

TOWN OF CALEDON
PLANNING
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Dec 19, 2024

PLANNING JUSTIFICATION REPORT

**IN SUPPORT OF A
ZONING BY-LAW AMENDMENT
AND
PROPOSED DRAFT PLAN OF
SUBDIVISION**

**0, 12156 and 12306 Chinguacousy Road
TOWN OF CALEDON**

Argo Mayfield West, I Limited, Argo Mayfield West II Limited and
Argo Mayfield West III Limited

December 2024

GSAI File: 792-028

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1.0 Introduction

Glen Schnarr & Associates Inc. (GSAI) has been retained by Argo Mayfield West I Limited, Argo Mayfield West II Limited, and Argo Mayfield West III Limited (collectively, “Argo Mayfield West”) to assist in obtaining the necessary planning approvals to facilitate the development of 0, 12156 and 12306 Chinguacousy Road in the Town of Caledon (the ‘Subject Lands’ or ‘Site’) legally referred to as,

PART LOT 19, CONCESSION 3, WEST OF HURONTARIO STREET,
CHINGUACOUSY, PART 1, PLAN 43R-40453 TOWN OF CALEDON

PART OF LOT 19, CONCESSION 3, WEST OF HURONTARIO STREET,
(CHINGUACOUSY), DESIGNATED AS PARTS 1 AND 2, PLAN 43R40664
TOGETHER WITH AN EASEMENT OVER PART OF LOT 19, CONCESSION 3
DESIGNATED AS PART 3, PLAN 43R40664 AS IN LT2025556 TOWN OF CALEDON

PART OF LOT 18 CONCESSION 3 WEST OF HURONTARIO STREET
CHINGUACOUSY, PART 1 ON 43R40488, TOWN OF CALEDON, REGIONAL
MUNICIPALITY OF PEEL

The Subject Lands are generally located on the west side of Chinguacousy Road, north of Mayfield Road, in the Town of Caledon. See Section 2.0 of this Report for a detailed description of the Subject Lands.

The Subject Lands and adjacent lands have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and recently adopted Future Caledon Official Plan (2024). To advance the planning and development of the area, in November 2022, several landowners within the area bounded by the Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south, assembled a Developers Group, named the Alloa Landowners Group. The Alloa Planning Area includes an area of approximately 750 hectares (1,850 acres) and has an estimated net developable area of approximately 600 hectares (1,500 acres).

The Subject Lands are located within the proposed Alloa Secondary Plan Area, which is subject to an active Official Plan Amendment application under file POPA 2024-0004 submitted July 5, 2024. Furthermore, the subject lands are located in the proposed Phase 1 Tertiary Plan area.

To implement the proposed Alloa Secondary Plan and Phase 1 Tertiary Plan, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision are proposed to facilitate the development of the Subject Lands in accordance with the land uses generally proposed by the Secondary Plan.

The purpose of this report is to outline the nature of the proposed amendment and to evaluate the proposal in the context of the policies of the Provincial Planning Statement, the Region of Peel Official Plan, and the Town of Caledon Official Plan.

2.0 Site Description

The Subject Lands consist of three parcels, totaling an area of approximately 46 hectares (113.67 acres). The Subject Lands are generally located on the west side of Chinguacousy Road, north of Mayfield Road, in the Town of Caledon, see **Figure 1: Aerial Context Map**.

The two abutting parcels (0 and 12306 Chinguacousy Road), owned by Argo Mayfield I and II have a collective frontage of approximately 520 metres (1,706 feet) and a total area of approximately 39.7 hectares (98 acres). The lands are currently used for agricultural purposes and contain a detached dwelling and several farm buildings and structures. The westerly portion of the land is occupied by existing woodland.

The lands known as 12156 Chinguacousy Road, owned by Argo Mayfield III Limited have a frontage of approximately 30 metres (98 feet) and an area of approximately 5.9 hectares (14.6 acres). The lands are also currently used for agricultural purposes and contain existing detached dwellings and accessory structures.

The surrounding land uses are as follows:

- North: Agricultural activity with associated farming structures such as a farmhouse, barns and an existing watercourse.
- East: A new residential subdivision part of the Mayfield West Phase 2 Secondary Plan community currently under construction containing single detached homes and townhouses.
- South: Agricultural activity with associated farming structures such as a farmhouse, barns and an existing watercourse.
- West: Agricultural activity with associated farming structures such as a farmhouse, barns and an existing watercourse.

The Subject Lands are also located north of the Mount Pleasant Secondary Plan Area in the City of Brampton. This Secondary Plan area is developed or currently under construction and expected to be largely built out in the next 2-3 years. On review, this Secondary Plan Area is based on complete community planning principles and have existing or planned sanitary and water service connections. The Subject Lands are also directly northeast of the future Heritage Heights Secondary Plan in the City of Brampton, which is not yet developed.

Further north and west of the Subject Lands is the Highway 413 Transportation Corridor which is the border of the proposed Altoa Secondary Plan.

All three parcels currently receive direct access from Chinguacousy Road. The proposed Draft Plan of Subdivision will introduce a new internal road network to the Subject Lands which will see the extension of Tim Manley Avenue and Tweedhill Avenue providing east-west access from

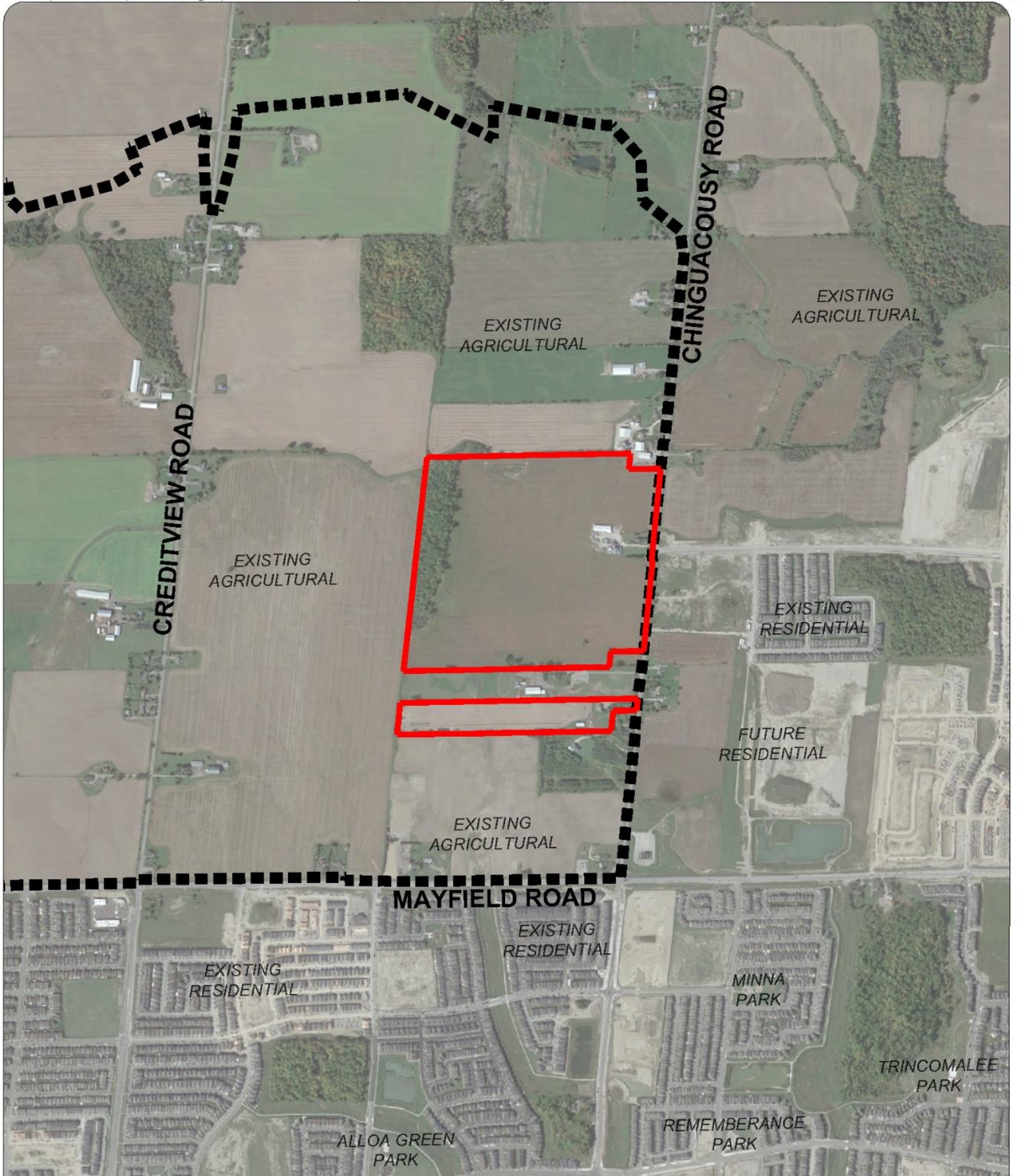


FIGURE 1 **AERIAL CONTEXT PLAN**
TOWN OF CALEDON

- ▭ Subject Lands
- Alloa Secondary Plan Boundary

PART OF LOTS 18 & 19, CONCESSION 3,
WEST OF HURON TARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
OCTOBER 15, 2024

Chinguacousy Road and proposed Alexander Gillespie Avenue providing north-south access from Mayfield Road. More on the proposed subdivision in Section 3 of the report.

2.1 Transportation Network

The Subject Lands are north of Mayfield Road, which is classified as a Regional Arterial and extends east-west across the Region of Peel. The section of Mayfield Road between Chinguacousy Road and Mississauga Road is planned to be expanded from two to five lanes, with completion in 2027¹. The section of Mayfield Road between Chinguacousy Road and Hurontario Street is planned to be expanded from two lanes to six, with completion in 2025².

The Subject Lands are generally located between two arterial roads running north-south, including, Creditview Road (Town Arterial), and Chinguacousy Road (Town Arterial). Chinguacousy Road is identified for expansion from two to four lanes by 2031³ and the Town of Caledon is currently undertaking a Schedule “C” Municipal Class Environmental Assessment for Chinguacousy Road in this area. Within the current agricultural context, there are no existing east-west roadway connections.

Through the design of both the Mayfield Road and Chinguacousy Road expansion projects, multi-use trails and pedestrian infrastructure are proposed along both roadways.

It is expected that as development along Mayfield Road continues, Mayfield Road will come to serve as a higher-order transit corridor capable of accommodating rapid transit service. In reviewing the type of public transit service available along other major east-west arterial roads in the Region (Bovaird Drive, Queen Street, Steeles Avenue), all provide existing Züm Bus Rapid Transit Service. Additional roadways are capable of providing transit service within the surrounding area communities, including Tim Manley Avenue.

3.0 Draft Plan of Subdivision

As illustrated in the proposed Draft Plan of Subdivision, see **Figure 2: Draft Plan of Subdivision** Argo Mayfield West is proposing to develop the Subject Lands for a mix of low, medium-high density residential land uses in the form of detached singles, and a range of townhouse forms. The Conceptual Plan of Subdivision also contains a proposed Neighbourhood Park Block and Public Elementary School. Further, the design is intended to retain the existing woodland on site with a proposed 10-metre protective buffer. The conceptual draft plan of subdivision also shows a proposed local road network including the westerly extensions of Tim Manley Avenue and Tweedhill Avenue, as well as a proposed north-south collector road that would accommodate a connection to Mayfield Road. The hold out parcel dividing the proposed draft plan of subdivision

¹ Region of Peel Capital Project #22262

² Region of Peel Capital Project #55247

³ Mayfield West Phase 2 Stage 2 Transportation Assessment (Paradigm Transportation Solutions, January 2018)

has recently also been acquired by Argo Mayfield West to complete the community. A future application will be furth coming.

The proposed Draft Plan of Subdivision includes:

- 444 lots of single detached residential units with a mix of lot widths of 12.8 metres, 13.72 metres, and 15.24 metres, covering a total area of 12.05 hectares (29.81 acres);
- 96 units of street townhouses, covering a total area of 1.61 hectares (3.98 acres);
- 297 units of rear lane townhouses, covering a total area of 3.87 hectares (9.56 acres);
- 18 units of back-to-back townhouses, covering a total area of 0.16 hectares (0.40 acres).
- Two medium-high density residential blocks, covering a total area of 3.71 hectares (9.17 acres);
- One partial public elementary school block of 1.36 hectares (3.36 acres);
- One neighbourhood park block of 2.22 hectares (5.49 acres);
- Two walkway blocks, totaling an area of 0.02 hectares (0.05 acres);
- Two open space blocks totaling an area of 0.02 hectares (0.05 acres);
- One partial stormwater management pond block of 0.41 hectares (1.01 acres);
- Two environmental policy blocks totaling an area of 4.54 hectares (11.22 acres);
- 22 residential reserve blocks totaling an area of 0.61 hectares (1.51 acres);
- road widening blocks totaling 0.38 hectares (0.94 acres);
- 0.3 reserve blocks totaling 0.02 hectares (0.05 acres);
- road widening blocks toaling 0.38 hectares (0.94 acres); and
- internal road networks totaling 14.93 hectares (36.89 acres)

The following provides an overview of key elements of the Draft Plan of Subdivision:

Single Detached Lots

The Draft Plan of Subdivision consists of a total of 444 Single Detached residential lots. The single detached lots are a mixture of lots with 12.8 metres (266 lots), 13.72 metres (65 lots), and 15.24 metres (113 lots) frontages. Single detached houses developed on these individual lots will have direct frontage and access to the internal streets. Each dwelling will have a private garage and driveway and will accommodate the required vehicular parking on the lot. Private outdoor amenity space will be provided by way of a rear yard for each lot. A shallower lot depth promotes a more compact build form without compromising on functionality.

Street Townhouse Blocks

A total of 21 Street Townhouse Blocks are being proposed, comprising 96 residential units. These Street Townhouses are strategically oriented around the medium-high density condominium block located in the center of the subdivision. This central placement not only enhances the accessibility of the units but also positions them conveniently close to the neighbourhood park. The proximity to the park provides residents with easy access to recreational spaces, fostering a sense of community and encouraging outdoor activities. These townhouses will be developed on individual

lots with direct access to a street. Each street townhouse will generally have two parking spaces, one in an attached garage and another in the driveway. Private outdoor amenity space will be provided by way of a rear yard for each lot.

Back-to-Back Townhouse Blocks

A total of 2 Back-to-Back Townhouse Blocks are being proposed, which will constitute 18 units. The back-to-back townhouses will be developed on individual lots with front-loaded access to the street. Amenity space will be provided by way of 2nd floor terraces or balconies.

Rear Lane Townhouse Blocks

A total of 58 Rear Lane Townhouse Blocks are being proposed, which will collectively comprise 297 residential units. These townhouse units are thoughtfully distributed throughout the subdivision to ensure balanced development. The majority of these townhouses will be centrally located along Tim Manley Avenue. Promoting a walkable and pedestrian-friendly interface and screens driveways and garages away from these key community streets. This strategic placement not only enhances the aesthetic appeal of the neighborhood but also serves a functional purpose by creating a smooth transition from the collector road to the interior sections of the community. These townhouses will be developed on individual lots with access to a rear lane. Each rear-lane townhouse unit will provide two vehicular parking spaces in an attached two-car garage. Amenity space will be provided by way of 2nd floor terraces or balconies.

Medium - High Density Block

The draft plan proposed two Medium-High Density Residential Blocks. One partial block in the southeast corner and one strategically placed on the southwest corner of Tim Manley Avenue and Chinguacousy Road. The exact build form for these blocks will be refined through further site plan applications.

Residential Reserve

The Draft Plan of Subdivision also includes 17 Residential Reserve Blocks located at the fringes of the Subject Lands, designated for future dwellings of various built forms. The development of these lands will be coordinated with adjacent landowners as they decide to proceed with their development applications. This approach ensures a cohesive and integrated expansion of the subdivision, accommodating future growth and diverse housing needs.

Elementary School Block

The proposed Draft Plan of Subdivision includes a designated area for a future Public Elementary School Block (partial). The proposed Elementary School Block is straddled between the subject lands and a holdout parcel. This school is ideally situated along Michael Cronin Drive, directly opposite the proposed Neighbourhood Park. This prime location ensures that students and families will have convenient access to both educational and recreational facilities, promoting a balanced and community-oriented lifestyle within the subdivision.

Neighbourhood Park Block

A block for a future Neighbourhood Park is proposed within the Draft Plan of Subdivision. This park, strategically located along Michael Cronin Drive, is positioned directly opposite the future Public Elementary School. The thoughtful placement of both the Neighbourhood Park and the Elementary School is designed to complement each other, enhancing the overall livability of the new neighborhood. This arrangement provides residents with easy access to essential recreational and educational amenities, fostering a vibrant and cohesive community atmosphere.

Open Space

Two Open Space Blocks are next to the Environmental Policy Area along the western boundary. These two Open Space Blocks will integrate commensurately with the adjacent NHS Block, creating vista points.

Stormwater Management Pond Block

A portion of a Stormwater Management Pond Block is being proposed in the northeastern corner of the proposed draft plan of subdivision. Which will serve a portion of the northern parts of the development proposal.

