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Planning Justification Report Addendum



2031818 Ontario Inc.
0 Airport Road
Town of Caledon, Region of Peel

June 2017
File 5073



Table of Contents

1	Introduction	1
2	Historical Overview and Site Background	1
3	Purpose of Report	2
4	Site Description	2
5	Proposed Development	2
6	Supporting Studies	4
6.1	Groundwater Monitoring Program Results	4
6.2	Technical Memo on Estimated Hydraulic Model.....	4
6.3	Addendum Letter to Revised Environmental Impact Study	4
6.4	Architectural Design Brief.....	4
6.5	Stormwater Alternative Addendum to the Functional Servicing and Stormwater Management Report	5
7	Planning Policy Framework	5
7.1	Provincial Policy Statement, 2014	5
7.2	Growth Plan for the Greater Golden Horseshoe, 2006	8
7.3	Oak Ridges Moraine Conservation Plan.....	9
7.3.1	Settlement Area (7.4.1)	9
7.3.2	Natural Linkage Area (7.4.2)	12
7.3.3	Countryside Area (7.4.3)	13
7.4	Town of Caledon Official Plan.....	13
7.4.1	In Force Policies	13
7.4.2	Proposed Designations	16
8	Proposed Zoning By-law Amendment	16
9	Public Consultation Strategy	17
10	Planning Justification and Analysis	18
11	Conclusion	19



1 Introduction

Weston Consulting is the planning consultant for 2031817 Ontario Inc., the registered owner of 0 Airport Road, herein referred to as the 'subject property'. The subject property is legally identified as a Part Lot 22, Concession 1, Town of Caledon.

A Planning Justification Report, prepared by Weston Consulting was submitted in November 2013 in support of Applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) on the subject property. A further Planning Justification Report Addendum was submitted in September 2015 in support of the OPA and ZBA Applications, as well as an Application for Draft Plan of Subdivision for the subject property. This further Addendum is in support of the Applications for OPA, ZBA and Draft Plan of Subdivision, in response to comments received, noted as Town File Numbers: POPA 06-08, RZ 06-18 and 21T06006C.

This report should be read in conjunction with the aforementioned Planning Justification Reports dated November 2013 and September 2015 in order to undertake a comprehensive review of all applicable planning documents and supporting materials.

2 Historical Overview and Site Background

The original applications for OPA and ZBA were submitted in 2006 and were deemed incomplete applications. A fulsome resubmission was made in November 2013 in support of a condominium townhouse development with a residential estate lot component. Notice of complete application was issued on December 13, 2013 for both applications under Town File Nos. POPA 06-09 and RZ06-18.

An ORM Site Plan application, File No. SPA 10-40, noted above was received by the Town of Caledon and the Toronto and Region Conservation Authority (TRCA) on April 27, 2010. Since that time, the required studies have been completed and were submitted under separate cover to the Town of Caledon and the TRCA on October 31, 2013.

A subsequent submission was made in September 2015 in response to comments received from staff and external agencies, which proposed a development comprised of 21 single detached units on a private road and a residential estate lot.

The proposed development has maintained the previous configuration of 21 single detached units on a private road and a residential estate lot; however refinements have been to the overall development area based on additional environmental findings.



3 Purpose of Report

The purpose of this report is to outline the nature of the revisions to the proposed development and to evaluate the proposal in the context of the applicable planning policy. An analysis of applicable planning policy is provided, in addition to the analysis previously provided, and is intended to supplement the rationale provided in the previously submitted Planning Justification Reports.

This report provides planning analysis and justification for the proposal in accordance with good planning and urban design principles and provides a basis for the advancement of planning applications through the planning process.

4 Site Description

The subject property's legal description is Part of Lot 22, Concession 1 (ALB) designated as Part 2 on Plan 43R-1149 and Part 1 on Plan RP 43R-3575 0 Airport Road, Town of Caledon, Region of Peel. The subject property is located on the east side of Airport Road, approximately 600 metre north of Old Church Road, and is partially within the community of Caledon East. The property is a rectangular parcel comprising approximately 18.85 hectares or 46.58 acres, where 2.33 hectares or 5.77 acres are identified as developable area. .

The subject property is currently vacant with rolling topography and contains environmental features and natural areas. Boyce's Creek, traverses the property from the midpoint of the north property line to the southeast corner of the subject property.

5 Proposed Development

The description of the proposed development should be reviewed in conjunction with the Site Plan prepared by VA3 Design dated May 23, 2017. Drawings No. 1 through 3 provide detailed plans and elevations based on the concept below.

The proposed development consists of 21 single detached dwellings and a residential estate lot on the subject property. The proposed lots are contained within the newly established development limit boundary, with areas of encroachment identified. The lot areas range from approximate 375 square metres to 728 square metres. The proposed lot areas generally range from 375 square metres to 897 square metres with lot frontages ranging from approximately 11.6 metres to 15.5 metres. Portions of lots 18, 19, and 20 encroach into the Key Natural Heritage Feature and Minimum Vegetation Protection Zone. This area has been identified through the detailed environmental work which has been updated since the last submission. An analysis of the impacts of this encroachment is provided within the Azumith EIS, summarized herein and is submitted under separate cover of this report as part of the submission package. The proposed residential estate lot located in the north east corner of the subject property maintains the proposed private driveway access from McKee Drive to the north.



