



**WESTON
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Consolidated Planning Justification Report



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

November 2017
File 5073

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1.0 Introduction

Weston Consulting has prepared the following planning justification report on behalf of 2031817 Ontario Inc., the owner of the property known as Part Lot 22, Concession 1, Town of Caledon. This property will herein be referred to as the “subject property”.

This report is submitted in support of amendments to the Town of Caledon Official Plan and the Town of Caledon Zoning By-law No. 87-250 (OPA & ZBLA) which were submitted in 2006 but were incomplete applications. An update to these applications is for a residential development proposed on the subject property comprising of a condominium cluster townhouse development located in the southwest portion of the subject property.

There is also a proposed single detached dwelling unit located in the northeast portion of the subject property which is permitted as-of-right. Weston Consulting submitted an updated Oak Ridges Moraine Site Plan application (ORM Site Plan application) on behalf of the owner for this proposed single detached dwelling unit. A justification pertaining to the single detached dwelling unit is proposed separately from this justification.

The proposed condominium cluster townhouse development will herein now be known as “the proposed development”. In preparing this report, Weston Consulting has conducted meetings with Town of Caledon Planning Staff, conducted consultations with the Toronto and Region Conservation Authority (TRCA) and the Region of Peel, including a Pre-Consultation meeting.

2.0 Historical Overview/Background

As stated above in Section 1 of this report, applications were submitted on behalf of the owners of the subject property in 2006. On December 22, 2006, the Town of Caledon received an OPA application, File No. OPOA 06-09, a ZBLA application, File No. RZ 06-18, and a Draft Plan of Subdivision application for a subdivision of single detached units. These applications were submitted without any studies. Since that time, studies have been completed in support of the applications.

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 28, 2013.

In preparation of these updates to the applications for the subject property, Weston Consulting and the owner attended a Pre-Consultation meeting with the Town of Caledon and other commenting agencies on November 19, 2012 and October 31, 2013.



3.0 Description of Site and Context

3.1 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 (Town of Caledon), Ontario. The property is a rectangular parcel comprising approximately 18.8 hectares (46.5 acres).

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 (see Figure 1).



Figure 1: Subject Property Air Photo

3.2 Surrounding Land Uses

The subject property is partially located within the Caledon East Community. Surrounding land uses include:

North: Estate Residential development with open space and agricultural uses

South: Community of Caledon East and residential development

East: Estate Residential development and further residential uses

West: Airport Road (Major Road), open space and agricultural uses

3.3 Surrounding Development Activity

The Community of Caledon East has developed over the past several decades and contains several existing residential developments. To date there continues to be development activity in the area, which is summarized below. The following development activity relates to lands within the immediate area:



Applicant: Chateaux of Caledon Corp.

Property Address/Location: 16164 Innis Lake Road, southeast of the subject property

File Type: Plan of Subdivision (Draft Approved), Plan of Condominium & Zoning By-law Amendment

File No.: 21T-07003, 21CDM-07002 & RZ 07-19

Lead Planner: Stephanie McVittie x. 4253

Applicant: Caledon Villas

Property Address/Location: 6600 Old Church Road, east of the subject property

File Type: Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment

File No.: 21T-12004, POPA 12-06 & RZ 12-17

Lead Planner: Mary Nordstrom x. 4223

Proposal Description: The applicant is proposing to redesignate the property from Policy Area - Residential and Special Study Area B to Low Density Residential 2, Environmental Policy Area and Open Space Area and rezone the property from Rural (A2) to Residential One Exception R1-E (XXX), Hazard Land Exception (HL-XXX) and Open Space Exception (OS-XXX) to permit a residential Draft Plan of Subdivision consisting of 361 residential dwellings along with park and open space uses.

Applicant: Clark

Property Address/Location: Horseshoe Hill Road, west of the subject property

File Type: Plan of Subdivision (Draft Approval)

File No.: 21T-91011

Lead Planner: Stephanie McVittie x. 4253

4.0 Proposed Development

Supporting studies for the applications have been prepared for the Town of Caledon's review and consideration in accordance with the applicable policy framework. The findings and recommendations of the studies are discussed in Section 5 of this report. The proposed OPA and ZBLA are specifically discussed in Sections 8 and 9 of this report.

In order to facilitate the development of the subject property, a Draft Plan of Subdivision application, a Draft Plan of Condominium application, a Site Plan application and/or a Part Lot Control will be required at a later date.

4.1 Description of Development Proposal

The proposed development consists of 6 residential townhouse buildings within the main developable area in the south west portion of the lot, as well as a single detached residential dwelling in the north easterly portion of the site. The total developable area is approximately 22,802.73 square metres with total lot coverage of approximately 5,269.1 square metres or



2.80%. The total GFA of both the townhomes and the single family dwelling is approximately 7,963.18 square metres.

Each of the townhouse buildings are identified on the Site Plan, drawing No. 1 (Figure 2) as buildings 1 through 6. Each has a calculated individual GFA ranging between 820 square metres and 1,373 square metres and totaling approximately 4,791.48 square metres of total lot coverage or 2.54%. Unit numbers range from 3 to 5 in each building with a total of 25 units which include two car garages and shared driveways in addition to visitor parking spaces which are located within the shared common elements of the proposed development. The townhouse units have gable roof designs with wood and natural stone and brick exterior walls.

The proposed development is located within the developable area as defined by the surrounding environmental features. As further discussed in the Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., included as part of this submission, the developable limits are respectful of the existing road pattern, Top of Bank limits, flood line, and significant vegetation area.

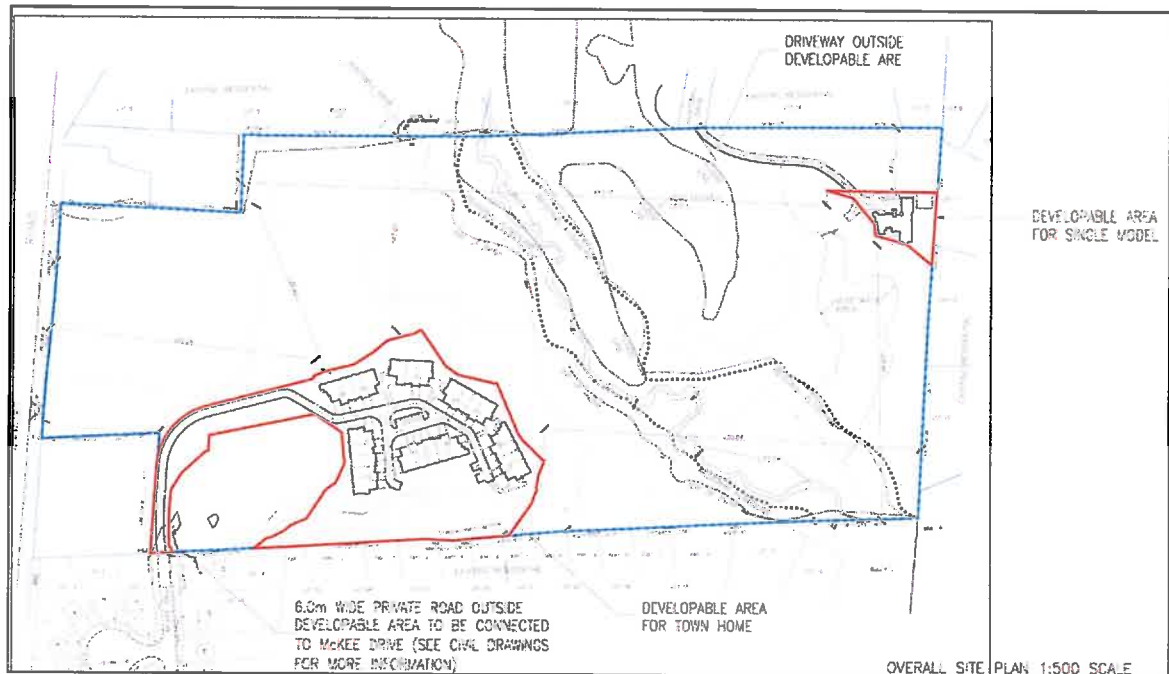


Figure 2: Site Plan prepared by VA3 Designs dated October 16, 2013.

The proposed development includes 2 private garage parking spaces per residential unit including the townhomes and single detached dwelling, as well as a total of 9 visitor spaces, including one accessibility space for the townhome development. The proposed parking supply is based on achieving the minimum parking requirements based on the Town of Caledon Zoning By-law requirements for condominium/freehold townhouse dwellings and single detached dwellings.



Zoning By-law 87-250 Section 5.2.14 of the RE Zone requires a minimum of 2 parking spaces for principal dwelling units or one parking space for every 70 square metres or portion thereof to a maximum requirement of two parking spaces for apartment-in-house units. The proposed single detached dwelling within the RE Zone of the property meets this requirement.

With regard to Zoning By-law 2006-50, section 9.2.14 of the RT Zone a required minimum of 2.3 parking spaces for each condominium townhouse unit or 2 parking spaces for each freehold townhouse unit must be provided. Based on the provided 59 spaces for resident and visitor parking the calculated rate is 2.36 spaces per unit where only 2 or 2.3 spaces are required which provides an excess of parking. In all matters pertaining to the parking supply the proposed development provides an adequate supply of parking.

A Pedestrian Circulation and Trail Plan has been prepared to illustrate the potential for trails on site (see Appendix K). The plan includes several trails throughout the subject property which seek to provide access through the subject property for recreational purposes. The proposed trail locations are considered to be conceptual and are anticipated to be constructed by others.

The proposed development is proposed to be municipally serviced for water and sanitary services. Stormwater from the proposed development will be accommodated by a series of wet ponds located along the south of the access road leading to the proposed development.

4.2 Restrictions / Easements / Encumbrances

The Parcel Abstract indicates that there are no easements on the subject property and that the entire 18.8 hectares parcel is under the ownership of 2031818 Ontario LTD. The PIN for the subject property is 14336-0044 (LT).

5.0 Supporting Studies

In support of the above noted planning applications, the following studies have been prepared:

5.1 The Stage 1-2 Archaeological Assessment, dated October 2004, prepared by D.R. Poulton & Associates Inc.

This report details the rational, methods and results of a Stage 1 archaeological background study of the Lexus Bayview residential development. The archaeological study was carried out by D.R. Poulton & Associates Inc. The study was intended to identify the potential for archaeological resources that could represent possible constraints for the original residential subdivision development contemplated for the subject property. The area studied encompasses the location of the current proposed development.

A variety of sources were consulted in the course of the Stage 1 study. In order to address the potential for archaeological remains, a Stage 2 archaeological survey was carried out. The survey consisted of surface examination of ploughed fields and a test pit survey of the areas that could not be ploughed.



Ultimately, the survey includes a detailed examination of lands totaling 5.71 hectares in extent. The Stage 1-2 assessment determined that no significant archaeological deposits were present within the subject property. In the absence of any significant archaeological planning concerns, the assessment recommended that no further archaeological conditions are required for the property.

5.2 Functional Servicing and Stormwater Management Report, dated October 2013 prepared by Masongsong Associates Engineering Limited.

The purpose of this report is to identify the requirements for servicing and stormwater management, and to demonstrate how this site will function within the framework of existing infrastructure.

The single estate lot on the east side of Boise Creek can be privately serviced with septic, well and soak away pits. It is recognized that there may also be the opportunity to utilize municipal water service in the area.

It has been demonstrated that the proposed common element condominium townhouse development can be accommodated by existing municipal infrastructure on McKee Drive.

The subject property area can be serviced by the existing 300mm diameter main at the current terminus of McKee Drive south of the subject property. A bulk meter at the property line and an internal 150mm diameter watermain is proposed to provide internal site servicing.

The total sanitary sewage flow for the proposed development is approximately 14.0 L/s. The additional sewerage loading from the subject property is not significant and can be readily accommodated by the existing 250mm sanitary sewer within McKee Drive. A new 250mm diameter PVC sanitary sewer will be provided with a sanitary control manhole within the private site near the private road entrance.

An end-of-pipe stormwater management wet pond is proposed as an efficient facility for stormwater quality and quantity control, meeting MOE Enhanced (Level 1) standards. Preliminary modeling and sizing confirms that the designated pond area is adequate to accommodate a wet pond facility. Detailed pond design, including detailed pond landscaping, will be undertaken with the detailed engineering design. The proposed pond discharge will be connected to the existing storm sewer system within McKee Drive, which has been designed to accommodate the subject property.

5.3 Environmental Impact Study and Management Plan, dated October 2013, prepared by Azimuth Environmental Consulting Inc.

As the subject property contains significant natural heritage features and is within the Environmental Protection Area as designated by the Town of Caledon, an EIS & MP is required



for the entire subject property. The subject property is also located within the plan area of the Oak Ridges Moraine Conservation Plan (ORMCP) and as such, a Natural Heritage Evaluation (NHE) and a Hydrogeological Evaluation (HE) are also required.

Based on the EIS, the results of the impact assessment indicate that the proposed development areas within the developable area in the subject property can be achieved with minor to no negative direct, indirect or cumulative impacts to significant/key natural heritage features and functions of the subject property. The full impact of this assessment can be referenced in the report.

5.4 Updated Report, Geotechnical Investigation, dated October 24, 2013, prepared by Terraprobe Inc.

The purpose of this report is to investigate the subsurface soil conditions and provide recommendations for the proposed development on the subject property.

The investigation includes an analysis of boreholes log results which analyze the subsurface conditions including topsoil, earth fill and disturbed native soils, native soils and ground water. The conclusion and summary based on this analysis includes recommendations for foundations, excavations and ground water control, lateral earth pressure, backfill, pipe bedding, basement drainage, pavement design and site re-grading consideration.

The conclusion states that based on the factual data collected there are few limitation for the site and measures that can be taken to mitigate any potential issues. These recommendations include the construction of retaining walls as part of the cut and fill process. A 2 percent gradient slope in the construction of townhouse blocks to prevent basement seepage. In addition to pavement design and pipe bedding recommendations. The full extent of these recommendations can be reference in the Geotechnical Investigation.

5.5 Update – Geotechnical Slope Stability and Streambank Erosion Report, dated October 23, 2013, prepared by Terraprobe Inc.

The purpose of this report is to provide an assessment of the slope stability and streambank erosion for the proposed development of the subject property.

The report addresses on site slope stability and current conditions as well as provide discussions and recommendations for the proposed development. In summary, the report does not recognize instability of the slope on the property, though it does recognize change in grade and topography on site. The provided recommendations include the following;

- Design of site grading and drainage and construction of work to be conducted in a manner that does not cause any further erosion to the surface of the slope as well as maintaining a vegetative cover on the slope and providing a silt fence prior to work commencing on site.



- Preventing alteration to the slope and having final site grading being reviewed by Terraprobe Inc. and obtaining all necessary permits prior to commencing any work on site.

The provided information supports the proposed development and further recommendations can be referenced in the Geotechnical Slope Stability and Streambank Erosion Report.

5.6 Hydrogeological Evaluation Update, dated October 24, 2013, prepared by Terraprobe Inc.

The purpose of this Hydrogeological Evaluation Update is to provide an assessment of geology and hydrogeological in addition to water balance considerations for the proposed development of the subject property.

The results of the investigation indicate that it is feasible to develop the proposed developments without creating ground water related impacts.

The results of a previous subsurface investigation conducted at the subject property indicates that the property is underlain by highly variable soils, comprising of sand silt soil matrix. The soils are typically of moderate to low permeability. The groundwater table was identified at approximately 0.1 to 4.35 m below grade.

The subject property is situated in a hydrogeological sensitive area, based on the review of various regulated guidelines and published information. These designations are based on the potential for high infiltration rates. However, the subject property is not located within any currently existing Wellhead Protection Areas or Intake Protection Zones, and is therefore not considered to be a vulnerable area for municipal drinking water supplies under the Clean Water Act.

The primary hydrogeological functions which must be maintained at the subject property includes the maintenance of ground water recharge across the subject property including the base flow input to Boyce's creek; maintaining surface drainage to on-site natural features including woodlots and wetlands and preservation of the pathways or zones of ground water transmission.

Infiltration rates on the subject property can be maintained through the use of a variety of low impact development techniques. These techniques include lot grading; increased topsoil thickness; direction of roof leaders to overland flow; bio-retention swales and permeable pavers.

5.7 Phase 1 Environmental Site Assessment, dated July 15, 2013 prepared by Terraprobe Inc.

The Phase One ESA identified areas of potential concern on the subject property. The potentially contaminating activities at the subject property and in the development sites did not



represent a significant environmental concern. Therefore, there are no areas of potential environmental concern identified for the subject property.

Based upon the review and evaluation of the information gathered from the Phase One ESA a Record of Site Condition can be filed based on the Phase One ESA alone.

6.0 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.

In addition to the policy documents, non-statutory documents such as the Town of Caledon: Community Design and Architectural Design Guidelines for Caledon East and an Intensification Strategy for the Town of Caledon have been considered and are discussed in Section 7.

6.1 Provincial Policy Statement (2005)

The Provincial Policy Statement (“PPS”) states that all land use planning decisions must be consistent with the PPS. Policies in the PPS provide a foundation for regulating land uses and development within Ontario and address matters of provincial interest. The PPS encourages efficient land use planning and growth management to create and maintain strong communities, a healthy environment and to promote economic growth over the long term. The PPS also encourages the efficient use of existing infrastructure and public service facilities and planning for an appropriate range and mix of land uses throughout the Province.

Currently, the PPS is under review and being updated by the Provincial Government. The Province has released proposed modification to agencies for comment and stated that they hope to have the modifications finalized shortly.

The PPS directs the majority of growth and development to settlement areas (S.1.1.3.1). This growth should occur adjacent to the existing built-up areas and should have a compact form and be an efficient use of the land (S.1.1.3.7). The proposed development is north of existing development and has been designed in a compact form to make an efferent use of the land thereby implementing the PPS in this regard.

The PPS directs rural areas in municipalities to permit uses and activities that shall relate to resource based activities and limited residential uses (S1.1.4.1). The proposed single detached dwelling is an existing lot of record and is permitted in the rural area of the Town of Caledon.

The PPS also seeks to have municipalities provide for an appropriate range of housing and densities to meet requirements of current and future residents and, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification (S.1.4.1.a). The subject property is providing the Town of Caledon the ability to accommodate this growth, which supports the policies of the PPS.



The PPS states that sewage and water services shall direct and accommodate expected growth that promotes the efficient use of existing municipal sewage services and municipal water services (S.1.6.4.1). The proposed development is being developed with existing municipal sewage and water services, therefore making efficient use of this municipal infrastructure. Moreover, efficient use shall also be made of existing and planned infrastructure (S.1.6.5.2). The proposed developments on the subject property are being accessed from a proposed private road extending from existing municipal roads that are planned to expand into the subject property, therefore making efficient use of the land and existing roads.

In terms of natural heritage, the PPS states that development and site alterations shall not be permitted on adjacent lands to natural heritage features unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the heritage feature (S.2.1.6). Through the Environmental Impact Study (EIS) prepared by Azimuth Environmental Consulting, Inc. it has been demonstrated that the proposed development will not cause any negative impacts on the natural heritage features located within the subject property.

Development and site alteration shall also be restricted in or near sensitive surface water features and sensitive ground water features so that these features and their related hydrologic functions will be protected, improved and restored. Mitigation measures may be required to be consistent with this policy (S.2.2.2). The proposed development is located outside of the watercourse and significant features on the subject property. The proposed driveway is located within a Minister of Natural Resources identified wetland in the subject property; however, there will be mitigation measures to protect, improve and restore hydrological function of the subject property as illustrated in the Stormwater Management Report prepared by Masongsong Associates Engineering Limited and the Environmental Impact Study (EIS) prepared by Azimuth Environmental Consulting, Inc.

In terms of Cultural Heritage and Archaeology, significant built heritage resources and significant cultural heritage landscapes shall be conserved (S.2.6.1). A Stage 1-2 Archaeological Assessment has been completed for the developable area on the subject property and no significant archaeological deposits were identified within the subject property.

The PPS also states that where the two zone concept for flood plains is applied; development may be permitted in the flood fringe, subject to appropriate flood proofing (S.3.1.5). The subject property is indicated as having flood zoning in By-law 87-250; however, the proposed development and the single detached dwelling unit is not proposed to be built in this area, therefore, the proposed development and the single detached dwelling unit are consistent with the PPS in this regard.

There is a proposed natural trail system within the flood plain of the subject property where people have a way of safely entering and exiting the area during times of flooding; new hazards are not created; existing hazards are not aggravated and there are no adverse environmental impacts caused from these proposed trails (S.3.1.6).



The planning applications for the proposed development are consistent with the 2005 PPS. The proposed development and the single detached dwelling unit fulfills key policies of the PPS including, the provision for compact design through the cluster townhouse development and permitted rural development through the single detached dwelling unit. Furthermore it represents intensification and the efficient use of proposed and existing municipal services and infrastructure. It also maintains the natural heritage and hydrological features on the property.

6.2 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 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. The subject applications do not conflict with and conform to the policies of the Growth Plan.