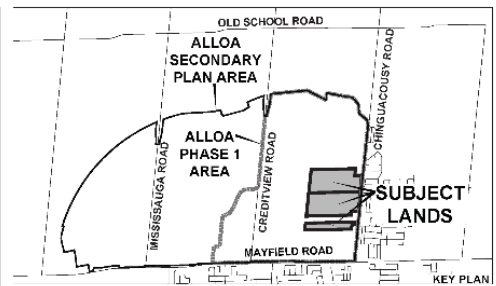
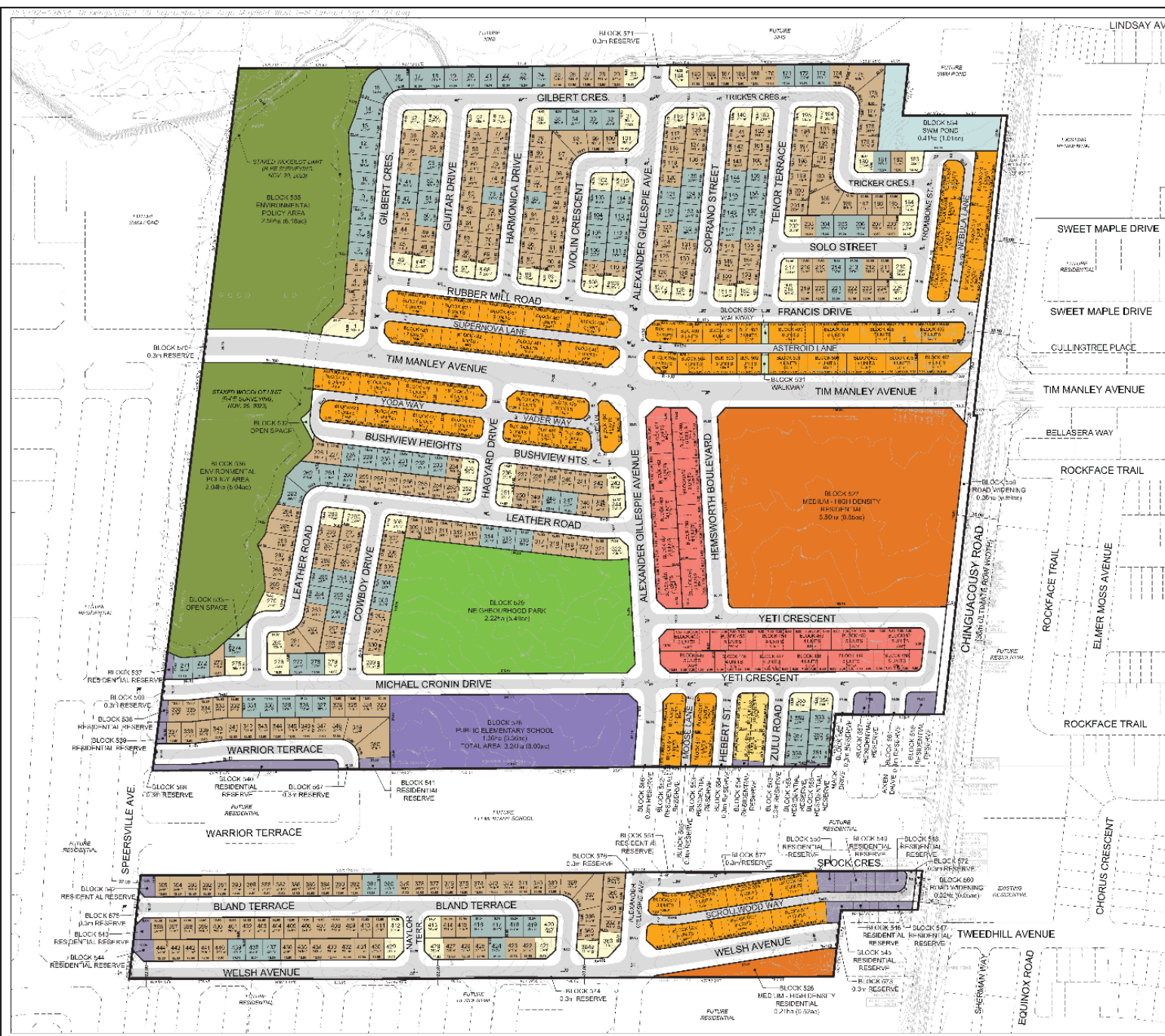
Environmental Policy Area Block

Along the western boundary of the draft plan of subdivision lies an existing staked woodlot. To protect this important natural heritage feature, the proposed Environmental Policy Area Block includes a 10-meter buffer. This buffer zone is designed to safeguard the woodlot's ecological integrity, ensuring the preservation of local biodiversity and contributing to the overall environmental sustainability of the subdivision.

Road Network

The proposed Draft Plan of Subdivision includes an internal public street network that aligns with the street network proposed in the Tertiary Plan. Tim Manley Avenue serves as the primary east-west connection to surrounding subdivisions, while Alexander Gillespie Avenue fulfills this role in a north-south direction. This network is designed to enhance connectivity and accommodate the generated traffic effectively.

The subdivision features a well-planned internal road network that ensures logical traffic flow throughout. The collector roads are proposed with right-of-way widths of 22m and 29m, while local roads range from 16m to 18m in width. Additionally, the proposed laneways have a right-of-way width of 8m. All local and collector roads will provide sidewalks on both sides as required by the ATMP.



**DRAFT PLAN OF SUBDIVISION
ARGO MAYFIELD WEST I LIMITED,
ARGO MAYFIELD WEST II LIMITED &
ARGO MAYFIELD WEST III LIMITED
FILE # 21T- C**

PART OF LOTS 18 & 19, CONCESSION 3,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEELE

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN

SIGNED: [Signature]
A. U. KUMARANAYAKE O.L.S.
RPE SURVEYING LTD.
643 BRIMLEY ROAD, SUITE 217
SCARBOROUGH, ON. M1S 1A1
PHONE: 416-655-5500

DATE: APR. 23, 2024

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (HA)	AREA (AC)	UNITS	DENSITY (UPHA)
DETACHED (12.5m x 4.5)	1,667	5.67	19.99	280	33.2
DETACHED (10.75m x 4.5)	1,888	1.88	4.81	65	34.92
DETACHED (RESERVED)	3,200	3.20	8.13	181	33.64
SEMI-1 (COV. HOUSE - 50% (54))	448,488	1.91	0.39	54	59.63
SEMI-2 (COV. HOUSE - 1.5m (12))	458,493	3.67	0.58	397	76.34
BACKUP-3 (COV. HOUSE - 9.5m (19))	52,152	0.96	0.42	78	119.68
MED-DH (MED-DENSITY RESIDENTIAL)	178,177	0.71	0.17		
PUBLIC ELEMENTARY SCHOOL	1	0.08	1.98	338	
NEIGHBOURHOOD PARK	1	0.09	2.29	348	
OPEN SPACE	680.97	1.62	0.23		
OPEN SPACE	332,330	0.02	0.26		
SWAMP	1	0.04	0.41	17	
RESIDENTIAL (ALLOO PHASE 1)	375,558	4.54	11.33		
RESIDENTIAL RESERVE	837,568	0.91	1.61		
ROADWAY (P.L.M.C.)	122,539	0.38	0.34		
D.I.V. RESERVE	907,672	2.10	0.23		
DAYLIGHT TRIANGLE (15.0m x 15.0m)	1	1.22	1.25		
DAYLIGHT TRIANGLE (10.0m x 10.0m)	1	0.25	0.25		
LANEWAY TO LOCAL (COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m)	1	0.03	0.03		
LOCAL TO LOCAL DAYLIGHT TRIANGLE - 5.0m	1	0.03	0.03		
22.5m COLLECTOR (5.0m x 12.5m) (2.25m)	1	0.03	0.03		
22.5m COLLECTOR (3.0m x 12.5m) (2.25m)	1	0.04	0.04		
TOTAL	577	25.00	115.91	665	45.20

- NOTES**
- STREET 'A' & CHINGUACOUSY ROAD DAYLIGHT TRIANGLE - 15.0m x 15.0m
 - COLLECTOR TO COLLECTOR DAYLIGHT TRIANGLE - 10.0m x 10.0m
 - LOCAL TO COLLECTOR DAYLIGHT TRIANGLE - 7.5m x 7.5m
 - LANEWAY TO LOCAL / COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m
 - LOCAL TO LOCAL DAYLIGHT TRIANGLE - 5.0m
 - PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
 - ALL INTERSECTION ANGLES ARE 90° UNLESS OTHERWISE NOTED

SCALE: 1:1600
SEPTEMBER 30, 2024

ARGO DEVELOPMENT CORP
GSAI Glen Schnarr & Associates Inc.

4.0 Zoning By-law Amendment

The Town of Caledon passed By-law No. 2024-050 on June 25, 2024, to rezone the subject lands among other by-laws and various other lands in Caledon in an effort to promote the achievement of the Town's Housing Pledge. The approved zoning generally allows for a wide range of community uses, including environmental conservation. The subject lands are zoned as provided in the Town of Caledon Zoning By-law 2006-50.

- **RMD-686-H39A-H39B** (Mixed Density Residential-Special Exception 686 -Holding Provision 39A - Holding Provision - 39B); and
- **EPA1-H39A-H39B** (Environmental Policy Area One - Holding Provision 39A - Holding Provision 39B)

The applicant is proposing to generally maintain the existing zones, with the exception of two minor revisions to the RMD-686 zone. These revisions are requested to facilitate a more efficient delivery of housing units. No revisions are proposed to the EPA1 zone.

A summary of the revisions is provided below:

- Permitted Encroachment into a required Front Yard for a bay, bow or box window with or without foundation or cold cellar is revised from 1 metre to two metres (provided a setback of 0.5 metres is maintained to the front lot line. This encroachment is consistent with existing front yard encroachments in the same zone (for covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps).
- Permitted Encroachment into a required Rear Yard is revised to permit 3.5 metres (up to a maximum width of 60% of the lot) for a one-storey component of a main building. This standard previously restricted the same encroachment to one storey components of main buildings at lot depths less than 24 metres.

The proposed Zoning By-law Amendment will implement the proposed Draft Plan of Subdivision, while continuing to achieve the goals and objectives of the Town of Caledon Official Plan, and draft Alloo Secondary Plan.

5.0 Consultation Process

A Pre-Application Review Committee (PARC) meeting was held with the Town of Caledon on June 6, 2024. Town of Caledon Staff, Region of Peel Staff, members of Argo Mayfield West, and GSAI were in attendance. At the meeting, requirements for a complete development submission were discussed. The required studies and reports prepared in support of this complete development submission are detailed in Section 6.0 below.

Notice of Application

The public engagement process will follow the public notification and engagement procedures as prescribed by the *Planning Act* and guided by the Official Plan. Notice of Application will be

placed in the Caledon Enterprise, Caledon Citizen, and Brampton Guardian. In addition, the Notice will be mailed to all landowners within 120 m (393.7 ft) and placed on the Town's website. A Development Notice will also be posted on the property.

Agency and Department Review

The application will be circulated to external agencies and internal departments for review and comment.

Public Meeting

A public meeting will be scheduled by the Town as required by the Planning Act after submission. This will provide any member of the public with the opportunity to make representations with respect to the current proposal. This application follows closely on the submission of the Alloa Secondary Plan and Phase 1 Tertiary Plan. The grouping of these public meetings might be beneficial for staff and the public to have a holistic discussion. Any relevant concerns raised during the Public Meeting(s) for the aforementioned applications can be addressed during the review cycle of this application.

5.1 Indigenous Consultation Process

In support of the Secondary Plan, the Alloa Landowners Group is in the process of engaging with Indigenous Nations and Communities, as informed by the Town of Caledon's "*Expectations for Indigenous Engagement for Proponent Led Development*". The purpose of this engagement is to follow the Duty to Consult and provide information about the Proposed Development, including circulation of supporting materials. Engagement is planned with the following relevant Indigenous Nations and Communities: Mississaugas of the Credit First Nation; Six Nations of the Grand River; Huron-Wendat Nation; Haudenosaunee Confederacy of Chiefs (as represented by the Haudenosaunee Development Institute); and Métis Nation of Ontario (Region 8).

Initial correspondence with the relevant Indigenous Nation/Communities included a description of the project, location figures, anticipated impact of the project, and a list of studies complete or underway. Follow-up correspondence is anticipated, including circulation of requested material. All engagements will be documented and shared with the Town of Caledon through future stages of the related Secondary Plan process.

6.0 Supportive Studies and Reports

Per communication with Town staff and the requirements of the Official Plan, the below technical studies and reports have been prepared in support of the proposed Draft Plan of Subdivision and Zoning By-law Amendment, as discussed below.

6.1 Arborist Report and Tree Preservation Plan

Crozier was retained to prepare an Arborist Report and Tree Preservation Plan. During their fieldwork a total of 382 individual trees and four tree groupings were inventoried and assessed on the site. Of these, 349 individual trees and three tree groupings are proposed for removal, while 33 individual trees and one tree grouping will be retained. Most of the trees assessed are in good to fair condition and will be replaced in accordance with the Town's compensation ratios, requiring 479 compensation trees. Trees identified as being in poor or dead condition are recommended for removal due to their deteriorating health. The recommendations for tree retention are based on the concept draft plan drawings and a thorough evaluation of the trees' health, with an emphasis on adhering to best practices throughout the construction process.

6.2 Archaeological Assessment

Parslow Heritage Consultancy Inc. was retained for a Stage 1 and 2 Archaeological Assessment. The property survey of Mayfield West I and II resulted in the identification of four archaeological sites (AkGx-728, AkGx-729, AkGx-735, and AkGx-736), and the property survey of Mayfield West III resulted in the identification of one archaeological site (AkGx-727).

The report made several recommendations based on the findings during the assessment. It is recommended that a Stage 3 assessment be done for Mayfield West I and II (AkGx-729, AkGx-735 and AkGx-736). The Stage 3 assessment has commenced and will be submitted at a later date.

6.3 Environmental Implementation Report / Environmental Impact Study

Crozier Consulting Engineers (Crozier) was retained by the Alloa Landowners Group to coordinate and prepare an Environmental Impact Report (EIR) in support of the Phase 1 Tertiary Plan and associated future Draft Plans of Subdivision and site plans. Additionally, owing to the scale of the study area, a larger Consultant team was retained which includes Urbantech (civil and water resources engineering), GEO Morphix Ltd. (fluvial geomorphology), Azimuth Environmental Consulting Inc. (Azimuth) and Cunningham Environmental Associates (Cunningham) (wildlife, fisheries, and terrestrial), Pratus Group (climate adaptation) and Crozier (hydrogeology). This EIR adheres to the Provincial Policy Statement, Region of Peel and Town of Caledon Official Plans, and relevant TRCA/CVC regulations

The purpose of the EIR is to provide a description and background review of the physical and ecological characteristics of natural heritage features from the subject and adjacent lands including ecological functions, significance, and sensitivity. Additionally, the EIR provides an overview of servicing and stormwater management strategies for the Alloa Phase 1 lands.

Crozier and the Consultant team concluded through their analysis that:

- All significant natural heritage features have been identified and confirmed jointly by TRCA, CVC, Town of Caledon and Project Team members. These features have been protected and associated buffers applied.
- Through restored buffers and the proposed transformation of the degraded Alloa Drain into a significant greenway corridor, the Alloa Phase 1 Tertiary Plan has created a significant opportunity for the expansion of the Natural Heritage System.

- The Alloa Phase 1 Tertiary Plan has achieved a net benefit to the existing habitat by adding significant vegetation cover/diversity and resulting net gain to Performance Measure targets.
- It is recommended that additional studies may be required and/or a scoped EIS be completed where any significant changes to Alloa Phase 1 Tertiary Plan have resulted since the completion of this report. The requirement for any additional study shall be determined by the Town of Caledon in consultation with the relevant agency(s).
- Agencies and the Project Team should continue to collaborate to align development with the Tertiary Plan's objectives and policies. This includes coordinating efforts in civil and water resources engineering, fluvial geomorphology, terrestrial and fisheries management, climate adaptation, and hydrogeology.

6.4 Environmental Site Assessment

DS Consultants Ltd. was retained to conduct a Phase One and Two Environmental Site Assessment (ESA), which was carried out in conjunction with a geotechnical investigation. The assessment involved the advancement of 17 boreholes, five test pits, the installation of 9 monitoring wells, and the collection of soil and groundwater samples to analyze potential contaminants of concern

In the majority of boreholes, a surficial layer of topsoil approximately 200 to 380 mm thick was encountered. Groundwater flow direction was interpreted as northwesterly in the western portion of the site, towards the creek that traverses the west boundary, and southerly in the eastern portion towards Fletcher's Creek.

Chemical analyses of groundwater samples indicated that the applicable Site Condition Standards have been met. For detailed findings and further information, please refer to the ESA included in the submission package.