Approximately 40.8 acres of open space remain outside of the development area and approximately 3.0 acres are proposed for the development area. The design of the residential dwellings maintains a medium density cluster type format as with the previous townhouse development concept; however, in our opinion, this provides a desirable product of single detached residential dwellings which differ from the surrounding residential community in configuration, lot size and in architectural design.

The 21 single detached dwellings gain access from a 6 metres private right-of-way which connects to McKee Drive to the south. The proposed private road has a single entrance a proposed turning hammerhead at the end of the road to facilitate a safe exit from the proposed development. It was determined through the environmental work previously submitted as part of this application that a private road would be an appropriate technical option as the road traverses areas of natural significance. The private road provides for a lesser width of the right-of-way compared to a public right-of-way, which minimizes the impacts to the environmental area. Each of the lots will gain direct access from the private road. In addition, the concept provides for 12 visitor parking spaces in a centre island open space area, which includes one accessible parking space. Snow storage is proposed at the end of the private street near the entrance to the subdivision, adjacent to the exterior side yard of Lot 21 and adjacent to the hammerhead. A 1.5 metre sidewalk is provided along the west side of the proposed private road with pedestrian access to the open space area. The proposed walkway is intended to provide public access to the open space and trail network. A vista block is provided at the ridge of the natural grade to provide for a viewing area into Caledon East. This area was provided in response to comments from Town of Caledon Staff. This area will also connect to the proposed walkways within the proposed development, and the proposed trails beyond the open space blocks of the subject property.

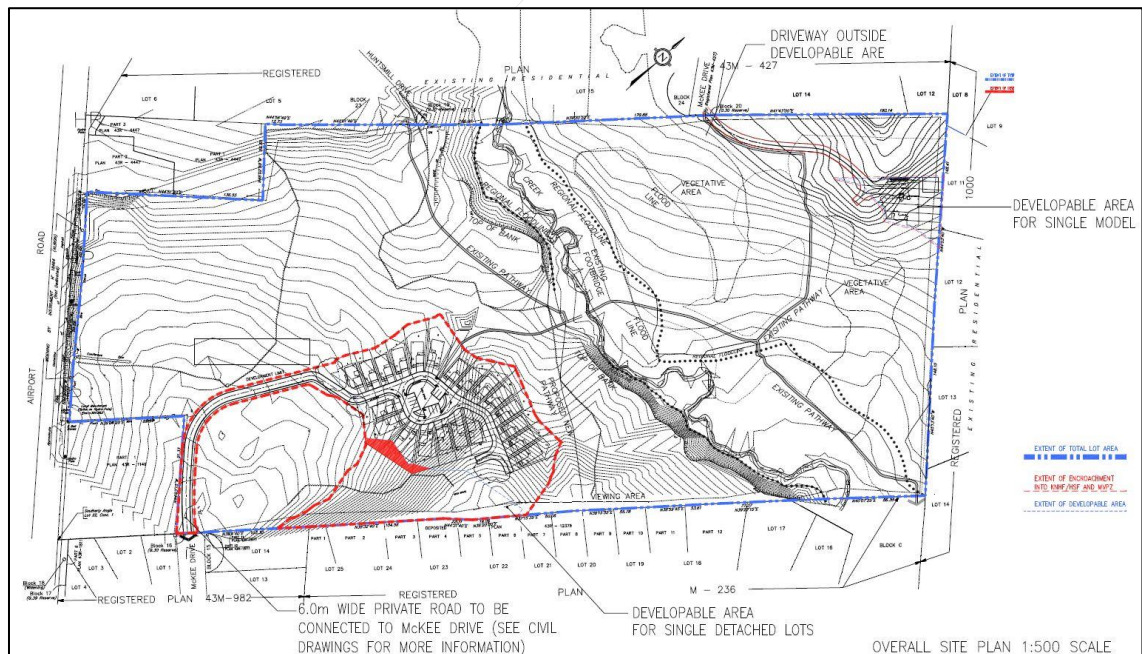


Figure 1: Proposed Site Plan Drawing No. 1



6 Supporting Studies

A number of studies have been submitted in support of the original applications for the subject property. This Section summarizes only those reports which have been updated as part of this resubmission package. Each report should be reviewed in its entirety as the below is only intended to provide a summary of the relevant conclusions and recommendations that should be considered.

6.1 Groundwater Monitoring Program Results

Terraprobe Consulting conducted an investigation into the groundwater of the subject property. A monitoring exercise was undertaken to determine the ground water levels in selected shallow and deep wells monitored between 2007 and 2013. The report outlines the description of the work program completed, including borehole locations, a discussion of the groundwater elevations, gradients and flow directions and a discussions and analysis of the seasonal variations in the ground water and surface water levels and flow conditions in the on-site water features. The report concludes that the surface features are primarily sustained by surface drainage, including the spring thaw, and there is limited ground water input to the features.

6.2 Technical Memo on Estimated Hydraulic Model

A technical memo has been prepared by Masongsong and Associates dated February 27, 2017, which provides an update of the existing estimated hydraulic model of the Eastern Tributary and Centreville Creek. The memo provides conclusions and recommendations, which update the estimated floodplain delineation including the floodplain elevation in the context of the proposed development elevations.

