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## Planning Justification Report



2031817 Ontario Inc.  
Part of Lot 22, Concession 1  
Town of Caledon

November 2013  
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.

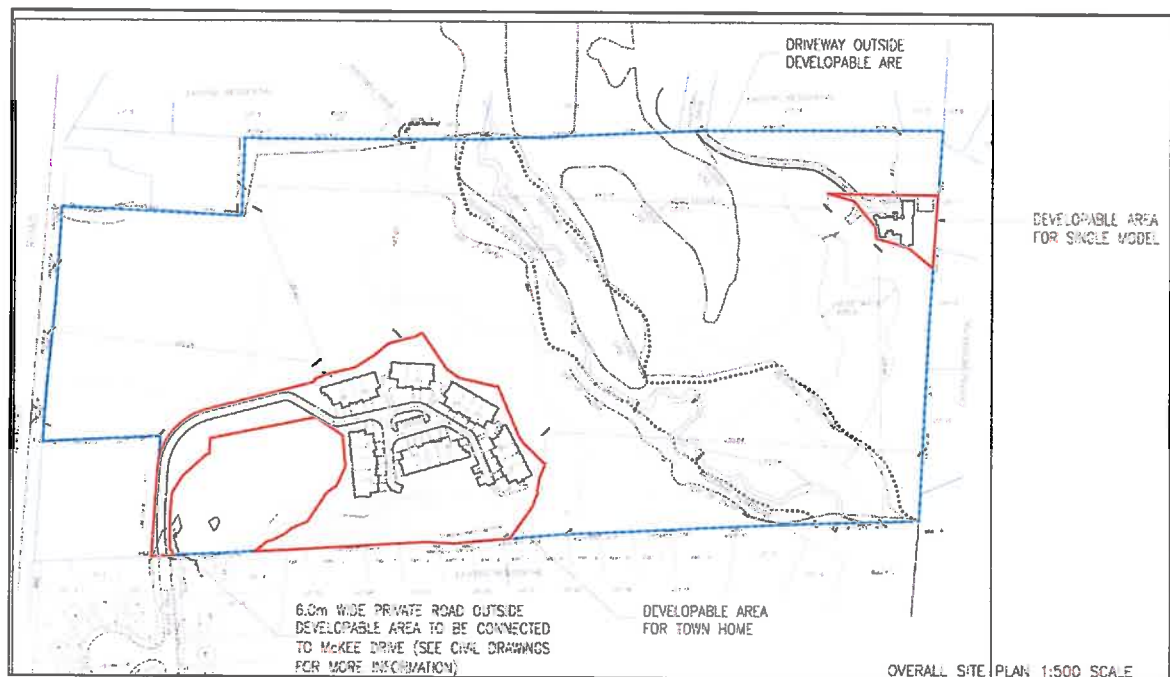


Figure 2: Site Plan prepared by VA3 Designs dated October 16, 2013.

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 m<sup>2</sup> or more (p.10)”. The proposed single detached dwelling unit development has a GFA of 1,135.74m<sup>2</sup> 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 policies 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:

<b>Table 1 : Estate Residential (RE) Zoning Provisions</b>	
<b>Standards</b>	<b>Permitted</b>
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.

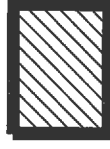
## **Implementation and Interpretation**

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

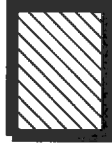


# SCHEDULE "B" OFFICIAL PLAN AMENDMENT No. xxx

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

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> <li>- single detached dwellings</li> <li>- semi-detached dwellings</li> <li>- apartment units</li> <li>- plex units</li> <li>- senior housing units</li> </ul>	<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.