The proposed development is consistent with the growth policies of the Growth Plan. Section 2.2.2 Managing Growth identifies policies for growth within existing settlement areas and built up areas, which encourage development within existing settlement areas and supports the principles of intensification of underutilized lands. The proposed development is also consistent with policies of Section 2.2.3 General Intensification, which identifies that a minimum of 40% of all residential growth annually should occur within built-up area and state that intensification throughout built up areas is encouraged. In addition the proposed development makes use of existing infrastructure and public service facilities, which supports key policies in the Growth Plan concerning the efficient use of infrastructure.

The planning applications for the proposed development are consistent with the Growth Plan. The proposed development maintains the key policies of the Plan including the policies associated with managing growth, general intensification, and the efficient use of land and infrastructure.

6.3 The Greenbelt Plan (2005)

The Greenbelt Plan was approved by the Lieutenant Governor in Council. The Greenbelt Plan was established under Section 3 of the Greenbelt Act, 2005, to take effect on December 16, 2004.

"The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape (S.1.1)."



The Greenbelt Plan designates the east portion of the subject property within the “Oak Ridge’s Moraine Area” and the west portion of the subject property is designated “Towns and Villages” as indicated in “Greenbelt Plan Map 57”.

Section 2.1 of this Plan states that lands within the Oak Ridges Moraine Area are subject to the Oak Ridges Moraine Conservation Plan (ORMCP) and the Protected Countryside policies do not apply with the exception of section 3.3; however, the subject property is not within the Protected Countryside designation and therefore is not subject to its policies.

The planning applications for the proposed development are consistent with the policies of The Greenbelt Plan (2005).

6.4 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. This is indicated on “Oak Ridges Moraine Conservation Plan Land Use Designation Map: Map 1-Towns of Caledon, New Tecumseth & Mono Township of Adjala/Tosorontio” (please see Figure 3). The proposed single detached dwelling is located within the Countryside Area. The policies that are applicable to these three ORMCP land uses are as follows:

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) of key natural heritage features (KNHF) and hydrological sensitive features [S. 21.(1).(a).(b)].

Sections 22. (2).3 and section 26. (2).3 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 MNR identified 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 permitted by the TRCA in principal. Moreover, the proposed stormwater management infrastructure is located south of the proposed road within the MVPZ of the MNR wetland; however, this is the most appropriate location as it works with the natural slope of the subject property and it is required for the



management of stormwater flow into the subject property in order to maintain pre development conditions. Therefore, the access road to the proposed development and the stormwater management infrastructure is appropriately located within the MVPZ of the MNR wetland feature.

The approximately 2.28 hectares developable area which the proposed development is within is defined by the 30 m buffer of the MVPZ; however, the proposed development is within the 120 m buffer of the minimum area of influence. 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 is therefore permitted 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 it is 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 study included within this application update such as the EIS prepared by Azimuth Environmental Consulting Inc.; the Stormwater Management Report by Masongsong Associates Engineering and the Water balance Analysis prepared by Terraprobe Limited. A Feature Based Water Balance Analysis is currently being conducted by Terraprobe Limited on the MNR wetland feature that is planned to be traversed by the proposed access road for the proposed development.

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.

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.; the Stormwater Management Report by Masongsong Associates Engineering and the Water Balance Analysis prepared by Terraprobe Inc..

A portion of the subject property and proposed development lies within a 25 year wellhead protection zone. Under Section 28,(1), 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 located within the Landform Conservation Area Category 2 designation as illustrated on “Landform Conservation Areas of the Oak Ridges Moraine Map No. 1” (please see Figure 4). 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 2.80% and its impervious surfaces also covers 2.80% 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 and the Hydrological Impact Assessment and Water Balance Analysis by Terraprobe Inc.

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 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. Low-intensity recreational uses are recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification 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 [S.12. (3).9, & S.37. (1).1-4].

Development 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 states that these lands should be re-zoned Hazard Lands Floodplain Zone (HL-5-F), which would allow natural trails and passive recreation to take place, therefore being in conformity with Natural Linkage Areas land use.

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.

In case of major development, the proposed development must comply with clause 43 (1) (b) (S.17. (1). (c)). The ORMCP defines major development as “the construction of a building or buildings with a ground floor area of 500 m² or more (p.10)”. The proposed single detached dwelling unit development has a GFA of 1,135.74m² and is therefore considered a major development. Clause 43 (1)(b) states that “An application for major development shall be accompanied by a sewage and water system plan that demonstrates that the quantity and quality of groundwater and surface water will be maintained”. A Site detailed Servicing plan will be submitted for this proposed development at building permit stage.



The proposed development must also conform to sections 20, 22, (7) and (8) and Section 47. These sections are described and addressed within the EIS prepared by Azimuth Environmental Inc.

The woodland in the south west portion of the lot has not been identified as a Key Natural Heritage Feature as part of the EIS prepared by Azimuth Environment. Justification for this is based identifying the size and location of the woodlot in reference to ORMCP policies. The woodlot does not meet the required size to be considered significant. In addition, the woodlot area is not contiguous to any other Key Natural Heritage Features. As such, the area cannot be considered significant.

A portion of the proposed development is located within 30 metres of an existing wooded area to the south of the proposed development. This wooded area is within the ORMCP Settlement Area; however, based on the findings of the EIS, is not considered to be significant. This is based on certain guidance from the "ORMCP Technical Paper 1 – Identification of Key Natural Heritage Features" Section 4.6. (d). (see Appendix C and D)

The technical paper also states that 0.5 hectare of larger wooded areas are considered significant if they intersect with a Hydrologically Sensitive Feature's vegetation protection area, which this wooded area appears to do from an aerial view Section 4.6.(e). However, these two features are separated by a significant elevation difference and this grade change causes the two features not to be directly connected. This is addressed in the consideration of significant features within the EIS, prepared by Azimuth Environmental Consulting Inc.

It is further recognized that the technical paper is not considered to be policy for the purposes of identifying natural heritage features. Section 21.4.a) of the ORMCP identifies that environmental studies may be considered in addressing natural heritage features through official plans or zoning by-laws where lands were identified within a Settlement area as of 2002.

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.

6.5 Region of Peel Official Plan Consolidated 2008

The Region of Peel Official Plan Consolidated 2008 is the applicable Official Plan for the policies in Region Official Plan Amendments (ROPA's) that have been appealed to the Ontario Municipal Board. None of the policies that have been appealed pertain to the subject property.



6.5.1 Region of Peel Official Plan Working Draft (2013)

The Region of Peel Official Plan provides *“Regional Council with the long-term regional strategic policy framework for guiding growth and development in Peel while having regard for protecting the environment, managing the renewable and non-renewable resources, and outlining a regional structure that manages this growth within Peel in the most effective and efficient manner” (S.1.1.)*”.

The Region of Peel Official Plan Working Draft (2012) is the applicable Regional Official Plan. Sections of ROPA 20, 22 and 24 related to Strategic Infrastructure Study Area (SISA) policies were appealed to the Ontario Municipal Board which approved the settlement between the Region of Peel, Cities of Mississauga and Brampton, Town of Caledon and the Ontario Ministry of Municipal Affairs and Housing. ROPA 21B and 26, as modified by the Provincial decision, in its entirety, has been appealed to the Ontario Municipal Board and is subject to final decision by the Ontario Municipal Board. None of the appealed policies pertain to the subject property. The applicable policies for these appealed sections can be reviewed in the Region of Peel Official Plan Consolidated 2008.

Core Areas of the Greenlands System (7.6.1)

The Core Areas of the Greenland System designation are identified as the subject property as illustrated on “Schedule A Core Areas of the Greenlands System in Peel”. This designation contains and protects environmental natural features. The environmental natural features have all been identified through the EIS prepared by Azimuth Environmental Consulting, Inc. and their required buffers have been implemented, which define the developable area of the subject property where the proposed development is located (S.2.3.2.2).

Development and site alteration within the Core Areas of the Greenlands System in Peel is prohibited except for passive recreation. Essential infrastructure is exempted that is pre-approved or authorized under an environmental assessment process and a new single residential dwelling on an existing lot of record is permitted if the dwelling would have been permitted by the applicable zoning by-law on the date the Regional Official Plan Amendment 21B came into effect (2.3.2.6.c.d.i). Therefore, passive recreational uses proposed in the Hazard Lands Zone (HL-5) of the Draft Zoning By-law are permitted within this designation. The driveway to the proposed single detached dwelling is within this designation. Although this driveway is not essential to the public, it has been approved in principal by the TRCA; it is required to provide access to the single detached dwelling unit, which all developments require and has been designed appropriately. Furthermore, the proposed single detached dwelling unit is within this designation and is permitted as-of-right by the Zoning By-law 87-250, which was approved in 1988.

The Rural System (7.6.2)

The subject property is within the Peel Region Rural System as indicated on “Schedule D Regional Structure”. The Rural System has a diverse natural and rural landscape that contains



rural communities, and contributes to the overall social and economic viability of the region (S.5.4).

The Rural Systems general objectives are to conserve the environmental resources of the region, to recognize the characteristics of the existing communities, and promote rural communities that contain living and recreational opportunities. The proposed single detached dwelling in the subject property recognizes the existing architectural of the residential community to the north and east of the subject property and protects the natural environment as it is being proposed in an established development area determined by the Minister of Natural Resources, the Toronto and Regional Conservation Authority and Azimuth Environmental Consulting, Inc. Furthermore, the Hazard Lands Zone (HL-5) proposed in the Draft Zoning By-law protects the natural heritage of the subject property while allowing passive recreation.

Direct growth within the Rural System takes place in the three Rural Service Centers which includes Caledon East. The west portion of the subject property is located within Caledon East, where growth and development are permitted.

ORMCP – Natural Linkage Areas (7.6.3)

The subject property contains the Oak Ridges Moraine Natural Linkage Areas designation throughout the middle of the lot from the north to the south property line as illustrated in “Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations”. This designation provides polices that seek to maintain, improve or restore ecological integrity and open space linkages between Natural Core Areas, river valleys, and stream corridors. Permitted uses within this designation include conservation and resources management and low intensity recreation (S.2.2.9.3.7 a, b,). The proposed developments on the subject property are not within this designation and Hazard Lands Floodplain Zone (HL-5-F) proposed in the Draft Zoning By-law for this area of the subject property permits environmental conservation with passive recreation, which is permitted by Natural Linkage Areas land use. (see Appendix E and F)

ORMCP – Countryside Areas (7.6.4)

The Oak Ridges Moraine Countryside Areas designation applies to lands within the east portion of the subject property as illustrated in “Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations”. This land use designation encourages agricultural uses that support the ORMCP by allowing agricultural and other rural uses and maintaining the character of Rural Settlements (S.2.2.9.3.7, c). The proposed development of the single detached dwelling unit is located within this designation and through its architectural features and GFA maintains the character of the existing rural settlements to the north and east of the subject property.



ORMCP – Settlement Areas (7.6.5)

Oak Ridges Moraine Settlement Areas designation applies to lands within the west portion of the subject property as illustrated in “Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations” (please see Figure 5). This settlement area is Caledon East and is planned to focus and contain urban growth. This designation allows all uses permitted by the Town of Caledon Official Plan, subject to the ORMCP (S.2.2.9.3.7, d). The proposed development is proposed within this land use designation and is permitted by the ORMCP as noted in Section 7.4.1 of this report and in the Town of Caledon’s Official Plan, if studies indicated by the Town and other governing agencies are completed and negative impacts to the natural environment are minimal or are mitigated (Caledon Official Plan S.7.7.6.1.1). This has been addressed through the reports and plans supporting the planning applications.

The Peel Region Official Plan directs the Town of Caledon to require development applications in Landform Conservation Areas 2, to identify planning, design and construction practices that minimize disturbances to landforms as required by Section 30 of the ORMCP (S.2.2.9.3.18). This landform conservation of category 2 lands for the proposed development has been evaluated in the Geotechnical Evaluation Report and Slope Analysis prepared by Terraprobe Inc., which indicates that, no adverse environmental affects will occur to these landforms from the proposed developments.

Access for the proposed development is through a Minister of Natural Recourses identified wetland and access to the single detached dwelling unit is through significant woodlands. This access to the proposed development has been agreed upon by the TRCA in principal (S.2.2.9.3.20) and is permitted within this natural heritage feature as noted in Section 7.4.1 of this report. Moreover, a Water Balance Analysis has been developed for the subject property as indicated for lands within the ORMCP (S2.2.9.3.21). This information can be further addressed in the Water Balance Analysis prepared by Terraprobe Inc. A full subwatershed plan does not need to be completed as the Town of Caledon has conducted a study entitled Phase 1 Characterization Report: Centreville Creek Subwatershed Plan June 2003.

ORMCP – High Aquifer Vulnerability (7.6.6)

The subject property is within the High Aquifer Vulnerability area of the Oak Ridges Moraine as indicated in “Schedule D2 Aquifer Vulnerability Area in Peel for the Oak Ridges Moraine Conservation Plan Area (ORMCPA). Aquifer Vulnerability refers to groundwater susceptibility to contamination from both human and natural sources. Both the proposed development and the single detached dwelling unit within the subject property are within the High Aquifer Vulnerability area; however, residential development is not prohibited within these areas as indicated the ORMCP and the Peel Region Official Plan (S.2.2.9.3.30).



Rural Services Areas (7.6.7)

The Rural Service Area as indicated on “Schedule D Regional Structure” (please see Figure 6) has objectives that seek to improve the character, cultural attributes, village atmosphere and historic heritage of the area (S5.4.3.1.1 & 5.4.3.1.2). It is the policy of the Regional Council to designate the Rural Service Areas for growth outside of Peels Urban System that provides a range of residential and recreational land uses (S.5.4.3.2.1). The proposed development located in the subject property is within Caledon East, which is a Rural Services Area. The proposed development provides different residential land uses than what is provided now in Caledon East and it was designed in accordance with section 5.13 of the Community and Architectural Design Guidelines for Caledon East. Furthermore, the Hazard Lands Zone (HL-5) proposed in the Draft Zoning By-law proposes passive recreational use within the subject property, providing additional recreational options within Caledon East.

Major Roads (7.6.8)

The subject property is east of Airport Road, which is a “Major Road” as indicated on “Schedule E Major Road Network”. On “Schedule F Regional Road Mid-Block Right-of-Way Requirements”, Airport Road is indicated as having a proposed right-of-way of 45 m. The proximity of the proposed development to this major road will enable the residents of this development to travel within the Region and throughout the GTA with greater ease.

The designation of the “Major Roads” adjacent to the subject property supports the proposed development in that it allows sufficient access and convenience for new residents. The proposed development would be in keeping with the policies which support development in areas with existing infrastructure to support growth.

The planning applications for the proposed development are consistent with the applicable policies in the Region of Peel Official Plan. The proposed townhouse development and the single detached dwelling are contemplated by the settlement area policies and rural system policies of the Regional Plan. In addition, the natural heritage features identified on the subject property are proposed to be maintained, which address conformity with the environmental policies of the Regional Plan.

6.6 Town of Caledon Official Plan (2008)

The Town of Caledon Official Plan was consolidated on December 31, 2008 and it is currently applicable to land within the Town of Caledon Official Plan Area. This Plan is a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon. The plan contains policies that govern land use in the Town and which provide the basis for preparing zoning and other by-laws. (see appendix G, H and J).



Environmental Policy Area (7.7.1)

The Environmental Policy Area (EPA) designation applies to the east portion of the subject property as illustrated in “Schedule A Town of Caledon Land Use Plan”. The EPA includes all Natural Core Areas and Natural Corridors and is a part of the Town of Caledon’s ecosystem planning Strategy (S.5.7.1). This designation pertains to the proposed single detached dwelling unit on the subject property. The EPA permits a building permit on a vacant existing lot of record, non – invasive recreational uses and essential infrastructure (S.5.7.3.1.2).

The building permit for a vacant existing lot of record within an EPA may be issued subject to the approval requirements of other agencies and within the ORMCP, not before a site plan has been approved by the Town of Caledon. Furthermore, building permits within EPA’s are restricted to a single detached dwelling unit and the applicant may be required to provide environmental investigations and studies to support the proposal (S.5.7.3.3.4 & S.5.7.3.3.5). Currently, a TRCA development permit is being processed to address this requirement. The Town of Caledon is reviewing an OMR Site Plan application update for the proposed single detached dwelling unit and environmental reports and documents have been prepared indicating that the proposed single detached dwelling unit does not cause any adverse environmental effects to the environmental integrity of the subject property.

Non-invasive recreational uses within the subject property are permitted if environmental studies are completed, including an EIS (S. 5.7.3.4.1). The EIS prepared by Azimuth Environmental Consulting Inc. states that non-invasive recreation such as trails would not cause any significant environmental effects on the features.

The proposed driveway to the proposed single detached dwelling unit is within the EPA. New public infrastructure is not permitted within the EPA unless it is deemed essential infrastructure by the Town and other relevant agencies. Also, an EIS must establish that all other alternative outside the EPA have been explored (S.5.7.3.5.1). Therefore, the driveway is permitted because the Town of Caledon recognize that this proposed driveway is essential to allow the owners of the proposed single detached dwelling their legal access to their property and the TRCA has provided their support in principal. Furthermore, the EIS prepared by Azimuth Environmental Consultants Inc., indicates that this route for the driveway is the preferred alternative.

Rural Areas (7.7.2)

The Rural Area designation applies to the east portion of the subject property as illustrated in “Schedule A Town of Caledon Land Use Plan”. The Rural Area designation permits non-farm residential development and recreational and open space uses. These uses must be developed in such a manner that the environment and its natural features are not negatively affected. Therefore, the proposed single detached dwelling unit is permitted within the Rural Area designation because it is a residential development and it does not disturb the surrounding natural environment as indicated in the EIS.



Rural Estate Residential (7.7.3)

The subject property is within a Rural Estate Residential Area as indicated in “Schedule F Town of Caledon Rural Estate Residential Areas”. The intent of this designation is to recognize Rural Estate Residential Plans of subdivision within the Town that have been registered, draft approved or those which have been committed by the Town prior to approval of this Plan (S.5.3.1). Therefore, the subject property is designated within this area because of the original applications submitted on behalf of the owners of the subject property in the past. On December 22, 2006, the Town of Caledon received an OPA application, File No. OPOA 06-09, a ZBLA application, File No. RZ 06-18 and a Draft Plan of Subdivision application for a subdivision of single detached units.

This designation permits single family dwellings on large lots and may occur on a condominium basis (S.5.3.2.1 & S.5.3.2.6). This designation permits the proposed single detached dwelling unit in the northeast portion of the subject property and would permit the common element condominium portion of the proposed development; however, it does not permit the cluster townhouse element of the proposed development. As indicated in the Section 7.9.1 below, this designation is being removed from the subject property as the original application for a subdivision of single detached units do not have legal status as a “commenced” application pursuant to the applicable Provincial Legislation and Regulations (OPA 226 S. 5.3.1).

Well Head Protection Areas: 25 Year Protection Area (7.7.4)

A 25-year Well Head Protection Area applies to the west portion of the subject property as indicated on “Schedule O Town of Caledon Well Head Protection Areas”. These areas do not allow uses that use or store hazardous materials. This is to protect the water resources in the area from contamination. However, storage by an individual for personal use or family use is permitted for materials such as petroleum fuels, pesticides, inorganic fertilizers and road salts (S.7.10.5.4.1).

ORMCP Natural Linkage Area (7.7.5)

The Natural Linkage Area is located within the middle of the subject property extending from the north property line to the south as illustrated on “Schedule P Town of Caledon Oak Ridges Moraine Conservation Plan Land Use Designation”. These areas support the movement of plants and animals along river valleys and stream corridors (S.7.10.4.1.b). Uses that are prohibited within these areas are new intensive recreational uses and agricultural-related, industrial and commercial uses (S.7.10.4.7.1.a.b.). The proposed development and the single detached dwelling unit on the subject property are not within this area and therefore would not prohibit the movement of animals or plants. The only development proposed within this area of the subject property is non-invasive trails, which do not cause adverse effects on ecological functions.



ORMCP Countryside Area (7.7.6)

The Countryside Area covers the east portion of the subject property as illustrated on “Schedule P Town of Caledon Oak Ridges Moraine Conservation Plan Land Use Designation”. These areas are used for rural land uses along with recreational uses and residential uses (S.7.10.4.1.c). Uses that are prohibited within these areas are new intensive recreational uses (S.7.10.4.8.1.a.). The proposed single detached dwelling unit is within this area. Also, non-invasive trails are proposed to extend through the countryside area. The proposed single detached dwelling unit is permitted within the countryside area and because the trails are non-invasive, they are also permitted within this area of the subject property. Also, the single detached dwelling unit and the non-invasive trails do not adversely affect the natural environment of the countryside area as previously stated.

ORMCP Settlement Area (7.7.7)

The west portion of the subject property is within the OMRCP Settlement Area “Schedule P Town of Caledon Oak Ridges Moraine Conservation Plan Land Use Designation” (please see Figure 7). This Settlement Area is known as Caledon East Rural Service Centre and is the only OMRCP Settlement Area in the Town of Caledon (S.7.10.4.1.d). Caledon East serves as a focus for growth and service provisions in the central part of the Town. Caledon East must supply an appropriate range of opportunities and housing options to fully realize the Rural Service Centre function (S.5.10.4.4.1). A portion of the subject property that is within Caledon East is where the proposed development is located. This type of development would provide Caledon East with housing options for its residents and would create a better Rural Service Centre for the Town of Caledon. The proposed cluster townhouse development is more specifically located within Special Study Area A of Caledon East, which is further explored in Section 7.8 of this report.