6.3 Addendum Letter to Revised Environmental Impact Study

An addendum letter was prepared by Azimuth Environmental Consulting dated March 8, 2017 in response to comments received to the Revised Environmental Impact Study of July 2015. The addendum letter provides an analysis of the ecological function of the natural features on the subject property as well as an overview of the existing groundwater conditions, stormwater management and design, monitoring program and compensation plantings. The recommendations of the report include monitoring of the Wetland to confirm pre and post-development conditions and the evaluations and implementation of proposed LID techniques. The letter also recommends a compensation planting ratio of 2:1 for encroachment within the Key Natural Heritage Feature and Hydrologically Sensitive Feature and 1:1 ratio for encroachment within the Minimum Vegetation Protection Zone.

6.4 Architectural Design Brief

A revised Architectural Design Brief was prepared by VA3 Design Inc., dated July 8, 2015, revised May 23, 2017 in response to comments and to address the updated Concept Plan.



The brief provides a contextual analysis of the subject lands and includes a summary of how the proposed development embodies the Town of Caledon's goal of achieving high quality developments through the careful integration of Urban Design Principles and Architectural Elements in both the public and private realm. The brief evaluates the proposal in light of the Caledon East Community Design and Architectural Guidelines and explains how the proposed development achieves key urban design principles through the compatibility of materials, colors, massing, site planning and landscaping. The brief explains how the design of the proposed development acknowledges the unique context of the surrounding area and will integrate the proposed development with the existing built fabric and the sites location in Caledon East. The document acknowledges that the proposed concept design is preliminary and specific architectural materials and sustainable design features will be finalized at the site plan stage.

6.5 Stormwater Alternative Addendum to the Functional Servicing and Stormwater Management Report

A Stormwater Alternative Addendum to the Functional Servicing and Stormwater Management Report was prepared by Masongsong Associates on behalf of 20312818 Ontario Inc., to provide a second alternative for the storm servicing of the proposed residential site plan development.

Based on the recommendations of Masongsong Associates, the servicing and grading plans have been revised to remove the storm sewers and catchbasins from the driveway entrance. The oil and grit separator has also been relocated closer to the orifice control outlet and connects to a manhole equipped with an external sump pump. Masongsong concludes that these minor revisions will reduce the servicing construction required for the driveway entrance and limit impacts to the environmental LSW.

Further to the above, Masongsong concludes that the minor modifications proposed to Functional Servicing and Stormwater Management Report can improve the site plan design, reduce the construction impact to environmentally sensitive land and further mimic the stormwater pre-development state of the local significantly wetland (LSW) on the property. The recommendations provided by Masongsong can be implemented during the detailed site plan stage.

7 Planning Policy Framework

The proposed development of the subject property has been considered in accordance with the applicable planning policy documents in effect for the subject property, which are described below.

7.1 Provincial Policy Statement, 2014

The 2014 PPS came into effect on April 30, 2014 under authority of Section 3 of the Planning Act and provides policy direction for matters of provincial interest related to land use planning.



All development must be consistent with PPS and maintain its goals and objectives. The PPS encourages the efficient and effective use of land within appropriate development while protecting resources.

The September 2015 Planning Justification Report Addendum provided an analysis of applicable PPS policies which including the follows Sections: 1.1.1, 1.1.2, 1.1.3.1,1.1.3.2, 1.1.3.4, 1.1.3.6, 1.1.4.1, 1.5.1, 1.6.1, 1.6.3, 1.6.6.3, 1.6.6.7, 1.6.7.1, 1.6.7.2, 2.1.1, 2.1.2, 2.6.1, 2.1, 3.1.1, 3.1.2. Through the analysis of these Sections, it was our opinion that the proposed development was consistent with the policies of the PPS. The following is intended to provide a supplementary analysis of additional policies, that while considered in our analysis have been expanded upon herein.

Section 1.1.5 Rural Lands in Municipalities addresses the authority of a municipality to direct development within rural lands, within the context of Section 1 through 3 of the PPS. The permitted use includes *limited residential development* and where recreation and other economic opportunity should be proposed (S.1.1.5.2/1.1.5.3). The proposed development provides an opportunity for limited residential development within a portion of the lands on the subject property. Opportunities for recreational uses are provided on a portion of the lands through the introduction of new trails, and formalizing the existing trails which exist on the subject property. Section 1.1.5.9 addresses the creation of new lots and compliance with the minimum distance separation formulae, which does not apply to the subject property.

Section 1.4 of the PPS addresses housing policies that encourage municipalities to provide for an appropriate range and mix of housing types and densities to meet current and future resident needs. Section 1.4.3 provides direction for planning authorities to provide for a range and mix of housing types and densities for meeting projected targets for the planning horizon. The criteria under Section 1.4.3 includes the following:

“a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with e lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) Permitting and facilities:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and

2. all forms of residential intensification, including second units, and redevelopment in accordance with policies 1.1.3.3;

c) directing the development of new housing towards locations where appropriate level on infrastructure and public services facilities are or will be available to support current and projecting needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support he use of active transportation and transit where it exists or is to be developed; and



e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintained appropriate levels of public health and safety.”