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Marolyn Morrison, Mayor

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Carey DeGorter, Clerk

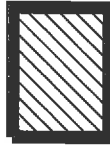
DRAFT

# 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

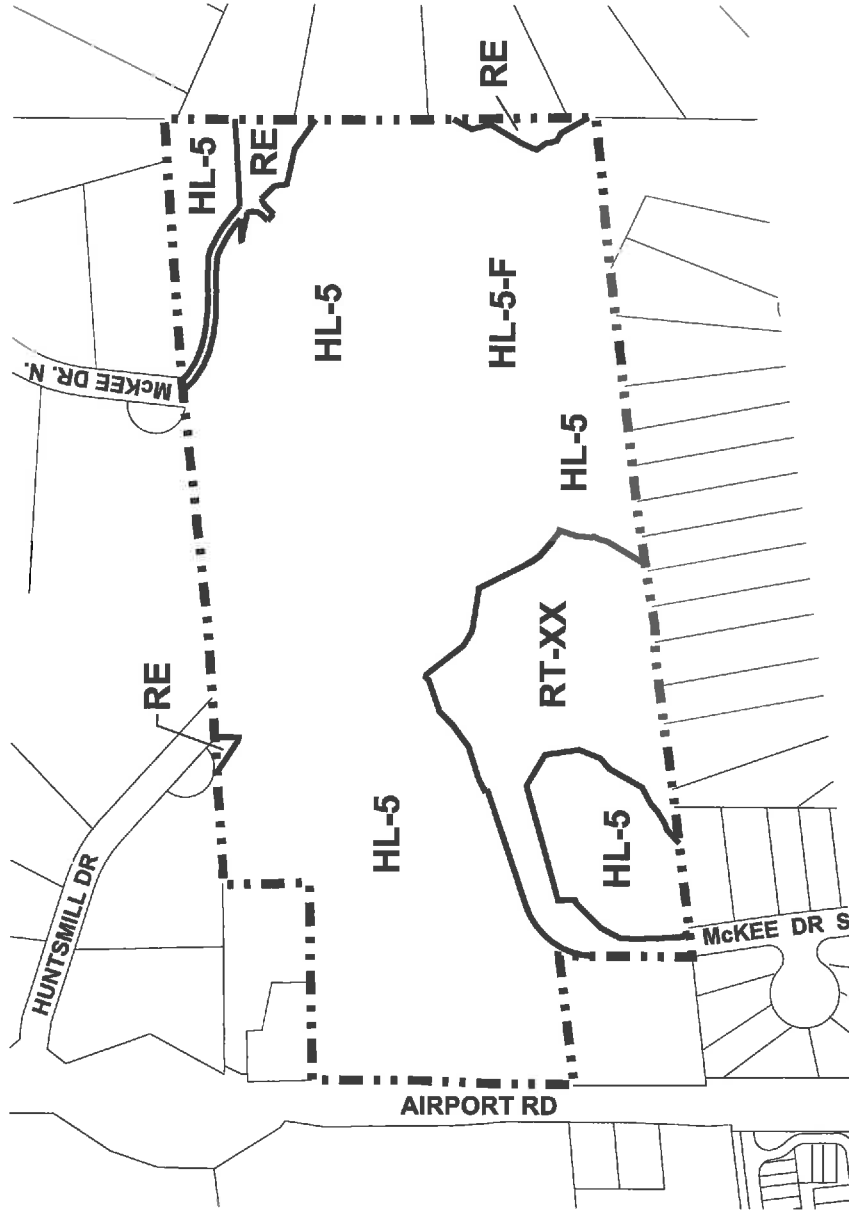
TOWNHOUSE RESIDENTIAL ZONE

HAZARD LANDS ZONE

HAZARD LANDS - FLOODPLAIN ZONE

ESTATE RESIDENTIAL ZONE

Lands zoned RE are not subject to  
this application



TOWN OF CALEDON  
PLANNING DEPARTMENT

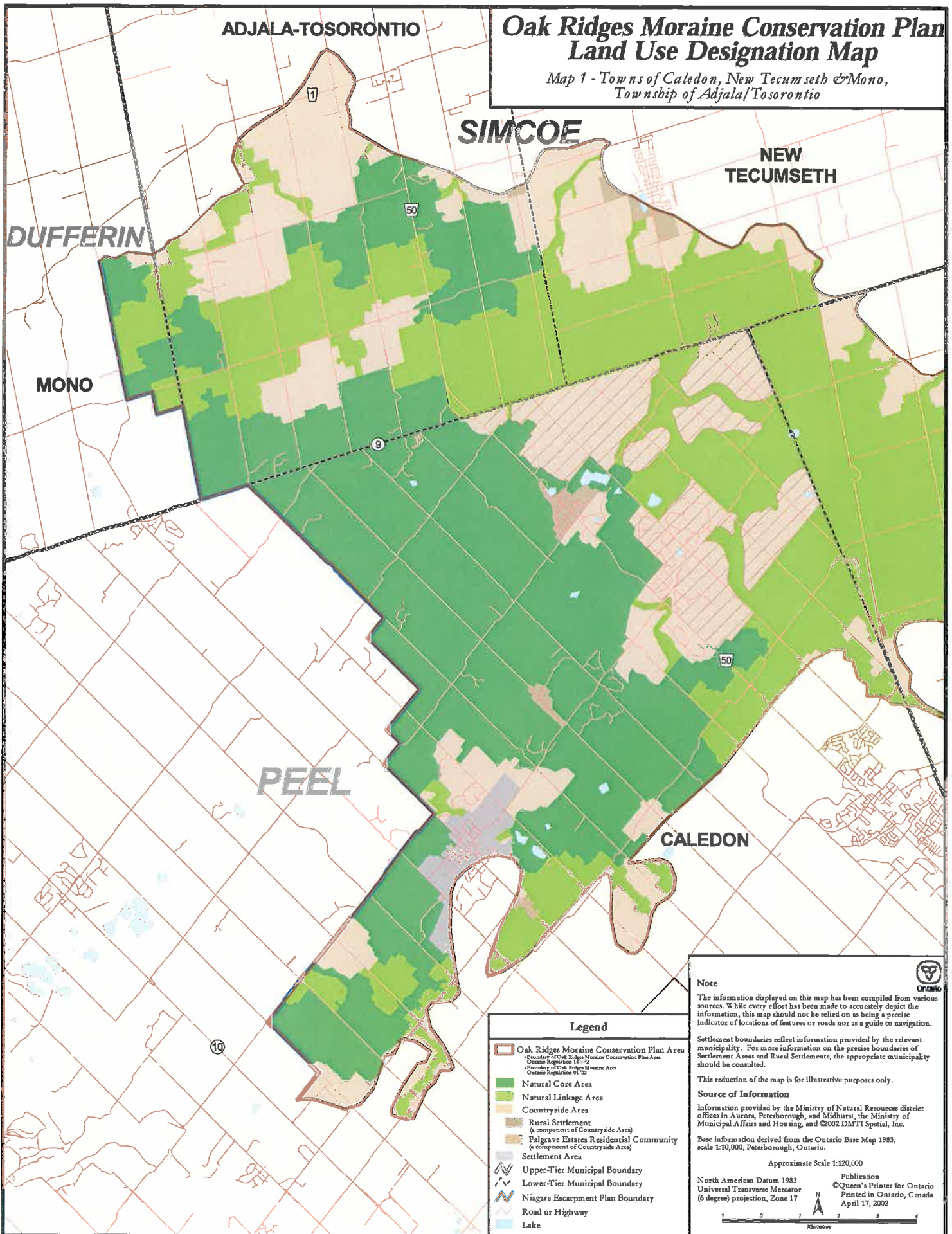




## Appendix C

# Oak Ridges Moraine Conservation Plan Land Use Designation Map

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





## Appendix D




# *Landform Conservation Areas of the Oak Ridges Moraine Map No. 1*

SIMCOE


DUFFERIN

PEEL



Ontario

Scale 1:80,000 (approx.)



Legend

- Landform Conservation Area - Category 1
- Landform Conservation Area - Category 2
- Range of Values
- 0 - 1%
- 2 - 4%
- 5 - 10%
- 11 - 20%
- > 20%
- Oak Ridges Moraine
- Major Lake
- Major Road
- Major Highway
- Major Waterway
- Major Road