ORMCP High Aquifer Vulnerability (7.7.8)

The subject property is within the OMRCP High Aquifer Vulnerability designation as indicated on “Schedule P-1 Oak Ridges Moraine Conservation Plan Aquifer Vulnerability Areas”. This designation does not allow the generation and storage of waste or hazardous waste material. This designation also does not permit underground or above-ground storage tanks that are not equipped with an approved secondary containment device (S.7.10.5.5.1. a, c.). Considering the proposed development and the single detached dwelling unit on the subject property are residential uses, these regulations do not apply.

ORMCP Landform Conservation Area Category 2 (7.7.9)

The subject property is within the OMRCP Landform Conservation Area 2 as illustrated on “Schedule P-2 Oak Ridges Moraine Conservation Plan Landform Conservation Areas”. An application for development with respect to Category 2 lands shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum



(S.7.10.5.6.3). This protection of landforms is addressed by the Geotechnical Report and Slope Stability Report, which are part of this submission. These developable areas limit the disturbance to the subject property by maintaining significant landform features. Furthermore, they limit the disturbed portion of the net developable area of the subject property to not more than 50% of the total area of the site and limit the impervious area to not more than 20% of the total area of the site as indicated in Section 7.4.1 of this report (S.7.10.5.6.3.).

6.6.1 Caledon East Secondary Plan

Caledon East as indicated in “Schedule D Caledon East Land Use Plan” is identified as a Rural Town serviced by full piped water and sewer services (please see Figure 8). The Rural Service Centres provide a wide range of services to large areas of the Town, and are the primary growth areas. Caledon East is also the administrative centre for the Town and is the location of major educational, recreational and commercial facilities (S.7.7.1).

The west portion of the subject property is designated “Special Study Area A” in the Caledon East Secondary Plan. This land use designation has not been allocated a residential development designation or density due to the subject properties site specific and environmental constraints. For development to be approved on the subject property, studies need to be carried out that are requested by the Town of Caledon and the Conservation Authority. The exact scope of these studies shall be determined through a pre-consultation meeting between the applicant and the agencies mentioned above. For development to occur in the Special Study Area A, a Draft Official Plan and Draft Zoning By-law will also be required by the Town of Caledon (S.7.7.6.1.1).

Prior to the organization and submission of this planning application updates for the proposed development and the single detached dwelling unit on the subject property, Weston Consulting conducted a pre-consultation meeting with the Region of Peel, the Town of Caledon and the Toronto & Region Conservation Authority on November 15, 2012 and again on October 31, 2013. From this meeting, the precise scopes of the studies required for development approval were identified. These studies are included in this submission and can be reviewed for completeness. A Draft Official Plan and Draft Zoning By-law amendment have also been included in this submission for the proposed development. The Draft Official Plan submitted with this planning application update looks to amend a portion of the “Special Study Area A” designation on the subject property to “Medium Density Residential”. This Draft Official Plan Amendment is further explained in Section 9 of this Report (please see Appendix A).

The net density range requirement for medium density residential units within the Caledon East Secondary Plan is 19-30 units per hectare. The proposed draft Official Plan Amendment proposed a maximum residential medium density of 30 units per hectare as outlined in Section 8 of this report.

The planning applications for the proposed development are consistent with the Town’s Official Plan policies. In particular, the proposed development and the single detached dwelling unit fulfills key policies of the Town’s Official Plan and Secondary Plan and have been appropriate



supported by technical studies that demonstrate the appropriate developable area for the development. The Secondary Plan contemplates development within the special study area and the proposed development represents an intensification of lands within the settlement area, consistent with the principles of growth for Caledon. Furthermore, the proposed development is consistent with the policies in the Town's Official Plan that relate to servicing, intensification, and the protection of natural heritage features. The proposed official plan amendment seeks to identify an appropriate designation based on the policies of the Secondary Plan for a medium density use.

6.6.2 Town of Caledon Official Plan Amendment 226 (OPA 226)

The Town of Caledon Official Plan Amendment 226 (OPA 226) is proposed to align the Town of Caledon Official Plan with new provincial policy directions contained in the Provincial Policy Statement, Places to Grow, the Greenbelt Plan and was attempting to conform to these directions by June 19, 2009.

OPA 226 was adopted by Council on June 8, 2010. OPA 226 was appealed to the Ontario Municipal Board (OMB) by Solmar Development Corporation on February 28, 2011. An Oral decision was issued on October 15, 2013 to approve OPA 226. At the time of completion of this report a formal written decision had not yet been issued.

Rural Estate Residential Area (7.9.1)

OPA 226 amends Section 5.3.1 Rural Estate Residential and "Schedule F Town of Caledon Rural Estate Residential Areas", of the Town of Caledon Official Plan. As indicated above in Section 7.7.3 of this report, the intent of this designation is to recognize Rural Estate Residential plans of subdivision within the Town that have been registered, draft approved or those which have been committed by the Town prior to approval of this Plan (S.5.3.1). The subject property is designated this land use because of the original applications submitted on behalf of the owners of the subject property in the past. On December 22, 2006, the Town of Caledon received an OPA application, File No. OPOA 06-09, a ZBLA application, File No. RZ 06-18, and a Draft Plan of Subdivision application for a subdivision of single detached units. This designation is being removed from the subject property as the original application for a subdivision of single detached units do not have legal status as a "commenced" application pursuant to the applicable Provincial Legislation and Regulations (OPA 226 S. 5.3.1).

Environmental Policy Area (7.9.2)

OPA 226 also amends Section 5.7.3.1.2 of the Town of Caledon Official Plan which outlines the permitted uses within the Environmental Policy Area designation. This amendment states that Section 5.7.3.2.1 is amended by deleting the last two sentences of the paragraph indicated below:



“Within the ORMCPA, permitted uses shall also be required to conform to all applicable provisions of Section 7.10. Notwithstanding any policy contained in Section 5.7, where the provisions of Section 7.10 are more restrictive, the more restrictive policies shall apply (S.5.7.3.1.2).”

These two sentences are proposed to be replaced by the following:

“Within the ORMCPA or the Greenbelt protection Countryside designation, permitted uses are also subject to the provisions of Section 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the PPS and Provincial Plans (OPA 226 S. 5.7.3.1.2).”

This amendment makes it so the permitted uses within the Environmental Policy Area are also subject to Section 13, which is a new proposed section within OPA 226. This section is to implement the Greenbelt Plan policies through the Town Official Plan policies so that they are consistent with the intent of the Greenbelt Plan (OPA 226 S.7.13.2). Section 6.6.3.3 is a proposed section that outlines which Planning Policies from all levels of Government supersedes one another when there is a conflict between applicable policies.

There are no adverse impacts to the proposed development from this change in policy. With the recent OMB decision on OPA 226, the proposed Section 13 can now be affectively enforced. The proposed development is consistent with the objectives and goals of this policy.

The planning applications for the proposed development are consistent with OPA 226. The proposed development and the single detached dwelling unit address key policies of OPA 226 including the Rural Estate Residential Area policies and Environmental Policy Area policies.

6.6.3 Town of Caledon Zoning By-law No. 2006-50, as amended

The Town of Caledon's new Comprehensive Zoning By-law 2006-50 was approved by Council on April 18, 2006 and came into effect on October 19, 2006. The Town of Caledon Oak Ridges Moraine Zoning By-law (2008-50) was approved by Council on June 10, 2008, but is not yet in effect as it is awaiting the Minister's approval. This By-law will be incorporated into Zoning By-law 2006-50 when it's fully approved. This incorporation of 2008-50 will not cause any zoning changes to 2006-50 as it relates to the subject property. Until then, development within this area will continue to be regulated by Zoning By-law 87-250.

Once Zoning By-law No. 2006-50 is approved by the Minister, the subject property will be zoned Estate Residential (RE), Estate Residential – Oak Ridges Moraine (RE-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA-ORM). All of the provisions and policies of the Estate Residential (RE) zone in Zoning By-law No. 87-250 will be carried forward into Zoning By-law No. 2006-50. Therefore, a Draft Zoning By-law will still be needed for the proposed development once Zoning By-law No.2006-50 is approved and the proposed single detached dwelling will remain a permitted use as-of-right.



6.6.4 Town of Caledon Zoning By-law No. 87-250 (1988)

This By-law came into effect on October 17, 1988. The Town of Caledon Zoning By-law No. 87-250 zones the subject property Estate Residential (RE) and Open Space – Floodplain (OS-F) as illustrated on Zoning Map 12, Schedule A (please see Figure 9).

Estate Residential (RE) Zone 7.11.1

The Estate Residential (RE) zone permits the following uses:

Residential Uses

- a one – family house
- an apartment-in-house unit

Non-Residential Uses

- a home occupation
- a home profession

The Estate Residential (RE) zoning provisions are as follows:

Table 1 : Estate Residential (RE) Zoning Provisions	
Standards	Permitted
Lot Area (minimum)	0.8 hectares
Lot Frontage (minimum)	45 metres
Houses Per Lot (maximum)	1 only
Dwelling Units Per Lot (maximum)	
(a) Principal Dwelling Unit	- 1
(b) Apartment-in-house Unit	- 1
Building Area (maximum)	8%
Building Setback, Front (minimum)	18 metres
Building Setback, Flank (minimum)	18 metres
Building Setback, Rear (minimum)	
(a) Main Building	- 15 metres
(b) Accessory Building	- 6 metres
Building Setback, Side (minimum)	7.5 metres
Building Separation (minimum)	1.5 metres
Building Heights (maxima)	
(a) Main Building	- 10.5 metres
(b) Accessory Building	- 6 metres



House Area (minimum)	165 square metres plus 35 square metres for each additional storey
Dwelling Unit Area (minimum)	- 32.5 m2 - 30 percent of GFA of house excluding the cellar area and private garage
(a) Apartment-in-house Unit (minimum) (maximum)	
Landscaping Area (minimum)	50%
Driveway Setback (minimum)	4.5 metres
Parking Spaces (minimum)	- 2 spaces - one space for every 70 m2 or portion thereof to a maximum requirement of two spaces - the greater of two per lot; or one for each 20 square metres of net floor area or portion thereof
(a) Principal Dwelling Unit	
(b) Apartment-in-house Unit	
(c) Non-residential Uses	
Parking Space Setbacks (minimum)	10 metres

The proposed single detached dwelling development on the northeast portion of the subject property does not require a ZBLA because the Estate Residential (RE) zone permits this development as-of-right as it meets the zone provisions.

The proposed townhouse development is not permitted by the Estate Residential (RE) zone. Therefore, the Draft Zoning By-law submitted with this application update seeks to amend the Estate Residential Zone (RE) pertaining to the subject property to a Townhouse Residential Zone (RT-XX) to permit the proposed development. This Draft Zoning By-law is further described in Section 10 of this report (please see Appendix B).

Open Space (OP-F) Zone 7.11.2

The Open Space (OS) zone permits the following uses:

Residential Uses

- An accessory dwelling unit

Non-Residential Uses

- a beach
- a camping ground
- a cemetery
- a conservation school
- a dormitory accessory to a conservation school
- a fairground
- a fishing club
- a forestry use



- a golf course
- a horticultural nursery
- a hunt club
- a park
- a parking lot
- a ski area

The letter “F” after the OP zone symbol denotes land that is subject to flooding during a “Regional Storm” condition. The “Regional Storm” condition is defined under the Conservation Authorities Act, respecting the Conservation Authority having jurisdiction in the area. Lands with this “F” letter are subject to all the requirements of the zoning symbol it comes after; however, no person shall construct or alter any building or structure without the written approval from the Conservation Authority (S.4.8)

The Open Space (OP) zoning provisions are as follows:

Table 2: Open Space (OP) Zoning Provisions	
Standards	Permitted
Lot Area (minima)	
(a) Golf Course	- 4 hectares
(b) Other Uses	- nil
Lot Frontage (minima)	
(a) Golf Course	- 60 metres
(b) Other Uses	- 9 metres
Dwelling Units Per Lot (maximum)	1 only
Building Area (maximum)	The greater of: 10%; or 20 square metres
Building Setback (minimum)	7.5 metres
Building Separation (minimum)	3 metres
Building Height (maximum)	10.5 metres
Dwelling Unit Area	55 square metres
Landscaping Area (minimum)	50%
Driveway Setbacks (minima)	
(a) fully serviced lot	- 3 metres
except that, where a side lot line abuts a Residential zone, the minimum driveway setback shall be	- 1.5 metres
(b) other lots	
except that, where a side lot line abuts a Residential zone, the minimum driveway setback shall be	- 4.5 metres
Parking Spaces (minima)	



(a) Residential Uses (b) Non-Residential Uses	- 2 for each dwelling unit - in accordance with the provisions of the C Zone
Parking Spaces (minima)	165 square metres plus 35 square metres for each additional storey
Dwelling Unit Area (minimum)	
(a) from a lot line abutting a Residential zone	- 4.5 metres
(b) from any other lot line	- 1.5 metres

The Draft Zoning By-law submitted with this planning application seeks to rezone the Open Space (OP-F) zone to Hazard Lands Floodplain Zone (HL-5-F), which is a pre-existing zone within Zoning By-law 87-250. The rest of the land within the subject property will be rezoned Hazard Lands Zone (HL-5) and the remaining developable areas on the subject property will remain Estate Residential Zone (RE) and are not subject to this application. The Draft Zoning By-law is further explained within Section 10 of this report (please see Appendix B).

6.7 Toronto and Region Conservation Authority

A portion of the proposed development is located within the jurisdiction of the TRCA (Appendix I) as indicated on the "TRCA Regulation Map Output (please see Figure 10). The subject property includes lands subject to Ontario Regulation 166/06 – "Regulation of Development Interference with Wetlands and Alterations to Shorelines and Watercourses", associated with the presence of Boyce's Creek and its floodplain (Appendix I). Similarly, any identified wetlands greater than 0.5ha in size plus a 30m setback are regulated. Under Regulation 166/06, the TRCA requires that approvals be obtained for any proposed development within areas regulated under their jurisdiction. A submission for a TRCA Permit for the single detached dwelling unit will be submitted concurrently with the ORM Site Plan Application.

7.0 Non-Statutory Documents

7.1 Town of Caledon: Community Design and Architectural Design Guidelines for Caledon East

The purpose of the Community and Architectural Design Guidelines is to implement the Community Design policies and principles of the Caledon East Secondary Plan and to ensure that the development within the community is compatible with the existing buildings and materials; that there is opportunity for innovation and that the overall design objectives of the community are met (S.1.1).

The lands subject to this document consists of the New Residential and Mixed Use Areas indicated on the "Town of Caledon East Community Design and Architectural Guidelines Schedule" (please see Figure 11). This schedule illustrates that these guidelines pertain to the southwest portion of the subject property. The access road to the proposed development is



located in this area. This access road is a private condominium road and is therefore not subject to Section 3.1 Local Roads.

The proposed development is not subject to these guidelines; however, the cluster townhouses will be compatible with the objectives of this document. The proposed development will be made up of townhouse blocks with consistent architectural style; the different storeys and/or units will be distinguished by roof line; and, the front entries will be accompanied by foundation planting, porches, verandas, and stairways (S. 5.13.1; S. 5.13.2; & S. 5.13.3).

7.2 Intensification Strategy for the Town of Caledon

The Town of Caledon has undergone an intensification strategy review pertaining to intensification within the Town of Caledon. The intensification strategy is consistent with policies of the Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan, Town of Caledon Official Plan and Official Plan Amendment 226. The purpose of the intensification strategy is to identify issues and opportunities within new development and redevelopment projects where strategies can be implemented in resolving how to reuse brownfield sites, address underutilized lots or previously developed areas, infill development and the expansion or conversion of existing buildings. The intensification strategy is currently ongoing at the time of completion of this report and has an estimated completion time of within 2014.

8.0 Proposed Official Plan Amendment

The proposed Official Plan amendment will designate the subject property from “Special Study Area A” to “Medium Density Residential” (please see Appendix A). The Draft Official plan Amendment includes revisions to applicable policies to the “Medium Density Residential” designation. The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning by-law permissions for the proposed use. The proposed amendment also modifies the proposed conceptual vehicular connection through the subject property, which has been determined not to be feasible.

9.0 Proposed Zoning By-law Amendment

The proposed Zoning By-law amendment will rezone the subject property from the Estate Residential Zone (RE) to Townhouse Residential Zone (RT-XX) (please see Appendix B). In accordance with the attached Draft By-law, the following site specific provisions are proposed:

- | | |
|--|------------|
| • Minimum Lot Frontage (on a private road): | 6 metres |
| • Minimum Lot Area: | None |
| • Maximum Lot Coverage: | None |
| • Minimum Front Yard Setback: | 4.5 metres |
| • Minimum Side Yard Setback for End Units to | |



Common Elements:	0.0 metres
• Minimum Side Yard Setback for Interior Units:	0.0 metres
• Minimum Rear Yard Setback to Common Elements:	3.0 metres
• Minimum Driveway Length:	5.97 metres
• Total Maximum Density	30 units
• Landscaped Area	10%
• Building Amenity Area	None
• Building Area	None

Moreover, the Draft Zoning By-law addresses other various other regulations from Zoning By-law 87-250 that are proposed to not apply to the subject lands.

In addition, the proposed Zoning By-law amendment will rezone the subject property from the Estate Residential Zone (RE) to the Hazard Lands Zone (HL-5) and will also rezone the subject property from the Open Space Floodplain Zone (OS-F) to the Hazard Lands Floodplain Zone (HL-5-F) (please see Appendix B). Rezoning portions of the property that are not developable to Hazard Lands will minimize the activity that is permitted in these areas and will provide the permissions to conduct non-invasive recreation, which allows natural trails for amenity uses.

10.0 Planning Analysis/Justification

The following section contains a discussion of various planning issues and provides a summary of the justification in relation to the proposed development and the proposed official plan and zoning bylaw amendment applications.

10.1 Planning Policy Context

The proposed development is consistent with the 2005 PPS as described above. The natural features on the subject property are protected based on the findings of technical studies and the proposed development represents an intensification of lands within the settlement area, which is a key policy direction enunciated in the PPS.

The proposed development also conforms to the Growth Plan for the Greater Golden Horseshoe as it provides for intensification within an existing urban settlement area and represents an efficient use of land and infrastructure.

The proposed development also conforms to the Oak Ridges Moraine Conservation Authority's (ORMCP) "Settlement Area" designation as it is an urban use and development that is permitted by municipal official plans. The development is confined to the developable area of the property and seeks to minimize the impact of development on the ecological functions of the features on the property in accordance with the ORMCP.



The proposed development is also supported by the studies required for major development within settlement areas including an EIS, Functional Servicing and Stormwater Management Report, Geotechnical Report, Slope Stability Report, Archeological Report, Phase One Environmental Assessment and Hydrological Evaluation Report. These studies provide further support for the proposed development and demonstrate conformity with the policies of the ORMCP.

The proposed development meets the objectives of the Region of Peel Official Plan, including policies concerning the rural system and development within settlement areas in the Oak Ridges Moraine. In addition, certain passive recreational uses within the subject property are permitted with the Regional of Peel Official Plan designations pertaining to the lands and will be further permitted with the Hazard Lands Zone (HL-5) proposed in the Draft Zoning By-law included with this application.

The proposed development supports many key policies of the Caledon East Secondary Plan though a Draft Official Plan Amendment. Although the specific land use designation was not previously identified, the technical studies support the proposed developable area and the proposed Medium Density designation is an appropriate classification for the proposed development given surrounding context and designations in the area. The proposed official plan amendment seek to provide additional housing options within the existing settlement area, which is contextually sensitive and at an appropriate density that is contemplated in the Secondary Plan.

10.2 Density

The proposed Official Plan Amendment provides a maximum net residential density of 30 units per hectare. The current site plan concept, which may be subject to change, envisions a density below this maximum at a density of approximately 13 units per hectare and represents an appropriate density for medium density residential product. The proposed density range is consistent with the general density range currently identified within the Secondary Plan and is, in our opinion, appropriate for this planning context. The proposed development is supported by the infrastructure and road network in the area and is sufficiently buffered from adjacent lower density development in order to provide an appropriate transition in built form and density.

10.3 Parkland/Open Space

The proposed development has private amenity space in the form of back yards for each townhouse. The subject property will also have a proposed trail system that will traverse through approximately 16 hectares of open space on the property, which will promote a healthy and active lifestyle for residents. This open space will provide a natural amenity to the residents of the proposed development and the public. These trails are proposed to be non-invasive in nature in order to ensure that impacts to the existing natural heritage features are mitigated. The provision of parkland will be addressed through further development applications at the



appropriate time in accordance with the Planning Act; however, it is recognized that a significant portion of the property is to be maintained as open space and a naturalized amenity area.

10.4 Infrastructure

The proposed development will be municipally serviced for water and sanitary based on the technical studies submitted with the applications. Stormwater from the proposed development will be accommodated by a series of wet ponds located along the south of the access road leading to the proposed development and will be based on opportunities to utilize sustainable practices. The proposed development can be accommodated by extensions to existing municipal water and sewer services and is also supported by connections to the existing road network that are contemplated in the area.

