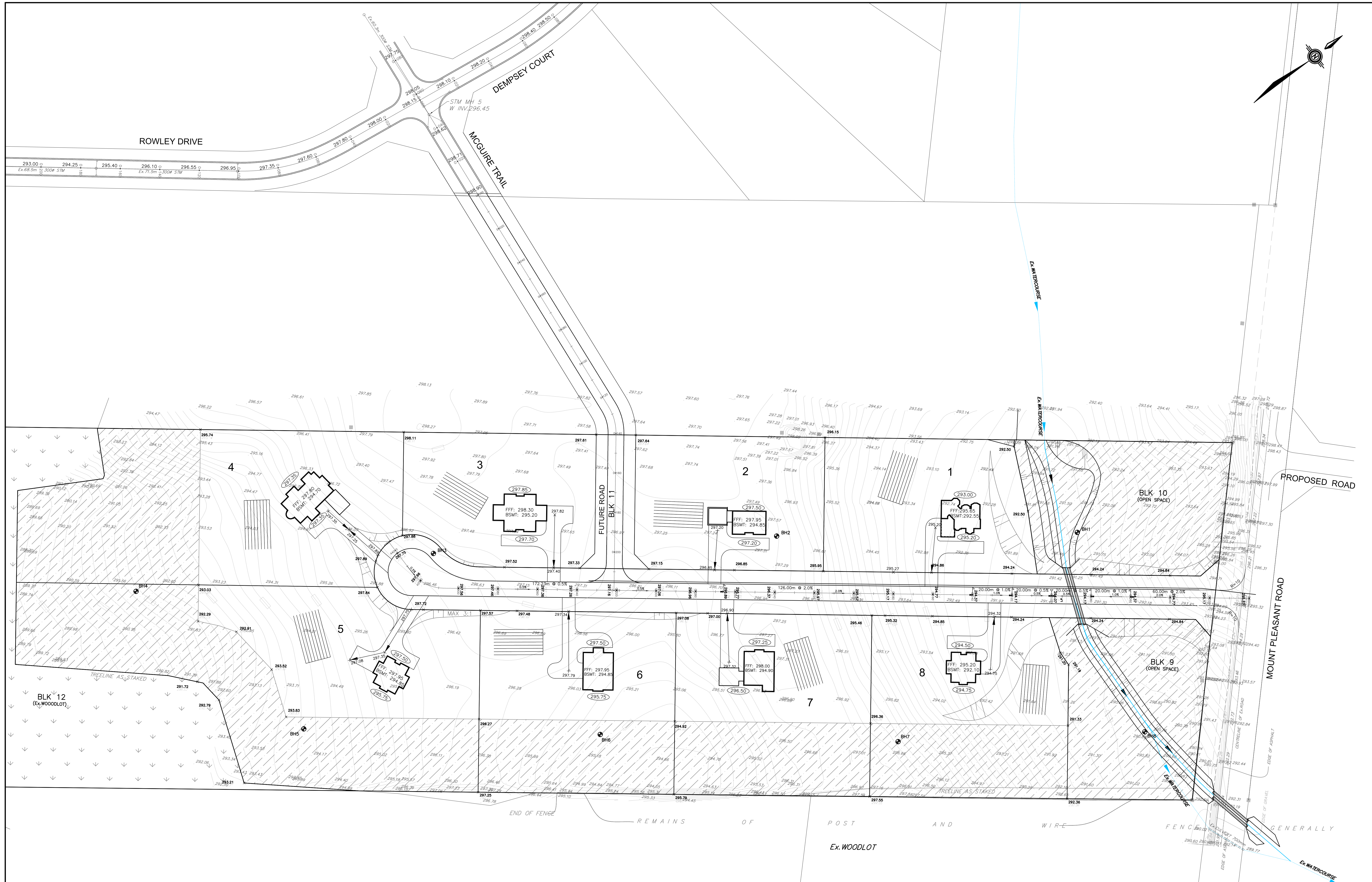
Drawing Title  
**SITE PLAN  
 (Option 2)**

Scale	1:1000	Date	October 3, 2017
Drawn By	C.K.	Checked By	F.C.
Project No.	201711	Drawing No.	A-101



# **Appendix D**

## **Grading Plan**



**KEY PLAN**  
N.T.S.

**LEGEND:**

- + 301.08 EXISTING ELEVATION
- 188.5 EXISTING CONTOUR
- 2.5 DRAINAGE FLOW DIRECTION AND SLOPE
- x 126.50 PROPOSED ELEVATION
- FFF FINISHED FIRST FLOOR ELEVATION
- BSMT BASEMENT ELEVATION
- STM STORM MANHOLE
- PROPOSED ELEVATION AT HOUSE
- ⊕ CATCHBASIN
- ⊕ VALVE AND BOX
- ⊕ HYD&V
- ← PROP. OVERLAND FLOW DIRECTION
- WATER SERVICE CONNECTION
- ▨ ENVIRONMENTAL PROTECTION ZONE
- ▨ SEPTIC TILE BED

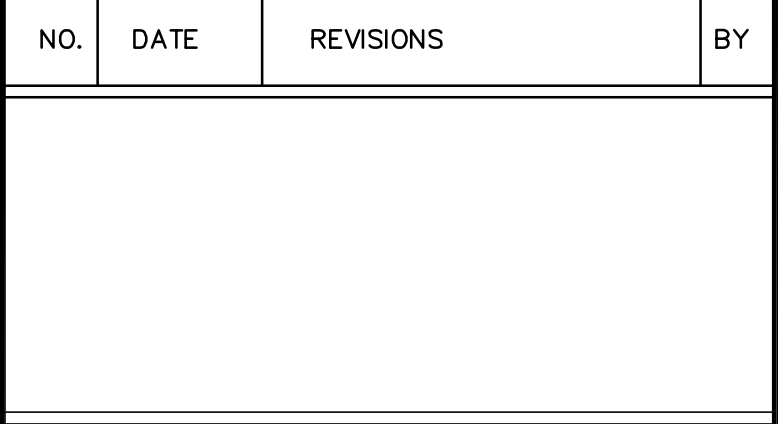
**METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING AND COORDINATE NOTE:**