The proposed development is consistent with the housing policies of the PPS as it provides a range of housing types within the regional market area, with an increased density, which contributes to meeting residential intensification targets. The proposed development provides an opportunity for new development in an area with access to municipal infrastructure, and public services facilities, including access to schools, parks and places of worship. The proposed development provides an appropriate level of intensification which maintain public health and safety.

Section 1.6.6.2 promotes intensification and redevelopment within settlement areas on municipal services including water and wastewater, where feasible. The proposed development contemplates water and sanitary sewer connection from the existing services on McKee Drive South. The proposed servicing strategy is summarized in the previously submitted Functional Servicing and Stormwater Management Report, and subsequent addendums and technical memo prepared by Masongsong Associates Engineering Limited. The single residential estate lot contemplates private services by septic, well and soak away pits as municipal services are not feasible in this portion of the site. The residential estate lot is outside of the Caledon East Secondary Plan Area and can be serviced by private services outside of a Settlement Area. The proposed services will minimize the impacts to the natural heritage features which surround the site and are supported within the analysis provided by Masongsong Associated Engineering Limited.

An Environmental Impact Study (EIS) was prepared by Azimuth Environmental dated October 2013, and revised July 2015 and March 2017 which speaks to the long term ecological function and diversity of the natural heritage system of the subject property. Consistent with Section 2.1.2 of the PPS, the EIS provides a strategy for compensation planning to provide additional restoration and compensation for areas of encroachment to maintain the existing ecological function and restore areas of disturbance. Portions of the subject property have been identified as areas with habitat significant wildlife. The EIS outlines site specific species observations and the ecosystem framework present of the subject property. An analysis of the Environmental Policy Area components and applicable federal and provincial policies are contained within the report. Mitigation measures and a management plan is provided, including a site constraints map, which identifies areas of concern and the appropriate mitigation measures. The proposed development is consistent with the findings and conclusions of this report. This analysis is consistent with the policies of Section 2.1.7.

Section 2.6 of the PPS identifies policies relating to cultural heritage and archaeology. A Stage 1 and 2 Archeological Report was prepared in October 2004 which determined that no significant archeological remains were present on the subject property. The report was subsequently reviewed by the Ministry of Culture, 2007 and was cleared of further archeological concerns. This is consistent with the policies of 2.6 of the PPS.



It is our opinion that the proposed development is consistent with the objectives and policies of the PPS, 2014.

7.2 Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), released by the Province in 2006, provides further direction on the management of growth within the Greater Golden Horseshoe. The Growth Plan contains principles that support intensification within settlement areas and supports the efficient use of land and infrastructure in order to ensure the development of healthy, safe and balanced communities.

It is noted that the Ministry of Municipal Affairs released the new Growth Plan (2017) on May 18, 2017. The new Growth Plan will come into force and in-effect on July 1, 2017. The policies in the new Growth Plan will be explored further in subsequent submissions

An analysis of Sections 2.2.2 and 2.2.3 were provided in the previous addendum report. The below analysis is intended to supplement the previous analysis and/or conclusions that the proposed development conforms to the policies of the Growth Plan.

Section 2.2.7 of the Growth Plan provides policy direction for designated greenfield areas. It is identified that these areas will be planned, designated, zoned and designed in a manner –

- “a) contributes to creating a complete communities*
- b) creates street configurations, densities and an urban form that support walking, cycling, and the early integration and sustained viability of transit services*
- c) provides a diverse mix of land uses, including residential and employment to support vibrant neighbourhoods*
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”*

The proposed development incorporates elements with contribute to create a complete community in providing high degree of urban design, quality open space and access to walking trails, and connections to community facilities. As part of the development applications approximately 40 acres of land will be placed into public ownership, and made accessible to the community. This open space area will include a viewing area and trails that connect to the greater trail network of Caledon East. The proposed development will also incorporate pedestrian and cycling connections through the private laneway system to the proposed trails and view area. The proposed residential development will contribute to the mix of land uses in the area, while contributing to an urban built form, and the

The planning applications for the proposed development conform to the policies of the Growth Plan. The proposed development maintains the key policies of the Growth Plan including those pertaining to managing growth, general intensification, and the efficient use of land and infrastructure and public services, and designated greenfield areas. The proposed development conforms to Section 2.2.7 of the Growth plan as the development will contribute to increasing density in the Designated Greenfield Areas of the Town.



With respect to calculating the density of the proposed development to achieve conformity with the Designated Greenfield target of the Growth Plan, it is our understanding from our correspondence with Region of Peel Planning Staff that the Town of Caledon has a People Per Unit (PPU) of 3.34 (with undercount) for single detached dwellings based on 2016 Census data. It is also expected that the proposal development will include some home based businesses, thereby increasing the number of jobs on the site. Based on the above, it is our understanding that the proposed development provides approximately 30 to 35 people and jobs per net hectare. Notwithstanding the above, it is our understanding that the designated greenfield targets are to be applied across the Regional Municipality of Peel as a whole. The Town of Caledon recognizes that high density nodes would not be desirable in residential neighbourhoods such as the subject lands due to the lack of public transit and other necessary services and objectives for community form and character. However, the proposed development provides an appropriate form of density for the area as it has been designed in a manner that encourages the clustering of residential development in order to make efficient use of servicing and the existing transportation network.