Map No. 1 of 4

© 2002 Ontario Ministry of Natural Resources

Map No. 1 of 4





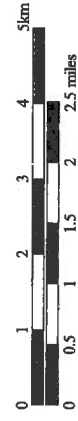
## Appendix E



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

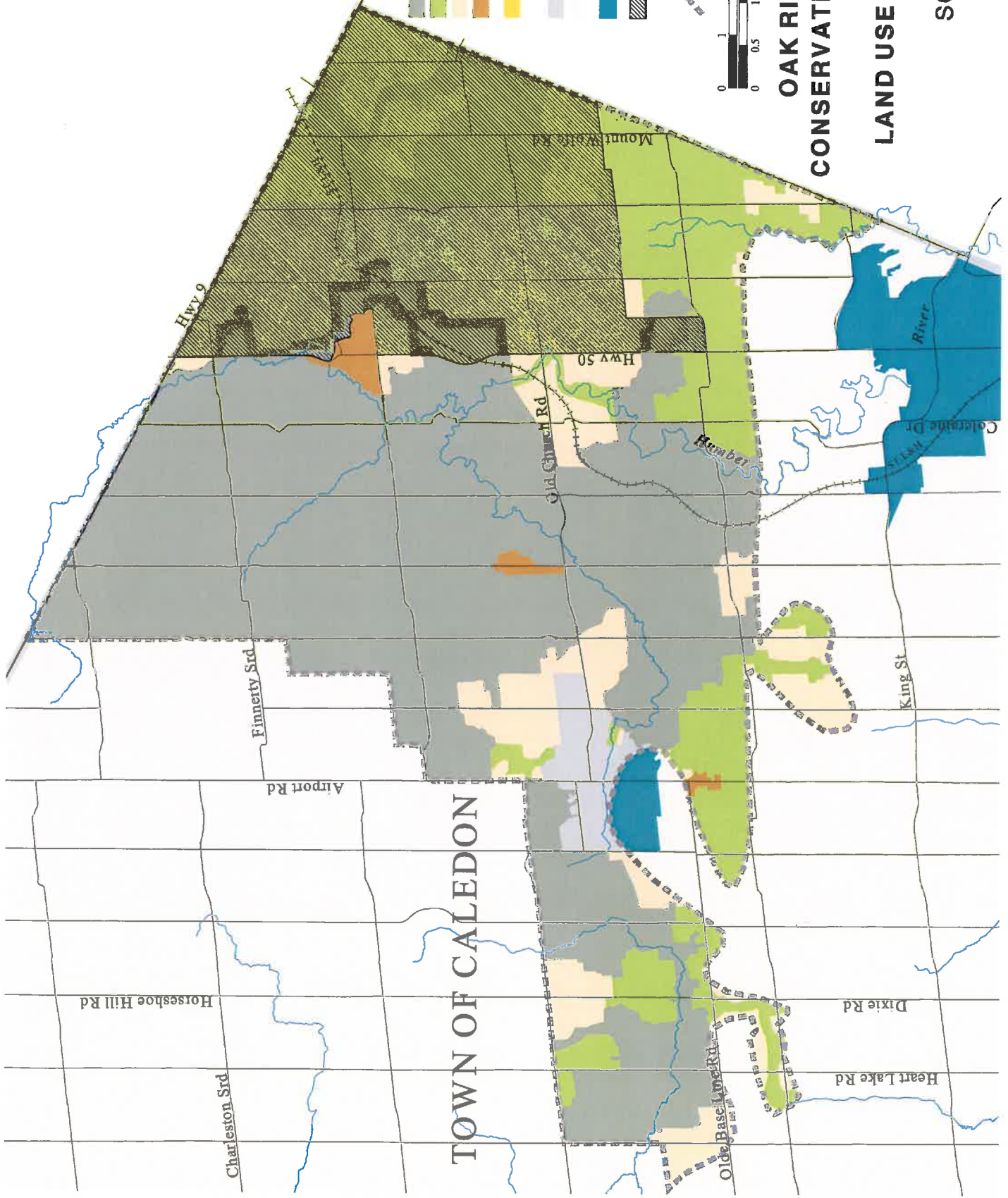


**OAK RIDGES MORaine  
CONSERVATION PLAN AREA  
(ORMCPA)  
LAND USE DESIGNATIONS**

**SCHEDULE**

**D1**

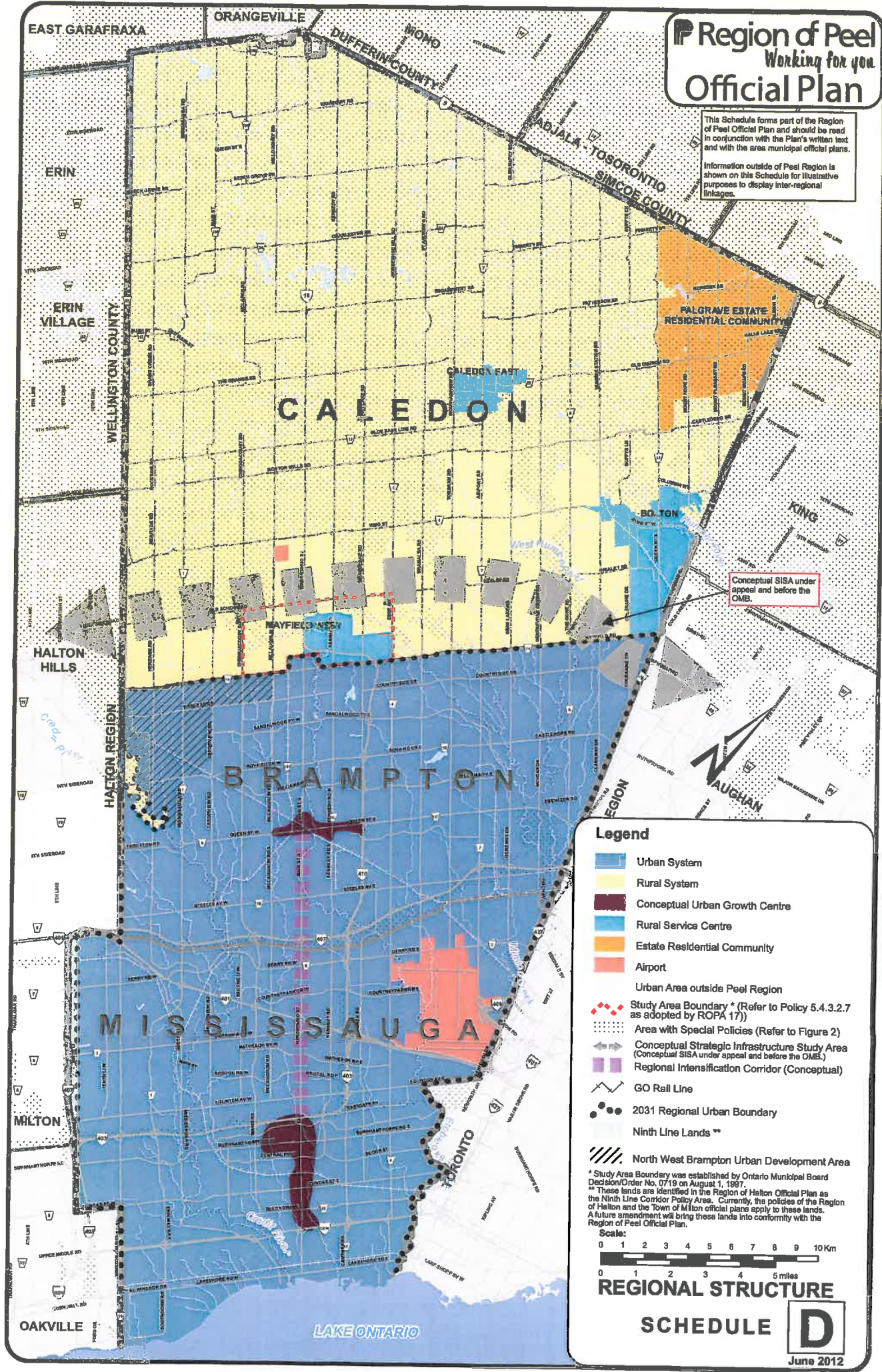