6.5 Functional Services Report and Stormwater Management Report

Urbantech was retained to conduct a Functional Services Report (FSR) and Stormwater Management Report. The FSR and Stormwater Management Report was submitted as part of the Phase 1 Tertiary Plan submission. As part of this submission, Urbantech has prepared letters of compliance for the proposed Draft Plan of Subdivision and Zoning By-law Amendment. These letters confirm that the development proposal will comply with the recommendations and servicing concepts described in the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September 2024). The letters of compliance attached as part of the submission package include a Storm Servicing Plan, a Sanitary Drainage Plan and a Water Servicing Plan.

6.6 Geotechnical Report

DS Consultants Ltd. was retained to conduct a preliminary geotechnical investigation at the project site. Boreholes were drilled to depths ranging between 3.7 and 6.7 meters below the existing grade to assess subsurface conditions.

The floor slab may be constructed on grade, provided that all topsoil, fill, reworked native material, and any softened or disturbed native soils near the surface are fully removed, and the base is thoroughly proof-rolled to ensure stability. Any fill material used to raise the site grade must consist of inorganic soil, placed in thin lifts, and compacted to achieve a minimum of 98% of the Standard Proctor Maximum Dry Density (SPMDD).

If engineered fill is utilized to support the foundations, the floor slab can also be placed on this engineered fill. To manage moisture, a barrier of at least 200 mm of 19 mm clear crushed stone should be installed beneath the floor slab.

The site, with proposed structures founded on either competent native soils or engineered fill, is classified as 'Class D' for seismic site response, in accordance with current guidelines.

6.7 Healthy Development Assessment

NAK Design Strategies has prepared a Healthy Development Assessment (HDA) to support the Alloa Secondary Plan. The HDA confirms that the development will emphasize sustainability and active transportation. The HDA evaluated how the Alloa Secondary Plan development contributes to fostering health-promoting communities. The Secondary Plan achieves a gold score of 57/60, or 95%.

6.8 Heritage Impact Assessment

TMHC Inc. was engaged to produce a Heritage Impact Assessment (HIA) which considers the potential impacts of a proposed residential development on the Subject Property at 12306 Chinguacousy Road, Caledon, Ontario (the “Subject Property”) due to the Subject Property being listed on the Town of Caledon’s Heritage Register.

TMHC’s HIA intends to provide a heritage evaluation of the Subject Property against the criteria set out by the Ontario Heritage Act (OHA) O.Reg. 9/06 (as amended by O. Reg. 569/22) and, if applicable, an assessment of the proposed development’s potential impact on the Subject Property, as well as strategies for mitigating those impacts. The HIA follows the general format set out in the Ministry of Citizenship and Multiculturalism’s (MCM) Info Sheet #5: Heritage Impact Assessments and Conservation Plans, which is included in the Heritage Resources in the Land Use Planning Process within the Ontario Heritage Toolkit and the Town of Caledon’s Terms of Reference for Heritage Impact Assessments.

TMHC conducted a formal evaluation of the Subject Property against the OHA’s O. Reg. 9/06 (as amended by O. Reg. 569/22), which found that the property does not meet the criteria for Cultural Heritage Value or Interest (CHVI) for its design/physical value, historical/associative value, or contextual value. As such, an impact analysis was not completed as part of TMHC’s report. The Subject Property is not considered to be a candidate for long-term conservation, including Part IV designation under the OHA. TMHC notes that the Subject Property is adjacent to 12259 Chinguacousy Road, which is listed on the Town of Caledon’s Heritage Register. Through consultation with the Town of Caledon’s heritage planners, it was determined that the heritage

resources of the adjacent heritage-listed property have either been removed from the property or demolished, eliminating the potential for impacts on those former features. Therefore, no potential impacts to the adjacent listed property are anticipated as a result of the proposed development.

TMHC, however, recommends that specific materials from the interior of the building be salvaged for future use in heritage renovations, new constructions, or other adaptive reuse functions. These materials are listed within TMHC's report. Additionally, TMHC has identified the home as the childhood residence of Conservative MP Gordon Graydon. TMHC recommends that Graydon's connection to the Subject Property may be restored and maintained through commemorative means, including street names and interpretive signage. TMHC acknowledges the Town of Caledon's interest in the restoration of the Subject Property. Should the home be restored to earlier iterations of its design, it may become eligible for designation under Part IV of the OHA (as amended by O.Reg. 569/22).

6.9 Hydrogeological Study

A Hydrogeology Study was prepared and submitted as part of the Alloo Secondary Plan submission. The study assessed the movement, distribution, and quality of groundwater for the Secondary Plan Area. The study evaluated the potential impacts of proposed developments on groundwater levels and quality and addressed concerns relating to contamination risks, water table fluctuations, and interaction with surface water systems.

6.10 Noise Study

Valcoustics Canada Ltd. (VCL) was retained to prepare an Environmental Noise Feasibility Study for the proposed mixed-use development in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications. The transportation noise source with the potential for impact at the subject site is road traffic on Chinguacousy Road as well as the new internal roadways in the development (Tim Manley Avenue, Alexander Gillespie Avenue, Speersville Avenue, and Welsh Avenue). There are no stationary noise sources in the vicinity with the potential for impact at the subject site.

To meet the noise guideline limits the report made the following recommendations.

- Mandatory air conditioning is required for the first row of dwellings from Chinguacousy Road, specifically:
 - All dwelling units in Blocks 510, 511, 512, and 558; and,
 - The easternmost dwelling units in Blocks 450, 451, 496, 497, 547 and 548.
- The provision for adding air conditioning is required at dwellings throughout the development. Refer to Figure 2 and Table 3 for specific blocks/locations.
- For the first row of dwellings from Chinguacousy Road, exterior wall construction meeting Sound Transmission Class (STC) 37 and exterior windows with ratings up to STC 30 will mitigate the indoor sound levels to the noise criteria.

Exterior wall construction meeting the minimum non-acoustical requirements of the Ontario Building Code (OBC) is expected to achieve a rating of STC 37. If upgraded exterior wall construction with a higher STC rating is used (e.g. brick veneer), the window STC requirements are expected to decrease.

- At all other locations, exterior wall and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code (OBC) will be sufficient to meet the indoor noise criteria.
- Sound barriers are required (see Figure 2 for specific locations):
 - 2.4 m high at the townhouse dwellings siding toward Chinguacousy Road (easternmost units in Blocks 450 and 451).
 - 2.1 m high at the detached dwelling siding onto Tim Manley Avenue (Block 1).
 - 1.8 m high at:
 - the townhouse dwellings siding onto Tim Manley Avenue (the northernmost units in Blocks 460 and 461).
 - all dwellings siding onto Alexander Gillespie Avenue and Welsh Avenue (Blocks 30, 31, 101, 164, 243, 244, 322, 363 and 364, and the westernmost units in Blocks 445 and 456); and
 - the detached dwellings backing onto the stormwater management pond (Blocks 175 to 183).

Plans showing the layouts for the medium-high density residential blocks and the future school blocks have not yet been prepared. The noise control requirements at these blocks should be determined once the site layout has been finalized. This should be done as part of the SPA applications for these blocks.

6.11 Traffic/Transportation Impact Study, Parking Plan and Pedestrian Circulation Plan

A Transportation Impact Study (TIS) (Crozier, October 2024) was prepared in support of the Alloo Phase 1 Tertiary Plan. The TIS comprehensively evaluated the impacts of Alloo Phase 1 Lands from a transportation perspective, identifying required mitigation measures as warranted. The Tertiary Plan was designed to comprise the intended individual Draft Plans such that the Tertiary Plan's Road network and land use layout were reflective of the respective Draft Plans for each parcel.

Crozier has prepared a Transportation Compliance Letter in support of the development proposal on the Subject Land. This letter confirms that the proposed Draft Plan of Subdivision can be aligned with the findings and recommendations of the TIS submitted for the Alloo Tertiary Plan.

6.12 Waste Management Plan

A Waste Management Plan has been prepared and was submitted as part of the submission package. This plan illustrates that the subdivision will comply with the Waste Collection Design Standards Manual.

6.13 Housing Assessment

A Housing Assessment has been prepared in support of the Alloo Secondary Plan by GSAI. The Housing Assessment states that the Alloo Secondary Plan will have an expected population of approximately 40,000 people, within 14,000 residential dwelling units, and an estimated density of 90 residents and jobs per hectare.

Proposed Development

The proposed draft plan of subdivision is expected to accommodate a diverse population, reflecting the growing housing demand in both the Greater Toronto Area (GTA) and the Town of Caledon. At this stage, the residential unit counts for the medium-high density block remain conceptual, as the detailed development of these blocks will require future applications through the Site Plan Approval process. This approach will ensure that the final design aligns with market conditions and municipal goals at the time of detailed development.

The need for larger, family-oriented units has increased significantly across the GTA, including in Caledon, driven by demographic trends such as population growth and shifting household preferences. The proposed plan responds to this trend by striking a balance in its housing mix, as outlined in the table below. Although the precise unit types are not confirmed at this time, the development is expected to include a variety of, distributed across multiple housing typologies.

The draft plan has been designed to provide a variety of housing options, offering flexibility in terms of tenure (rental and ownership), built form, unit size, and pricing. This diversity is intended to accommodate a wide range of future residents, including families, singles, and seniors. The range of permitted residential forms includes single-detached dwellings, various types of townhouses (such as traditional, stacked, and back-to-back), and apartment units. This assortment ensures that households of different sizes, including larger families, will have access to suitable housing.

Table 1: Unit and Population Estimate

Draft Plan Unit and Population Estimate					
	Units Per Hectare	# of Units	PPU⁴	Population	Unit %
Total Population	-	1,380	-	4,044,65	
Residential Area: Low Density	30	444	3.64	1,601.6	32.2%
Residential Area: Medium Density	60	411	3.3	1,356.3	29.8%

⁴ Draft 2024 Town of Caledon Development Charges Background Study

Residential Area: Medium-High Density	150	525	2.07	1,086.75	38.0%
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In addition, the medium-high density block within the subdivision allows for residential buildings with heights of up to six storeys. This provides an opportunity for a higher concentration of units in areas where greater density is appropriate, contributing to the efficient use of land while supporting housing affordability goals. The medium-high density residential uses will also offer flexibility to include both smaller and larger units, addressing the diverse needs of future residents.

Overall, the proposed draft plan reflects a forward-thinking approach to urban planning by promoting a mix of housing types that will cater to different demographic groups. It aligns with the Town of Caledon’s vision to deliver a well-balanced community with housing options for households at various life stages and income levels. This development will enhance housing choice, help address regional housing pressures, and contribute to building a vibrant, inclusive community.

Affordability

On May 1, 2024, the Province of Ontario released the 2024 Affordable Residential Units Bulletin, a key policy document outlining the thresholds that define housing affordability across the province. The bulletin distinguishes between market-based thresholds and income-based thresholds to assess the affordability of residential units. These benchmarks are applied across various housing types, serving as a critical reference for municipalities, including the Town of Caledon, in their efforts to plan and regulate housing development.

While it has not yet been formally determined whether any specific units in this project will meet the official definition of “affordable” under the new thresholds, the proposal aims to broaden the spectrum of housing choices. Specifically, the project introduces a higher proportion of townhouse units, which, by design, are more affordable compared to the traditionally more expensive single-detached and semi-detached homes. The inclusion of these higher-density housing forms offers a pathway to more attainable housing, particularly for moderate-income households, as they generally require lower land consumption, benefit from economies of scale, and offer lower maintenance costs.

This diversification of housing types aligns with the Town of Caledon’s long-term urban planning objectives and the Province’s emphasis on housing affordability and inclusivity. By prioritizing a mix of unit types, the project reflects a progressive planning approach that supports a variety of lifestyles and income levels. Furthermore, the emphasis on townhouses and higher density demonstrates a commitment to meeting both market demand and municipal goals to increase housing supply. These efforts will enhance the availability of more attainable housing options, contributing to the broader policy goals of addressing the housing affordability crisis across Ontario.

Planning Rational

This Assessment provides an overview and analysis of the relevant Provincial, Regional, and local housing-related policy framework that applies to the Draft Plan of Subdivision, including the Provincial Planning Statement (2024), the Region of Peel Official Plan (2022), and the Future Caledon Official Plan (2024).

Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS 2024) sets out guiding principles and policies to support long-term success and improve the quality of life for all Ontarians. The following sections of the PPS 2024 provide the framework that supports this proposal:

The Provincial Planning Statement, 2024 (PPS 2024) sets out guiding principles and policies to support long-term success and improve the quality of life for all Ontarians. The following sections of the PPS 2024 provide the framework that supports this proposal:

Section 2.1 Planning for People and Homes

The proposed development advances complete communities by providing a mix of housing types, including single-detached, townhomes, and multi-residential units, accommodating diverse needs (age groups, family sizes, and income levels). Promoting walkable neighbourhoods that integrate residential, and recreational uses. Supporting proximity to services such as schools, parks, and transit, which contributes to a high quality of life and access to daily needs within close distances.

Section 2.2 Housing

The development responds directly to the policy direction that municipalities maintain a sufficient supply and mix of housing options to meet projected demand. The development proposal provides a range of market-based housing, meeting the needs of diverse socio-economic groups, consistent with PPS 2024 goals for inclusivity and housing accessibility. The development aligns with the need for compact and efficient growth through higher-density zoning provisions and encourages intensification where services are already available, minimizing urban sprawl. By providing a range of unit types and sizes the market will automatically provide units that are more affordable to some. The exact location of exclusively affordable housing has not been determined and will possibly be confirmed during the secondary plan process.

Section 2.9 Energy Conservation, Air Quality and Climate Change

The proposal prioritizes energy-efficient building practices and climate-resilient design. Encouraging green building technologies and low-impact development (LID) features to manage stormwater and reduce environmental impacts where feasible and possible. Integrating parkland and green spaces, fostering natural stormwater absorption, and contributing to community well-being.

Section 3 Infrastructure and Public Facilities Overview

The subdivision ensures that infrastructure and public service facilities are planned for in a sustainable, cost-effective, and coordinated manner.

Region of Peel Official Plan (2022)

There are several policies that guide housing development that are applicable.

- 5.4.8 *To support planning for complete communities in Peel that are compact, well designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.*
- 5.6.19.5 *Support a mix of multi-unit housing, including affordable housing, rental housing and additional residential units, as appropriate.*
- 5.6.20.14.8 *To ensure development in the 2051 New Urban Area supports a range and mix of housing options and densities, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- 5.9.7 *Collaborate with the local municipalities to plan for an appropriate range and mix of housing options and densities by implementing Peel-wide new housing unit targets shown in Table 4.*

<i>Target Area</i>	<i>Targets</i>
<i>Affordability</i>	<i>That 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households.</i>
<i>Rental</i>	<i>That 25% of all new housing units are rental tenure.</i>
<i>Density</i>	<i>That 50% of all new housing units are in forms other than detached and semi-detached houses.</i>

- 5.9.13 *Collaborate with the local municipalities to provide a range of unit sizes in new multiunit residential developments, including the provision of two or more-bedroom family-sized units. The proportion of unit types may vary over time and shall align with housing needs as identified through Regional and local municipal strategies, planning approval processes, needs assessments, and market studies.*
- 5.9.27 *Collaborate with the local municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment, and intensification in support of Regional and local municipal official plan policies promoting compact built forms of development and residential intensification.*

5.9.36 *Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock.*

5.9.51 *Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.*

As per the Housing Assessment submitted in support of the Secondary Plan, the Draft Plan of Subdivision intends to contribute to a complete community that provides accessibility to multiple land uses and needs for future residents in the 2051 New Urban Area. As such a diverse range of housing options are proposed, including accommodation for multi-unit, affordable, and possible secondary and accessory units. The Draft Plan of Subdivision further intends to provide a range of unit sizes that are suitable for larger households and families, which may include two or more bedroom units. The development proposal proposes approximately 68% of new housing units to be in forms other than detached or semi-detached units.

Future Caledon Official Plan (2024)

A Guiding Principle of the Future Caledon Official Plan is to *Address housing affordability and foster the development of various forms of affordable housing options throughout the Town*. The following additional housing policies apply:

9.2.6 *To support the diversification of the housing stock, the Town will work with the Region to:*

- a) *achieve a target of 50 percent of all new residential units to be in a form other than detached and semi-detached housing in strategic growth areas identified in Part B and identified as major transit station areas on Schedule C1, Town-wide Transportation Network, of this Plan;*
- b) *development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two-bedroom units and three-bedroom units to achieve a balanced mix of unit types and sizes and support the creation of housing suitable for families;*
- c) *encourage a mix of unit sizes in all new residential developments to accommodate diverse households; and,*
- d) *consider flexible, innovative housing types and tenures.*

9.2.7 *All proposed housing developments will be subject to review based on the Green Development Standards established in accordance with Section 5.4 of this Plan.*

9.2.8 *The Town will require a housing assessment in support of a development application proposing more than 50 dwelling units. The housing assessment will be prepared by the applicant as part of a complete application and will demonstrate*

conformity with the housing objectives, targets and policies in the Region of Peel Official Plan and this Plan, including:

- a) contributions made to all housing targets identified by the Town and Region;*
- b) the availability of an appropriate range and mix of housing types, densities, sizes, and tenure that contribute to the supply of affordable housing;*
- c) identification and conveyance strategy for affordable housing in consultation with the Region of Peel; and,*
- d) where the proposed development is contributing toward supportive, shared, or residential care units, demonstrate the contributions towards universal accessibility objectives.*

9.3.1 The Town will allow a diverse range of housing in all residential and mixed-use areas to support the supply of relatively affordable missing middle housing options.