10.5 Urban Design

The proposed development is not subject to the Town of Caledon: Community Design and Architectural Design Guidelines for Caledon East as indicated on the “Town of Caledon East Community Design and Architectural Guidelines Schedule”. However, the cluster townhouses seek to incorporate a number of objectives of the guidelines. In particular, the proposed development will consist of townhouse blocks with consistent architectural style; the different storeys and/or units will be distinguished by roof line; and, the front entries will be accompanied by foundation planting, porches, verandas, and stairways (S. 5.13.1; S. 5.13.2; & S. 5.13.3). Furthermore, the position of the blocks are based on a cluster form of development, which responds to the natural landscape of the area and the open space.

10.6 Transportation

The proposed development will be connected to McKee Drive South by a 6 metre access road that will traverse a MNR wetland which is a KNHF. This access road has been permitted in principal by the TRCA and the EIS prepared by Azimuth Environmental Consultants Inc. indicates that this route for the access road is the only alternative and is in an appropriate location, where impacts will be mitigated. In addition, due to its function as a private road instead of a public road it will result in a lessened impact to the wetland. It is further recognized that the conceptual road pattern identified in the Secondary Plan through the subject property was determined not to be feasible and is not contemplated.

11.0 Conclusion

The proposed development provides for the introduction of additional housing types in a medium density format within the existing settlement area of Caledon East. This proposal responds appropriately to the municipal, regional and provincial planning policy framework and addresses applicable policies through the appropriate technical studies.



The subject property contains a number of natural heritage features and development constraints, which have been studied and evaluated by the appropriate professionals in order to ensure that the development respects these features.

The planning applications seek to implement a framework that provides for the development of the lands based on good engineering design and sound technical analysis, while providing an appropriate density and built form that is sensitive to the local context and built form and the natural landscape. The development can be accommodated by the exiting municipal infrastructure in the area and represents intensification of an underutilized property that is within a settlement area.

The proposed development is based on good planning and design principles and in our opinion represents good planning. Based on the above considerations, the applications should proceed through the application process.



Appendix A

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. xxxx- xx

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

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

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

Read three times and finally passed in open Council this xxth day of xxxx, xxxx

Marolyn Morrison, Mayor

Carey DeGorter, Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. xxx of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. xxx
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Special Study Area A to Medium Density Residential in order to permit a common element condominium cluster townhouse development and associated uses.

Location:

The lands subject to this Amendment, as indicated on the attached Schedules "A" & "B", are legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, 2031817 Ontario Inc. has requested an amendment to the Town of Caledon Official Plan to permit Medium Density Residential uses on the property in order to facilitate the construction of a common element condominium cluster townhouse development and associated uses. In support of the application, the applicant submitted the following reports:

- The Stage 1-2 Archaeological Assessment, prepared by D.R. Poulton & Associates Inc. dated, _____;
- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited dated, _____;
- Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc. dated, _____;
- Update Report, Geotechnical Investigation, prepared by Terraprobe Inc. dated, _____;
- Update – Geotechnical Slope Stability and Streambank Erosion Report, prepared by Terraprobe Inc. dated, _____;
- Hydrogeological Evaluation Update, prepared by Terraprobe Inc. dated, _____;
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc. dated, _____;

The proposed amendment to the Official Plan to permit a common element condominium cluster townhouse development and associated uses within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of a Medium Density Residential use in the Town of Caledon addresses an identified need for housing.

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.5.3 is amended by adding the following subsection:

7.7.5.3: Lands legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" shall be designated Medium Density Residential and shall be subject to the policies of 7.7.5.1 except as modified below.

a. Section 7.7.5.3.1 is amended by replacing the following subsection:

7.7.5.3.1: The permitted uses in the Medium Density Residential areas shall be any residential building form permitted in this section with a maximum net density of 30 units/hectare.

b. Section 7.7.5.3.2 is amended by adding the following subsection:

7.7.5.3.2: Notwithstanding Subsection 7.7.5.3 and all other relevant policies of the Plan, medium density residential building forms may include seniors homes and apartment dwellings. In addition, medium density residential building forms may also include Stormwater management ponds, infrastructure works and private/municipal services.

c. Section 7.7.5.3.4 is amended by replacing the following subsection:

7.7.5.3.4: There shall generally be no more than 8 units per townhouse block.

d. Section 7.7.5.3.3 is amended by adding the following subsection

7.7.5.3.4: Notwithstanding subsection 7.7.5.3.3 and 7.7.5.3.2 of the Plan, permitted Medium Density Residential building forms shall not require frontage on a public road and may have frontage on a private road.

2. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Special Study Area A to Medium Density Residential subject to Section 7.7.5.3, in accordance with Schedule "A" attached hereto.

2. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be modified to remove the conceptual vehicular connection.

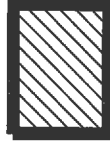
Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning by-law permissions for the proposed use.

SCHEDULE "A" LOCATION MAP

2031817 Ontario Inc.
Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

LEGEND



SUBJECT LANDS



THE CORPORATION
OF THE

TOWN OF CALEDON
PLANNING DEPARTMENT

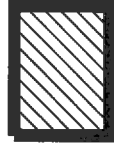


SCHEDULE "B" OFFICIAL PLAN AMENDMENT No. xxx

2031817 Ontario Inc.

Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

LEGEND



Lands redesignated from Special Study Area A to
Medium Density Residential, and subject to Site
Specific exception in accordance with OPA XXX



TOWN OF CALEDON
PLANNING DEPARTMENT





Appendix B

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2013-xxx**

Being a by-law to amend Comprehensive Zoning By-law 87-250, as amended,
with respect to Part of Lot 22, Concession 1 (Geographic Township of Albion),
Town of Caledon, Regional Municipality of Peel.

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

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, for residential and amenity purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 87-250, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RT	XX	<ul style="list-style-type: none"> -common element condominium townhouses; - amenity areas; - a natural trail; - a private road; - visitor parking area; - a flood or erosion control use; - a stormwater management facility; and - accessory uses. - private/public services 	<ul style="list-style-type: none"> i) Minimum Lot Frontage: 6 metres (on a private road) Minimum Lot Area: None Maximum Lot Coverage: None Minimum Front Yard Setback: 4.5 metres Minimum Side Yard Setback for End Units to Common Elements: 0 metres Minimum Side Yard Setback for Interior Units: 0 metres Minimum Side Yard Setback to Common Elements: 3 metres Landscaped Area: 10% Minimum Driveway Length: 5.97 metres

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - single detached dwellings - semi-detached dwellings - apartment units - plex units - senior housing units 	<p>Building Amenity Area: None</p> <p>Building Area: None</p> <p>Total Maximum Density: 30 uph</p> <p>ii) Notwithstanding the definition of the term "Lot" in section 2.1.25 in By-law No. 87-250, for lands shown on schedule "B" to this By-law No. XXXX-13 a lot shall not require frontage on a public road and a lot shall be considered a parcel of tied land and may have frontage on a private road.</p> <p>iii) Section 3.15.1 with respect to lot area and lot frontage requirements shall not apply.</p> <p>iv) Section 9.2.15 with respect to parking space location shall not apply.</p> <p>v) All other provisions of By-law No. 87-250, as amended, not inconsistent with the foregoing shall continue to apply to the lands shown on Schedule "B" attached hereto.</p>

2. Schedule "A" attached hereto is not part of this amendment and is only for informational purposes only.
3. Schedule "A", Zone Map 12 of By-law 87-250, as amended is further amended for Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Estate Residential Zone (RE) and Open Space Floodplain Zone (OS-F) to Townhouse Residential Zone (RT-XX), Hazard Lands Floodplain Zone (HL-5-F), and Hazard Lands Zone (HL-5) in accordance with Schedule "B" attached hereto.

Read three times and finally
passed in open Council on the
XX day of XXXXXX, 2013.

Marolyn Morrison, Mayor

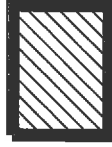
Carey DeGorter, Clerk

DRAFT

SCHEDULE "A" LOCATION MAP

2031817 Ontario Inc.
Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

LEGEND



SUBJECT LANDS



TOWN OF CALEDON
PLANNING DEPARTMENT



SCHEDULE "B"

To By-law 2013- ____

2031817 Ontario Inc.

Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

LEGEND



SUBJECT LANDS

ZONE BOUNDARY

RT-XX

HL-5

HL-5-F

RE

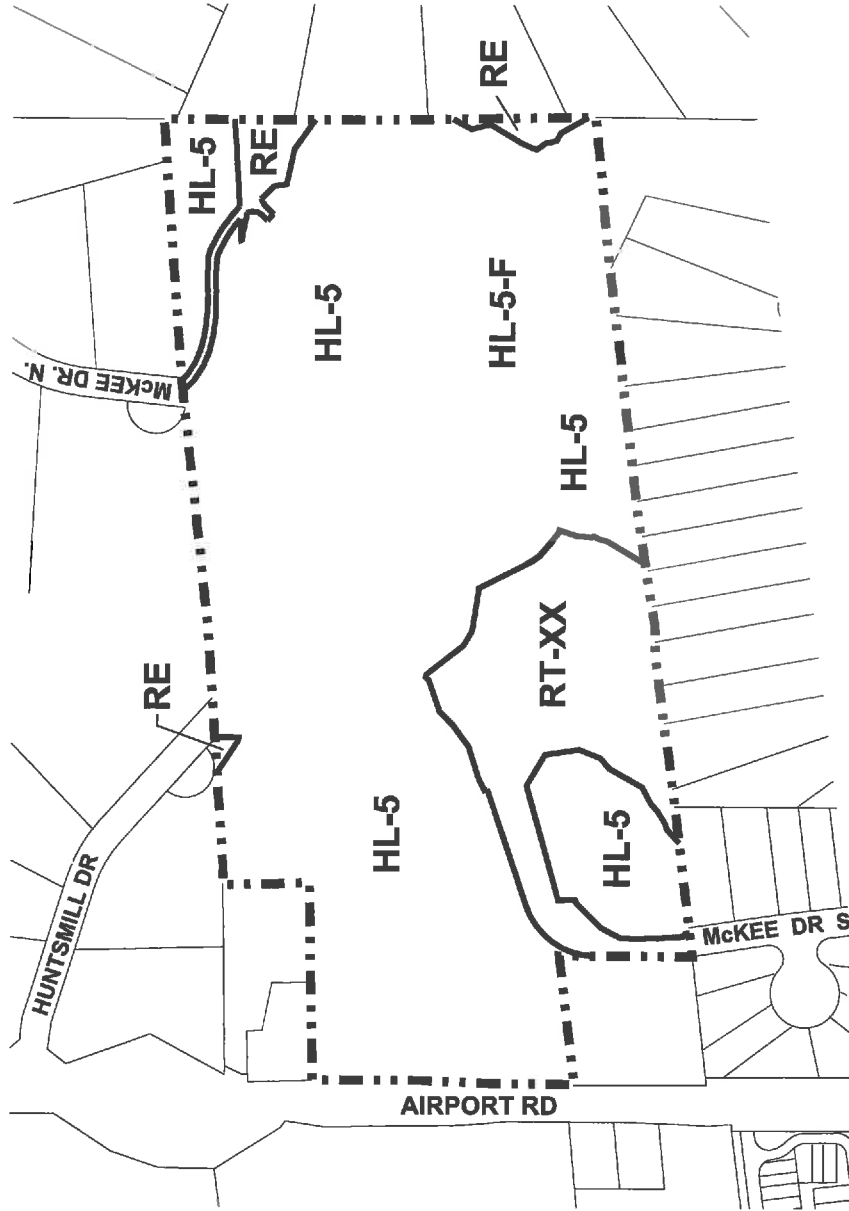
TOWNHOUSE RESIDENTIAL ZONE

HAZARD LANDS ZONE

HAZARD LANDS - FLOODPLAIN ZONE

ESTATE RESIDENTIAL ZONE

Lands zoned RE are not subject to
this application



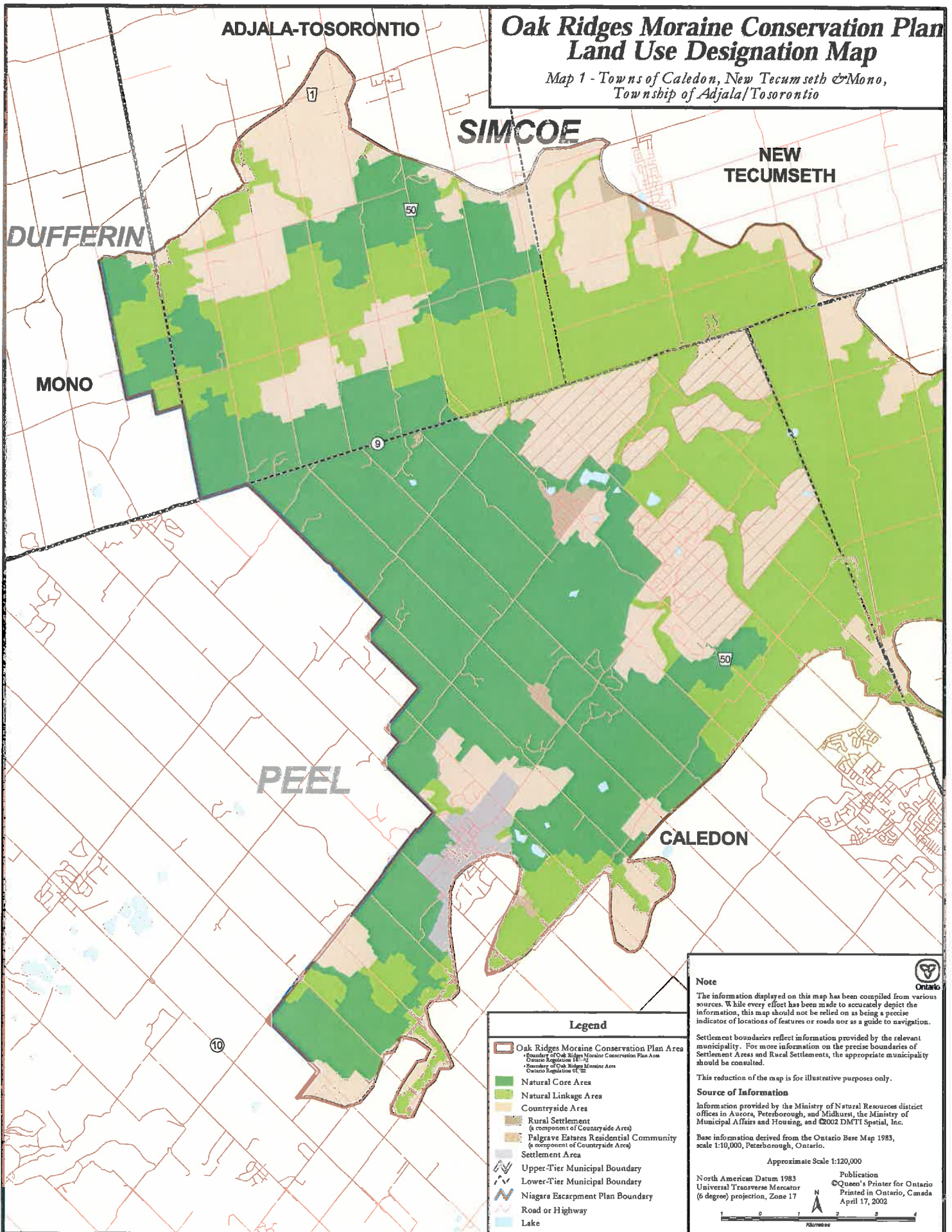
TOWN OF CALEDON
PLANNING DEPARTMENT



Appendix C

Oak Ridges Moraine Conservation Plan Land Use Designation Map

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



Legend

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

Note

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

Settlement boundaries reflect information provided by the relevant municipality. For more information on the precise boundaries of Settlement Areas and Rural Settlements, the appropriate municipality should be consulted.

This reduction of the map is for illustrative purposes only.

Source of Information

Information provided by the Ministry of Natural Resources district offices in Aurora, Peterborough, and Midhurst, the Ministry of Municipal Affairs and Housing, and ©2002 DMTI Spatial, Inc.

Base information derived from the Ontario Base Map 1983, scale 1:10,000, Peterborough, Ontario.

Approximate Scale 1:120,000

North American Datum 1983
Universal Transverse Mercator
(6 degree) projection, Zone 17

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April 17, 2002

1 0 1 2 3 4
Kilometres



Appendix D



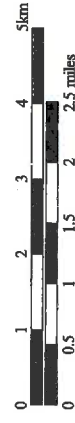
Appendix E



This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the Town of Caledon Official Plan.

Legend:

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement (component of Countryside Area)
- Palgrave Estates Residential Community (component of Countryside Area)
- Settlement Area
- Rural System outside ORMCPA
- Rural Service Centre outside ORMCPA
- Palgrave Estate Residential Community (refer to the Town of Caledon Official Plan)
- External boundary of ORMCPA