Although the proposed development does not achieve a density of 50 people and jobs per hectare on its own, it does contribute to the overall target of achieving 50 people and jobs per hectare in designated greenfield areas by providing additional housing and by encouraging an efficient built design that is compatible with the character of the area. Furthermore, it is understood that high density nodes and other growth areas in the Region of Peel and the Town of Caledon would achieve a greater density than 50 people and jobs per hectare, which would allow the proposed development to achieve a lower density given the context of the area.

7.3 Oak Ridges Moraine Conservation Plan

The west portion of the subject property where the proposed development is located is within the Settlement Area of the ORMCP and the east portion of the subject property is located within the Natural Linkage Area and Countryside Area. The proposed single detached dwelling is located within the Countryside Area.

It is noted that the Ministry of Municipal Affairs released the new Oak Ridges Moraine Conservation Plan (2017) on May 18, 2017. The new ORMCP will come into force and in-effect on July 1, 2017. The policies in the new ORMCP will be explored further in subsequent submissions.

The below analysis is intended to further inform the conclusions of the previous reports that the subject property is consistent with the policies of the ORMCP.

The policies that are applicable to these three ORMCP land uses are as follows:

7.3.1 Settlement Area (7.4.1)

The Settlement Area is a land use within the Oak Ridges Moraine Conservation Plan that covers the west portion of the subject property and is where the proposed development is



located. This area allows for urban uses and development that is permitted by municipal official plans (S.10. (1).4). The purpose of the settlement area is to focus and contain urban growth by minimizing the impact of development on the ecological functions of the plan area; promoting transit-supportive densities through intensification within existing urban areas, accommodating a trail system through the plan area and development of urban land uses that promote a strong community, economy and a healthy environment (S.18. (1).a,b,c & (2) b,c).

Development in the Settlement Area is subject to the minimum area of influence (120m buffer) and the minimum vegetation protection zone (MVPZ) (30m buffer) from key natural heritage features (KNHF) and hydrological sensitive features [S. 21.(1).(a).(b)].

Sections 22.(2).3 and Section 26.(2).3 of the plan state that transportation, infrastructure and utilities are permitted within the KNHF if it is required for the project and there are no responsible alternatives. The access road for the proposed development is within a locally significant wetland; however, it is the only responsible location for access to the proposed development and all uses must have access provided to them. Also, this access road has been recognized as appropriate by the TRCA in principal. Therefore, the access road to the proposed development is appropriately located within the MVPZ of the locally significant wetland feature. In our opinion for the reasons above, a private road is more beneficial from an ecological perspective than other alternatives.

The 2.28 hectares of developable area that the proposed development is within, accommodating the 30m buffer from the MVPZ; however, the proposed development is within the 120 m buffer of the minimum area of influence. The proposed areas of encroachment in the MVPZ 30m buffer include the McKee Drive private road extension and a portion of the residential lots on the south west which includes lots 18 and 19. As such, the EIS prepared by Azimuth Environmental Consulting Inc. includes a Natural Heritage Evaluation that was submitted with this application update states that the proposed development will have minimal to no adverse effect to this key natural heritage feature and therefore encroachments are appropriate with this minimum area of influence (S.22.(3)).

This application update contains additional supporting studies that supplies justification for the proposed development. Section 24 (8) states that Major Development is not able to take place unless environmental features and their functions are identified and have demonstrated how they will be protected; an adequate water supply is available for the proposed development without affecting the ecological integrity of the subject property; and that a water budget and water conservation plan are provided to the municipality. These requirements are satisfied through the supporting studies included within this application update such as the EIS prepared by Azimuth Environmental Consulting Inc.; the Stormwater Management Report by Masongsong Associates Engineering and prepared by Terraprobe Limited.

Section 26(2).3 of the ORMCP states that a hydrological evaluation report is required if an application for development is within the minimum area of influence of a hydrological sensitive feature but outside the minimum vegetation protection zone. This section applies to the proposed development; and therefore, a Hydrologic Evaluation Report has been prepared by



Terraprobe Limited. The conclusion of the report identifies that the hydrological function of the site can be maintained through proper mitigation and LID techniques. Since this time, a ground water monitoring program was undertaken by Terraprobe, the findings of which are summarized Section 6.1 of this report. The conclusion of the report was that the groundwater feature input on the site is limited, and the proposed development will not impact the existing water features.

Section 27 (3) of the ORMCP states that when considering applications for development with respect to land in a subwatershed the approval authority shall consider the importance of ensuring that the natural vegetation is maintained, and where possible improved or restored; and also minimizing impervious surfaces and their impact on water quality and quantity. This section applies to the proposed development because it is within the Centerville Creek Subwatershed. These requirements have been satisfied through the EIS prepared by Azimuth Environmental Consulting Inc., and the Stormwater Management Report by Masongsong Associates Engineering.

A portion of the subject property and proposed development lies within a 25 year wellhead protection zone. Under Section 28,(1) of the plan, certain uses are prohibited including: the storage, except for ordinary or incidental use associated with the operation of a household, of petroleum fuels, petroleum solvents and chlorinated solvents, pesticides, herbicides and fungicides, construction equipment, inorganic fertilizers, road salt and severely toxic contaminants; generation and storage of hazardous or liquid industrial waste; and waste disposal sites and facilities, organic soil conditions sites and snow storage and disposal facilities. The proposed development does not contain any of these prohibited uses.