The Future Caledon Official Plan defines missing middle as a range of housing types between detached dwellings and mid-rise apartment buildings that were more common before World War II. It includes additional residential units, multiple-attached dwellings, multiplexes and low rise apartment buildings.

9.4.1 To support the diversification of housing tenure, the Town will work with the Region to implement the target that a minimum of 25 percent of all new housing developments be purpose built rental housing.

9.4.4 The Town will encourage the provision of rental housing in appropriate mixed-use developments in strategic growth areas, transitional areas, and employment land where conversion/redevelopment is supported.

9.4.5 The Town will encourage the provision of live-work opportunities including business or personal services, office uses and home occupations in new multi-unit residential developments, in accordance with the policies of this Plan.

9.8.1 The Town will work toward achieving the Regional goal of 30 percent of all new housing units meeting the threshold of affordable housing. Further, affordable housing thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.

9.8.1 The Town will work toward achieving the Regional goal of 30 percent of all new housing units meeting the threshold of affordable housing. Further, affordable housing thresholds for low- and moderate-income households will be updated in accordance with Provincial policy.

- 9.8.4 *A balanced geographical distribution of affordable housing, including non-profit or assisted supportive housing, will be encouraged with an emphasis on placement near transit-supportive locations.*

The Draft Plan aligns with the guiding principle of the Secondary Plan noted above. As discussed in Section 3.1 of this Assessment, the Secondary Plan promotes the achievement of the Town and Regional targets for affordable housing, rental tenure, and built form in conformity with the Future Caledon Official Plan. The Draft Plan provides ownership and opportunities for rental tenure, built form options, and a variety of pricing to accommodate future residents across their respective incomes, ages, and lifestyle.

The Secondary Plan permits residential uses, including affordable and rental units, across a net residential area of approximately 217.5 hectares (537.5 acres). Highest densities are anticipated in mixed-use areas, especially where near existing or planned public transit infrastructure, such as in Special Policy Area 1. The mixed-use areas will additionally permit a broad range of uses, including live-work opportunities in multi-unit developments.

The housing being proposed in the draft plan of subdivision will support the Secondary Plan by contributing to a diverse range of housing.

7.0 Policy Context

The following sections provide a review and analysis of the applicable Provincial, Regional, and Municipal policies and regulations. The following statutory documents have been reviewed:

- Planning Act;
- Provincial Planning Statement, 2024;
- Peel Regional Official Plan;
- Future Caledon Official Plan; and,
- Town of Caledon Zoning By-law.

7.1 Planning Act, R.S.O 1990 c.P. 13

Section 2 of the Planning Act sets out matters of provincial interest as it pertains to land use and requires that municipal councils have regard to these in all decision making. Section 2 sets out the following matters of Provincial interest to be addressed:

(2) The Minister, the council of a municipality... in carrying out its responsibilities under this Act, shall have regard to... matters of provincial interest such as:

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(j) the adequate provision of a full range of housing, including affordable housing;

- (p) the appropriate location of growth and development;*
- (r) the promotion of built form that,*
- (i) is well-designed,*
- (ii) encourages a sense of place, and*
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

Based on a review of Section 2 of the Planning Act, the approval of the proposed development would not conflict with the above-mentioned matters of provincial interest. Other matters of provincial interest identified in Section 2 of the Planning Act are not relevant to these applications. Adherence to this proposal to these matters outlined above is spoken throughout this Report. On this basis, it is our opinion that the proposed Amendments have regard for matters of provincial interest under the Planning Act.

7.2 Provincial Planning Statement (2024)

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect on October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS is specific in its language but represents minimum standards for development in the Province. It is to be read in its entirety and to be read in conjunction with other Provincial plans. The PPS does not take precedence over other Provincial plans in the instance of a conflict. PPS policies may be complemented by locally generated policies regarding matters of municipal interest, and it is understood that municipal official plans are the most important vehicle for the implementation of the PPS and comprehensive, long-term planning.

The Subject Lands have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and recently adopted Future Caledon Official Plan (2024), which is designated for growth and development.

Chapter 2 of the PPS provides policy direction focusing on Building Homes and Sustaining Strong and Competitive Communities.

Planning for People and Homes

Section 2.1 of the PPS provides policy direction for municipalities on planning for growth and building complete communities. Planning authorities must base forecasts on Ontario Population Projections by the Ministry of Finance, with room for adjustments. Municipalities may continue using previous forecasts for land-use planning.

At the creation or update of an official plan, enough land must be available to meet projected needs for at least 20 years, but not more than 30 years. Planning for infrastructure and growth areas may extend beyond this time frame. Zoning orders by the Minister will add to projected needs and must be incorporated into future plans.

Planning authorities must ensure a) A 15-year supply of land is available for residential development. b) At least a 3-year supply of land with servicing capacity for new development, including zoned lands and units in draft approved or registered plans.

In regions with both upper- and lower-tier municipalities, the lower-tier must align its land and unit supply with population allocations by the upper-tier municipality.

Planning should support diverse, accessible, and inclusive communities by a) Accommodating a range of land uses, housing, transportation, employment, and public services (e.g., schools, childcare, long-term care, parks). b) Addressing barriers to accessibility for all ages and abilities. c) Enhancing social equity and quality of life for all people, including marginalized groups.

The development proposal will contribute to providing additional housing stock which varies in unit types to meet the housing supply need for the City of Caledon. The development proposal is also adding valuable public services such as a school and a park striving towards the vision of creating a complete community.

Housing

Section 2.2 of the PPS outlines policies relating to housing goals within municipalities. Planning authorities are tasked with ensuring a diverse range of housing options and densities to meet both current and future needs by:

- a) Setting and implementing targets for affordable housing for low- and moderate-income households. They must also coordinate with Service Managers to address a full spectrum of housing needs, including affordable options.
- b) Allowing and encouraging:
 - Housing that meets social, health, and economic needs, including for special needs and changing demographics.
 - Residential intensification, such as redeveloping underutilized commercial and institutional sites (e.g., shopping malls) for housing, and increasing housing options in already developed areas, which leads to a net increase in housing units.
- c) Promoting housing densities that use land, resources, infrastructure, and public facilities efficiently, while also supporting active transportation.
- d) Requiring transit-supportive development, prioritizing intensification, and considering air rights development near transit corridors and stations.

The Proposed Development provides a variety of unit types. The introduction of the unit mix which is predominantly ground-orientated, offers opportunities for both existing and future residents to live in this area and have their needs met at different stages of life. The Proposed Development will achieve an appropriate density that is transit and active transportation-supportive and will efficiently use land and resources.

Settlement Areas

Section 2.3.1.1 of the PPS notes that “*settlement areas shall be the focus of growth and development.*” Furthermore, section 2.3.1.2 provides that “*land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive.*

Section 2.3.1.3 further states “*Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*”

As previously noted, the Subject Lands are now located within a Settlement Area. The Proposed Development facilitates the development of an underutilized site within a Settlement Area, as supported by this policy objective. The Proposed Development represents an efficient use of land and resources or infrastructure. As required in the Secondary Plan along proposed Collector roads sidewalks or a combination of sidewalk and multi-use trail will be provided on both sides of the road. Local Streets will also provide sidewalks on both sides.

Infrastructure and Public Facilities Overview

Chapter 3 provides policy direction on infrastructure and facilities to support growing communities.

Section 3.2 of the PPS outlines the need for safe, energy-efficient transportation systems that meet projected needs and support transit and active transportation. The proposed development is strategically near Mayfield and Chinguacousy Road, which are Urban Corridors with a Planned Major Transit Station Area on Hurontario Drive. The plan also includes access to recreational trails and bike lanes, further encouraging active transportation. A Transportation Study prepared by Crozier provides an analysis of the impact the proposed draft plan will have on the transportation infrastructure.

Section 3.6 of the Provincial Policy Statement (PPS) highlights the importance of efficient planning for sewage, water, and stormwater services to accommodate growth while safeguarding public health and the environment. The proposed development will utilize existing municipal services and will also lead to the installation of new services, as detailed in the Functional Servicing and Stormwater Management Report submitted by Urbantech for the Alloo Tertiary Plan Phase 1.

Section 3.9 outlines guidelines for the planning and development of new public spaces, recreational areas, parks, trails, and open spaces. Designing public streets, spaces, and facilities should ensure safety and accessibility for people of all ages and abilities, including pedestrians. This approach aims to foster social interaction, encourage active transportation, and enhance community connectivity. Ensuring the provision of a diverse and equitable range of publicly accessible built and natural settings for recreation, catering to the needs of individuals of all ages and abilities. This includes the thoughtful distribution of facilities such as parklands, public spaces, open areas, trails, linkages, and, where feasible, water-based resources. Acknowledging the significance of provincial parks, conservation reserves, and other protected areas, while striving to minimize any negative impacts on these sensitive environments.

This section serves as a framework for creating inclusive, sustainable, and well-connected public spaces that support the recreational and social needs of the community. The development proposal will provide sidewalks and easy access routes to existing NHS areas and parks. In doing this the development proposal will contribute to encouraging active transportation and a healthy sustainable community.

7.3 Region of Peel Official Plan (2022)

As announced by Paul Calandra on behalf of the Minister of Municipal Affairs and Housing on April 10, 2024, as of July 1, 2024, the Region's status as an upper-tier municipality with planning responsibilities under the Planning Act has been removed. This means that lower-tier municipalities will assume planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the Town of Caledon, and conformity will still be required until such time as Caledon amends Peel's Official Plan and approval is provided by the Province.

The Region of Peel Official Plan ("ROP") was adopted by Regional Council on April 28, 2022 and was adopted with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022. In conformity with the Growth Plan, the 2051 population forecast for the Region is 2,280,000 persons – including 300,000 expected in the Town of Caledon. Similarly, the employment forecast is 1,070,000 – including 125,000 jobs expected in the Town of Caledon.

The Subject Lands, together with adjacent lands, have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and recently adopted Future Caledon Official Plan (2024).

The Subject Lands fall within the “Urban System” designation with a 2051 New Urban Area Overlay per Schedule E-1 of the ROP, as illustrated in **Figure 3: Region of Peel Official Plan Schedule E-1 Regional Structure**. Furthermore, the Subject Lands are designated as “Designated Greenfield Area” per Schedule E-3: Growth Plan Policy Areas.

Section 5.6.20 of the ROP Designated Greenfield Areas as key locations for accommodating new residential communities and employment areas up to 2051. These areas will be carefully planned to develop as complete communities that support active transportation and ensure the integration and sustained viability of transit services. This comprehensive planning approach will include diverse amenities, services, and employment opportunities to meet the daily needs of future

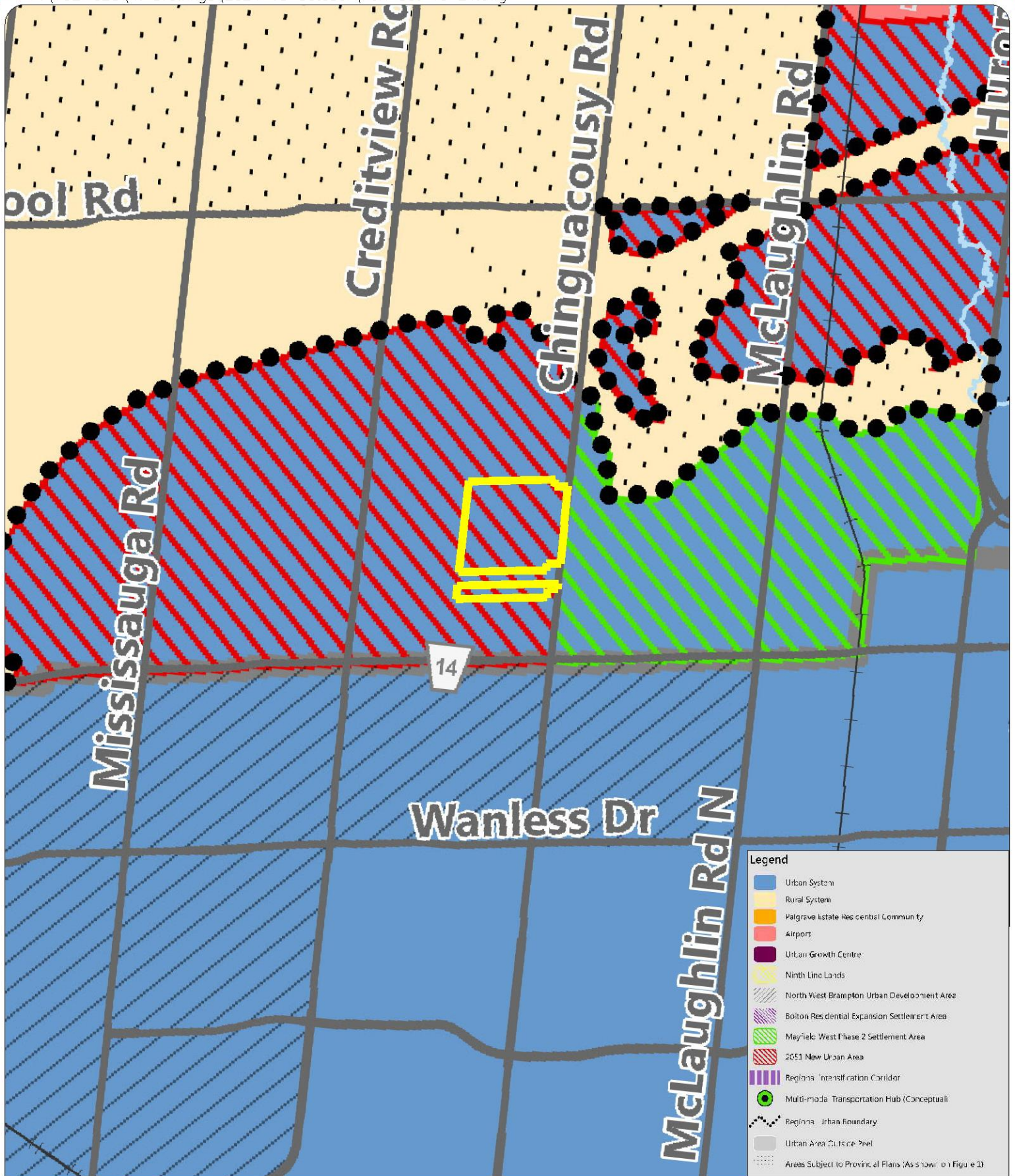


FIGURE 3 **REGION OF PEEL OFFICIAL PLAN**
SCHEDULE E-1 - REGIONAL STRUCTURE
 Subject Lands

PART OF LOTS 18 & 19, CONCESSION 3,
 WEST OF HURONTARIO STREET
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



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residents. Local municipalities will implement these policies through detailed secondary planning. The Alloa Secondary Plan has been submitted and is currently under review.

Section 5.6.20.14 of the ROP states that “*Development of the 2051 New Urban Area will address the protection of cultural heritage and archaeological resources, support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form and coordinate the location of retail and Employment Areas to multi-modal transportation options.*”

The supporting studies through the Alloa Secondary Plan and the supporting studies included in this submission package addressed the protection of cultural heritage and archaeological resources, supports energy and emission reductions, and promoted the development of healthy communities.

7.4 Future Caledon Official Plan (2024)

The new Official Pan, Future Caledon, was adopted by Council on March 26, 2024, which will shape the future of development and growth in the Town for the next 30 years. As the Regional Municipality is not the approving authority, as a result of Bill 185 the new Official Plan will be approved by the Ministry of Municipal Affairs and Housing. The new Official Plan is not in effect yet, but approval is imminent from the Ministry of Municipal Affairs and Housing to also reflect the Provincial modifications to the Peel 2051 Official Plan through Bill 162. The Council-adopted Official Plan will thus be used to review the development application.

As illustrated in the attached **Figure 4: Schedule B1: Town Structure**, the Subject Lands are designated as part of the Urban Area in terms of the council adopted Official Plan. On **Schedule B2: Growth Management** attached as **Figure 5**, the subject lands are designated as part of the Designated Greenfield Area. These areas include lands within the settlement area, earmarked for accommodating anticipated growth within the 2051 horizon year of the Official Plan.