March 2003







## Appendix F





## Appendix G







## 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.

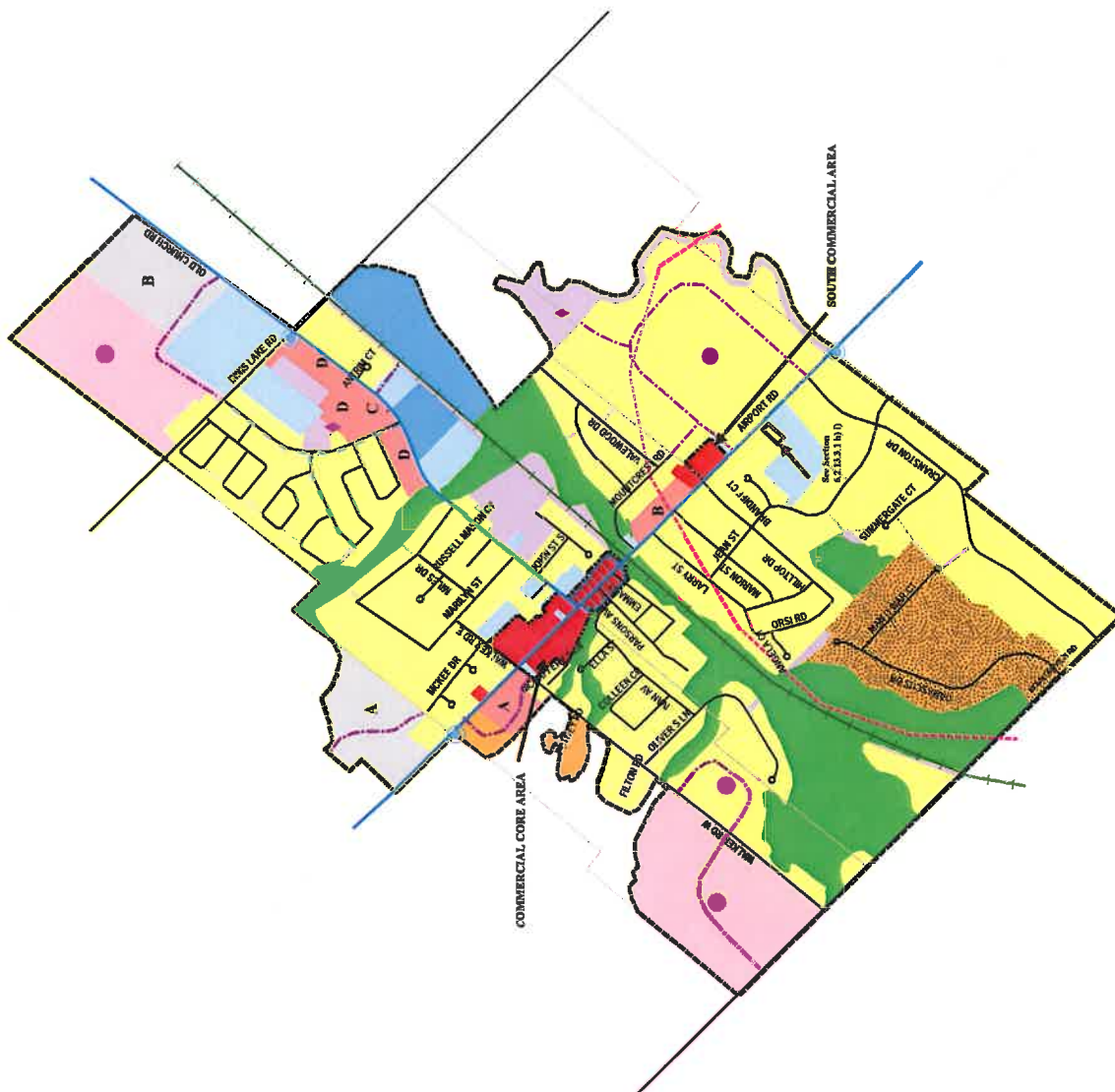
If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.

Base Data Source: Town of Caledon



Revised Date: September 3, 2010

File No. : scld\_408  
revised\_410.georef.mxd

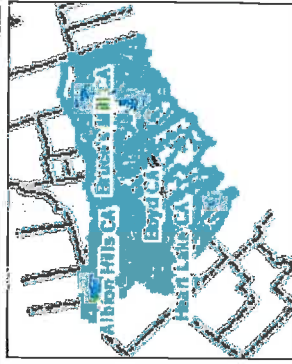






## Appendix I

# TRCA Map Output



- Legend**
- Rivers / Stream
  - Regulation Limits

**Notes**




0.3 0 0.17 0.3 Miles

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
























WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Toronto Region Conservation Authority