The subject property lies within an Aquifer High Vulnerability Area. Under Section 29 of the ORMCP, a number of land uses are prohibited within these identified areas including generation and storage of hazardous waste or liquid industrial waste, waste disposal sites and facilities, organic soil conditioning sites, snow storage and disposal facilities, and underground and above-ground storage tanks that are not equipped with an approved secondary containment device and storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990. The proposed development does not contain any of these prohibited uses.

The subject property and proposed development are also located within the Landform Conservation Area Category 2 designation. Subsection 30 (6) of the ORMCP states that an application for development or site alteration 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 maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form; limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site. The proposed development is not proposed within any significant features on the subject property. Also, the proposed development on the subject property only covers



approximately 3% of the total land area (188,453 square metres) and its impervious surfaces covers approximately 5.2% of the total area of the subject property, which addresses the requirements noted above. Conformity of the proposed development with this policy is further addressed by the Stormwater Management Report by Masongsong Associates Engineering Limited.

7.3.2 Natural Linkage Area (7.4.2)

The Natural Linkage Area is a land use within the ORMCP that is located in the centre of the subject property. This area forms part of a central corridor system that supports or has the potential to support movement of plants and animals through the Natural Core area, river valleys and stream corridors (S.10. (1).2).

The purpose of Natural Linkage Area is to maintain the following:

- *“maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key heritage features, hydrologically sensitive features and the related ecological functions;*
- *maintaining, and where possible improving or restoring natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;*
- *maintaining a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Plan Area;*
- *maintaining the quantity and quality of groundwater and surface water;*
- *maintaining groundwater recharge;*
- *maintaining natural stream form and flow characteristics; and*
- *protecting landform features [S.12. (1).a-g]”.*

Natural Linkage Areas also have the objectives of accommodating a trail system through the plan area and providing for limited economic development that is compatible with the objective of maintaining the ecological integrity of environmental features (S.12. (2).a,b).

Furthermore, Natural Linkage Areas permit a number of land uses including low-intensity recreational uses (S.12(3)9). Low-intensity recreational uses are defined in Section 37(1) and include recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modifications and few, if any, buildings or structures. This is including but not limited to non-motorized trail uses, natural heritage appreciation, unserviced camping on public and institutional land and accessory uses.

Development other than recreational trails and necessary infrastructure is not proposed within the Natural Linkage Areas of the subject property and therefore, the proposed development conforms to the policies within this ORMCP land use. Moreover, the Draft Zoning By-law for the subject property proposes an Environmental Policy Area (EPA-X), which would allow natural trails and passive recreation to take place, further demonstrating conformity with Natural Linkage Areas policies.



7.3.3 Countryside Area (7.4.3)

The proposed single detached dwelling unit is located within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan (ORMCP). According to the ORMCP, nothing in this Plan applies to prevent a use or the erection or location of a building or structure with respect to land in a Countryside Area if it was permitted by the applicable zoning by-law on November 15, 2001 and is permitted by the applicable Official Plan (S.17.(1).(a).(b)). The Town of Caledon Zoning By-law 87-250 was approved in 1988 and both the Zoning By-law and the Town of Caledon Official Plan designation permit a single detached dwelling unit on the subject property.

The proposed development must also conform to sections 20, 22, (7) and (8) and Section 47. These sections are described and conformity is addressed within the EIS prepared by Azimuth Environmental Inc., please refer to the EIS and subsequent addendum report for a comprehensive overview of how the proposed development conforms to these policies.

The planning applications for the proposed development are consistent with the policies of the Oak Ridges Moraine Conservation Plan. The proposed development and the single detached dwelling unit fulfill the key policies of the plan in relation to key natural heritage features, key hydrologic features and other policies concerning landform conservation areas and stormwater management policies. The technical studies prepared in support of the applications provide further analysis concerning these policies and describe how the proposed design addresses the ORMCP policies.

7.4 Town of Caledon Official Plan

The Town of Caledon Official Plan (TCOP) July 2016 Office Consolidation provides direction of the growth and development and the protection of natural features within the Town of Caledon.

The draft Official Plan Amendment provides for the resignation of a the subject property from “Special Policy Area A” to “Medium Density Residential”, “Environmental Protection Area (EPA)” and “Rural” in accordance with the policies as set out in the amendment.

7.4.1 In Force Policies

The subject property is designated “Special Study Area A” according to Schedule D, Caledon East Land Use Plan, and is within the Caledon Settlement Area. The subject property is also within a “Wellhead Protection Area”, and an area subject to “High Aquifer Vulnerability”. The subject property is also designated “Landform Conservation Area Category 2”. Section P of the TCOP identifies that subject property as “Settlement Area”, “Countryside Area” and “Natural Linkage Area” The previous analysis of the TCOP provided a review of applicable policies based on the land use designations and concluded that the proposed development



conforms to the Official Plan. The below provides a supplementary analysis of additional applicable policies.