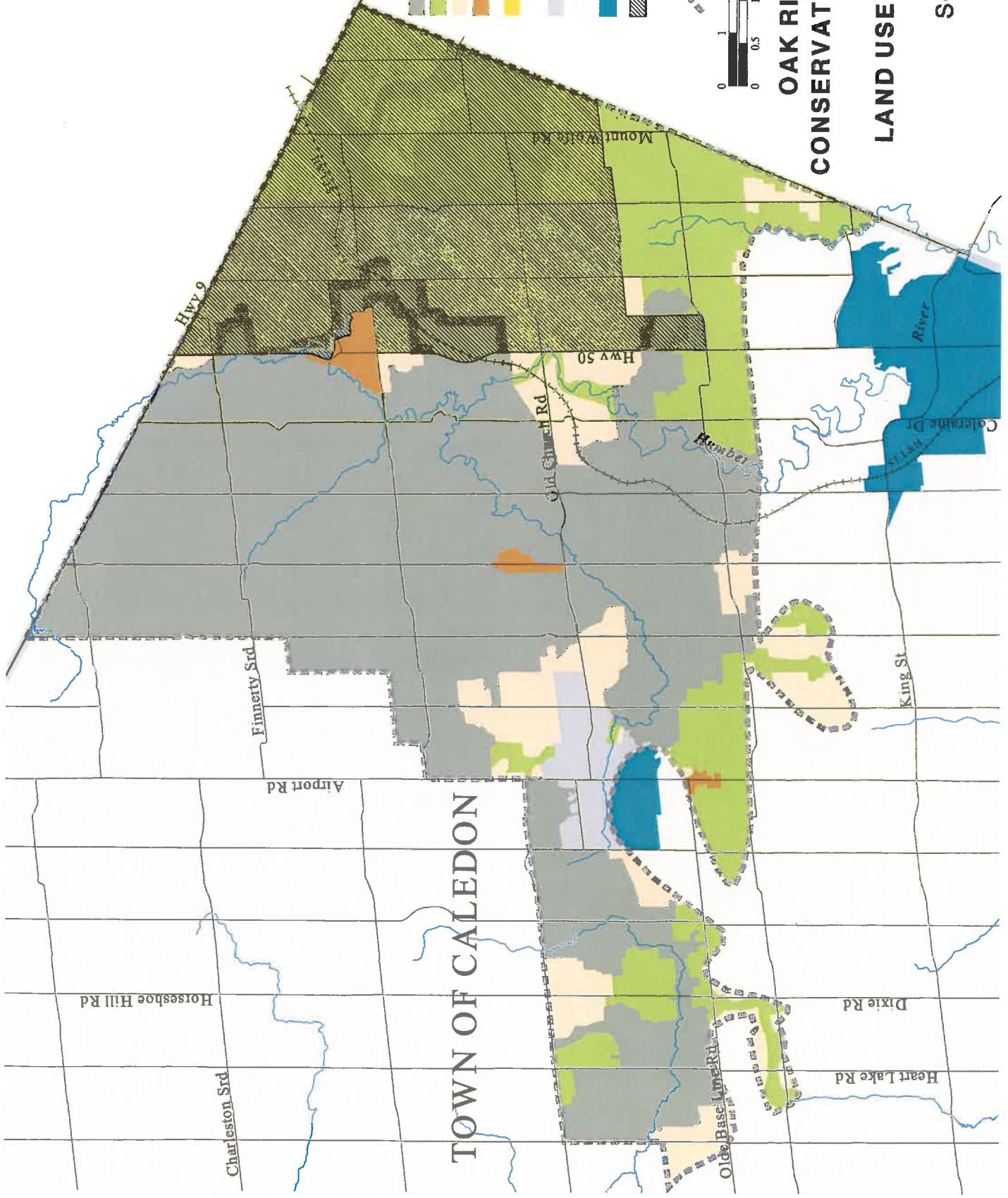


**OAK RIDGES MORaine
CONSERVATION PLAN AREA
(ORMCPA)
LAND USE DESIGNATIONS**

SCHEDULE

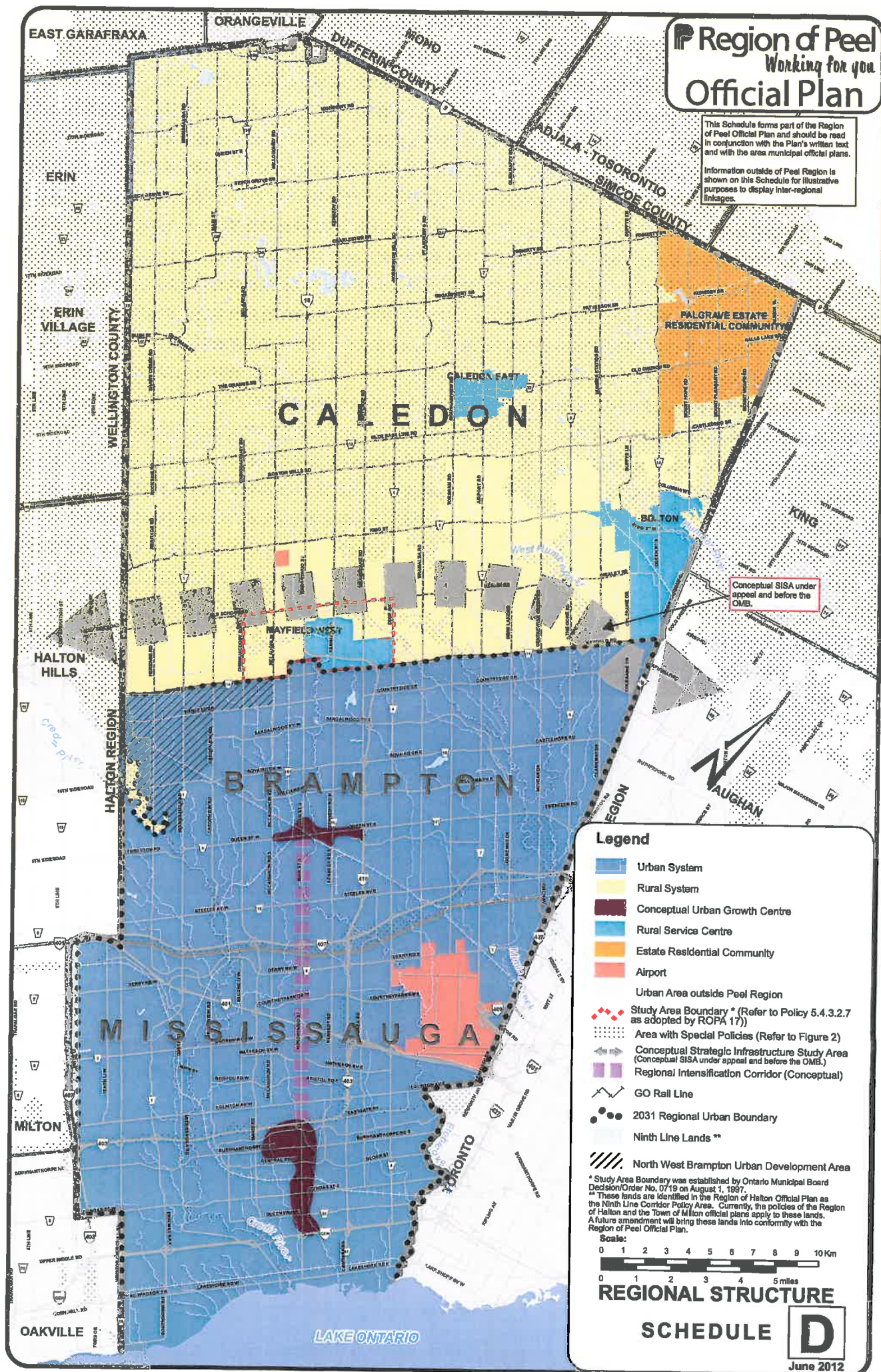
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March 2003





Appendix F





Appendix G

SCHEDULE P **TOWN OF CALEDON** **OAK RIDGES MORaine** **CONSERVATION PLAN** **LAND USE DESIGNATIONS**

LEGEND

- NATURAL CORE AREA
- NATURAL LINKAGE AREA
- COUNTRYSIDE AREA
- RURAL SETTLEMENT (*)
- PALGRAVE ESTATE RESIDENTIAL COMMUNITY (*)
- SETTLEMENT AREA
- PALGRAVE ESTATE RESIDENTIAL COMMUNITY
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- LOCAL ROAD - MINOR
- LOCAL ROAD - MAJOR
- REGIONAL ROAD
- PROVINCIAL HIGHWAY

(*) A component of Countryside Area

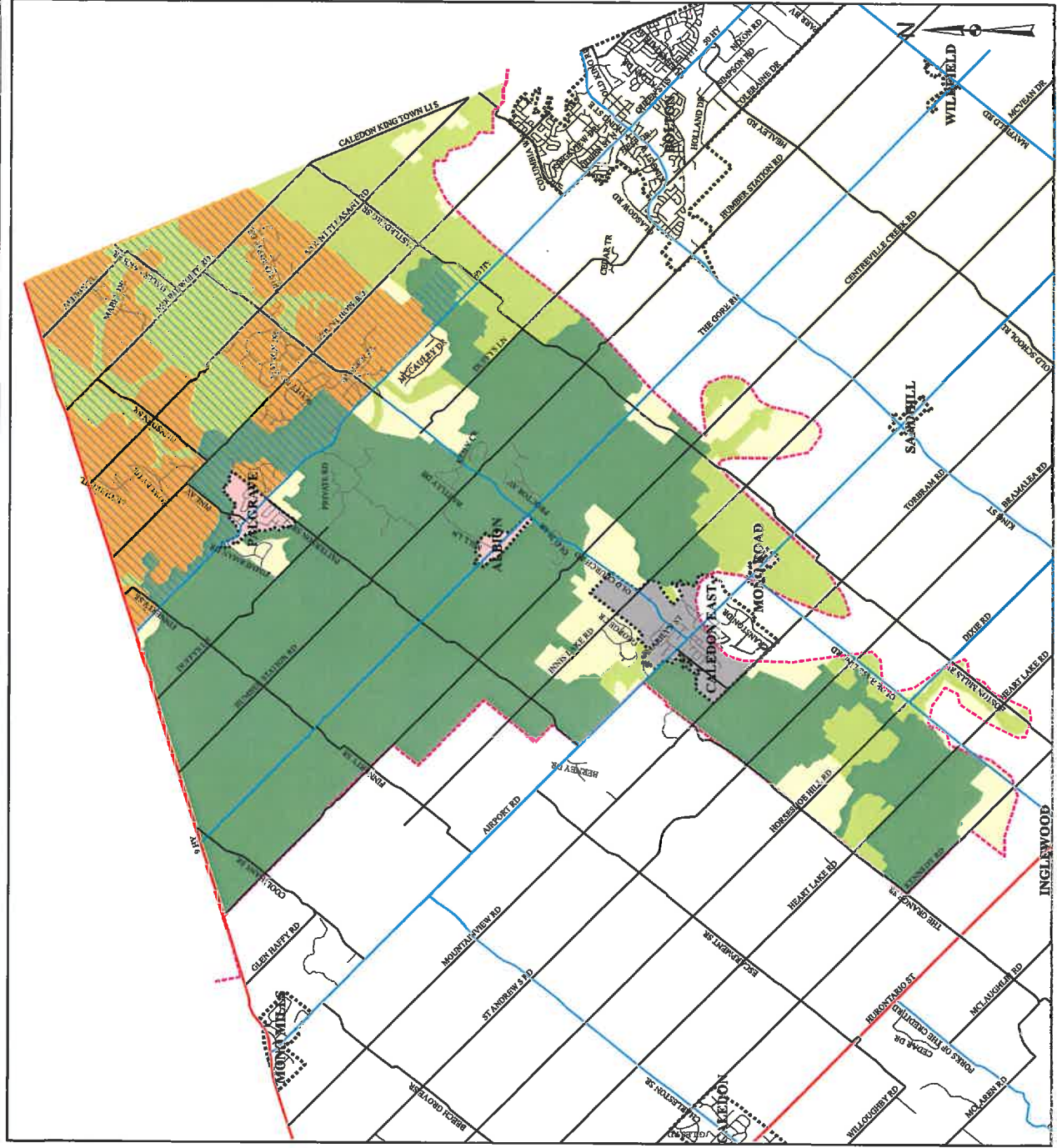
NOTE:
 This Schedule represents the consolidated Official Plan Schedule, as of December 31, 2008.

If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.

Base Data Source: Town of Caledon



File No.: scip_d08_govof.mxd





Appendix H

SCHEDULE D CALEDON EAST LAND USE PLAN

- LEGEND**
- MEDIUM DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - POLICY AREA - RESIDENTIAL
 - GENERAL COMMERCIAL
 - SPECIAL USE AREA
 - FLOOD POTENTIAL STUDY AREA
 - INSTITUTIONAL
 - SPECIAL STUDY AREA
 - ENVIRONMENTAL POLICY AREA
 - OPEN SPACE/INSTITUTIONAL POLICY AREA
 - OPEN SPACE POLICY AREA

- OPEN SPACE LINK
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- 2021 SETTLEMENT BOUNDARY
- LOT & CONCESSION LINES
- LOCAL ROADS
- REGIONAL ROADS
- CALEDON TRAILWAY
- CONCEPTUAL VEHICULAR CONNECTION

- CONCEPTUAL PARKETTE LOCATION
- CONCEPTUAL NEIGHBOURHOOD PARK LOCATION
- GATEWAY FEATURES

NOTE:
This Schedule represents the consolidated Official Plan Schedule, as of December 31, 2008.

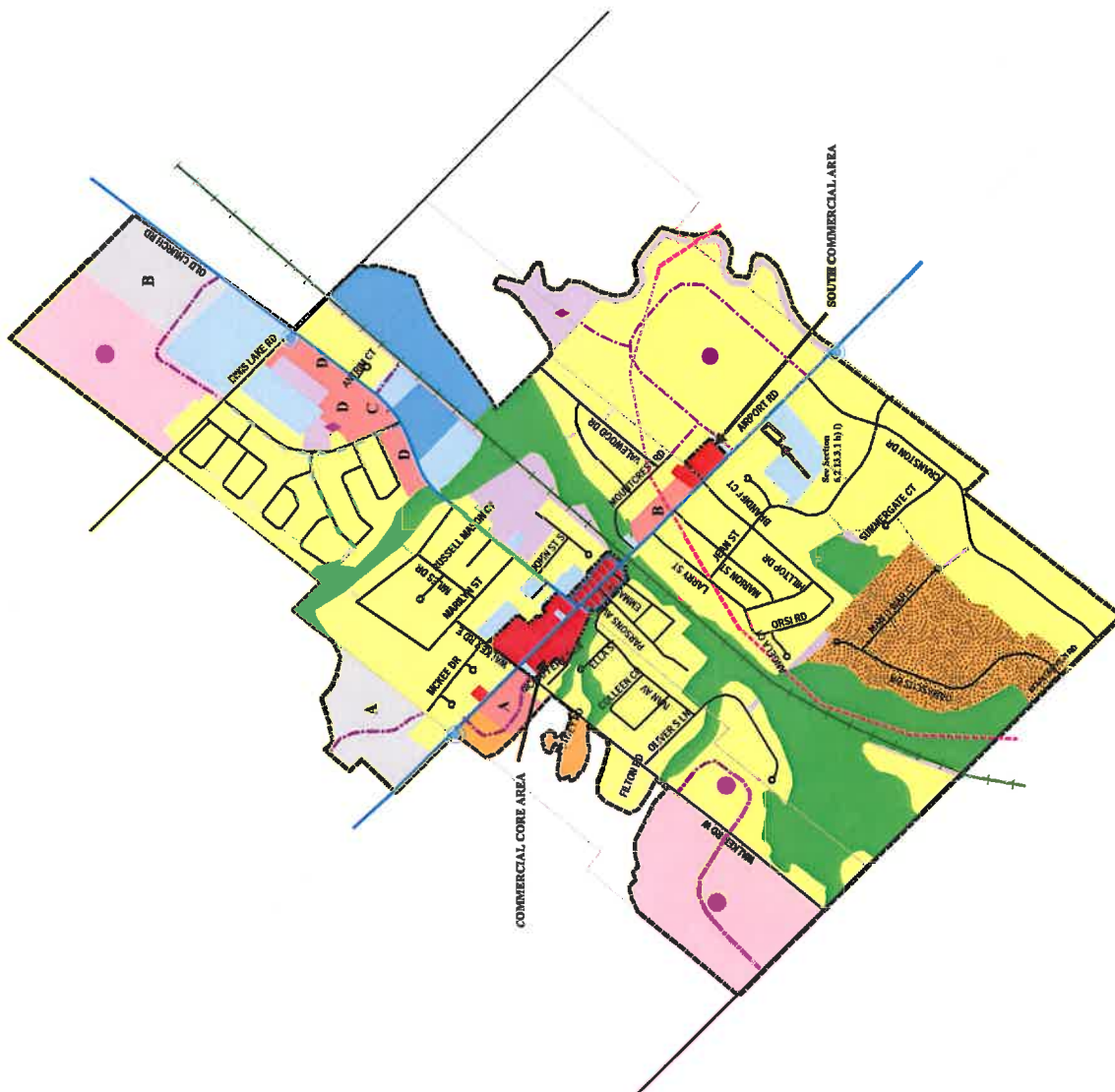
If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.

Base Data Source: Town of Caledon



Revised Date: September 3, 2010

File No.: scd_408
revised_410.georef.mxd





Appendix I

TRCA Map Output



- Legend**
- Rivers / Stream
 - Regulation Limits

Notes



1: 10,809

0.3 Miles

0.17


0

0.3
























This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

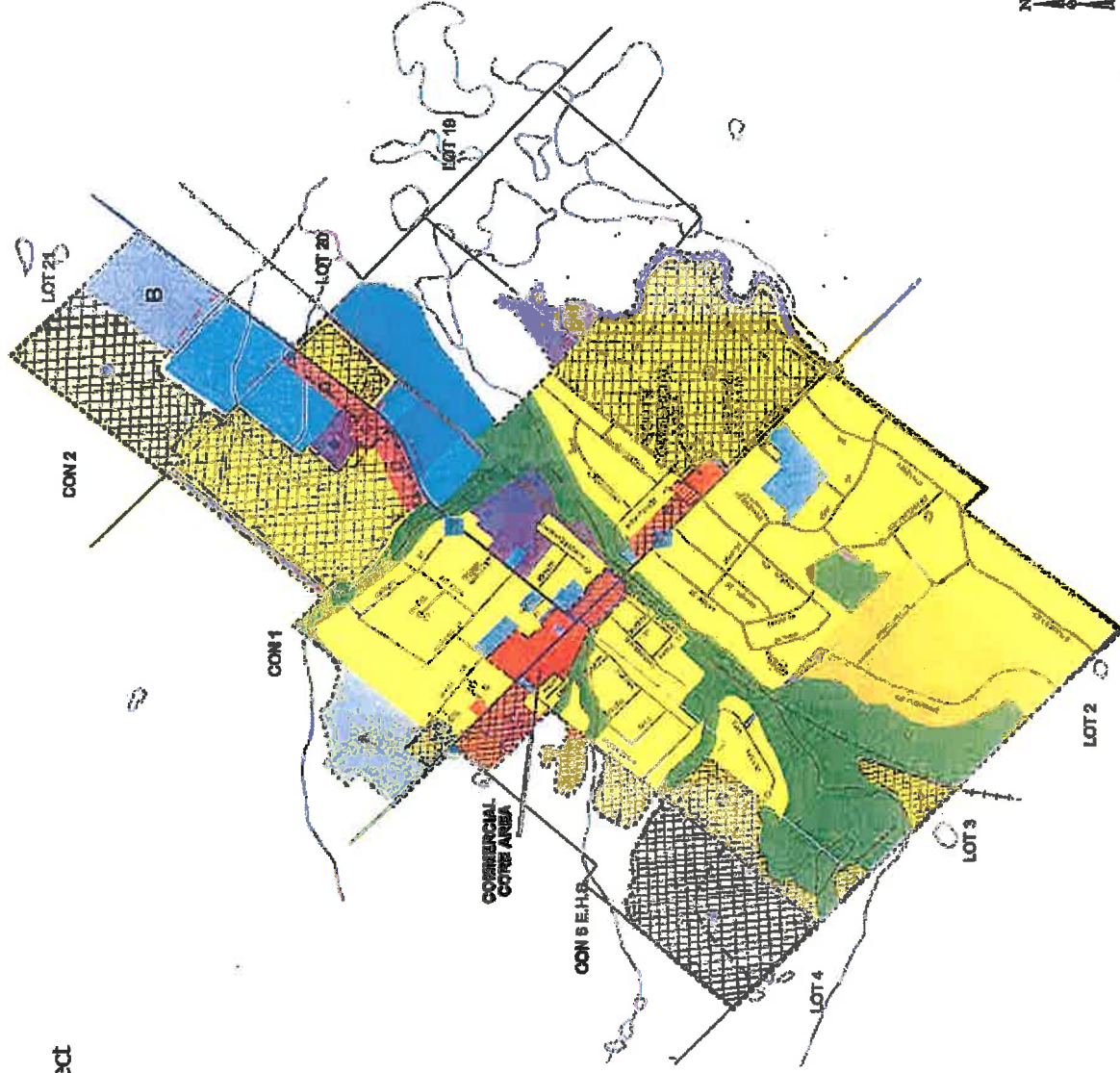


Appendix J

 New Residential Areas subject to these guidelines

LEGEND

-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  SPECIAL RESIDENTIAL
-  POLICY AREA - RESIDENTIAL
-  GENERAL COMMERCIAL
-  SPECIAL USE AREA
-  POLICY AREA - COMMERCIAL
-  FLOOD POTENTIAL STUDY AREA
-  INSTITUTIONAL
-  SPECIAL STUDY AREA
-  ENVIRONMENTAL POLICY AREA (REVISED NOV. 99)
-  OPEN SPACE POLICY AREA
-  OPEN SPACE/INSTITUTIONAL POLICY AREA
-  2021 SETTLEMENT BOUNDARY
-  RIVERS, STREAMS & PONDS
-  LOT & CONCESSION LINES
-  LOCAL ROADS
-  REGIONAL ROADS
-  CALEDON TRAILWAY
-  CONCEPTUAL VEHICULAR CONNECTION
-  GATEWAY FEATURES
-  CONCEPTUAL PARKETTE LOCATION
-  CONCEPTUAL NEIGHBOURHOOD PARK LOCATION

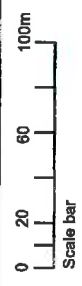




Appendix K



CONCEPTUAL TRAIL PLAN
 PT W1/2 LOT 22 CON. 1
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



Site Plan by VA3 Design
 Dated: October 16, 2013

- Notes:**
1. Trail locations and external connections are conceptual and may be subject to change.
 2. Trails are to be constructed by others.

LEGEND

- SUBJECT LANDS
- CONCEPTUAL TRAIL ROUTE
- POTENTIAL TRAIL CONNECTIONS TO SURROUNDING AREA

WESTON CONSULTING
 planning + urban design

File No:	5025
Date Issued:	Nov 16, 2013
Drawn By:	TR
Checked By:	TR
Scale:	As Shown
CAD FILE:	5025tracNov 07_13.dwg



**WESTON
CONSULTING**
planning + urban design

Planning Justification Report Addendum



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

September 2015
File 5073



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Appendix C: Draft Plan of Subdivision



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.

This Planning Justification Report Addendum is prepared in support of planning applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision to permit the proposed development of 21 single detached dwellings on a condominium road and residential estate lot on the subject property. This report addresses the revised proposed development and is in response to staff and agency comments as received at the date of completion of the report. This report should be read in conjunction with the original report prepared by Weston Consulting dated November 2013.

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.

Since the resubmission of applications for OPA and ZBA, comments have been received from staff and external agencies in response to the proposed development. This report addresses those comments in the context of the revised proposal for 21 single detached dwellings on a private road and a residential estate lot.

3 Site Description and Context

3.1 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 18.8 hectares or 46.5 acres (see Figure 1).

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.



Figure 1: Air Photo

3.2 Surrounding Land Uses

The subject property is partially located within the Caledon East Community. Surrounding land uses include:

North: Estate Residential development with open space and agricultural uses

South: Community of Caledon East which includes primarily single detached dwellings.

East: Estate residential dwellings.

West: Open space and agricultural uses

4 Proposed Development

The description of the proposed development should be reviewed in conjunction with the Site Plan prepared by VA3 Design dated July 7, 2015. Drawings No. 1 through 7 provide detailed plans and elevations based on the concept below.

4.1 Proposed Development Description

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 previously established development limit boundary. The lot areas range from approximate 375 square metres to 728 square metres. The lot frontages range between approximate 11 metres and 15 metres and lot configurations vary based on the irregular shape of the development limit. Approximately 35.04 acres of open space remain outside of the development area. The design of the residential dwellings maintains a medium density cluster type format as with the previous townhouse development concept. 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.