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999671.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

**NOTE:**  
THIS SURVEY WAS COMPLETED ON AUGUST 3, 2017 BY VAN HARTEN SURVEYING INC.

NO.	DATE	REVISIONS	BY



**ESTATE RESIDENTIAL SUBDIVISION**  
**MOUNT PLEASANT ROAD**  
TOWN OF CALEDON  
REGION OF PEEL

**GRADING PLAN**

SCALE: 1:750	DATE OF DWG. MAY 17, 2018	PROJECT NO. 17122
DRAWN BY: E.T.	DRAWING NO. PGR-1	
CHKD BY: D.G.		

# **Appendix E**

## **Draft Zoning By-law and Schedule**

**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 of Lot 27, Concession 8 (Albion),  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 0 Mount Pleasant 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 of Lot 27, Concession 8, Town of Caledon, Regional Municipality of Peel, for Estate Residential 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. THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	x	<ul style="list-style-type: none"> <li>- <i>Apartment, Accessory</i></li> <li>- <i>Day Care, Private Home</i></li> <li>- <i>Dwelling, Detached</i></li> <li>- <i>Home Occupation</i></li> </ul>	<p><i>Lot Area (minimum) – Lots 1-3: 0.60 ha</i></p> <p><b>Building and Structure Locations</b> All buildings and structures, accessory building and structures, driveways, parking areas, swimming pools and septic systems shall only be located within the structure envelope as shown on Schedule “A” attached hereto.</p> <p>The minimum setback measured from the rear façade of a dwelling to the rear limit of a structure envelope shall be 7.5 metres.</p> <p><b>Natural Area Restrictions</b> Subsequent to the registration of a Plan of Subdivision, within an area shown as “Natural Areas” on Schedule “A” attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. Also, no fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			agreement.

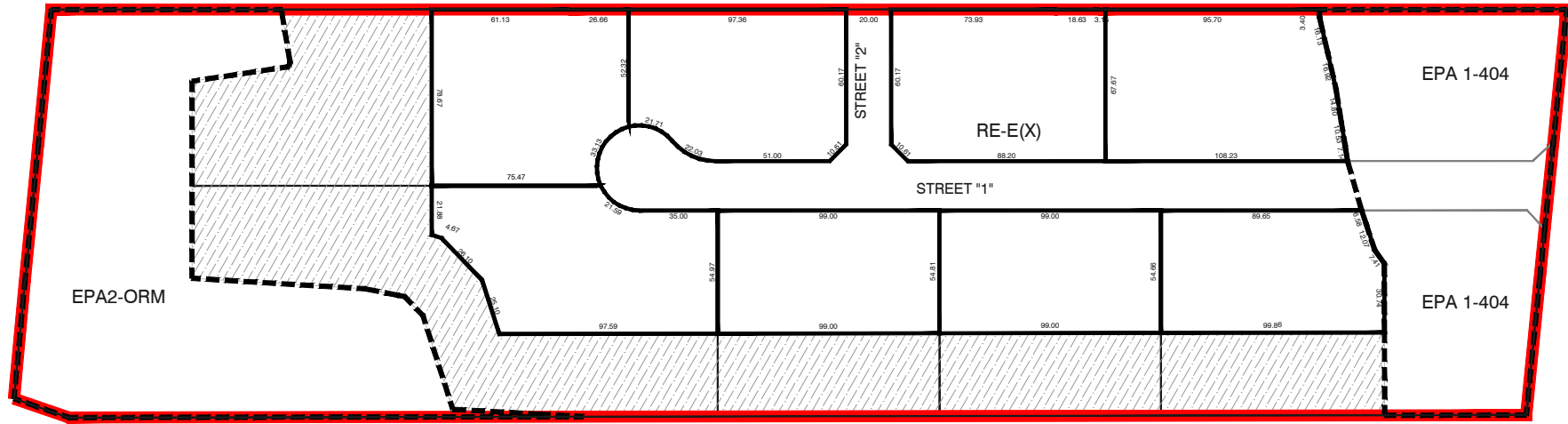
2. THAT Schedule "A", Zone Map 55 of By-law 2006-50, as amended, is further amended for lands legally known as Part of Lot 27, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, and that those lands be rezoned from "Rural – Oak Ridges Moraine (A2-ORM)" and "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" to "Estate Residential – Exception(X) (RE-E(X))", "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" and "Environmental Policy Area 1 – Exception(404) (EPA1 - 404)" Zones in accordance with Schedule "A" attached hereto.

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

\_\_\_\_\_  
Allan Thompson, Mayor

\_\_\_\_\_  
Carey deGorter, Clerk

DRAFT







**MOUNT PLEASANT ROAD  
(9TH LINE)**

**ZONE MAP S.E.XX  
SCHEDULE "A"  
BY-LAW 2018-XX**

**PART OF LOT 27,  
CONCESSION 8 (ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY  
OF PEEL**

**Legend**

-  Lands Subject to this Bylaw
-  Natural Area
-  Zone Boundary
-  Structure Envelope

**Key Map**



File:xx XX-XX

Date: June 2018  
Scale: 1:3000