Growth Management

This chapter outlines the growth management policy to accommodate the Town’s expected growth to 2051. Relevant policy includes:

- 4.1.4 *Population and employment growth will be:*
- a) *Focused in:*
 - i) *the Urban System;*
 - ii) *delineated built-up areas as shown on Schedule B2, Growth Management;*
 - iii) *strategic growth areas, including major transit station areas and locations with existing or planned transit, with a priority on higher order transit; and,*
 - iv) *areas with existing or planned public service facilities.*

The Subject Lands are identified within the Urban System and are considered a logical area for population growth in the Town, adjacent to existing or planned neighbourhoods. Within the

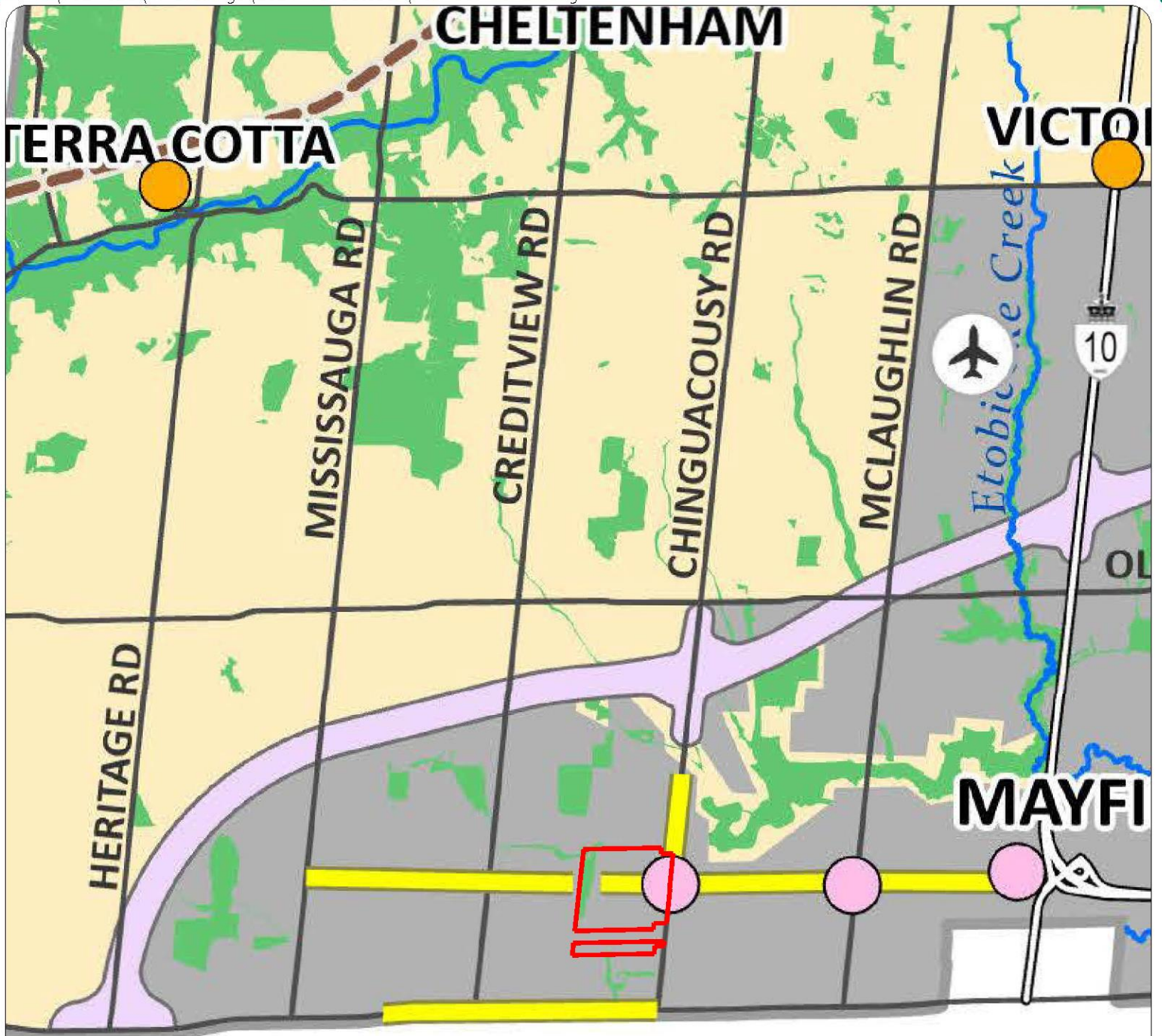
Official Plan, Strategic growth areas are identified as major transit station areas, Urban Centres, and Neighbourhood Centres. A Neighbourhood Centre is identified on the Subject Lands (per Schedule B1 – Town Structure), at the Chinguacousy Road/Tim Manley Avenue intersection, directly adjacent to the Mayfield West Phase 2 Secondary Plan area.

General Policies

Section 5 of the Official Plan outlines policy regarding climate change adaptation and mitigation. Section 5.2 details policy on low carbon communities, including:

- 5.2.1 *To support built form and land use patterns that use land efficiently, reduce transportation emissions, and enable low carbon energy sources, the Town will:*
- a) *support the creation of compact, transit-supportive, and complete communities;*
 - b) *plan for a mix of land uses to provide convenient access, and reduced travel times, between housing, employment and shopping areas, and community amenities and services;*
 - c) *plan to meet or exceed the minimum intensification and density targets set by the Province, the Region of Peel Official Plan and this Plan; and,*
 - d) *plan a convenient mobility network, including transit, cycling and walking routes, to encourage a higher share of non-auto trips.*

The Proposed Draft Plan provides for a mix of residential density and unit types close to planned and existing non-residential land uses. The Draft Plan will meet and exceed the Designated Greenfield Area density targets set by the Province, Region, and Town. The proposed transportation network discussed within the supporting Traffic Impact Study (Crozier 2024) describes the proposed road layout as a multimodal network that intends to reduce the reliance on vehicles, utilize a complete streets approach for safety in all modes, and provide greater accessibility to the future residents of the new neighbourhood created by the Subdivision.



Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System

- Natural Features and Areas

Other Map Elements

- Caledon Trailway
- Planned Highway 413 Transportation Corridor

FIGURE 4 CALEDON OFFICIAL PLAN
SCHEDULE B1 - TOWN STRUCTURE
 Subject Lands

PART OF LOTS 18 & 19, CONCESSION 3,
 WEST OF HURONTARIO STREET
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



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Section 5.3 outlines policy regarding a transition to climate resilient development, including:

- 5.3.1 *To enhance the adaptive capacity of infrastructure, the Town will:*
- a) *apply the Town's Risk and Vulnerability Assessment to inform decision-making;*
 - b) *ensure that subwatershed planning informs the protection of water resource systems in the Town's new urban areas through secondary planning and subsequent development approvals;*
 - c) *undertake stormwater management planning that, among other things, assesses the impacts of extreme weather events and provides direction for green infrastructure and low impact development;*
 - d) *promote development patterns that conserve, integrate and enhance natural heritage system and water resource system features, areas, and functions;*
 - e) *align with the climate adaptation requirements of Infrastructure Canada's Investing in the Canada Infrastructure Program, as amended; and,*
 - f) *integrate green infrastructure and low impact development such as green roofs, and permeable surfaces into the design of infrastructure, where possible.*

In support of the conformity with the above policy, an EIR (Crozier 2024) and Functional Services Report (Urbantech, September 2024) have been prepared in support of the Alloa Phase 1 Tertiary Plan. The EIR defined the existing flood hazard mapping for the Subject Lands informed the extent of the natural heritage system and informs the delineation of the Natural Environment System Area and protected for during the proposed draft plan of subdivision. The stormwater management strategy and the Natural Environment System Area designation together are intended to protect and enhance the natural heritage system. Green infrastructure and Low Impact Development measures will be considered and implemented where possible through development. Climate adaptation measures are considered in the Study, including potential impact on flood hazards, erosion, stormwater management, storm sewers, irrigation, roadways, site water balance, and environmental features.

All lands within the Natural Environment Area designation are intended to be zoned to prevent development and ensure the lands remain primarily in a natural state and/or be restored and enhanced, in accordance with the recommendations of the EIR and FSR.

- 5.3.3 *To reduce the urban heat island effect, the Town will:*
- a) *implement measures to protect, maintain or enhance the urban forest as set out in Section 5.5, Urban Forest; and,*
 - b) *promote green roofs and white roofs on residential, commercial, industrial, office and institutional rooftops.*

5.3.4 *The Town will encourage the use of large roof areas for clean energy generation, stormwater retention, heat reduction, and habitat creation.*

As proposed in the Secondary Plan, a majority of the available roof area of new development is encouraged to use high albedo roof materials and/or green roofs. Section 5.5 of the Official Plan

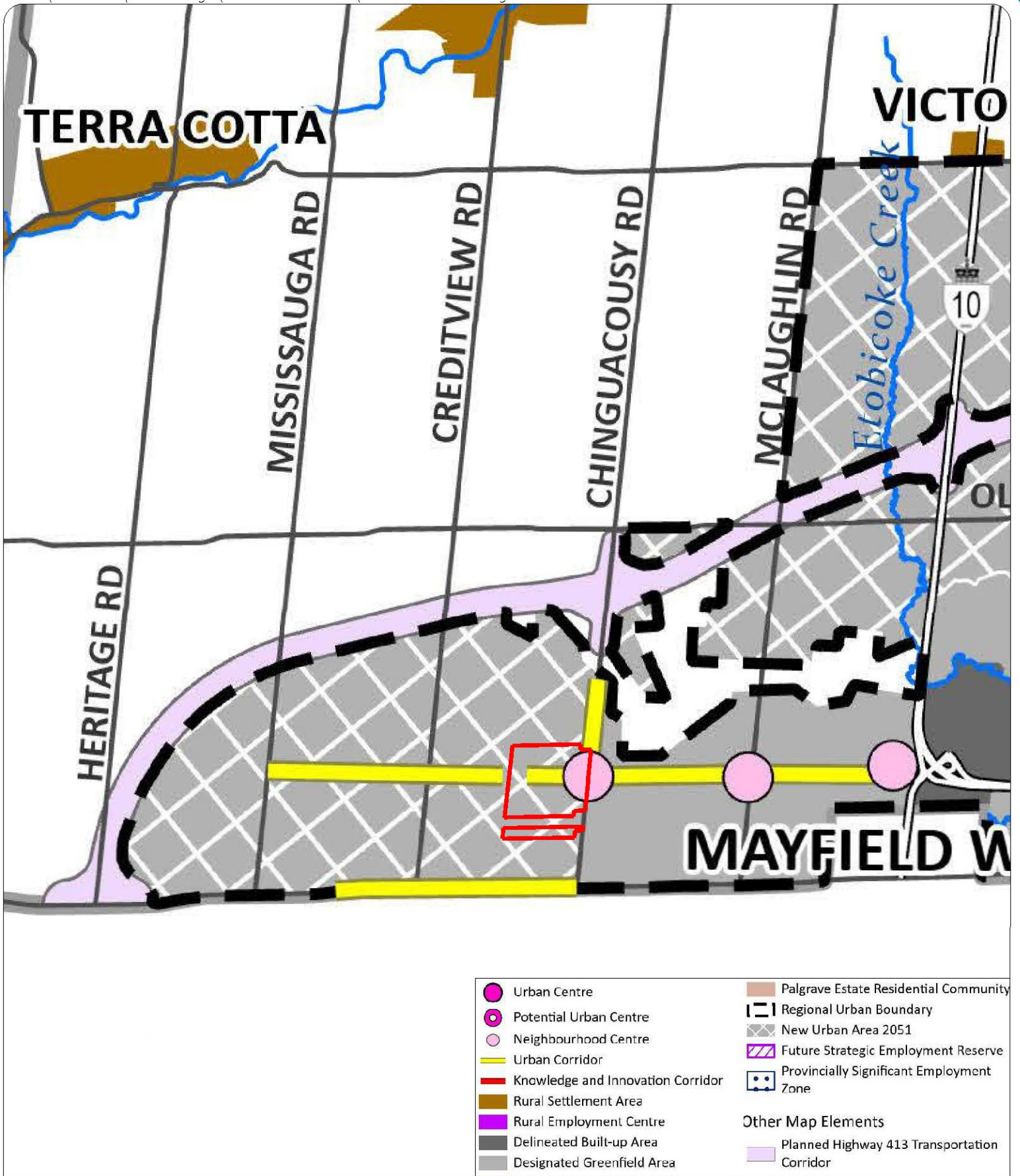


FIGURE 5
CALEDON OFFICIAL PLAN
 SCHEDULE B2 - GROWTH MANAGEMENT

Subject Lands

PART OF LOTS 18 & 19, CONCESSION 3,
 WEST OF HURONTARIO STREET
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
 OCTOBER 15, 2024

outlines policy regarding the Town’s urban forest. Urban forestry is recognized as green infrastructure and will be enhanced where possible.

Section 5.4 of the Official Plan outlines policy regarding the Town of Caledon’s Green Development Standards, including:

5.4.1 *The Town will establish Green Development Standards, to be implemented through the development application requirements in Chapter 27, Development Application Requirements, of this Plan.*

5.4.3 *The Green Development Standards will encourage all new development to exceed the energy performance criteria of the Ontario Building Code, as well as establishing zero-emissions building standards.*

All new development within the proposed subdivision will be required to implement the metrics outlined in the Town’s Green Development Standards. A completed GDS Checklist forms part of the submission package.

Per Section 6.4.3, an archaeological assessment may also be required in support of development applications. A Stage 1-2 Archaeological Assessment was completed for the Subject Lands by Parslow Heritage Consultancy Inc. The property survey of Mayfield West I and II resulted in the identification of four archaeological sites (AkGx-728, AkGx-729, AkGx-735, and AkGx-736) and the property survey of Mayfield West III resulted in the identification of one archaeological site (AkGx-727).

The report made several recommendations based on the findings during the assessment. It is recommended that a Stage 3 assessment be done for Mayfield West I and II (AkGx-729, AkGx-735, and AkGx-736).

Section 7 of the Official Plan outlines policy regarding design in development, including:

7.2.3 *All development in the Urban System will:*
a) *achieve a high quality public realm, architectural design, prioritize sustainability and contribute to a high quality of life; and,*
b) *adhere to the design policies in Part F, Urban System.*

A Community Design Plan has been prepared in support of the Secondary Plan by NAK to demonstrate conformity, dated July 2024. The proposed draft plan of subdivision will implement the design features as proposed. Part F, Urban System, of the Official Plan is discussed in further detail below.

7.2.4 *New communities will:*
a) *be designed as complete communities through the creation of a framework for a compact design, mix of uses and densities, a fully connected grid network of streets and viable options for sustainable transportation modes;*

- b) *demonstrate development of an integrated, connected and pedestrian focused public realm, including a variety of features intended to encourage the establishment of community such as gathering areas, enhanced streetscaping at connection nodes and community market areas;*
- c) *align new streets in a grid pattern wherever possible to create pedestrian-scaled development blocks to ensure connectivity and better provide for active transportation;*
- d) *be designed with community amenities such as institutional and community facilities, museums, historic sites, cultural centres, theatres, retail and/or commercial amenities within walking distance.*

The proposed draft plan illustrates a grid framework of collector and local roads within the future community, responsive to the existing transportation network of the surrounding area, as well as Regional and Town roadways. It generally follows the conceptual network illustrated in Schedule C1 (*Town Wide Transportation Network*) and C4 (*2051 Town Wide Transit Network*) of the Future Caledon Official. This road network has been designed and analyzed through the supporting Transportation Study, prepared by Crozier (October 2024) in support of the Alloo Phase 1 Tertiary. Community design within this framework has been detailed through the Community Design Plan, prepared by NAK Design Strategies (July 2024).

In conformity with the above, and with Section 7.7.7 of the Official Plan, all lighting as far as possible in the proposed draft plan of subdivision will be designed to support safety and engagement in the streetscape, while minimizing impact on adjacent areas and the natural environment. The development proposal will provide sufficient land to accommodate streetscape elements, including street trees, seating, and electric vehicle charging infrastructure.

- 7.6.8 *To prioritize spaces that provide a sense of place, foster civic pride, and promote a sense of belonging, new communities will be designed to:*
- a) *provide diversity of land uses in the neighbourhood;*
 - b) *meet daily needs of residents and workers;*
 - c) *create space for healthy, diverse, and engaging neighbourhoods to thrive;*
 - d) *signify the importance of nodes, landmarks, routes, edges and open areas of the site and surrounds within a cohesive urban design approach;*
 - e) *activate public streets and open spaces through coordination of adjacent land uses and design of built form;*
 - f) *respect and enhance the public realm through building setbacks and boulevard design;*
 - g) *include rights-of-way as complete streets, where possible and in context to the overall streetscape or neighbourhood;*
 - h) *apply urban design best practices and a human-scale to commercial and industrial development; and,*
 - i) *integrate safety and crime prevention principles.*

A guiding principle of the Community Design Plan, prepared by NAK (July 2024), is the creation of pedestrian friendly streetscapes and placemaking. The Plan provides design direction for the

development of the Subject Land. A Pedestrian Circulation Plan has been prepared by GSAI and forms part of the submission package.

Section 7.9 of the Official Plan outlines policy regarding built form, including:

7.9.1 A low-rise building is generally no taller than four storeys in height.

The majority of the proposed built form in the proposed Draft Plan will consist of low-rise buildings. Low-rise residential buildings in the proposed draft plan of subdivision comprise single detached, and townhouse-built forms. These forms will generally not exceed three storeys in height.