Section 7.7.4 provides community design policies for the Caledon East Secondary Plan area. The design principles are contained in Section 7.7.4.1, which are intended to ensure that new development and redevelopment within Caledon East is compatible with the values of the community residents. The principles are intended to inform development, where the Community and Architectural Design guidelines provide a more detailed set of prescribed criteria to guide development. Policies pertaining to low density residential neighbourhoods include a mix of lot sizes and housing types where single detached dwellings are intended to be the predominant housing type, where they are compatible in scale, massing and sighting (S.7.7.4.1.f). The proposed development contemplates a similar product to that of the existing neighbourhood in single-detached dwellings of similar massing and scale, as well as visual integration through similar building heights, roof lines and eave heights (S.7.7.4.1.h). The proposed development does not incorporate a modified grid pattern of streets as this type of street network would not be favorable to the environmental features on the property, and therefore is not possible (S.7.7.4.1.i). However, pedestrian and vehicular interconnections to the community and the open space system have been accommodated through the proposed design. The proposed development also incorporates natural areas as open space, with appropriate setbacks, and enhances the existing network of trails, contributing to the recreational node within Caledon East, consistent with Section 7.7.4.1.k, l & m. The proposed development is generally consistent with the applicable policies of Section 7.7.4 with respect to community design within Caledon East.

The “Special Study Area A” designation is intended to address site specific lands with environmental constraints, which have not been allocated a residential designation or density (S.7.7.6.1.1). It is required that prior to the development approval of these lands, environmental studies be completed to the satisfaction of the Town and Conservation Authority as determined through pre-application consultation. It is also required that an Official Plan Amendment and Zoning By-law Amendment required prior to the development of a Special Study Area.

It is also identifies that if through the detailed studies, it is determined that a service connection to McKee Drive to the north, an extension of the right-of-way would be requested and required to be conveyed to the Town of Caledon (S.7.7.6.1.2). It has been determined that a connection can be obtained through McKee drive to the south of the subject property and access to McKee Drive to the north is not required. The private laneway system is proposed as the minimal right-of-way requirements reduce the overall impacts to the natural heritage features. Currently, the proposed laneway traverses a portion of the locally significant wetland, and the significant woodland. The EIS has demonstrated that the proposed encroachments can be supported and will be compensated through additional plantings. A connection to McKee Drive North would requirement additional encroachments into the locally significant wetland and significant woodland, in addition to traversing the watercourse, a Hydrologically Sensitive Feature (HSR) and Key Natural Heritage Feature (KNHF), Significant Valley land, and within the 25 metre buffer imposed of two butternut trees



in the north east portion of the site, just south of McKee Drive North. Based on the adverse impacts of encroaching into the various environmental features, the proposed private road connection was determined to be the preferred layout, as it provides the least impact to the features on the subject property, and can be supported from an environmental perspective, as demonstrated in the EIS.

In an effort to mitigate impacts to the environmental features on the subject property, a private road is proposed to minimize the right-of-way width, and therefore minimize areas of encroachment. The proposed road is intended to service the residents of the proposed 21 residential units. While the 21 units do present a need for a road, in providing access to the developable area of the site, the minimal number of units do not necessitate provision of a full municipal right-of-way for site access. It is our opinion that the proposed road network is favorable in that it provides access to the site with minimal environmental impacts.

The proposed development is consistent with the Special Study Area policies in the Official Plan Amendment and Zoning By-law Amendment are currently in process and have been deemed Complete Applications under the Planning Act, as they have fulfilled the requirements as set out in the pre-application consultation. In addition, it is in our opinion that the McKee Drive is not feasible or appropriate given the natural heritage constraints, and has therefore not been provided.

Section 7.7.12 provides policy direction for Open Space and Recreational areas, which shall be maintained subject to Section 5.8 of the TCOP. The proposed EPA area on the subject property is intended to be maintained in a natural state, accessible to the public, with the addition of an enhanced trails network (S.7.7.12.9 & S.7.7.12.12).

The Caledon East Secondary Plan provides policies with regards to transportation in Section 7.7.15. Section 7.7.15.3 addresses connections between existing road networks and new residential areas. The proposed development integrates a private laneway system as a connection to the existing neighbourhood on McKee Drive South. The proposed development does not contemplate access to Airport Road, in accordance with Section 7.7.15.5, which is consistent with the Region of Peel requirements.

Servicing of the greater portion of the development is proposed on municipal services, including water and wastewater, consistent with Section 7.7.16.1. Extensive analysis has been conducted on the functional servicing and stormwater management of the subject property. This analysis has been undertaken by Masongsong Engineering Ltd., including their most recent submission of the technical memo, summarized in Section 6.2 and is submitted for review under separate cover of this report.

Section 7.10 of the TCOP, Oak Ridges Moraine Conservation Plan, brings the RCOP into conformity with the ORMCP, and provides policies and objectives for all lands within the ORMCP area. The subject property is within a Settlement Area, Natural Linkage Area and Countryside Area of the ORMCP and is subject to the policies of these designations.



Section 1.10.4.7 provides policy direction for Natural Linkage area which prohibits new intensive recreations uses and industrial and commercial agricultural related uses. The proposed development does not contemplate any of the prohibited uses.

Section 7.10.4.8 provides policy direction for Countryside areas, which identifies that new intensive recreational uses are not permitted in Countryside Areas where Prime Agricultural Area or General Agricultural Area is the primary land use designation. The proposed development is consistent with this policy.