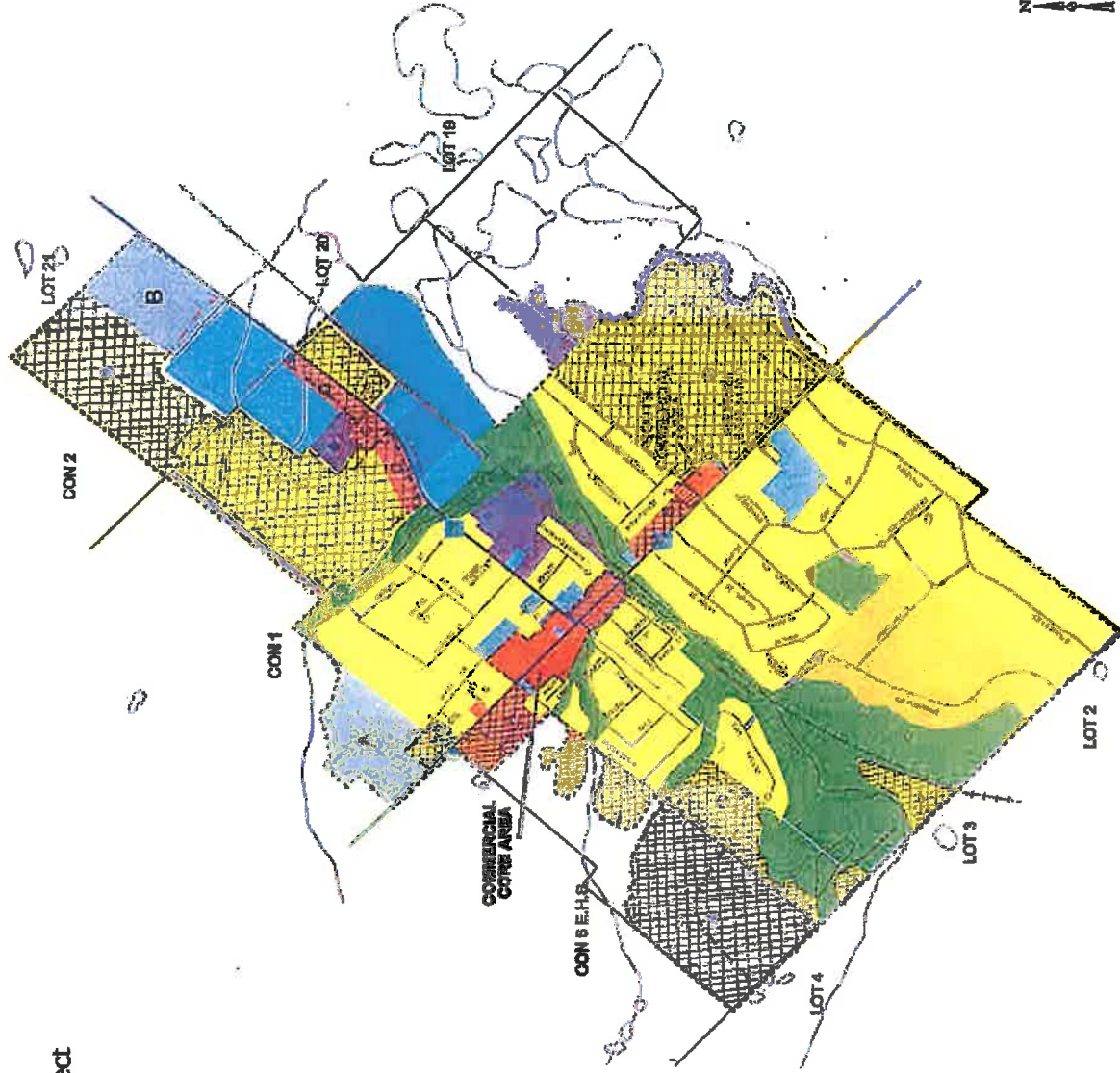


## Appendix J

 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



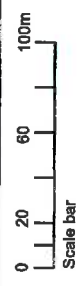


## Appendix K





# **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