7.9.2 Mid-rise Buildings

- a) A mid-rise building is generally five to 12 storeys in height or has a height less than the width of the right-of-way that it fronts onto.*
- b) Mid-rise buildings should be:
 - i) focused along Urban Corridors;*
 - ii) oriented toward major street frontages and have consideration for sun and shadow studies, wind studies, and view and vistas of the surrounding neighbourhood; and,*
 - iii) designed to have a suitable transition of scale to adjacent areas through built form, setbacks, step-backs, angular planes, buffers and separation distances;**

The proposed draft plan proposes one complete and one partial Medium-High Density Block. These blocks may be developed for a range of medium-high density uses. Apartment buildings in the Neighbourhood Area (on the corner of Tim Manley Avenue and Chinguacousy Road) will be permitted up to six storeys.

Chapter 9 of the Official Plan outlines policy regarding housing in the Town of Caledon. Relevant policy includes:

9.2.6 To support the diversification of the housing stock, the Town will work with the Region to:

- b) development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two-bedroom units and three-bedroom units to achieve a balanced mix of unit types and sizes and support the creation of housing suitable for families;*
- c) encourage a mix of unit sizes in all new residential developments to accommodate diverse households; and,*
- d) consider flexible, innovative housing types and tenures.*

The development proposal meets the above policy requirements. The proposed unit mix and types will provide more than the required family units of 2 and 3 bedroom and accommodate a variety of household needs in one neighbourhood. Please refer to Section 5.13 of this report relating to the

Housing Assessment. A diverse range of housing, across unit type, size, and tenure, will increase the supply of housing options.

Chapter 11 of the Official Plan outlines policy regarding transportation, with the objective of ensuring high quality mobility options for existing and future residents and employees in Caledon.

11.2.4 The Town will prioritize transit and active transportation in all transportation system updates and expansions, and will consider reduced minimum parking requirements in appropriate areas to encourage transit and active transportation use

11.2.5 The Town will plan and develop a well-connected active transportation network that prioritizes high level of protection for pedestrian and cycling infrastructure, that is safe for all seasons and well-integrated with open space areas, other modes of transportation and the transportation systems of neighbouring municipalities.

11.2.6 The Town will prioritize transit investments within Urban Areas and maximize the use of existing and planned transit infrastructure in accordance with the policies of this Plan, with consideration of the existing and planned level of transit service and potential impacts on nearby neighbourhoods.

The transportation network within the proposed Draft Plan, has been planned in alignment with the Town’s grid system and is discussed in the Traffic Impact Study prepared by Crozier (October 2024) for the Alloo Phase 1 Tertiary. The network is intended to implement the Town’s complete streets design principles and support active and public transportation. The Draft Plan proposed two Collector Roads, Tim Manley Avenue (east-west) and Alexander Gillespie Avenue (north-south). A logical mostly grid-formation Local Road network is being proposed.

Section 12 of the Official Plan outlines policy regarding infrastructure, including:

12.3.3 Water and sewer services are to be planned, developed, and utilized in an efficient manner, and the Town may impose conditions on servicing, including placing time limits on approvals that reserve servicing capacity.

12.3.4 The Town will direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal local and regional sewage services and municipal water services.

12.3.5 Sewer and water systems will be planned and commissioned in a manner that: a) can be sustained by the water resources upon which such services rely; b) prepares for the impacts of a changing climate; c) is feasible, and financially viable over the lifecycle; and, d) protects human health and safety and the natural environment.

A FSR (September 2024) has been prepared by Urbantech in support of the Alloa Phase 1 Tertiary. A letter of compliance has been submitted for the draft plan confirming that services can be made available as per the study done for the secondary plan. The Subject Lands can be serviced by extensions of existing or planned municipal infrastructure and will supply demand under all operating scenarios. Phase 1 of the Secondary Plan (where the Subject Lands are located) is sufficiently serviced by water and sanitary to support development. Climate change adaptation and Low Impact Development measures are considered in the Study.

The Servicing Study also includes a stormwater management strategy, which primarily identifies eleven (11) stormwater management pond facilities to service the Secondary Plan. The proposed draft plan currently accommodates a portion of a stormwater management pond consistent with the secondary plan.

Natural Environment System, Parks and Open Space

Part D of the Official Plan outlines policy regarding the natural environment system within the Town of Caledon, where the objective is to promote a systems approach to identify, protect, and enhance the natural environment system. It is understood that development and site alteration is generally not permitted within the Natural Features and Areas, Supporting Features and Areas, Enhancement Areas, and Linkages identified in the Official Plan. These features are intended to be protected and enhanced through development.

A EIR has been completed in support of the Alloa Phase 1 Tertiary Plan. The study characterizes existing environmental conditions and establishes natural hazards and boundaries. The study provides recommendations and establishes environmental targets to protect and enhance existing conditions through development, including through a climate change lens.

As illustrated in the Draft Plan of Subdivision provision is being made to protect the Environmental Policy Areas along the western boundary. The Alloa Secondary Plan identified eight neighbourhood parks one of which is located in this draft plan of subdivision. As per Section 14.4.2 of the Official Plan Parkland should be located centrally to the community it serves as such the current proposed location aligns with this policy.

It is considered that the proposed draft plan of subdivision is consistent with the policy and guiding principles of the Official Plan and implements the recommendation of the EIR.

Urban System

Part F of the Official Plan outlines policy for development within the Town of Caledon's Urban System, where the majority of growth is planned to occur within the Town. Per Sections 21.1.1 and 21.3.1 of the Official Plan, all new community areas will undergo a secondary planning process before development can proceed, including within the Subject Lands.

Section 21.1.7 of the Official plan states that *“Applications for development within the designated greenfield area should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced. A complete*

application will be required to include written confirmation to this effect.”. In our professional opinion, the Secondary Plan has been sufficiently advanced, as it has been deemed complete and is underpinned by detailed technical studies. This degree of advancement reflects the thorough and diligent process undertaken to ensure that all aspects of the plan conform to the necessary municipal and regional standards. The technical studies, which include environmental assessments, transportation analyses, and servicing studies, provide robust support to the Secondary Plan, confirming the feasibility and sustainability of future development.

The progression of the Secondary Plan, alongside the comprehensive technical studies that support it, establishes the readiness of the subdivision application. It demonstrates that key infrastructure, environmental, and community planning considerations have been thoroughly addressed, thereby minimizing potential risks or delays.

Thus, the submission of the draft plan of subdivision is both timely and appropriate. The existing planning framework, which already aligns with the Town of Caledon’s strategic development objectives, ensures that the draft plan will integrate seamlessly into the broader planning process. This approach not only promotes a streamlined development process but also upholds transparency and accountability, ensuring the project’s alignment with municipal growth objectives.

Alloa Secondary Plan

The Alloa Landowners Group has initiated a privately-initiated Official Plan Amendment to establish the Alloa Secondary Plan for the area in which the Subject Lands are located. The Secondary Plan area is bounded generally by Mayfield Road to the south, Chinguacousy Road to the east, and the Highway 413 Transportation Corridor to the north and west. The Secondary Plan is further intended to be advanced in two Phases (Phase 1 and Phase 2). The subject lands are located in Phase 1. The Official Plan Amendment was submitted on July 5, 2024.

Through the Secondary Plan specific land use policies and objectives are provided on growth management, community design, the natural environment system, cultural heritage, mobility, climate resilience, and infrastructure to support the accommodation of forecasted population and employment growth to 2051. This will ensure that complete, healthy, and sustainable communities develop.

The Alloa Secondary Plan (see **Figure 6**) designates the subject lands as Neighbourhood Area and also indicates the general location of the stormwater management facility, neighbourhood park, and school to be accommodated on the Subject Lands.



**TOWN OF CALEDON
OFFICIAL PLAN**

**Schedule XX
Alloa Secondary Plan:
Land Use Plan**

Land Use

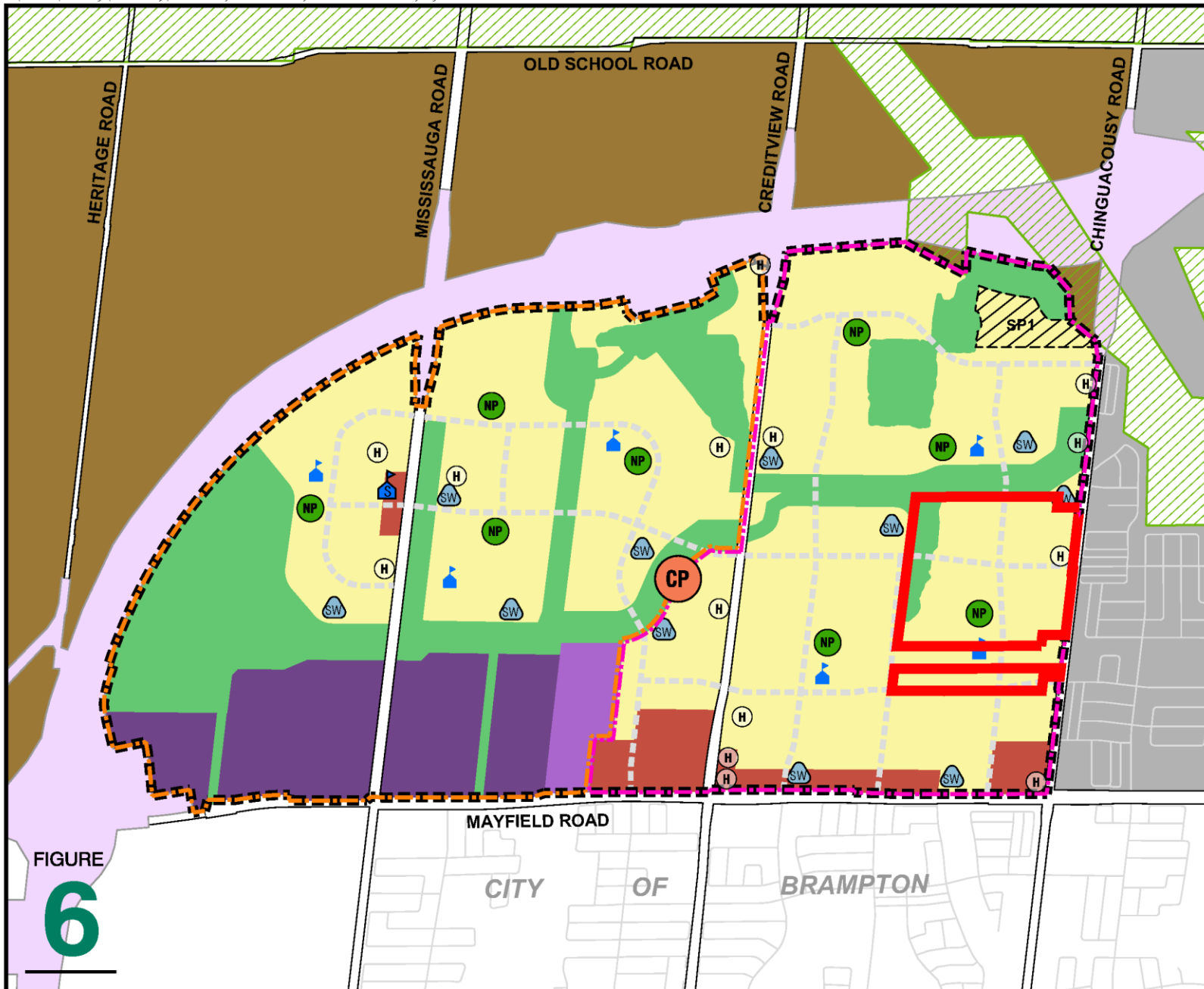
- Neighbourhood Area
 - Major Commercial / Mixed-Use Area
 - Prestige Employment Area
 - General Employment Area
 - Natural Environment System Area
 - Prime Agricultural Area
 - Urban Area
 - Greenbelt Plan Area
 - NP Neighbourhood Park
 - CP Community Park
 - S Elementary School
 - SS Secondary School
 - SW Stormwater Management Pond
 - H Potential Heritage Resource
- Other Map Elements**
- Secondary Plan Boundary
 - Phase 1 Boundary
 - Phase 2 Boundary
 - Planned Highway 413 Transportation Corridor
 - Collector Road
 - Special Policy Area



Date of print: 7/30/2024

July 2024

This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designators on this schedule are approximate and are not intended to be scaled.



**FIGURE
6**

LEGEND

RESIDENTIAL

- DETACHED
- TOWNHOUSE
- MEDIUM - HIGH DENSITY
- MIXED-USE

COMMERCIAL

- COMMERCIAL BLOCK

INSTITUTIONAL

- ELEMENTARY SCHOOLS

OPEN SPACE

- NEIGHBOURHOOD PARK
- OPEN SPACE
- NATURAL HERITAGE SYSTEM (WOODLOT)
- NATURAL HERITAGE SYSTEM
- SWM PONDS
- GREENBELT PLAN AREA

OTHER

- SECONDARY PLAN BOUNDARY
- BLOCK PLAN BOUNDARY
- HIGHWAY 413 FOCUSED ANALYSIS AREA
- MUNICIPAL INFRASTRUCTURE
- FUTURE EMPLOYMENT
- FUTURE RESIDENTIAL

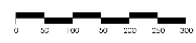


FIGURE
7

**ALLOA SECONDARY PLAN
TERTIARY PLAN - PHASE 1**

PART OF LOTS 18-21, CONCESSIONS 3 & 4, TOWNSHIP OF CHINGUACOUSY
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

DRAFT - FOR DISCUSSION PURPOSES ONLY



SCALE: 1:4000
AUGUST 20, 2023



Residential Designations

The Neighbourhood Area designation constitutes a significant area of the Secondary Plan and is intended for a wide range of community land uses. This designation permits the following:

- a) residential uses;
- b) long term care homes and retirement homes;
- c) public service facilities including but not limited to places of worship, child care centres, libraries, schools, community centres and public recreation facilities; and,
- d) neighbourhood scale retail, commercial, personal service and professional service uses that are integrated within mixed-use buildings or on mixed-uses sites.

Three residential designations are permitted within the Neighbourhood Area. Low Density Residential permitting detached and semi-detached built forms and an approximate residential density of 30 units per net residential hectare. Medium Density Residential permitting townhouse-built forms and an approximate net residential density of 60 units per hectare. Medium-High Density permitting stacked townhouse and apartment-built forms and an approximate residential density of 150 units per net residential hectare.

The residential uses within this designation are intended to include a variety of housing options, including ownership and rental tenure, as well as secondary and accessory units and a range of sizes to meet various income levels. Residential uses are proposed to comprise predominantly ground-oriented housing and generally not exceed three storeys in height. Stacked townhouse dwellings within the Medium-High Density designation are permitted up to four storeys, and Apartment dwellings within the Medium-High Density designation are permitted up to six storeys.

The development proposal for detached dwellings, townhouse products, and a medium-density block for a condominium is thus considered to be in line with the vision of the Secondary Plan.

Community Amenities

The Secondary Plan identified conceptual locations for community amenities, including schools and parks. The proposed draft plan of the subdivision will accommodate a portion of the Public Elementary School, and a Neighbourhood Park centrally located to the surrounding community it will serve. The Secondary Plan requires that the schools have frontage on Collector Roads.

Parks are also shown figuratively on the Land Use Plan and include eight neighborhood parks, of which four neighborhood parks will be developed during Phase 1. Additionally, the Land Use Plan will include one community park. The parks are intended to be developed in conjunction with school locations where shared sites are possible. The parks are also intended to connect to and enhance the Natural Environment System Area designation where possible, without adverse impact. The proposed draft plan conforms with the secondary plan, as the proposed elementary school block has frontage on a collector road (Alexander Gillespie Avenue), with the proposed community park located opposite the school block, centrally to the surrounding community.

Natural Environment System Area

The Natural Environment System Area designation identifies existing natural heritage features and connections within the Subject Lands. According to the Secondary Plan, this designation includes wetlands, woodlands, watercourses, stream corridors, and associated environmental buffers. This designation intends to identify the functional and connected natural heritage system and protect and enhance this system within the Subject Lands.

Along the western boundary is a staked woodland that is identified in the Secondary Plan, and this will be protected in the draft plan of subdivision. The required 10 metres of the buffer will also be provided to ensure this environmental feature is protected.

7.5 Town of Caledon Zoning By-law

At the time of the Pre-Application Review Committee (PARC) Meeting held with Town staff (June 6, 2024), the Subject Lands were zoned “Agricultural (A1)”, as well as “Small Agricultural Holdings (A3)”. Despite the advancement of the proposed Town-initiated Zoning By-law Amendment for the proposed Phase 1 area of the Alloa Secondary Plan, a PARC request was made in the event the Zoning By-law Amendment did not pass or if further changes would be required to the new zoning.

The purpose of the Town-initiated Draft Zoning By-law Amendment for Phase 1 was to rezone the Phase 1 area from its existing zoning to an appropriate residential mixed-use zone category to facilitate the future development of a mixed-use community, as well as ensure the protection of environmental policy areas. A Public Meeting was first held for the proposed Amendment on April 25, 2024. Subsequent community information sessions were held with Town staff and members of the public through May and June 2024. The Amendment was approved at the June 25, 2024, Town Council meeting.