Section 7.10.4.9 provides policy direction for lands within the Oak Rides Moraine Settlement Areas. The permitted land uses include those permitted within the primary land use designation, subject to the provisions of this plan. The proposed development conforms to the policies of the Medium Density Residential Area, consistent with the proposed designation of the Official Plan Amendment.

7.4.2 Proposed Designations

A portion of the subject property is proposed to be designated Environmental Policy Area (EPA) in order to prohibit new development and protect areas of environmental significance. The proposed designation does not contemplate any site specific amendments to the policies of the EPA designation. The proposed uses within the EPA area include non-intensive recreational uses and trails, consistent with the policies of Section 5.7 of the TCOP.

A portion of the property is proposed to be designated Medium Density Residential, based on Section 7.7.5, subject to site specific amendments. The site specific amendments are contained within the Draft Official Plan Amendment which is submitted under separate cover of this addendum report.

The proposed development is generally consistent with the TCOP. The proposed development fulfills the requirements of and implements the Special Policy Area A, and brings the subject property into conformity with the Caledon East Secondary Plan policies.

8 Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject property from the Estate Residential Zone (RE) and Open Space Floodplain Zone (OS-F) to Environmental Policy Area (EPA-1-ORM), Residential One (R1-XX-ORM) and Estate Residential (RE-XX-ORM).

In accordance with the attached Draft Zoning By-law, the following special standards are proposed: for the R1-XX-ORM Zone.

Table 1: R1-XX-ORM Zone Special Standards

Zoning Category	Proposed Standard
Minimum Lot Area	375m ²
Maximum Building Area	53%



Minimum Front Yard Setback:	
I. From wall of attached garage	6m
II. From wall of the main building	4.5m
Zoning Category	Proposed Standard
Minimum Exterior Side Yard Setback:	
I. From wall of attached garage:	6m
II. From wall of the main building	3m

In accordance with the Draft Zoning By-law, the following site specific standards are proposed for the RE-XX-ORM Zone.

Table 2: RE-XX-ORM Zone Special Standards

Zoning Category	Proposed Standard
Minimum Lot Area	0.310 ha
Maximum Building Area:	15%
Minimum Lot Frontage	6m
Maximum Building Area	15%
Minimum Driveway Setback	0m
Minimum Parking Space Setback	5m
Maximum Driveway	15m
Minimum Landscaped Area	38%

9 Public Consultation Strategy

Through the Approval on Bill 73, and the implementation of O.Reg.543-06 (Official Plans) and O.Reg.545-06 (Zoning By-laws), the following strategy for public consultation for the active applications is provided:

- The application have been deemed Completed under the *Planning Act* since December 13, 2013.
- Notice of Complete application was thereafter circulated to surrounding area residents by the Town of Caledon.
- An Informal Community Meeting, initiated by the proponent, was held with members of the surrounding community in December 2014.
- Comments from the public were received and incorporation into the resubmission of the applications to the Town.



- An Informal Community Meeting, initiated by the Town of Caledon, was held with a local ratepayers association in January 2016.
- Comments from the public were received and incorporation into the resubmission of the applications to the Town.
- Additional Informal Community Meetings may be held, as required, based on feedback of the revised application from the public.
- A future Statutory Public meeting will be held on the applications before Council.
- Comments from the public will be heard, documented, and considered as part of future applications to the Town, and or revisions to the present applications.

10 Planning Justification and Analysis

The proposed development has been revised to reflect the findings of various background studies, comments from Town of Caledon Staff, external agencies and the public. The proposed application reflects the consideration of this information, as well as the planning policy regime applicable to the subject property. It is our opinion that the proposed development applies sound planning and urban design principles and facilitates the implementation of the Town of Caledon Official Plan.

The proposed development considers the refined features to the natural heritage systems and contemplates additional restoration and compensation, in light of areas of encroachment. The subject lands present an opportunity for intensification within the existing settlement boundary of Caledon East. The proposed Official Plan Amendment contemplates protection of the natural heritage features through the implementation of the EPA designation, while fulfilling the requirements of the Special Policy Area A, in order to facilitate the development of the subject property.

The proposed development utilizes existing infrastructure in the surrounding area with sufficient water and wastewater capacity to serve the development, consistent with provincial, regional and municipal policies respecting servicing of new development. It has been identified that McKee Drive to the south has sufficient capacity for water and wastewater connections to service the proposed development. The proposed estate residential lot is outside of the settlement area of Caledon East is permitted on private services within the Rural designation.

The proposed development is compatible with the existing land uses in the surrounding area and provides for contemporary urban design principles to the surrounding areas and a compatible built form to the surrounding residential communities. The proposed development contemplates a built form, consistent with the stable residential community, along a private access road, with ample visitor parking and appropriate pedestrian connectivity to the proposed development and associated view point and trail system.



11 Conclusion

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to implement a 21 single detached dwelling cluster development and single estate residential dwelling.

The proposed development is consistent with the PPS and conforms to the Growth Plan, ORMCP, and Region of Peel Official Plan. The proposed development conforms to the intent Town of Caledon Official Plan and implements sound planning principles to allow for intensification of lands within a settlement area, while protecting and enhancing the environmental features, where appropriate. It is our opinion that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications represent good planning.

We respectfully request that these applications proceed further through the planning process.