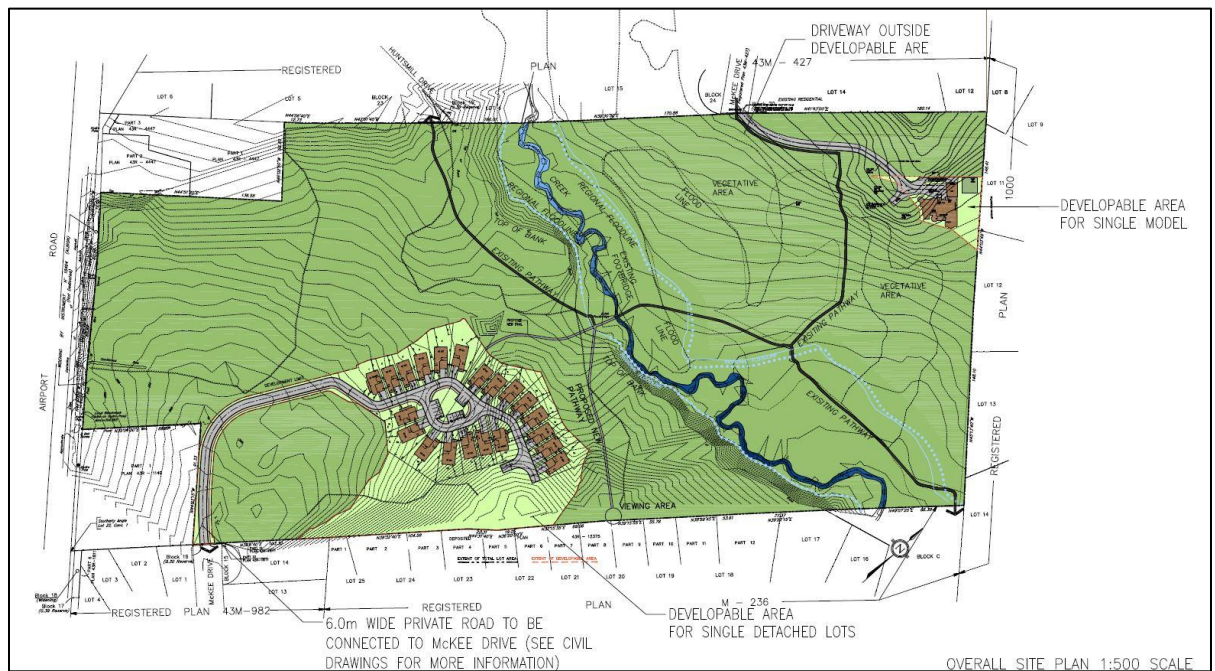


Figure 2: Proposed Site Plan Drawing No. 4

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. 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 narrower right-of-way than a public road minimizing the impacts to the surrounding natural features. 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. This centre island will also be used for stow storage capacity during the winter months. A 1.5 metre walking is provided along the west side of the proposed private road with pedestrian access to the open space area. A vista block is provided at the ridge of the natural grade to provide for a viewing area into Caledon East. This area will connect to the



proposed walkways within the development area, and the proposed trails beyond the open space blocks of the subject property.

The proposed residential estate lot in the north east corner of the subject property gains access from a private driveway off of existing McKee Drive to the north. The proposed driveway is located outside of the defined development limit on the subject property. However, this access is the only accessible access to this portion of land. A hammerhead is provided for circulation and turning movements on the driveway. The proposed lot area is approximately 188,453 square metres and has a lot coverage of 0.25%.

The proposed development also contemplates connections to the existing foot paths within the open space area. The proposed paths connect the proposed development to the greater open space areas and other trails and includes a viewing area at one of the highest natural grade points overlooking Caledon East.

4.2 Restrictions / Easements / Encumbrances

The Parcel Abstract indicates that there are no easements on the subject property and that the entire 18.8 hectares parcel is under the ownership of 2031818 Ontario LTD. The PIN for the subject property is 14336-0044 (LT).

5 Supporting Studies

A number of studies were submitted in support of the original applications for the subject property. As part of this resubmission, the following studies have been revised and are summarized below. Each report contains relevant conclusions and recommendations that should be considered.

5.1 Functional Servicing and Stormwater Management Report dated June 2015, prepared by Masongsong and Associates Engineering Limited.

A revised Functional Servicing and Stormwater Management report has been prepared to provide an analysis of the revised concept of 21 single detached dwellings on a private road and the single estate lot. An assessment of the existing site conditions and infrastructure for water, sanitary and stormwater is provided with proposed design considerations within the context of the previously established development constraints. The report provides recommendations that conclude that the site can be serviced by water, sanitary and stormwater through existing infrastructure from McKee Drive to the south.

5.2 Environmental Impact Assessment and Management Plan dated July 2015 prepared by Azimuth Environmental Consulting Inc.

A revised EIS has been prepared to address staff and agency comments and to provide an analysis of the revised concept of 21 single detached dwellings on a private road and the



single estate lot. An assessment of the environmental planning context is provided as well as the existing and proposed site conditions. The report concludes that opportunities do not exist to avoid some areas of impact to the woodland and wetland areas, however mitigation measures should be introduced to minimize impacts where possible.

6 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.

6.1 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 PPS is intended to manage and direct land use to achieve efficient and resilient development and land uses patterns while maintaining healthy, livable and safe communities which are sustainable (S.1.1.1). The proposed development strives to maintain the objective through its design and efficient use of land. The proposed development contributes to the overall 20 year projection of the PPS in its intensification of land and proposed infrastructure (S.1.1.2). The PPS provides for a majority of growth and development to be directed to settlement areas to provide for land use patterns based on a range of density and land uses types (S.1.1.3.1). The PPS indicates that efficient use of land and resources and appropriate use of infrastructure and public service facilities shall be maintained (S.1.1.3.2). The proposed development maintains an efficient use of land through intensification and provides necessary infrastructure to serve the development. The proposed development demonstrates an efficient use of land in providing higher density residential dwellings, and by the optimization of infrastructure and is therefore consistent with these policies of the PPS.

The PPS indicates that appropriate development standards should be upheld by municipalities to promote and facilitate intensification and compact form while protecting public health and safety (S.1.1.3.4). The PPS encourages new developments to take place in designated growth areas and adjacent to existing built-up areas while maintaining a compact form, mix of uses and densities and allowing for efficient use of land, infrastructure and public service facilities (S.1.1.3.6). The proposed development is consistent with these policies in that it is located adjacent to a built up area and can accommodate compact form. The proposed development is consistent with these policies.

The PPS also identifies policies for the uses within rural areas in municipalities aimed at building upon rural character and the conservation and redevelopment of existing rural housing stock on rural lands (S.1.1.4.1). The proposed single detached dwelling is consistent with



these policies in that it is an existing lot of record and is permitted in the rural area of the Town of Caledon.

The PPS provides direction for public spaces, recreation, parks, trails and open space to be planned to meet the needs of pedestrians and promote safe community connectivity as well as built and natural settings for recreation (S.1.5.1). The proposed development is consistent with these policies in that it provides public trails throughout the property to promote recreational activities and to provide pedestrian connectivity to the existing trails network within the Town of Caledon.

The PPS indicates that planning for infrastructure should be coordinated and integrated with land use planning to provide for current and projected needs in addition to being financially viable (S.1.6.1). The proposed development seeks to optimize the use of existing infrastructure where possible (S.1.6.3). Municipal sewage and water services have been planned to accommodate planning and future growth which is consistent with subsection 1.6.6.1 in addition to allowing private service facilities where not provided, which services the proposed residential estate lot (S.1.6.6.3). Stormwater management shall be contained within the site without the requirements of a stormwater management pond minimizing change in water balance and erosion, and not increasing any risk to human health and safety and property damage as required under subsection 1.6.6.7 of the PPS.

The planned transportation for the proposed development is consistent with subsections 1.6.7.1 and 1.6.7.2, of the PPS which indicate that transportation systems should support safe and efficient movement of people and goods while integrating existing networks. The proposed development is consistent with these policies in that it incorporates pedestrian walkways for safe and efficient pedestrian functionality in addition to vehicular access and right of way which, connects to the existing McKee Drive.

The PPS states that Natural Features and areas shall be protected for the long term and should be maintained, restored or improved wherever possible in addition to recognizing linkages between natural heritage features, surface water features and ground water features (S.2.1.1 and 2.1.2). With the exception of necessary infrastructure, site alteration on the subject property is limited to areas outside of the significant natural feature boundaries. In addition, no development will take place in identified fish habitat consistent with subsection 2.6.1. An assessment of the ecological function of the significant lands has been completed to evaluate the impacts of development on the adjacent lands in accordance with subsection 2.1.8 of the PPS.

The PPS indicates that planning authorities shall protect, improve or restore the quantity and quality of water whenever possible through a series of criteria as outlined in subsection 2.2.1. Based on the technical studies, the proposed development does not provide for any site alteration of water impacts within the identified areas as outlined in subsection 2.2.2.

The PPS provides policies for the protection of public health and safety in Section 3.0. Areas of natural hazards as identified in section 3.1.1 and 3.1.2 provide policies which direct



development outside of identified hazard lands. The proposed development does not provide for any development or site alteration with the identified hazards lands.

In our opinion, the planning applications for the proposed development are consistent with the policies and objectives of the 2014 PPS.

6.2 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. The Growth Plan is currently under review as part of the provincial policy review process.

The proposed development is consistent with the growth policies of the Growth Plan. Section 2.2.2 Managing Growth identifies policies that encourage development within existing settlement areas and supports the principles of intensification of underutilized lands. The proposed development is also consistent with policies of Section 2.2.3 General Intensification, which identifies that a minimum of 40% of all residential growth annually should occur within built-up areas and states that intensification throughout built up areas is encouraged. In addition, the proposed development makes efficient use of existing infrastructure and public service facilities, which supports key policies in the Growth Plan concerning the efficient use of infrastructure.

The planning applications for the proposed development conform to the policies and intent of the Growth Plan. The proposed development maintains the key policies of the Plan including those pertaining to managing growth, general intensification, and the efficient use of land and infrastructure and public services.

6.3 The Greenbelt Plan, 2005

The Greenbelt Plan was established under Section 3 of the Greenbelt Act, 2005, to take effect on December 16, 2004 to establish the protection of countryside lands and enhance the spatial extent of agriculturally and environmentally protected lands. The Greenbelt Plan is currently under review as part of the provincial policy review.

“The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape (S.1.1).”

The Greenbelt Plan designates the east portion of the subject property within the “Oak Ridge’s Moraine Area” and the west portion of the subject property is designated “Towns and Villages” as indicated in “Greenbelt Plan Map 57”.



Section 2.1 of this Plan states that lands within the Oak Ridges Moraine Area are subject to the Oak Ridges Moraine Conservation Plan (ORMCP) and the Protected Countryside policies do not apply with the exception of section 3.3; however, the subject property is not within the Protected Countryside designation and therefore is not subject to its policies.

The planning applications for the proposed development do not conflict with the policies of The Greenbelt Plan (2005).

6.4 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. The ORMCP is currently under review as part of the provincial policy review.

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

6.4.1 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 MNR identified 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. Moreover, the proposed stormwater management infrastructure is located south of the proposed road within the MVPZ of the MNR wetland; however, this is the most appropriate location as it works with the natural slope of the subject property and it is required for the management of stormwater flow into the subject property in order to maintain pre development conditions. Therefore, the access road to the proposed development is appropriately located within the MVPZ of the MNR 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, includes the 30m buffer of the MVPZ; however, the proposed development is within the 120 m buffer of the minimum area of influence. 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 is therefore permitted 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 it is 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 the Water balance Analysis prepared by Terraprobe Limited. A Feature Based Water Balance Analysis is currently being conducted by Terraprobe Limited on the MNR wetland feature that is planned to be traversed by the proposed access road for the proposed development.

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.

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.; the Stormwater Management Report by Masongsong Associates Engineering and the Water Balance Analysis prepared by Terraprobe Inc..

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% and its impervious surfaces covers approximately 3% 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 and in the Hydrological Impact Assessment and Water Balance Analysis by Terraprobe Inc.

6.4.2 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. Low-intensity recreational uses are recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification 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 [S.12. (3).9, & S.37. (1).1-4].

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.

6.4.3 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.

In case of major development, the proposed development must comply with clause 43 (1) (b) (S.17. (1). (c)). The ORMCP defines major development as “the construction of a building or buildings with a ground floor area of 500 m² or more (p.10)”. The proposed single detached dwelling unit development has a GFA of 1,135.74m² and is therefore considered a major development. Clause 43 (1)(b) states that “An application for major development shall be accompanied by a sewage and water system plan that demonstrates that the quantity and quality of groundwater and surface water will be maintained”. A detailed site Servicing plan will be submitted for this proposed development at the building permit stage.

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.



The woodland in the south west portion of the lot has not been identified as a Key Natural Heritage Feature as part of the EIS prepared by Azimuth Environment. Justification for this is based on identifying the size and location of the woodlot in reference to ORMCP policies. The woodlot does not meet the required size to be considered significant. In addition, the woodlot area is not contiguous to any other Key Natural Heritage Features. As such, the area cannot be considered significant based on Azimuth's analysis and expertise.

A portion of the proposed development is located within 30 metres of an existing wooded area to the south of the proposed development. This wooded area is within the ORMCP Settlement Area; however, based on the findings of the EIS, is not considered to be significant. This is based on certain guidance from the "ORMCP Technical Paper 1 – Identification of Key Natural Heritage Features" Section 4.6. (d). (see Appendix C and D)

The technical paper also states that 0.5 hectare of larger wooded areas are considered significant if they intersect with a Hydrologically Sensitive Feature's vegetation protection area, which this wooded area appears to do from an aerial view Section 4.6.(e). However, these two features are separated by a significant elevation difference and this grade change causes the two features not to be directly connected. These factors are addressed in the consideration of significant features within the EIS, prepared by Azimuth Environmental Consulting Inc.

It is further recognized that the technical paper is not considered to be policy for the purposes of identifying natural heritage features. Section 21.4.a) of the ORMCP identifies that environmental studies may be considered in addressing natural heritage features through official plans or zoning by-laws where lands were identified within a Settlement area as of 2002.

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.

6.5 Town of Caledon Official Plan, Nov. 2014 Office Consolidation

The Town of Caledon Official Plan November 2014 Office Consolidation provides direction of the growth and development and the protection of natural features within the Town of Caledon.

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”.

The draft Official Plan Amendment attached herein provides for the resignation of a portion of the subject property from “Special Policy Area A” to “Medium Density Residential” in accordance with the policies as set out in the amendment attached herein as Appendix A.

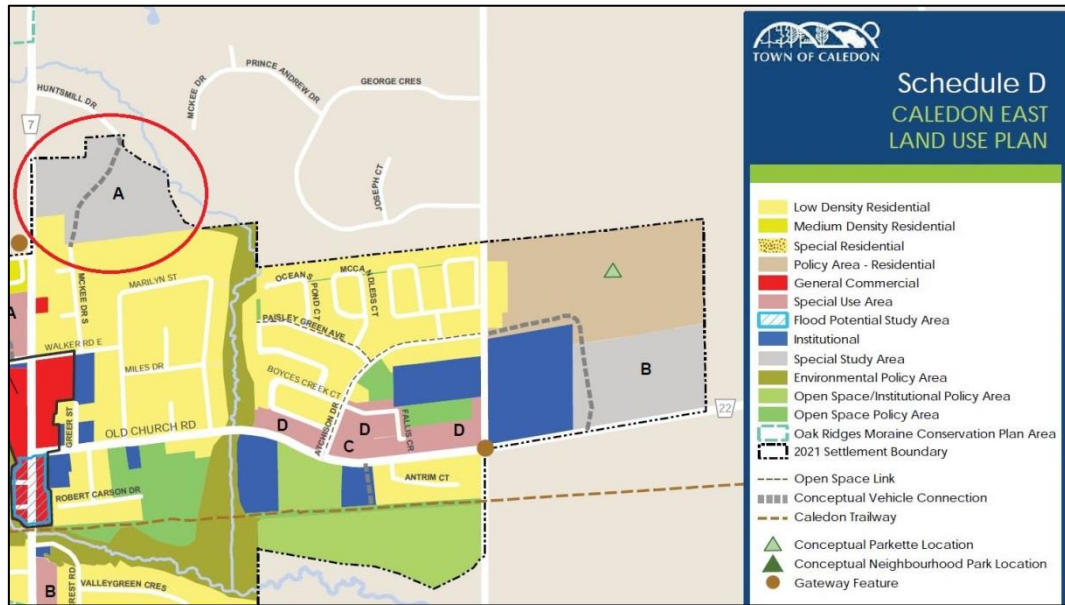


Figure 3: Caledon Official Plan Land Use Map (subject property denoted by red circle)

6.5.1 Special Study Area A

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 service connections can be obtained through McKee drive to the south of the subject property and access to McKee Drive to the north is not required. On this basis, a proposed municipal right-of-way connection has not been provided. It has been determined the connected would traverse the subject property and would have adverse impacts on the environmental features through the open space portion of the subject property. It was therefore determined that it is appropriate not to contemplate this road connection as part of the proposed development.



The proposed development is consistent with the Special Study Area policies in the an Official Plan Amendment and Zoning By-law Amendment are currently underway 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.

6.5.2 Wellhead Protection

The Region of Peel identifies the subject property is within the 25-year wellhead protection area as identified on Figure 14, Wellhead Protection Areas in Peel for the Oak Ridges Moraine Conservation Area. Section 2.2.9.3.26 of the Region of Peel Official Plan provides policies which direct the Town of Caledon to provide more detailed policies on the prohibited and restrictive uses within Wellhead Protection Areas in accordance with the Oak Ridges Moraine Conservation Plan.

The Town of Caledon Official Plan designates the subject property as within the 25-year Protection Zoning under Schedule O (see Figure 4). Section 3.2.5.13.3 provides policies to direct the development of lands within Wellhead Protection Areas. The policies indicate that notwithstanding the permitted land uses, lands subject to the Wellhead Protection Area policies shall be subject to the policies identified by the Region of Peel as being prohibited within these areas.

The policies indicate that uses and activities identified in Table 3.2 of the Official Plan, or which are not permitted under the Zoning By-law and prohibited within the Wellhead Protection Areas. The prohibited uses include; storage tank, sewage disposal system, automobile service station, vehicle repair shop, dry cleaning or laundry plant, aggregate extraction, food processing plants/meat packing or meat processing plant, cemeteries, car washes, golf courses, horticulture/commercial nurseries, open storage area. The proposed development does not propose any of the prohibited uses on the subject property, and as such, will maintain the integrity of the groundwater resource of the 25-year wellhead protection.



Figure 4: Wellhead Protection Areas Map, Schedule O: Caledon Official Plan

6.5.3 Areas of High Aquifer Vulnerability

Areas of high aquifer vulnerability as described in the Official Plan are subject to a list of prohibited uses as prescribed in section 7.10.5.5.1. The following list other uses and prohibitions:

- “Generation and storage of hazardous waste or liquid industrial waste;
- Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- 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 use does not contemplate any of the prohibited uses as described in the applicable policies. It is in our opinion that the proposed development is consistent with the Official Plan policies regarding high aquifer vulnerability.

7 Proposed Zoning By-law Amendment

The proposed Zoning By-law amendment will rezone the subject property from the Estate Residential Zone (RE) to a site specific Residential Zone (R-XX) (See Appendix B). In accordance with the attached Draft By-law, the following site specific provisions are proposed:



Zoning Category	Proposed Standard
Minimum Lot Frontage (on a private road)	1.5 metres
Minimum Lot Area	370 square metres
Maximum Lot Coverage	NIL
Minimum Front Yard Setback	2.5 metres
Minimum Side Yard Setback	1.2 metres
Minimum Rear Yard Setback	7.0 metres
Total Maximum Density	35 uph
Landscaped Area	10%

Moreover, the Draft Zoning By-law addresses other various other regulations from Zoning By-law 87-250 that are proposed to not apply to the subject lands.

In addition, the proposed Zoning By-law amendment will rezone the subject property from the Estate Residential Zone (RE) to the Environmental Protection Area (EPA-X) (See Appendix B). Rezoning portions of the property that are not developable to Hazard Lands will minimize the activity that is permitted in these areas and will provide the use permissions for non-invasive recreational uses, trails and natural amenities.

Notwithstanding the proposed change is a single detached development, the draft by-law provides for semi-detached and townhouse dwelling types, in addition to single detached units based on an overall density maximum.

8 Draft Plan of Subdivision

A Draft Plan of Subdivision has been prepared by Weston Consulting for the subject property which subdivides lands within the subject property under Section 51 of the Planning Act. Section 51(24), provides criteria for considering a draft plan of subdivision as outlined below:

Criteria	Response
(a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The proposed subdivision is consistent with matters of provincial interest in Section 2 including the protection of natural areas, orderly development of safe and healthy communities, and appropriate location of growth and development.
(b) Whether the proposed subdivision is premature or in the public interest;	The proposed subdivision is not premature and in the public interest.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The plan conforms to the general intent of the Official Plan though an amendment is required and is consistent with adjacent plans of subdivision.
(d) The suitability of the land for the purposes for which it is to be subdivision;	The subject property is suitable for residential development based on technical studies



	prepared.
(e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The proposed grades and highways are adequate and consistent with the constraints of the proposed development.
(f) The dimensions and shapes of the proposed lots;	The proposed lot dimensions and shapes provide a range in size from the surrounding area and are appropriate.
(g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no restrictions or proposed restrictions on the land to be subdivided.
(h) Conservation of natural resources and flood control;	Lands of natural significance and within the floodplain boundary are being maintained and preserved.
(i) The adequacy of utilities and municipal services;	Municipal services and utilities shall be provided and are available.
(j) The adequacy of school sites;	The proposal can be accommodated by existing schools.
(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Blocks 3, 4, 5 and 6 are identified as public lands to be placed into public ownership through this Draft Plan of Subdivision process.
(l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use of conservation of energy; and	The proposed development is efficient and compact in its design orientation and land consumption.
(m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).	These matters will be address through further applications, as required.