Per the Town-initiated Draft Zoning By-law Amendment, the Subject Lands are now zoned “Mixed Density Residential – Exception 686 (RMD-686)”, and “Environmental Policy Area 1 (EPA1)”. Additionally, two Holding Provisions have been applied (H39A; H39B). Holding Provision H39A shall not be lifted until, among other conditions, a secondary plan is approved for the applicable land. Holding Provision H39B shall not be lifted until an Environmental Impact Study is submitted to the satisfaction of the Town, which confirms the extent of the Natural Environment System.

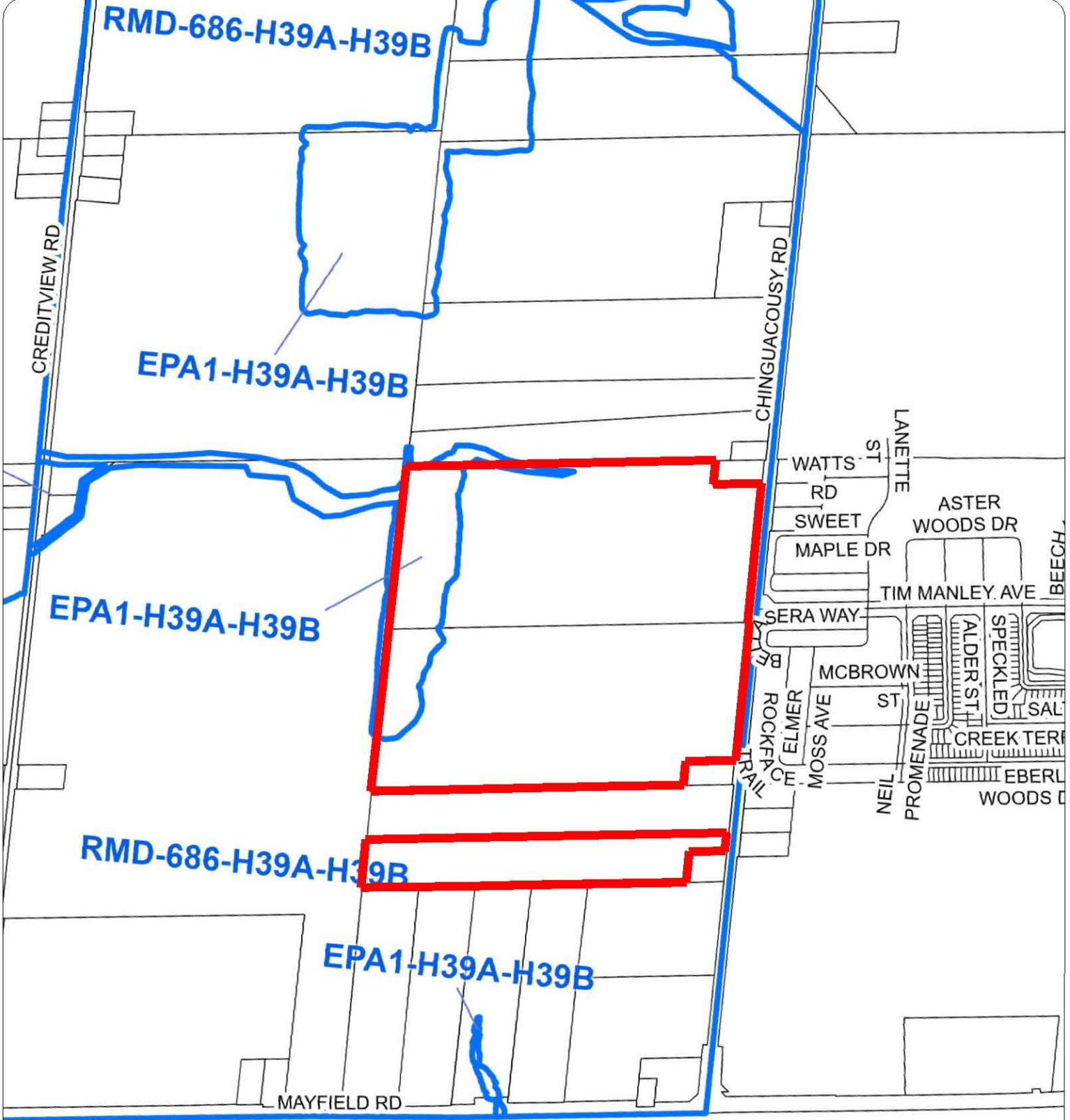
RMD zoning generally allows for a range of residential uses including single detached lots, dual frontage townhouses, rear lane townhouses and back-to-back townhouses. The EPA1 zoning generally provides environmental-related uses and environmental conservation.

The applicant is proposing to generally maintain the existing zones, with the exception of two minor revisions to the RMD-686 zone. These revisions are requested to facilitate a more efficient delivery of housing units. No revisions are proposed to the EPA1 zone.

A summary of the revisions is provided below:

- Permitted Encroachment into a required Front Yard for a bay, bow or box window with or without foundation or cold cellar is revised from 1 metre to two metres (provided a setback of 0.5 metres is maintained to the front lot line. This encroachment is consistent with existing front yard encroachments in the same zone (for covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps).
- Permitted Encroachment into a required Rear Yard is revised to permit 3.5 metres (up to a maximum width of 60% of the lot) for a one-storey component of a main building. This standard previously restricted the same encroachment to one storey components of main buildings at lot depths less than 24 metres.

The proposed Zoning By-law Amendment will implement the proposed Draft Plan of Subdivision, while continuing to achieve the goals and objectives of the Town of Caledon Official Plan, and draft Alcoa Secondary Plan.



Legend


-  Lands to be rezoned to the zones identified on this Schedule

FIGURE **CALEDON ZONING BY-LAW**
SCHEDULE A - ZONING BY-LAW 2024-50

PART OF LOTS 18 & 19, CONCESSION 3,
WEST OF HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
DECEMBER 03, 2024

8.0 Conclusion

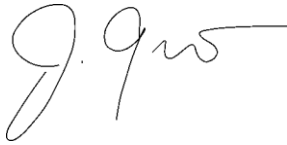
Based on the information outlined in this Planning Justification Report and the findings identified in the supporting technical studies and reports, it is our opinion that the proposed Zoning By-law Amendment and Draft Plan of Subdivision are justified and represent good planning for the following reasons:

1. Is consistent with the Provincial Planning Statement, 2024 as the development promotes efficient land use, and environmental protection while supporting growth and economic development. As the proposed development protects natural heritage features and manages environmental impacts through sustainable practices. Additionally, the development supports a mix of residential land uses and accessible spaces to support community vitality and economic opportunities.
2. It conforms to and promotes the policies of the Region of Peel Official Plan, providing for natural heritage protection and achieving the designated greenfield area objectives as the proposal comprises a diverse and compatible mix of residential densities and a compact form that supports sustainable growth.
3. The proposed development conforms to the broader policies of the Town of Caledon Official Plan as it contributes to the creation of a complete community with a range of housing options and community infrastructure while integrating and providing opportunities for various modes of transportation.
4. The proposed Zoning By-law Amendment and Draft Plan of Subdivision conform to the Alloa Phase 1 Tertiary Plan, Alloa Secondary Plan, and Future Caledon Official Plan by implementing the Neighbourhood Land Use designation, which encourages a balanced mix of residential uses, and by incorporating key community features such as an Elementary School, Neighbourhood Park, and Stormwater Management Pond. These elements fulfill the plan's goals for sustainable, livable, and well-connected neighborhoods. Additionally, the thoughtfully designed street network ensures efficient connectivity and supports active transportation, aligning with both the Secondary Plan and Official Plan's vision for a complete, accessible, and vibrant community.
5. The natural heritage system within the Subject Lands, has been characterized and will be protected or enhanced by creating Natural Heritage System Blocks and providing a 10-meter protective buffer which will ultimately be conveyed to public ownership.
6. The proposed multimodal transportation network reduces reliance on the personal vehicle and contributes to the development of complete communities.
7. The draft plan meets and/or exceeds the residential growth targets at all policy scales.

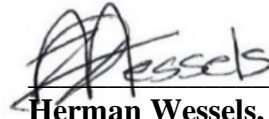
8. A broad range of housing types are permitted to provide options for future residents.
9. Adequate community services and facilities will be available to serve future residents as outlined in the Secondary Plan.
10. The draft plan will utilize extensions of existing transportation and servicing infrastructure from surrounding areas and continue an efficient pattern of development.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



**Jason Afonso, MCIP, RPP
Partner**



Herman Wessels, B & TRP (UP)

APPENDIX

Appendix I: Draft Zoning By-law

THE CORPORATION OF THE TOWN OF CALEDON BY-LAW NO. 2024-_____

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part of Lots 18 and 19, Concessions 3, West of Hurontario Street (Chinguacousy), 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 Lots 18 and 19, Concessions 3, West of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel for mixed use residential purposes;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.1

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	AAA	<ul style="list-style-type: none"> - Accessory Uses - Adult Day Centre - Amusement Arcade - Animal Hospital - Apartment, Accessory - Art Gallery - Artist Studio and Gallery - Bakery - Bed and Breakfast Establishments - Building, Apartment - Building, Apartment, Senior Citizens - Building, Mixed Use - Business Office - Clinic - Community Centre 	<p>1.0 DEFINITIONS</p> <p>Amenity Space For the purposes of this zone, means an outdoor area used exclusively for the enjoyment of the outdoor environment and may include landscaping areas, patios, porches, privacy areas, balconies, terraces, decks and similar areas.</p> <p>Dwelling, Multiplex For the purposes of this zone, means a residential building with up to eight units. In order to qualify as a Multiplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a multiplex is not a principal dwelling that can contain an</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - Conference Centre - Convenience Store - Crisis Care Facility - Cultural Centre - Day Care, Private Home - Day Nursery - Drive-Through Service Facility - Dry Cleaning or Laundry Outlet - Dwelling, Back-to-Back Townhouse - Dwelling, Detached - Dwelling, Detached, Rear-Lane - Dwelling, Multiplex - Dwelling, Semi-Detached - Dwelling, Semi-Detached, Rear-Lane - Dwelling, Stacked Townhouse - Dwelling, Townhouse - Dwelling, Townhouse, Rear-Lane - Emergency Service Facility - Environmental Management - Farmers Market - Financial Institution - Fitness Centre - Forest Management - Funeral Home - Furniture Showroom - Government Office - Grocery Store - Home Occupation - Hospital - Hotel - Laboratory, Medical - Laundromat - Library - Live-Work Unit - Long-Term Care Facility - Medical Centre - Merchandise Service Shop - Motor Vehicle Gas Bar - Motor Vehicle Washing Establishment 	<p>Additional Residential Unit.</p> <p>Dwelling, Stacked Townhouse For the purposes of this zone, means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;</p> <p>Finished Grade For the purposes of this zone, <i>Finished Grade</i>, with reference to a building, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such building.</p> <p>Lane For the purposes of this zone, means a public or private thoroughfare, whether or not improved for use, which has a reduced right-of-way width and which affords a means of access for vehicular traffic to abutting lots.</p> <p>Live-Work Unit For the purposes of this zone, means a <i>dwelling unit</i> within a <i>building</i> divided vertically, containing not more than 8 units, in which the portion of the <i>building</i> at grade level may be used as a business establishment and whereby each “live” and “work” component within the <i>dwelling unit</i> may have independent entrances from the outside. “Live” and “Work” components may share common hallways, stairways and rooms for mechanical systems on the ground floor.</p> <p>Lot Depth For the purposes of this zone, means the shortest horizontal distance between the <i>front lot line</i> and the <i>rear lot line</i>.</p> <p>Lot Frontage For the purposes of this zone, in the case of a <i>corner lot</i>, the <i>lot frontage</i> shall be calculated as if the <i>front</i> and <i>exterior side lot lines</i> were extended</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<ul style="list-style-type: none"> - <i>Museum</i> - <i>Non-Market Housing</i> - <i>Outdoor Seasonal Garden Centre, Accessory</i> - <i>Outdoor Display or Sales Area, Accessory</i> - <i>Park</i> - <i>Patio, Outdoor</i> - <i>Personal Service Shop</i> - <i>Pharmacy</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Place of Worship</i> - <i>Printing and Processing Service Shop</i> - <i>Private Club</i> - <i>Public Transit Depot</i> - <i>Recreation, Non-Intensive</i> - <i>Restaurant</i> - <i>Retail Store</i> - <i>Retail Store, Accessory</i> - <i>Sales, Service and Repair Shop</i> - <i>School</i> - <i>Seniors Retirement Facility</i> - <i>Shopping Centre</i> - <i>Supermarket</i> - <i>Training Facility</i> - <i>Veterinary Hospital</i> - <i>Video Outlet/Rental Store</i> - <i>Wellness Centre</i> 	<p>to their point of intersection.</p> <p>Lot Line, Front For the purposes of this zone, where a lot contains a Rear-Lane Dwelling the Front Lot Line shall be the lot line opposite to the lot line traversed by a driveway.</p> <p>Non-Market Housing For the purposes of this zone, means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p>Porch For the purposes of this zone, Porch shall mean a roofed exterior platform attached to a building with or without foundation and/or basement with at least one (1) side open including any guards or railings, as required.</p> <p>Rear-Lane For the purposes of this zone, means a dwelling with a driveway access to a private or public street or Lane adjacent to the rear lot line.</p> <p>Street For the purpose of this zone, a street shall include a private road or lane.</p> <p>GENERAL PROVISIONS</p> <p>Access Regulations Notwithstanding Section 4.3.1, a rear-lane dwelling and associated accessory structures may be erected on a lot without frontage and access to a public or private street, provided driveway access to the rear lot line is available from a public or private street or Lane.</p> <p>For the purposes of this zone, Sections 4.3.3 (minimum entrance setback) and 4.3.4 (minimum entrance separation) shall not apply.</p> <p>Additional Residential Units Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>shown on Schedule “A” of this By-law.</p> <p>Air Conditioners and Heat Pumps Air Conditioners and Heat Pumps are permitted in all yards provided where an Air Conditioner or Heat Pump is located in a Front Yard or Exterior Side Yard, it shall be screened from public view or located on a balcony.</p> <p>Detached or Dual Garage For the purposes of this zone, a detached or dual garage with driveway access to a lane shall:</p> <ul style="list-style-type: none"> a) Comply with the minimum yard requirements of the lot, except in the case of a dual garage, or portion thereof, no minimum side yard requirement shall apply where a dual garage is divided vertically into 2 separate private garages on a lot line. b) Not be subject to Section 4.2.2 c) Not exceed the <i>Building Height</i> of the <i>main building</i> on the <i>lot</i>. <p>Dwellings Per Lot Section 4.11 shall only apply to a lot containing a detached dwelling, semi-detached dwelling, and/or a freehold townhouse.</p> <p>Model Homes and Temporary Sales Structure Notwithstanding Section 4.24 (Model Homes and Temporary Sales Structures), for the purposes of this <i>zone</i>:</p> <ul style="list-style-type: none"> a) a maximum of ten (10) dry or serviced model homes shall be permitted on lands with draft plan approval. b) Any number of temporary sales <i>structures</i> may be located on lands which are the subject of a draft approved plan of subdivision subject to Subsections 4.24.5 a), b), and c). <p>Motor Vehicle Gas Bars and Washing</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>Establishments, and Drive-Through Service Facilities</i> Motor Vehicle Gas Bars, Motor Vehicle Washing Establishments, and Drive-Through Service Facilities shall only be located on a lot abutting Mayfield Road</p> <p><i>Non-Market Housing</i> Shall be permitted in all residential zones, provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p><i>Sight Triangles</i> Notwithstanding Section 4.38.2 (Sight Triangles) no sight triangle shall be required where a curved or triangular area of land abutting a corner lot has been incorporated into the public right-of-way. No minimum yard or setback is required from a lot line abutting such curved or triangular area of land.</p> <p><i>Size of Parking Spaces</i> For the purpose of this zone, the minimum size of a parking space shall be 2.75 m in width and 5.5 m in length.</p> <p><i>Residential Parking Requirements</i> Notwithstanding Section 5.2.2 (Residential Parking Requirements), no visitor parking spaces are required for a dwelling, back-to-back townhouse, having frontage on a public street.</p> <p><i>Visitor Parking</i> In the case of dwellings tied to a common element condominium or on a lot with four or more dwelling units, visitor parking shall be provided at a rate of 0.25 spaces per unit, unless otherwise specified in this zone.</p> <p><i>Planting Strips</i> A driveway, walkway or retaining wall may extend through a planting strip at any location.</p> <p><i>Use Restriction</i> Where a dwelling has been legally constructed, the dwelling shall not be used for any purpose other than a domicile, a day care, private home,</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>home occupation, and related accessory use as permitted by the Zoning By-law. All other uses are prohibited.</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <p>Lot Area (minimum) N/A</p> <p>Lot Frontage (minimum)</p> <p><i>Dwelling, Detached:</i> 8m</p> <p><i>Dwelling, Detached, Rear-Lane:</i> 7.8m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum)</p> <p>Front wall of attached <i>private garage:</i> 5.75m</p> <p>Front wall of <i>main building:</i> 2.5m</p> <p>Exterior Side Yard (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.75m</p> <p>To a <i>main building:</i> 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum):</p> <p>To a <i>private garage</i> facing an <i>exterior side lot line:</i> 5.75m</p> <p>To a <i>main building:</i> 1.2m</p> <p>Rear Yard (minimum):</p> <p>For <i>lots</i> with a <i>lot depth</i> of 22m or greater: 6.0m</p> <p>For <i>lots</i> with a <i>lot depth</i> less than 22m: 4.7m</p> <p>To the side wall of a <i>private garage:</i> 0.6m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Lane</i>: N/A</p> <p>For a <i>Dwelling, Detached, Rear-Lane</i> abutting a <i>Street</i>:</p> <p>To an attached <i>private garage</i>: 5.5m</p> <p>To a <i>main building</i>: 2.5m</p> <p>Interior Side Yard (minimum):</p> <p>One side: 0.6m</p> <p>Other side: 1.2m</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum) 14m</p> <p>Landscape Area (minimum) 10% of Front Yard</p> <p>Driveway Width (minimum) 2.75m</p> <p>Parking Requirements for a Rear-Lane Dwelling (minimum):</p> <p>2 parking spaces per dwelling unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Townhouse:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): Interior Lot: 4.5m End Lot or Corner Lot: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): Front wall of attached private garage: 5.75m</p> <p>Front wall of <i>main building</i>: 2.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Exterior Side Yard (minimum): To a private garage facing an exterior side lot line: 5.75m To a main building: 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum): To a private garage facing an exterior side lot line: 5.5m To a main building: 1.2m</p> <p>Rear Yard (minimum): To a main building: 4.7m To the side wall of a private garage: 0.6m</p> <p>Interior Side Yard (minimum): To a main building: 1.2m Between attached dwelling units: N/A Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): 10% of Front Yard</p> <p>Driveway Width (minimum): 2.75m</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Townhouse, Rear-Lane:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): Interior Lot: 4.0m End Lot or Corner Lot: 5.5m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum): For a Dwelling, Townhouse, Rear-Lane abutting a Lane: 0.0m</p> <p>For a Dwelling, Townhouse, Rear-Lane abutting a Street:</p> <p>To an attached private garage: 5.5m</p> <p>To a main building: 2.5m</p> <p>Interior Side Yard (minimum): To a main building: 1.2m</p> <p>Between attached dwelling units: N/A</p> <p>Between attached private garages: N/A</p> <p>Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): 10% of Front Yard</p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Back-to-Back Townhouse:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): Interior Lot: 5.5m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>End Lot or Corner Lot: 6.7m</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): Front wall of attached private garage: 5.75m</p> <p>Front wall of main building: 2.5m</p> <p>Exterior Side Yard (minimum): 2.0m</p> <p>Exterior Side Yard abutting a Lane (minimum): To a private garage facing an exterior side lot line: 5.75m</p> <p>To a main building: 1.2m</p> <p>Rear Yard (minimum): N/A</p> <p>Interior Side Yard (minimum): To a main building: 1.2m</p> <p>Between attached dwelling units: N/A Abutting a non-residential land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): 10% of Front Yard</p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit</p> <p>Contiguous Dwelling Units (maximum): 16</p> <p>Dimensions of a Contiguous Structure (maximum): 8 dwelling units wide by 2 dwelling units deep</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: center;">ZONE STANDARDS</p> <p>For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): N/A</p> <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2.5m</p> <p>Exterior Side Yard (minimum): 2.4m</p> <p>Rear Yard (minimum): 2.4m but 0.5m is permitted to a Lane</p> <p>Interior Side Yard (minimum): 0.9m</p> <p>Building Height (maximum): 20m</p> <p>Landscaping Area (minimum): 10% of the lot</p> <p>Driveway Width (minimum): 2.75m</p> <p>Parking Requirements (minimum):</p> <p>Residents: 1 parking space per dwelling unit</p> <p>Visitors: 0.15 parking space per dwelling, stacked townhouse unit</p> <p>Amenity Space (minimum): 2m² per dwelling unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use:</p> <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum): N/A</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Building Area (maximum): N/A</p> <p>Front Yard (minimum): N/A</p> <p>Exterior Side Yard (minimum): N/A</p> <p>Rear Yard (minimum): 3m</p> <p>Interior Side Yard (minimum): 3m</p> <p>Building Height (maximum): N/A</p> <p>Landscaping Area (minimum): 10% of the lot</p> <p>Parking Requirements (minimum): Residents: 1 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit</p> <p>Amenity Space (minimum): 2m² per dwelling unit</p> <p>For a Building, Mixed Use, the number of parking spaces required shall be calculated in accordance with the above requirements for residential uses as well as the standards set out in Table 5.2 for non-residential uses multiplied by the percent of the peak period for each time period as follows:</p> <p>Percentage of Peak Period (Weekday):</p> <p><u>Morning</u> Business Office, Clinic, and Financial Institution: 90 Retail Store and Service Shop: 80 Restaurant: 20 Hotel: 70 Residential – Resident: 90 Residential – Visitor: 20</p> <p><u>Noon</u> Business Office, Clinic, and Financial Institution: 90 Retail Store and Service Shop: 90</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Restaurant: 100 Hotel: 70 Residential – Resident: 65 Residential – Visitor: 20 <u>Afternoon</u> Business Office, Clinic, and Financial Institution: 95 Retail Store and Service Shop: 90 Restaurant: 30 Hotel: 70 Residential – Resident: 90 Residential – Visitor: 60 <u>Evening</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 90 Restaurant: 100 Hotel: 100 Residential – Resident: 100 Residential – Visitor: 100 Percentage of Peak Period (Weekend): <u>Morning</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 80 Restaurant: 20 Hotel: 70 Residential – Resident: 90 Residential – Visitor: 20 <u>Noon</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 100 Restaurant: 100 Hotel: 70 Residential – Resident: 65 Residential – Visitor: 20 <u>Afternoon</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 100 Restaurant: 50 Hotel: 70 Residential – Resident: 90