9 Development Pattern

The proposed development provides for a proposed road connection from the existing McKee Drive to the south. The proposed road connects the existing residential neighbourhood to the proposed residential development on the subject property. The proposed development does not provide a secondary connection to McKee Drive to the north as in Schedule 'D' of the Caledon East Secondary Plan (see Figure 2) as the intent for the land to the north have limited development potential. Furthermore, a public road connection would traverse through the floodplain to provide a connection to lands outside of the settlement boundary of Caledon. It is in our opinion that this connection should not be considered and it is not necessary infrastructure. The connection would have impacts to the environmental features within this area.

The configuration of the proposed development and the proposed local road pattern is based on the environmental constraints of the subject property. The proposed development has been designed to mitigate disruptions to the surrounding natural environment and to address the constraints of the subject property.

10 Environmental Protection

The proposed development provides for a developable area limit which is outside of existing environmental constraints on the subject property as determined in the Phase 1 Environmental Site Assessment prepared by Azimuth Environmental. This report has been revised and resubmitted under separate cover to reflect the changes to the proposed development. This report now includes a comprehensive schedule which includes all environmental constraints limits in addition to the proposed development limits (see Figure 5 below). The previous engineering plans provided for a stormwater management pond to be located within the minimum vegetation protection zone (MVPZ). This has since been removed and is reflected in the revised engineering materials submitted under separate cover to this report. The development no longer incorporates a stormwater management pond as the site drainage can be maintained within the property.

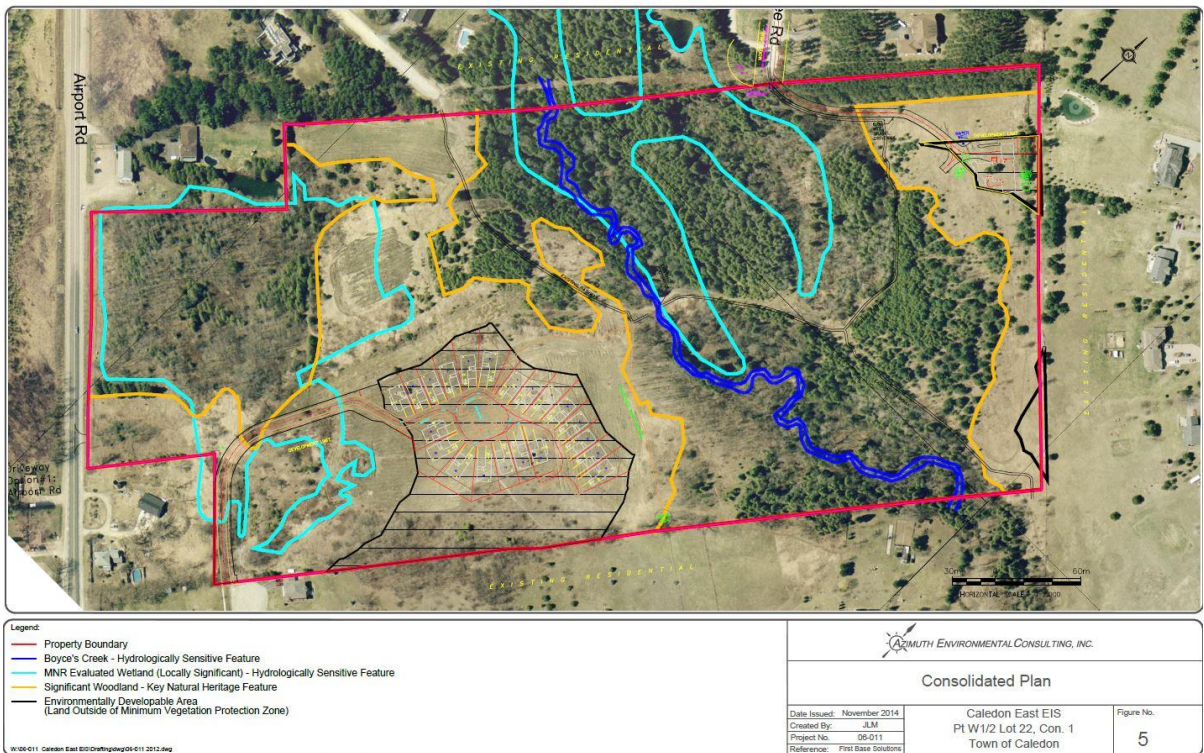


Figure 5: Consolidated Environmental Constraints Plan

The proposed road linkage from McKee Drive to the cluster development is within the natural heritage feature as defined within the ORMCP, which permitted transportation, infrastructure and utilities within identified features. As previously identified, this is the only access which has been deemed technically feasible from an environmental and engineering perspective. Though Section 41 of the ORMCP does not include private roads within the defined permitted transportation uses, no other access can be supported on the subject property. It is on our opinion that given that this is an existing lot of record, and access is required, the proposed road linkage to the existing McKee drive should be supported.

11 Landform Conservation

The subject property is identified as Category 2 Landform Conservation within the ORMCP and the Town of Caledon Official Plan. The ORMCP requires that landform features be protected and maintained within identified areas. The subject property provides for minimal disturbances to lands outside of the proposed development limit. An analysis of the landform disruption has been provided as part of the environmental analysis prepare by Azimuth Environmental submitted under separate cover to this report. In addition, a Landform Conservation Plan has been provided for review in conjunction with the proposed development Site Plan. The design team has sought to ensure the minimal amount of grading and disturbance in the preliminary grading design.



12 Community Design

The subject property is outside of defined area of Caledon East and is therefore not subject to the Community Design and Architectural Design Guidelines for Caledon East. As such, an Urban Design Brief has been prepared by VA3 Design Inc. which identified the design principals and architectural control for the proposed development.

The brief provides both architectural and landscape guidelines for the proposed development. This has also been revised to reflect the new proposed development configuration. The brief also provides visual representation of the proposed road network, look-out, elevations, floor plans and pedestrian walkways. Although the concept has been revised to accommodate single detached dwelling types, the proposed density is similar to a lower form of medium density residential development, which in our opinion responds to the local context and facilitates an appropriate degree of intensification and alternative form of housing development.

13 Planning Justification and Analysis

Based on the information above pertaining to the proposed development and application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, the proposed development is consistent with the applicable policy regime, applies sound planning principals and facilitates the implementation of the Town of Caledon Official Plan.

The proposed development maintains and protects the natural heritage features on the subject property. The proposed development would designate the natural features as Open Space and would provide for the portion of lands to be placed under public ownership which is a public benefit. The proposed development mitigates impacts to the natural heritage features wherever possible including providing for a private road with a narrow right-of-way, establishing a development limit based of the appropriate setbacks from natural heritage features and preserving the natural grade changes in many areas both inside and outside of the development limit.

The proposed development utilizes existing infrastructure in the surrounding area with sufficient water and wastewater capacity to serve the 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 development is compatible with the existing land uses in the surrounding area and provides for complementary urban design principals to the surrounding areas and a compatible built form to the surrounding residential communities.

The proposed development presents an opportunity for intensification within the settlement boundary of Caledon at a greater density than traditional low density development and respect the surrounding neighbourhood.



14 Conclusion

The above analysis addresses comments received to date by municipal staff, the public and external agencies and addresses the revisions made to the proposed development. The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications are to implement a 21 single detached dwelling cluster development and estate residential lot.

The proposed development is consistent and conforms with applicable provincial policies and plan, and meets the intent of the Official Plan. In our opinion, the proposed Zoning By-law is appropriate and implement sound planning principals to regulate the lands for protection where appropriate and for development where appropriate. Furthermore, it is our opinion that the proposed Draft Plan of Subdivision is also appropriate an represents good planning.

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

Appendix A

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. xxxx- xx

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

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

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

Read three times and finally passed in open Council this xxth day of xxxx, xxxx

Marolyn Morrison, Mayor

Carey DeGorter, Clerk

THE CONSTITUTIONAL STATEMENT

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

DRAFT

AMENDMENT NO. xxx

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Special Study Area A to Medium Density Residential in order to permit a common element condominium cluster housing development and associated uses.

Location:

The lands subject to this Amendment, as indicated on the attached Schedules "A" & "B", are legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, 2031817 Ontario Inc. has requested an amendment to the Town of Caledon Official Plan to permit Medium Density Residential uses on the property in order to facilitate the construction of a common element single detached dwelling development and associated uses. In support of the application, the applicant submitted the following reports:

- The Stage 1-2 Archaeological Assessment, prepared by D.R. Poulton & Associates Inc. dated, _____;
- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited dated, _____;
- Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc. dated, _____;
- Update Report, Geotechnical Investigation, prepared by Terraprobe Inc. dated, _____;
- Update – Geotechnical Slope Stability and Streambank Erosion Report, prepared by Terraprobe Inc. dated, _____;
- Hydrogeological Evaluation Update, prepared by Terraprobe Inc. dated, _____;
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc. dated, _____;

The proposed amendment to the Official Plan to permit a common element single detached dwelling development and associated uses within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of a Medium Density Residential use in the Town of Caledon addresses an identified need for housing.

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.5.3 is amended by adding the following subsection:
 - 7.7.5.3: Lands legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, as shown on Schedule “A” shall be designated Medium Density Residential and shall be subject to the policies of 7.7.5.1 except as modified below.
 - a. Section 7.7.5.3.1 is amended by replacing the following subsection:
 - 7.7.5.3.1: The permitted uses in the Medium Density Residential areas shall be any residential building form permitted in this section with a maximum net density of 35 units/hectare.
 - b. Section 7.7.5.3.2 is amended by adding the following subsection:
 - 7.7.5.3.2: Notwithstanding Subsection 7.7.5.3 and all other relevant policies of the Plan, medium density residential building forms may include: seniors homes and apartment dwellings. In addition, medium density residential building forms may also include Stormwater management ponds, infrastructure works and private/municipal services.
 - d. Section 7.7.5.3.3 is amended by adding the following subsection:
 - 7.7.5.3.3: Notwithstanding subsection 7.7.5.3.3 and 7.7.5.3.2 of the Plan, permitted Medium Density Residential building forms shall not require frontage on a public road and may have frontage on a private road.
2. “Schedule D” Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Special Study Area A to Medium Density Residential subject to Section 7.7.5.3, in accordance with Schedule “A” attached hereto.
2. “Schedule D” Caledon East Land Use Plan of the Town of Caledon Official Plan shall be modified to remove the conceptual vehicular connection.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning by-law permissions for the proposed use.

SCHEDULE "B"
OFFICIAL PLAN
AMENDMENT NO. xxx

2031817 Ontario Inc.

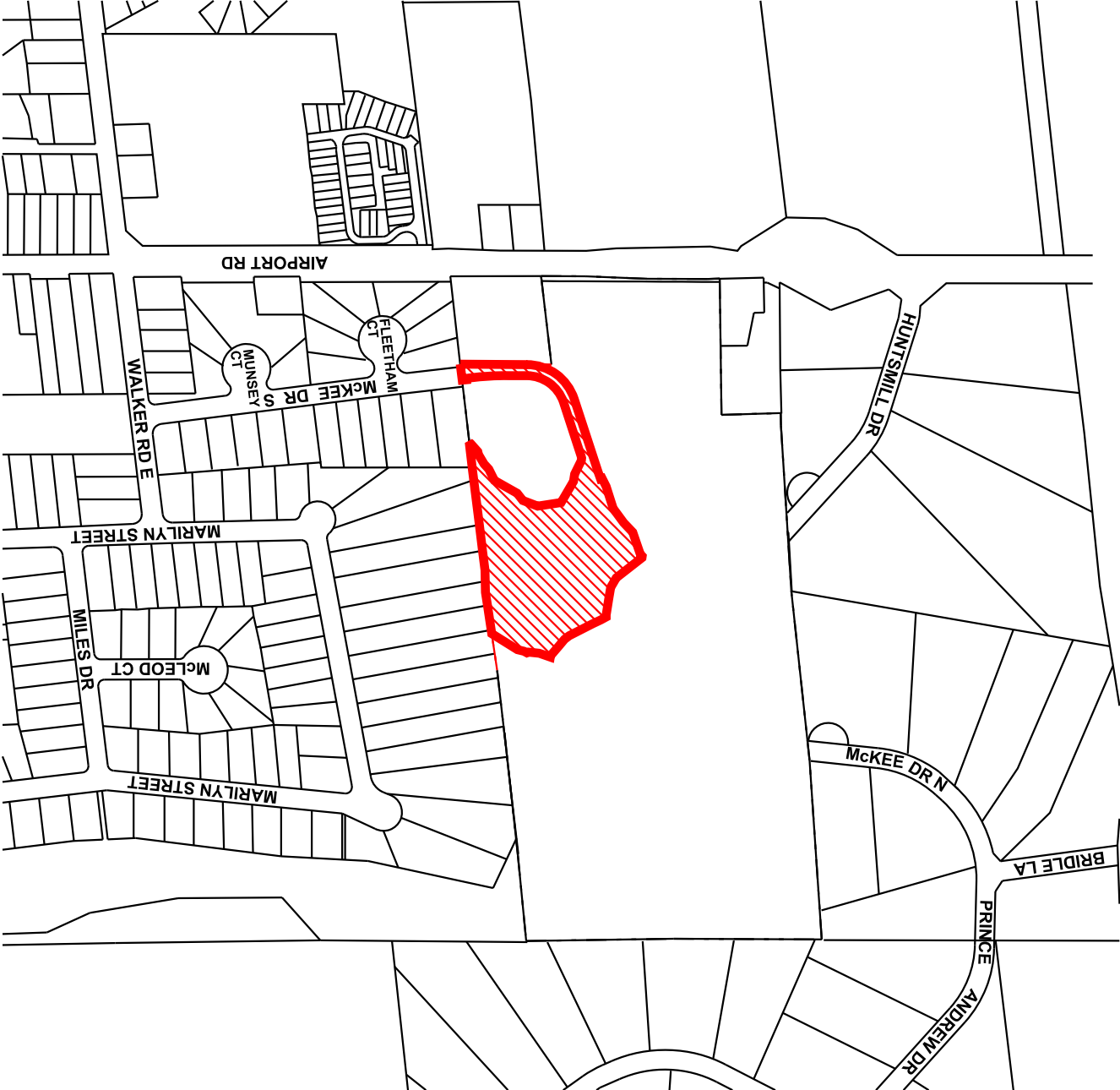
Part of west half of Lot 22, Concession 1
(Geographic Township of Albion)

Town of Caledon
Regional Municipality of Peel

LEGEND



Lands redesignated from Special
Study Area A to Medium Density
Residential, and subject to Site
Specific exception in accordance
with OPA XXX



Source: Development Limits digitized from Proposed Servicing Plan by Mosongsong Associates Engineering Limited, dated April 2013.



TOWN OF CALEDON
PLANNING DEPARTMENT

Appendix B

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2015-xxx

Being a by-law to amend Comprehensive Zoning By-law 87-250, as amended,
with respect to Part of Lot 22, Concession 1 (Geographic Township of Albion),
Town of Caledon, Regional Municipality of Peel.

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

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, for residential and amenity purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 87-250, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. By adding the following to Section 2 – **DEFINITIONS**:

a. Notwithstanding Section 2.1.25 the definition of the term “Lot”, a lot shall not require frontage on a private road and a lot shall be considered a parcel of tied land and may have frontage on a private road.
2. By adding the following to Section 28 – **EXCEPTIONS**:

a. R-XX shall permit the following permitted uses:

- Single Detached Dwellings

- Semi-Detached Dwellings

- Apartment Units

- Secondary Suites

- Senior Housing Units

b. R-XX shall be in accordance with the following zone provisions:

Single Detached Dwellings

i. LOT AREA (minimum)	- 370 square metres
ii. LOT FRONTAGE (minimum)	- 11.5 metres
iii. BUILDING SETBACKS, FRONT (minimum)	- 2.5 metres
iv. BUILDING SETBACKS, SIDE (minimum)	- 1.2 metres
v. BUILDING SETBACK, REAR (minimum)	- 7.0 metres
vi. LOT COVERAGE (maximum)	- Nil
vii. LANDSCAPING AREA (minimum)	- 10%
viii. NET DENSITY (maximum)	- 35 uph

Semi-Detached Dwellings

- Subject to the provisions of Section 6 of the By-law 2006-50.

Townhouse Dwellings

- Subject to the provisions of Section 6 of By-law 2006-50.
3. Section 3.15.1 with respect to lot area and lot frontage requirements shall not apply.

- 4. All other provisions of by-law No. 87-250, as amended, not inconsistent with the foregoing shall continue to apply to the lands shown of Schedule “B” attached hereto.
- 5. Schedule “A” attached hereto is not part of this amendment and is only for information purposes only.
- 6. Schedule “A”, Zone Map 12 of By-law 87-250, as amended is further amended for Part of Lot 11, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Estate Residential Zone (RE) and Environmental Protection Area (EPA) in accordance with Schedule “B” attached hereto.

Read three times and finally passed in open Council on the XX day of XXXXX, 2015.

Mayor

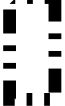

Clerk

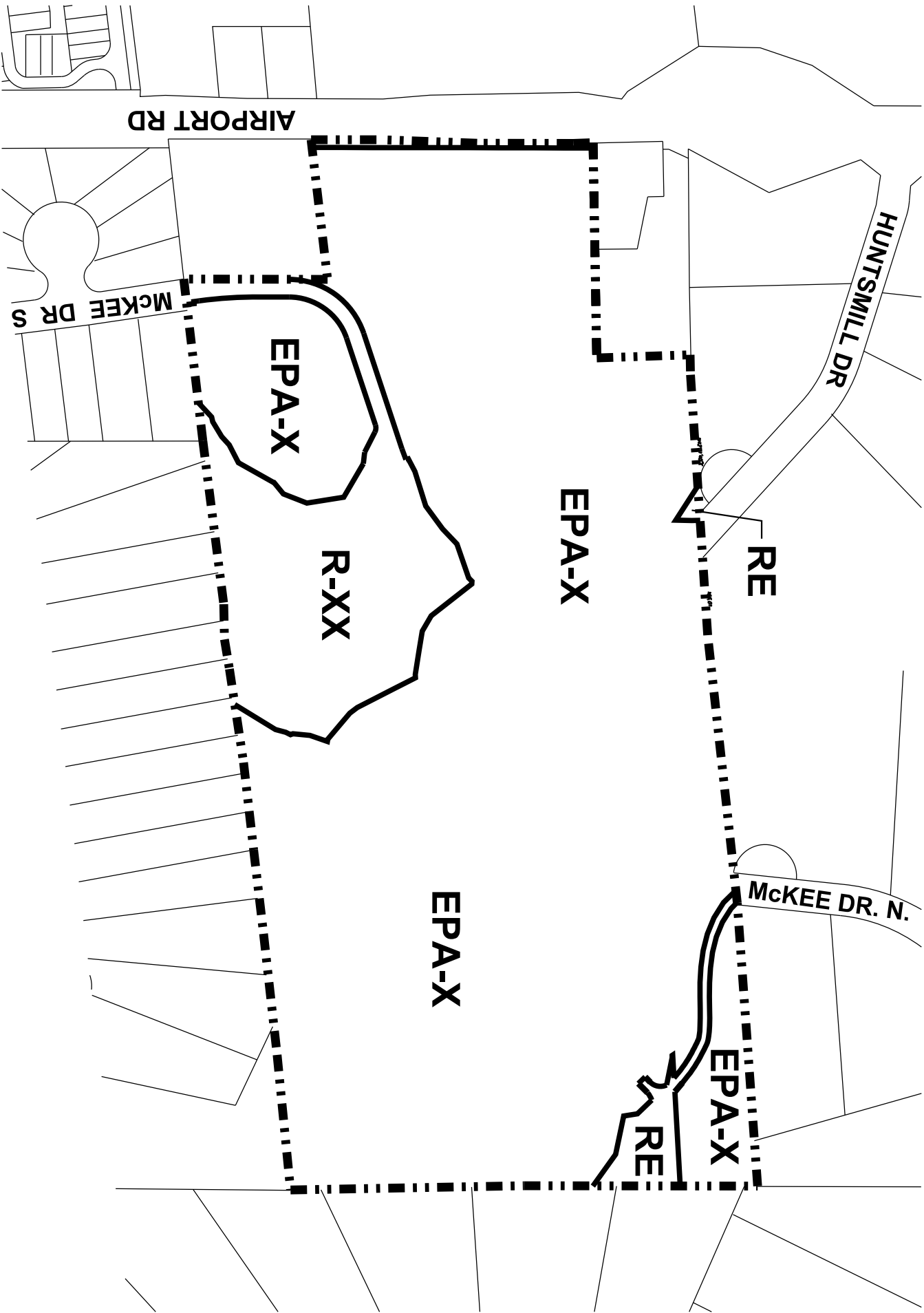
SCHEDULE "B"
To By-law 2015- ____

2031817 Ontario Inc.

Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel

LEGEND

-  SUBJECT LANDS
-  ZONE BOUNDARY
- R-XX RESIDENTIAL ZONE
- RE ESTATE RESIDENTIAL ZONE
- Lands zoned RE are not subject to this application
- EPA-X ENVIRONMENTAL POLICY AREA X



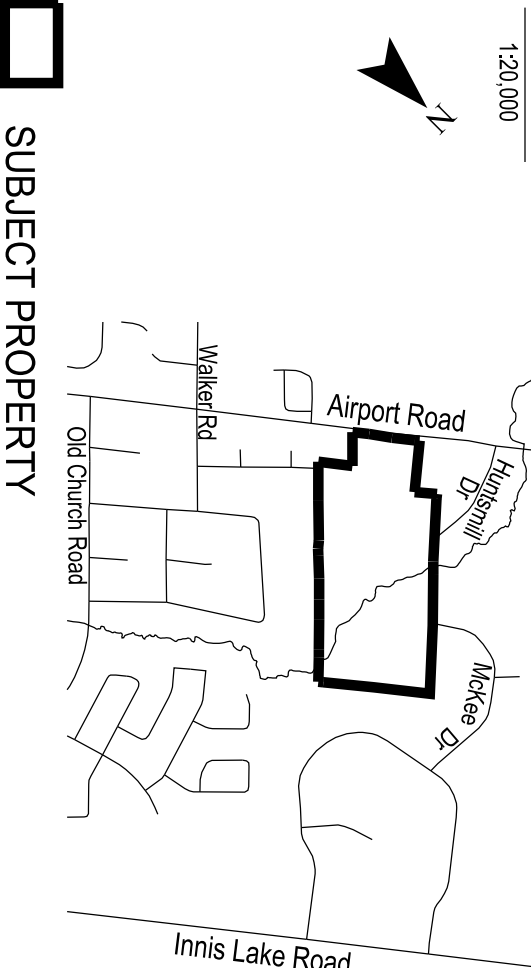
Appendix C

DRAFT PLAN OF SUBDIVISION

PART OF THE WEST HALF OF LOT 22
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEI



KEY PLAN



☐ SUBJECT PROPERTY

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

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

DATE: _____
J.D. BARNES LIMITED
401 WEST LAKESHORE AVENUE, SUITE 200
L3R 9V1
TEL: 905-879-5665 FAX: 905-879-5666

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to Nov. 3, 2014.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - gravel and sand / minor fill consisting of silty sand
k) - all services to be made available by developer
j) - nil

DEVELOPMENT STATISTICS:	AREA(ha)
Residential - Condominium [Block 1]: 25 units	2.338 ha
Residential - Single Family [Block 2]: 1 unit	0.308 ha
Future Development [Block 3]: 0 unit	0.019 ha
Open Space [Block 4-6]:	16.122 ha
Road Widening [Block 7]:	0.067 ha
0.3m Reserve [Block 8]:	0.005 ha
TOTAL	26 units 18.859 ha

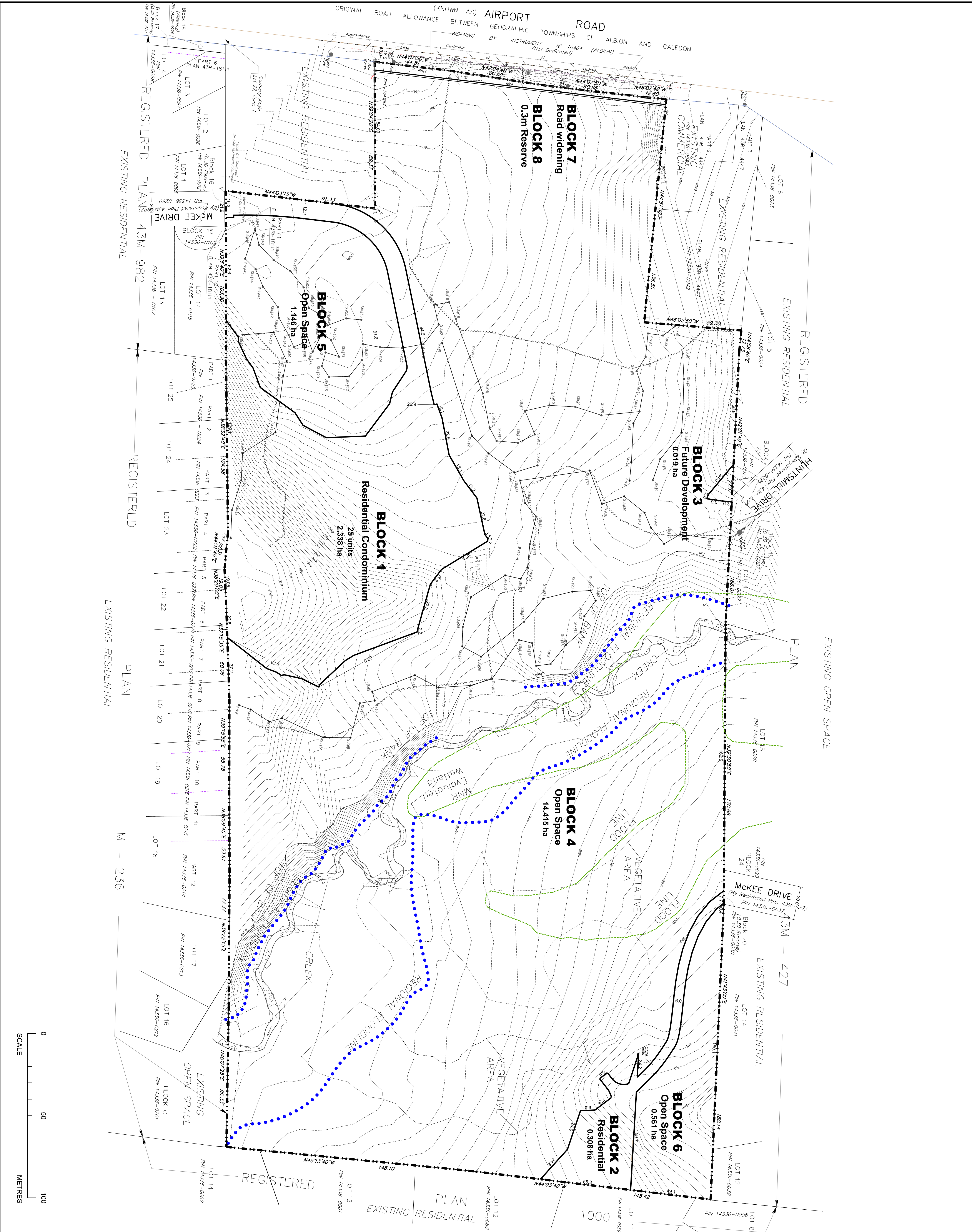
Residential Density for Condominium [Block 1]: 10.69 uph
Residential Density for Single Family [Block 2]: 3.25 uph



REVISIONS LIST

NO.	DATE	DESCRIPTION
23 OCT 2014	First draft	
File Number:	5073	Drawing Number:
Drawn By:	SM/SB	
Planner:	RG	
Scale:	1:1000	
CAD:	5073draft plans/D1.dgn	

D1





**WESTON
CONSULTING**

planning + urban design

Planning Justification Report Addendum



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

June 2017
File 5073



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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.

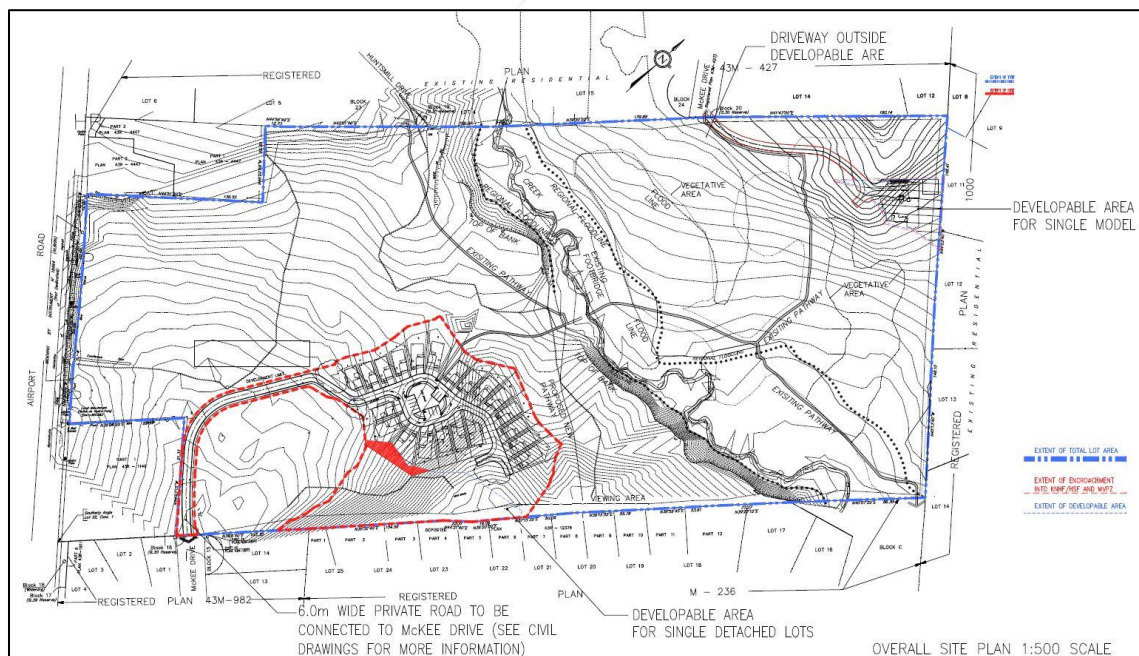


Figure 1: Proposed Site Plan Drawing No. 1



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



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Development Approval and Planning Policy
Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

May 26, 2017
File 5073

Attn: Mary Nordstrom, Senior Development Planner

Dear Madam,

**RE: Planning Justification Report
2031818 Ontario Inc.
0 Airport Road, Town of Caledon**

Weston Consulting is the acting as the authorized agent for 2031818 Ontario Inc., the owner of the property referred to as 0 Airport Road within the Town of Caledon (herein referred to as "the subject lands"). The subject lands are legally described as a Part of Lot 22, Concession 1 in the Town of Caledon. The owner is proposing to develop twenty one (21) single detached dwellings and one (1) residential estate lot on the subject lands.

Applications have been submitted to the Town of Caledon for a Zoning By-law Amendment, an Official Plan Amendment and a Draft Plan of Subdivision to permit the proposed development on the subject lands. Weston Consulting prepared a Planning Justification Addendum Report in the support of the proposed development.

We hereby confirm that the Planning Justification Addendum Report submitted in support of the applications was prepared by Sabrina Sgotto who is a Registered Professional Planner Institute and a Member of the Canadian Institute of Planners (MCIP) and Ryan Guetter who is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP).

We trust that this letter is sufficient to satisfy the Town of Caledon's request to provide formal confirmation that the Planning Justification Addendum Report was prepared by Registered Professional Planners who are in good standing with the Ontario Professional Planners Institute (OPPI).

Yours truly,
Weston Consulting

Per:

Ryan Guetter, BES, MCIP, RPP
Vice President

c. A. Lennie, 2031818 Ontario Inc.

Sabrina L. Sgotto, BA (Hons.), MCIP, RPP
Senior Planner



**WESTON
CONSULTING**

planning + urban design

Town of Caledon
Community Services
Planning & Development
6311 Old Church Road
Caledon, ON L7C 1J6

November 24, 2017
File 5073

Attn: Mary Nordstrom
Senior Development Planner

RE: Planning Rationale Response Letter
0 Airport Road (McKee Drive)
File Numbers: POPA 06-08, RZ 06-18 & 21T-06006C

Weston Consulting is the planning consultant on behalf of the registered owners of the above noted property. This planning rationale letter is submitted in response to comments dated September 27, 2017 from yourself and is intended to update the Planning Justification Report Addendum, dated June 2017, which remains a complete document as it was submitted. The comments and applicable responses are contained in the below.

- a) As of July 1, 2017 all planning decisions must conform to the new Provincial Policies (Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan). Please consolidate all PJR and addenda to date and address the current provincial policy context within one revised PJR.

Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan), provides provincial policy direction for development within the Greater Golden Horseshoe to provide for intensification within built up areas through a range and mix of housing and the achievement of Complete Communities while minimizing impacts of climate change and protecting natural resources.

The proposed medium density development provides an opportunity for intensification within a built up area with access to municipal services, consistent with Section 2.2.1. The proposed development also contributes to providing a range of housing densities within the existing area by providing for medium density development, in an area of low density development, consistent with Section 2.2.6 respecting housing. The proposed development is planned to be serviced by municipal water and wastewater consistent with the policies of Section 3.2.6.

Section 4.2 provides policy direction for the protection and enhancement of natural features within the Province. The subject property has a variety of natural heritage features which have been identified, reviewed and studied in order to determine an appropriate limit of development that minimizes adverse impacts to the natural heritage system. The natural heritage evaluation prepared by Azimuth Environmental identifies areas of encroachment within natural heritage features. In order to restore and enhance these areas, consistent with Section 4.2.2, an appropriate compensation planting ratio of 1:1 is proposed for the subject property.

Section 4.2.5 provides direction for the development of public open space systems through parkland, open space and trails. The proposed development will dedicate over 15 hectares of land to Town of Caledon which will provide opportunities for the development of trails and open space which will be publicly accessible.

The Growth Plan identifies actions to reduce climate change through Section 4.2.10, including the protection of natural heritage systems and water resource systems and undertaking stormwater management planning which assesses the impacts of extreme weather events. The proposed development has evaluated the natural heritage and wetlands systems on the subject property and implemented the appropriate measures to protect and restore these areas. In addition, the proposed development will incorporate the required stormwater management measures to meet the required storm forecasts as set out by the Region and the Town.

The proposed development provides for the intensification of lands with access to municipal infrastructure in an existing Settlement Area. The proposed development implements appropriate mitigation measures to protect and restore natural heritage features while providing opportunities to reduce the impacts of climate change. It is our opinion that the proposed development conforms to the Growth Plan 2017.

Oak Ridges Moraine Conservation Plan, 2017

The Oak Ridges Moraine Conservation Plan (ORMCP) identifies the subject property as being within a Settlement Area and designates the lands as Natural Linkage and Countryside Area. The ORMCP provides policy direction for the development of lands within Settlement Areas, while protecting and maintaining ecological and hydrological integrity of the Oak Ridges Moraine.

Section 18 provides policy direction for the development of lands within Settlement Areas while addressing urban growth. Section 18.2 encourages the development of communities with a full range of housing, minimizing encroachment and impacts of development on ecological functions, promoting efficient use of lands and providing for the continuation and development of urban land uses, consistent with growth

management strategies. The proposed development provides higher density development with connectivity to the existing low density residential community. The proposed development is situated within the development limits of the subject property with minimal areas of encroachment. The areas that do encroach into natural heritage features have been evaluated and determined to be minimal by Azimuth Environmental. As a result of the encroachment, compensation planting is provided at a ratio of 1:1 to restore other natural areas of the subject property. This restoration is consistent with the policies of Section 18.2, which encourages the improvement or restoration of the health and diversity of natural heritage features.

Section 12 of the ORMCP provides direction for the purpose Natural Linkage Areas to maintain and where possible, improve and restore ecological integrity. The proposed development is contained within a small portion of the site, where the Natural Linkage Area remains generally naturalized and protected. The restoration of areas of encroachment will take place within the Natural Linkage Area and will assist in the enhancement of ecological features, consistent with Section 12.1. A proposed trail system will also be incorporated into this area in order to provide connectivity to existing trails within Caledon East. This initiative is consistent with Section 12.2 of the ORMCP.

A portion of the subject property is within the Countryside Area. The limit of this boundary is generally within the north east portion of the site where a single detached dwelling is proposed. Section 13 provides policy direction for rural uses within the Countryside Area which includes the development of a single detached dwelling. Section 13 also provides direction for the protection of the rural character within rural settlement areas and maintaining and improving ecological function where possible. The proposed single detached estate lot maintains the character of the existing rural subdivision to the north and provides for the improvement of ecological function of the site through compensation plantings throughout the subject property.

The proposed development meets the objectives of the ORMCP Settlement Area, Natural Linkage and Countryside Area policies by providing for an appropriate scale of development within these areas and providing compensation plantings at a ratio of 1:1 to improve and restore the ecological function of the subject property. It is our opinion that the proposed development conforms to the policies of the ORMCP.

- b) Site Description, Page 2: Revise legal description to "Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel".

It is noted that the legal description of the subject property is identified as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel.

- c) Please note that a planting compensation ratio of 2:1 applies to all areas, including MVPZ areas. Please revise all references to a 1:1 compensation planting ratio.

We acknowledge that the planting compensation ratio of 1:1 has been agreed to by both the proponent and the Town. The revised compensation ratio will be used as the basis for the restoration planting to take place on site. The rationale provided for the 2:1 ratio is consistent and applicable to the revised 1:1 ratio. Therefore, it is our opinion that the proposed 1:1 ratio represents good planning, is consistent with provincial policy and supports the protection and enhancement of natural heritage features.

- d) Section 7.2, Growth Plan, Page 8: Please complete the sentence in the 2nd last paragraph.

The sentence is complete and only missing the appropriate punctuation at the end of the sentence. The sentence should read:

"The policies in the new Growth Plan will be explored further in subsequent submissions."

- e) Section 7.4.1, Town of Caledon In-Force Policies, Page 13: Please revise this section to include a discussion of the applicable designation for the portion of the site outside the settlement boundary.

In in force Town of Caledon Official Plan identifies the north east portion of the subject property, outside of the Special Policy Area and Environmental Policy Area as Rural Lands. Section 5.2.4 of the TCOP provides that permitted uses include single detached dwellings on existing lots of record. The proposed single detached dwelling is permitted within the Rural designation as the subject property is an existing lot of record. The objectives of the Rural designation in Section 5.2.3 provides direction on maintaining the rural character and countryside landscape, in particular for lands within the Oak Ridges Moraine. The proposed single detached dwelling maintains a similar character to the rural dwellings along McKee Drive North and contributes to the countryside landscape with additional lands within the subject property being dedicated for public use. The Rural Lands policies defer to the Prime Agricultural and General Agricultural land use designations. The proposed single detached dwelling is not in conflict with the policies of the Prime Agricultural or General Agricultural designations. It is our opinion that the proposed development conforms to the Town of Caledon Official Plan.

- f) Section 7.4, TCOP, Page 14: reference to Section 7.7.4.1.f. should be removed or clarified as it pertains to Low Density Residential neighbourhoods, whereas a Medium Density Residential designation is proposed for this site.

Noted. This policy reference should be disregarded.

- g) Please update Section 8 as per a revised draft Zoning By-law Amendment that addresses the comments contained herein.

The proposed Zoning By-law Amendment seeks to amend By-law 2006-05, as amended, to rezone the subject property from "Estate Residential Zone" and "Open Space Floodplain Zone" to "Environmental Policy Area (EPA1-ORM)", "Residential One (R1-XX-ORM)" and "Estate Residential (RE-XX-ORM)".

Site-specific provisions to implement the development are included within the Zoning By-law Amendment as part of this resubmission. These provisions are based on the permitted encroachment of 2 metres as per By-law 2006-50.

The requirement for 'Parking Space Setback' has been removed as this is not applicable to the single detached dwelling. The required 2 parking spaces are accommodated within the 2-car garage, and therefore does not require any driveway parking to meet the by-law requirement.

- h) Please expand Section 9 to include recent informal meeting on September 18, 2017 as well as the upcoming public meeting and provide a list/chart of key comments received from the public to date and how they have been addressed.

An informal residents meeting was held on September 18, 2017 at the Town of Caledon with residents of the surrounding area subdivisions to both the north and south of the subject property. The comments received at that meeting are summarized below along with the responses to comments provided to residents that evening.

- *Why is a condominium road proposed, rather than a public road?*
 - *A condominium road is appropriate given that it is only servicing 21 lots;*
 - *The smaller road allowance provides minimal impacts to the natural heritage conditions and allows for a road to be provided in light of environmental constraints on the lands;*
 - *The road will be maintained by the condominium corporation, not the Town of Caledon; and*
 - *The road has been designed to meet Town Fire and Waste Collection design standards.*
- *Where will snow storage be accommodated?*
 - *Snow storage will be accommodated to in the centre island where the visitor parking is located, as well as in other designated areas of the plan; and*
 - *Snow storage locations will be further refined and identified through the site plan process.*
- *Why has access not been provided to Airport Road?*
 - *Airport Road is a Regional Road. The Region has provided comments that an access along Airport Road is not supported; and*
 - *Access to Airport Road is technically difficult due to the wetland constraints and grading issues.*
- *What are the privacy impacts to residents on Marilyn Street?*

- *Privacy impacts will be negligible based on distance of separation and change in grade; and*
- *The proposed homes are single detached dwellings with generally low profiles and will not cause adverse impacts to privacy.*

A Statutory Public Meeting was held on September 24, 2017. No resident comments were received at this meeting.

Further to our meeting on October 26th, Weston was asked to provide additional rationale for the development of the single estate lot which is proposed to be serviced by both municipal and private services.

A rationale on this matter has not been provided as the proposed single detached dwelling is now proposed to accommodate full private services.

We trust that the above information is in order and provides a satisfactory response to all outstanding comments.

Yours truly,

Weston Consulting

Per:

Ryan Guetter, BES, MCIP, RPP
Senior Vice President

c. Oskar Group
Tercot Developments