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			Residential – Visitor: 60 <u>Evening</u> Business Office, Clinic, and Financial Institution: 10 Retail Store and Service Shop: 70 Restaurant: 100 Hotel: 100 Residential – Resident: 100 Residential – Visitor: 100 Each time period shall be totaled for weekday and weekend periods. The highest figure obtained from all time periods shall become the required parking for a Building, Mixed Use. <p style="text-align: center;">ZONE STANDARDS</p> For a Seniors Retirement Facility, and Long-Term Care Facility Lot Area (minimum): N/A Lot Frontage (minimum): N/A Building Area (maximum): N/A Front Yard (minimum): N/A Exterior Side Yard (minimum): N/A Rear Yard (minimum): 3m Interior Side Yard (minimum): 3m Building Height (maximum): N/A Landscaping Area (minimum): 10% of the lot Parking Requirements (minimum): For a Seniors Retirement Facility: Residents: 0.5 parking space per dwelling unit Visitors: 0.15 parking space per dwelling unit Amenity Space (minimum):

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p style="text-align: right;">2m² per dwelling unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Live-Work Unit: A Live-Work Unit shall be limited to the following non-residential uses in addition to a dwelling unit:</p> <ul style="list-style-type: none"> a) Art Gallery b) Artist Studio and Gallery c) Business Office d) Clinic e) Day Care, Private Home f) Day Nursery g) Dry Cleaning or Laundry Outlet h) Personal Service Shop i) Restaurant j) Retail Store <p>Lot Area (minimum): N/A</p> <p>Lot Frontage (minimum):</p> <ul style="list-style-type: none"> Interior Lot: 6.0m End Lot or Corner Lot: 7.2m <p>Building Area (maximum): N/A</p> <p>Backyard Amenity Area (minimum): N/A</p> <p>Front Yard (minimum): 2m</p> <p>Exterior Side Yard (minimum): 2m</p> <p>Exterior Side Yard abutting a Lane (minimum): 1.2m</p> <p>Rear Yard (minimum):</p> <ul style="list-style-type: none"> Abutting a Lane: N/A Abutting a Street: <ul style="list-style-type: none"> To an attached private garage: 5.5m To a main building: 2.5m <p>Interior Side Yard (minimum):</p> <ul style="list-style-type: none"> To a main building: 1.2m

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Between attached Live-Work units: N/A</p> <p>Abutting another land use: 1.2m</p> <p>Building Height (maximum): 14m</p> <p>Landscaping Area (minimum): N/A</p> <p>Parking Requirements (minimum): 1 parking space per dwelling unit; and 1 parking space per non-residential unit</p> <p>Amenity Space (minimum): 3.5m² per dwelling unit</p> <p>Non-Residential Floor Area, Gross Leasable (minimum): 50m² per Live-Work Unit</p> <p style="text-align: center;">ZONE STANDARDS</p> <p>For a Shopping Centre or Non-Residential Use not otherwise regulated in this zone:</p> <p>Setback to a Street Line (minimum): 3m</p> <p>Setback to another Lot Line (minimum): 6m</p> <p>Building Height (maximum): 18m</p> <p>Planting Strip (minimum): 3m along a street line or a lot line adjacent to another zone.</p> <p>Entrance Width (maximum): N/A</p> <p>Parking Requirements for a Shopping Centre (minimum): 1 parking space per 23m² of net floor area or portion thereof</p> <p>No part of a lighting fixture shall be closer than 2.5m to a lot line.</p> <p>A loading space shall not be closer than 6m to a street line or 12m to residential land use.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>Where a lot is used exclusively for a Community Centre, Emergency Service Facility, Hospital, Library, Place of Worship, or School, the provisions of Section 9 (Institutional Zone) shall apply.</p> <p>Where a lot is used for Environmental Management, Forest Management, and Recreation, Non-Intensive uses, the provisions of Section 11 (Environmental Policy Area Zones) shall apply.</p> <p>Where a lot is used for a park purpose, the provisions of Section 12 (Open Space Zone) shall apply.</p> <p style="text-align: center;">PERMITTED ENCROACHMENTS</p> <p>Into a required Yard, Front: A covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a setback of 0.5m is maintained to the lot line, front.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum):</p> <p>2m provided a setback of 0.5m is maintained to the lot line, front.</p> <p>For Dwelling, Detached and Dwelling, Detached, Rear-Lane:</p> <p>A carport or garbage enclosure, private (maximum):</p> <p>2m, provided a setback of 0.5m is maintained to the lot line, front.</p> <p>Into a required Yard, Exterior Side:</p> <p>A covered or uncovered porch or balcony, terrace, canopy or portico, including stairs or steps (maximum):</p> <p>2m provided a setback of 0.5m is maintained to</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>the lot line, exterior side.</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Exterior below grade stairs (maximum): 1m</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>Any type of encroachment where the yard, exterior side abuts a lane (maximum): 0.5m</p> <p>Into a required Yard, Rear:</p> <p>In the case of a Dwelling, Detached, Dwelling, Semi-Detached, and Dwelling, Townhouse:</p> <p>A one-storey component of a main building: 3.5m up to a maximum width of 60% of the lot</p> <p>A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 1m</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>An open-roofed porch, uncovered terrace, deck off the main floor, or exterior below grade stairs: To within 1.2m of a lot line, rear.</p> <p>Stairs or steps associated with an open-roofed porch, uncovered terrace or deck: To within 0.6m of a lot line, rear.</p> <p>A fireplace, chimney or vent (maximum): 1.2m</p> <p>In the case of a Dwelling, Rear-Lane where the lot line, rear abuts a street that is not a lane:</p> <p>A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 2m provided a setback of 0.5m is maintained to the lot line, front.</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>A bay, bow or box window with or without foundation or cold cellar (maximum): 1m</p> <p>Into a Yard, Interior Side:</p> <p>A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum):</p> <p>0.6m provided a setback of 0.6m is maintained to the lot line, interior side.</p> <p>A fireplace, chimney or vent (maximum): 0.6m</p> <p>In the case of a Dwelling, Rear-Lane:</p> <p>A bay, bow or box window with or without foundation or cold cellar (maximum): 0.5m</p> <p>Into all Yards:</p> <p>Sills, cornices, parapets, or other similar ornamental architectural features (maximum):</p> <p>0.6m extending from a main building wall or permitted encroachment provided that a minimum setback of 0.5m is maintained to a lot line.</p> <p>Eaves (maximum): 0.6m from a main building wall or permitted encroachment provided that a minimum setback of 0.2m is maintained to an interior side lot line.</p> <p>Within a Private Garage:</p> <p>Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):</p> <p>0.25m into a required parking space.</p>

- Schedule "A", Zone Maps 8 and 9 of By-law 2006-50, as amended is further amended for Part of Lots 18 and 19, Concessions 3, West of

Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel from Mixed Density Residential Zone – Exception 686 – Holding Provision 39A and Holding Provision 39B (RMD-686-H39A-H39B) and Environmental Policy Area 1 Zone – Holding Provision 39A and Holding Provision 39B (EPA1-H39A-H39B), to Mixed Density Residential Zone – Exception AAA and Environmental Policy Area 1 Zone in accordance with Schedule “A” attached hereto.

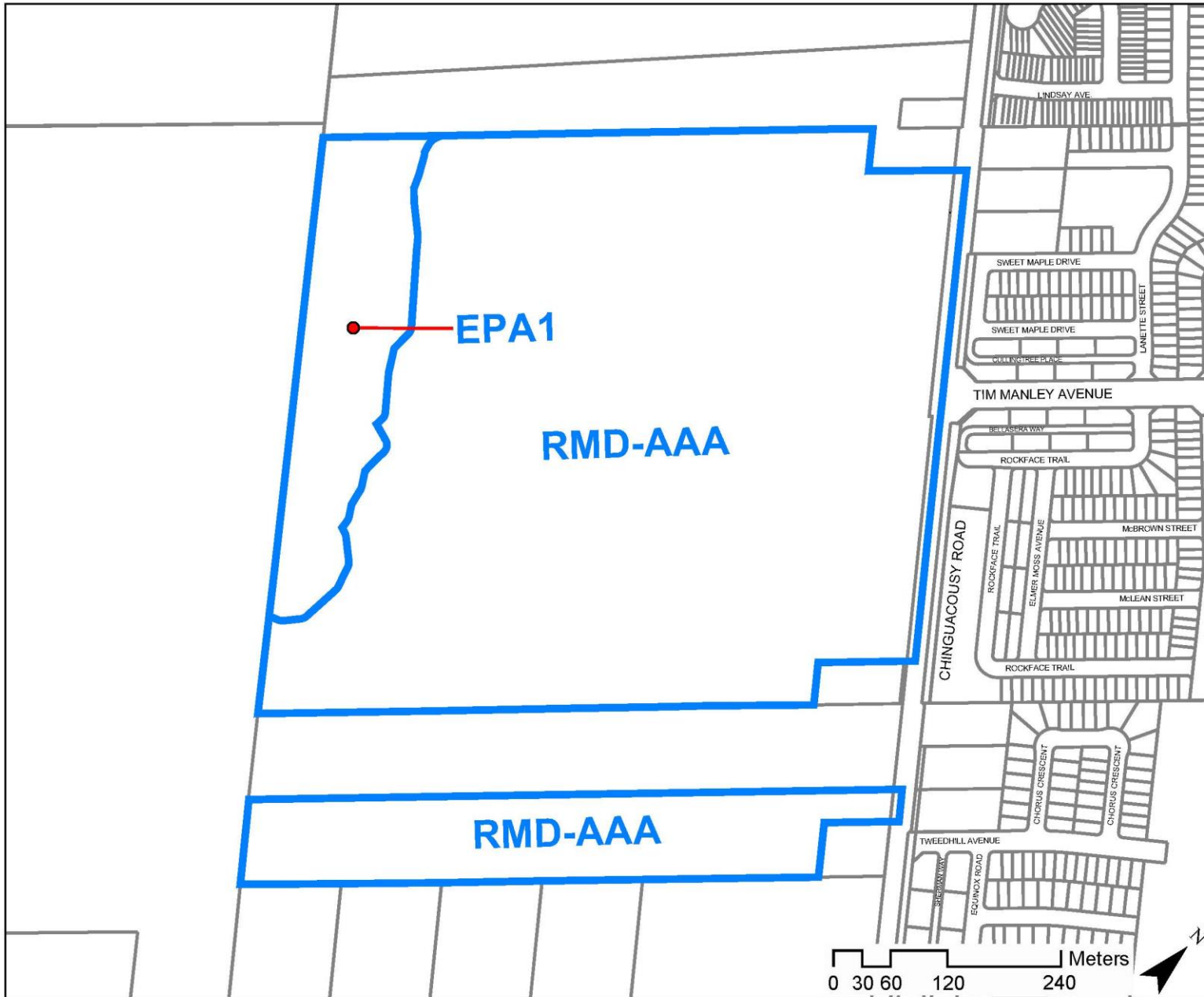
Read three times and finally passed in open Council on the XX day of MONTH, 2024.

Annette Groves, Mayor

Kevin Klingenberg,

Clerk

Appendix: Draft Zoning By-law



<p>Schedule A By-law 2024-__</p>
<p>Part of Lots 18 & 19, Concession 3, W.H.S. (Township of Chinguacousy) Town of Caledon Regional Municipality of Peel</p>
<p>Legend</p> <p> Lands to be rezoned to the zones identified on this Schedule</p>
<p>Key Map</p>
<p>Date: October 24, 2024</p>
<p>File:</p>

